

**City of Albuquerque**  
**PLANNING DEPARTMENT**

Richard J. Berry, Mayor

**Interoffice Memorandum**

**August 4, 2014**

**To: Ken Sanchez, President, City Council**

**From: Richard J. Berry, Mayor**

**Subject: Anderson Heights Vacation Project# 1002739**

14DRB-70216 VACATION OF PUBLIC EASEMENTS

14DRB-70217 VACATION OF PUBLIC RIGHTS-OF-WAY

MARK GOODWIN AND ASSOCIATES, P.A. agents for KB HOME NEW MEXICO INC request the referenced/ above actions for all or a portion of Parcel 4 Unit 1, plus Parcel 6A and Blocks 1-6 Unit 9, **ANDERSON HEIGHTS SUBDIVISION** zoned R-D & R-LT, located on the north side of COLOBEL AVE SW between 118<sup>th</sup> St SW and MORRISSEY ST SW containing approximately 89.0114 acres. (N-8)

Request: This is a request for vacation of roadway easements and rights of way that were platted but not constructed. The applicants are pursuing a different subdivision layout, which will provide alternate streets and easements with the proposed development.

At an advertised public hearing, the Development Review Board voted to recommend APPROVAL to the City Council of the modified vacation as shown on the Vacation Exhibit in the Planning file, based on the recommended Findings per sections 14-14-7-2(A)(1), (B)(1), and (B)(3) of the Subdivision Ordinance, and subject to the recommended Conditions of Approval per sections 14-14-7-2(F)(3)(c) and 14-14-7-2(F)(4) of the Subdivision Ordinance.

Per section 14-14-7-2(F)(3)(b) of the Subdivision Ordinance, this matter is being forwarded to the City Council to be placed on the consent agenda to determine if the vacation shall occur.

**Title/ Subject of Legislation: Anderson Heights Vacation Project# 1002739 14DRB-70216 VACATION OF PUBLIC EASEMENTS/ 14DRB-70217 VACATION OF PUBLIC RIGHTS-OF-WAY, DRB RECOMMENDATION FOR APPROVAL**

**Approved:**

**Approved as to Legal Form:**

\_\_\_\_\_  
Robert J. Perry                      Date  
Chief Administrative Officer

\_\_\_\_\_  
David Tourek                      Date  
City Attorney

**Recommended:**

\_\_\_\_\_  
Suzanne Lubar                      Date  
Planning Director

4. **Project# 1004404**  
 14DRB-70131 VACATION OF PUBLIC EASEMENTS  
 14DRB-70132 TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION  
 14DRB-70133 MAJOR - PRELIMINARY PLAT APPROVAL

BOHANNAN HUSTON INC agents for WOODMONT PASEO, LLC request the referenced/ above actions for all or a portion of Tracts 9 & 10, **TRAILS UNIT 3A TBKA VALLE PRADO UNIT 2**] zoned SU-2/ VTSL, located on the north side of WOODMONT AVE NW just west of RAINBOW BLVD NW containing approximately 13.2180 acres. (C-9) *[Deferred from 5/28/1, 6/11/14, 6/25/14, 7/9/14]*  
**THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT 'C' IN THE PLANNING FILE. WITH AN APPROVED GRADING AND DRAINAGE PLAN ENGINEER STAMP DATED 7/10/14 AND WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 7/16/14, THE PRELIMINARY PLAT WAS APPROVED.**

5. **Project# 1004245**  
 14DRB-70218 VACATION OF PUBLIC EASEMENTS  
 14DRB-70219 VACATION OF PUBLIC RIGHTS-OF-WAY  
 14DRB-70220 - TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION  
 14DRB-70221 PRELIMINARY PLAT

MARK GOODWIN AND ASSOCIATES, P.A. agents for ANASAZI RIDGE LLC request the referenced/ above actions for all or a portion of Blocks 7 – 9, 12 & 14, **PARADISE HEIGHTS UNIT 5** zoned R-1, located on the south side of MCMAHON BLVD NW between WESTSIDE BLVD NW and KAYENTA ST NW containing approximately 6.7631 acres. (A-10) **DEFERRED TO 8/6/14.**

6. **Project# 1002739**  
 14DRB-70216 VACATION OF PUBLIC EASEMENTS  
 14DRB-70217 VACATION OF PUBLIC RIGHTS-OF-WAY

MARK GOODWIN AND ASSOCIATES, P.A. agents for KB HOME NEW MEXICO INC request the referenced/ above actions for all or a portion of Parcel 4 Unit 1, plus Parcel 6A and Blocks 1-6 Unit 9, **ANDERSON HEIGHTS SUBDIVISION** zoned R-D & R-LT, located on the north side of COLOBEL AVE SW between 118<sup>th</sup> St SW and MORRISSEY ST SW containing approximately 89.0114 acres. (N-8) **THE VACATIONS WERE RECOMMENDED FOR APPROVAL BASED ON EXHIBITS IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE.**



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## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

February 26, 2014

**Project# 1002739**

14DRB-70041 EXT OF SIA FOR TEMP DEFR SDWK CONST

MARK GOODWIN AND ASSOCIATES, P.A. agent(s) for KB HOME OF NEW MEXICO request(s) the above action(s) for all or a portion of **ANDERSON HEIGHTS Unit(s) 1**, zoned R-D, located on 118TH ST BETWEEN BOLOBEL AND GENTRY containing approximately 248 acre(s). (N-8)

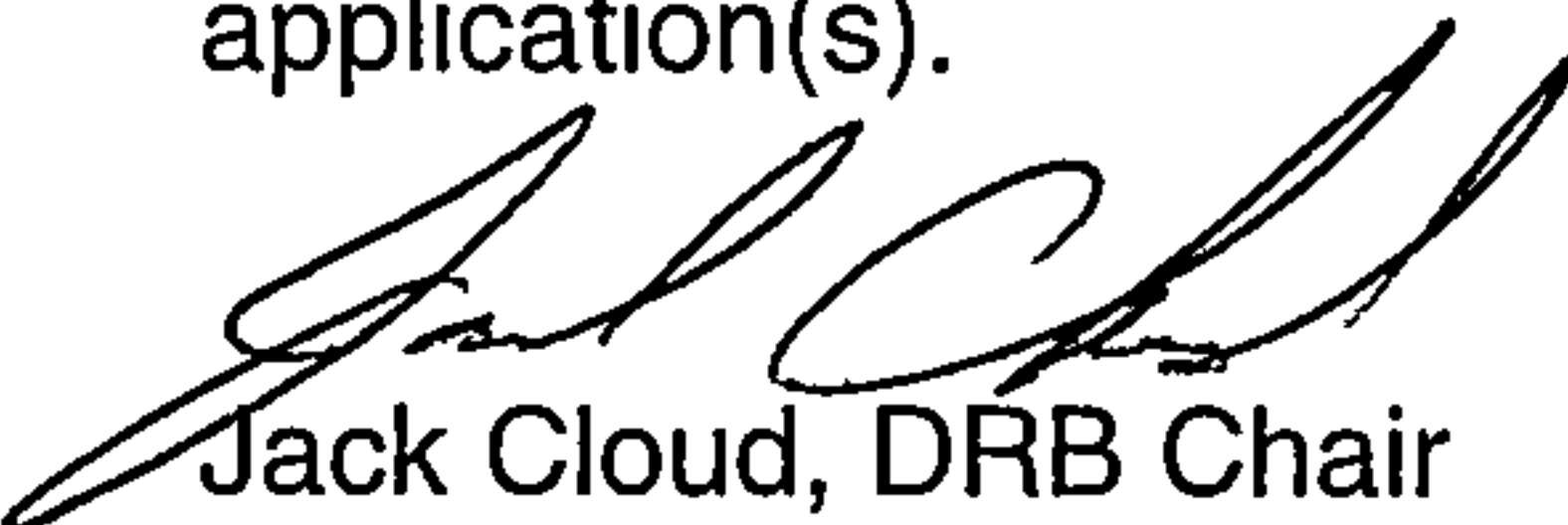
At the February 26, 2014 Development Review Board meeting, a 2 year extension to the agreement for the deferral of sidewalks was approved. Please provide an exhibit to the Design Review Committee indicating the lot number/addresses where sidewalks are still deferred.

If you wish to appeal this decision, you must do so by March 13, 2014, in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal.

If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

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

  
Jack Cloud, DRB Chair

Cc: MARK GOODWIN AND ASSOCIATES, P.A  
file

**DEVELOPMENT REVIEW BOARD MEETING –March 5, 2014**

**PARKS & RECREATION DEPARTMENT COMMENTS Item #9**

Project# 1002739 – Anderson Heights Unit(s)4  
Sketch Plat Review and Comment

Parks & Recreation Department requests a meeting with the applicant to discuss Parks, open space and streetscapes within the proposed replatted development. There is insufficient information on the sketch plat submitted for us to comprehend exactly what is being proposed, what will be private, what will be public, how open space required by the RD zoning will be met on the lots etc. Please call my office to schedule a meeting with Department representatives.

505-768-5387 Carol S. Dumont, Sr. Planner, DRB Representative for Parks & Recreation Department

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
March 5, 2014  
DRB Comments

**ITEM # 9**

**PROJECT # 1002739**

**APPLICATION # 14-70055**

**RE: Anderson Heights Unit 4**

- 1) The previous plat can simply be re-platted subject to standard Subdivision Ordinance and Zoning Code procedures.
- 2) The site is zoned R-D and a new Site Development Plan would be required; 2,400 sq ft of open space per dwelling unit must be preserved and accounted for with the site plan.
- 3) Individual Infrastructure Lists will be required for each phase, and each phase have adequate access and infrastructure to stand alone.
- 4) Refer to comments from Transportation Development; the long north-south block in Phase 1 and the eastern row of lots in Phase 2 exceed maximum DPM length, and Additional pedestrian and street connections need to be evaluated (Cache Rd SW and Chianti Ave SW).

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Jack Cloud, DRB Chairman  
924-3880/ jcloud@cabq.gov

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
March 5, 2014  
DRB Comments

**ITEM # 9**

**PROJECT # 1002739**

**APPLICATION # 14-70055**


**RE: Anderson Heights Unit 4**

- 1) The previous plat can simply be re-platted subject to standard Subdivision Ordinance and Zoning Code procedures.
- 2) The site is zoned R-D and a new Site Development Plan would be required; 2,400 sq ft of open space per dwelling unit must be preserved and accounted for with the site plan.
- 3) Individual Infrastructure Lists will be required for each phase, and each phase have adequate access and infrastructure to *stand alone*.
- 4) Refer to comments from Transportation Development; the long north-south block in Phase 1 and the eastern row of lots in Phase 2 exceed maximum DPM length, and Additional pedestrian and street connections need to be evaluated (Cache Rd SW and Chianti Ave SW).

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Jack Cloud, DRB Chairman  
924-3880/ jcloud@cabq.gov


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

7. **Project# 1009840**  
14DRB-70002 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL  
14DRB-70004 SUBDN DESIGN  
VARIANCE FROM MIN DPM STDS 


THE GROUP agent(s) for NAVISH LLC request(s) the above action(s) for all or a portion of Lot(s) 31, Block(s) 3, **NORTH ALBUQUERQUE ACRES** zoned RD, located on CARMEL AVE BETWEEN VENTURA BLVD AND VILLAGE AVE containing approximately .88 acre(s). (C-20) **DEFERRED TO 1/22/14.**

8. **Project# 1007140**  
14DRB-70006 MAJOR - FINAL PLAT  
APPROVAL

MARK GOODWIN AND ASSOCIATES, P.A. agent(s) for JTH, LLC request(s) the above action(s) for all or a portion of Tract 2-A [**TBKA JUAN TABO HILLS Unit 3B**], zoned RD, located on JUAN TABO HILLS BETWEEN MANACHOS AND TIJERAS ARROYO containing approximately 9.54 acre(s). (M-22) **THE FINAL PLAT WAS APROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR RECORDING INFORMATION AND TO RECORD.**


9. **Project# 1004073**  
14DRB-70007 MAJOR - FINAL PLAT  
APPROVAL 

MARK GOODWIN AND ASSOCIATES, P.A. agent(s) for JTH, LLC request(s) the above action(s) for all or a portion of Lot(s) 4-A, **JUAN TABO HILLS [TBKA VOLTERRA VILLAGE]** zoned SU-1, located on JUAN TABO HILLS BETWEEN TIJERAS ARROYO GALLANT ROX containing approximately 25.84 acre(s). (M-21 AND 22) **DEFERRED TO 1/22/14.**

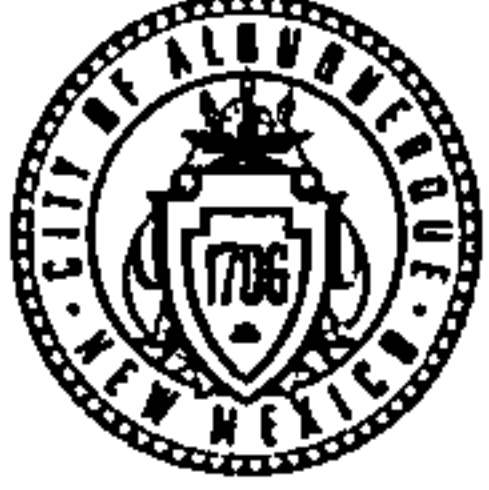
10. **Project# 1002739**  
14DRB-70005 EXT OF SIA FOR TEMP  
DEFR SDWK CONST 

MARK GOODWIN AND ASSOCIATES, P.A. agent(s) for KB HOME OF NEW MEXICO request(s) the above action(s) for all or a portion of **ANDERSON HEIGHTS Unit(s) 2**, zoned RD, located on 118TH ST SW BETWEEN DENNIS CHAVEZ SW AND GIBSON BLVD SW containing approximately 24.07 acres. (N-8)

**A TWO YEAR EXTENSION TO THE 4-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

11. **Project# 1002885**  
13DRB-70813 EXT OF SIA FOR TEMP  
DEFR SDWK CONST 

GARCIA/KRAEMER & ASSOCIATES agent(s) for PETE DASKALOS request(s) the above action(s) for all or a portion of **OCTILLO SUBDIVISION** zoned R-D 4 DU/ACRE, located on HOLBROOK ST NE BETWEEN ANAHEIM AVE NE AND PASEO DEL NORTE NE containing approximately 24.15 acres. (C-21) ) [*Deferred from 1/8/14*] **A TWO YEAR EXTENSION TO THE AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

May 8, 2013

**Project# 1002739**

13DRB-70530 EXT OF SIA FOR TEMP DEFR SDWK CONST

DR HORTON HOMES INC. agent(s) for request(s) the above action(s) for all or a portion of **ANDERSON HEIGHTS, UNITS 7 & 8** zoned R-T, located on 118TH ST AND DENNIS CHAVEZ containing approximately 6.4 acre(s). (P-8 & N-8)

At the May 8, 2013 Development Review Board meeting, a two year extension to the agreement for the deferral of sidewalks was approved. Please provide an exhibit to the Design Review Committee indicating the lot number/addresses where sidewalks are still deferred.

If you wish to appeal this decision, you must do so by May 23, 2013, in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal.

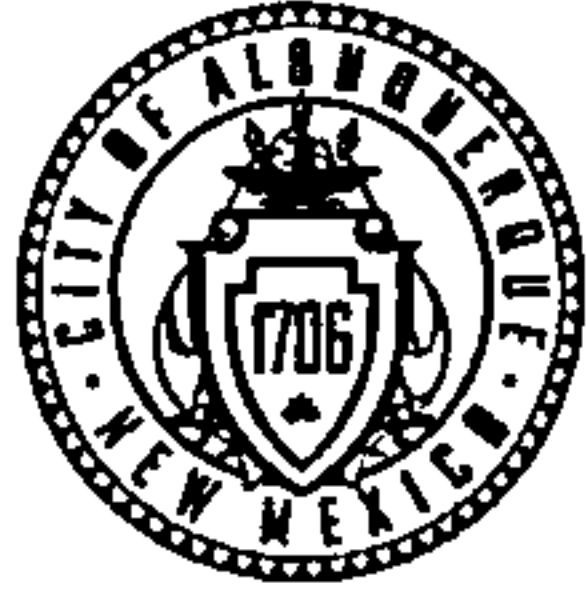
If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

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

  
Jack Cloud, DRB Chair

Cc: DR HORTON HOMES INC.  
Marilyn Maldonado  
File





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## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

December 19, 2012

**Project# 1002739**

12DRB-70369 MAJOR - 2YEAR EXTENSION OF SUBDIVISION  
IMPROVEMENTS (2YR SIA)

MARK GOODWIN AND ASSOCIATES PA agent(s) for KB HOME NEW MEXICO, INC request(s) the referenced/ above action(s) for all or a portion of **ANDERSON HEIGHTS Unit 9**, zoned R-LT, located east of 118TH ST SW between AMOLE MESA SW and COLOBEL AVE SW containing approximately 56.3327 acre(s). (N-8

At the December 19, 2012 Development Review Board meeting, a two year extension of the Subdivision Improvements Agreement was approved.

If you wish to appeal this decision, you must do so by January 5, 2013, in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal.

If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

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Richard Dourte, Acting DRB Chair

Cc: Mark Goodwin & Associates  
Marilyn Maldonado  
file



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CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

December 19, 2012

**Project# 1002739**

**12DRB-70369 MAJOR - 2YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS (2YR SIA)**

MARK GOODWIN AND ASSOCIATES PA agent(s) for KB HOME NEW MEXICO, INC request(s) the referenced/ above action(s) for all or a portion of **ANDERSON HEIGHTS Unit 9**, zoned R-LT, located east of 118TH ST SW between AMOLE MESA SW and COLOBEL AVE SW containing approximately 56.3327 acre(s). (N-8)

<b>AMAFCA</b> No comment				
<b>COG</b> No comments provided.				
<b>TRANSIT</b> No comments				
<b>ZONING ENFORCEMENT</b> No comments provided.				
<b>NEIGHBORHOOD COORDINATION</b>				
<b>APS</b> Anderson Heights Unit 9, is located east of 118 <sup>th</sup> St SW between Amole Mesa SW and COlobel Ave SW. KB Home requests a Major 2 Year Extension of Subdivision Improvements Agreement, for a development that will consist of 189 units at full build out. This will impact Navajo Elementary School, Harrison Middle School, and Rio Grande High School. Navajo Elementary School and Harrison Middle School are exceeding capacity; Rio Grande High School has excess capacity. Currently, Navajo Elementary School, and Harrison Middle School are exceeding capacity, Rio Grande High School currently has excess capacity.				
		<b>2011-12 40th Day</b>	<b>2011-12 Capacity</b>	<b>Space Available</b>
<b>Loc No</b>	<b>School</b>			
327	Navajo ES	692	680	-12
415	Harrison MS	919	890	-29
540	Rio Grande HS	1486	1856	370
<b>Residential Units: 189</b> <b>Est. Elementary School Students: 48</b> <b>Est. Middle School Students: 20</b> <b>Est. High School Students: 21</b> <b>Est. Total # of Students from Project: 89</b> *The estimated number of students from the proposed project is based on an average student generation rate for the entire APS district.				
To address overcrowding at schools, APS will explore various alternatives. A combination or all of the following options may be utilized to relieve overcrowded schools.				

- Provide new capacity (long term solution)
  - Construct new schools or additions
  - Add portables
  - Use of non-classroom spaces for temporary classrooms
  - Lease facilities
  - Use other public facilities
- Improve facility efficiency (short term solution)
  - Schedule Changes
    - Double sessions
    - Multi-track year-round
  - Other
    - Float teachers (flex schedule)
- Shift students to Schools with Capacity (short term solution)
  - Boundary Adjustments / Busing
  - Grade reconfiguration
- Combination of above strategies

All planned additions to existing educational facilities are contingent upon taxpayer approval

**POLICE DEPARTMENT**

No comments provided.

**FIRE DEPARTMENT**

No comments provided.

**PNM ELECTRIC & NMGAS**

No comments provided.

**COMCAST**

No comments provided.

**CENTURYLINK**

No comments provided.

**ENVIRONMENTAL HEALTH**

No comments provided.

**M.R.G.C.D**

No comments provided.

**OPEN SPACE DIVISION**

**CITY ENGINEER**

Comments, if any, will be provided at the meeting

**TRANSPORTATION DEVELOPMENT**

**PARKS AND RECREATION**

no objections

**ABCWUA**

**PLANNING DEPARTMENT**

Refer to comments from affected agencies plus any public hearing comments regarding proposed extension.

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

HEATING DATE: 1-18-12 (SAT)

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## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

September 21, 2011

**Project# Project# 1002739**  
11DRB-70254 EXT OF SIA FOR TEMP DEFR SDWK CONST

DR HORTON HOMES INC. request(s) the above action(s) for all or a portion of **ANDERSON HEIGHTS UNIT 5** zoned RLT, located on DENNIS CHAVEZ SW AND 118TH ST SW (P & N-8)

At the September 21, 2011 Development Review Board meeting, a 2 year extension to the agreement for the deferral of sidewalks was approved. Please provide an exhibit to the Design Review Committee indicating the lot number/addresses where sidewalks are still deferred.

If you wish to appeal this decision, you must do so by October 6, 2011, in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal.

If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

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Jack Cloud, DRB Chair

Cc: DR Horton – 4400 Alameda NE Ste B – Albuquerque, NM 87113  
Marilyn Maldonado  
file

7. **Project# 1002739**  
11DRB-70254 EXT OF SIA FOR TEMP  
DEFR SDWK CONST

DR HORTON HOMES INC. request(s) the above action(s)  
for all or a portion of **ANDERSON HEIGHTS UNIT 5**  
zoned RLT, located on DENNIS CHAVEZ SW AND  
118TH ST SW (P & N-8) **A TWO YEAR EXTENSION TO  
THE AGREEMENT FOR THE DEFERRAL OF  
SIDEWALKS WAS APPROVED.**

8. **Project# 1008826**  
11DRB-70260 SIDEWALK WAIVER

ISAACSON AND ARFMAN PA agent(s) for D  
ELECTRIC request(s) the above action(s) for all or a  
portion of Tract(s) D1A, **INTERSTATE INDUSTRIAL  
TRACT**, zoned M-1, located on ELLISON ST NE  
BETWEEN WASHINGTON ST NE AND JEFFERSON  
ST NE containing approximately 4.567 acre(s). (D-  
17)**INDEFINITELY DEFERRED PENDING APPLICATION  
FOR PLAT.**

9. **Project# 1000650**  
11DRB-70262 AMENDMENT TO  
PRELIMINARY PLAT

TIERRA WEST LLC agent(s) for WWB, LLC request(s)  
the above action(s) for all or a portion of Lot(s) 1-A-2,  
**LANDS OF LAMONICA & WENK** zoned SU-1 FOR  
C-1 PERMISSIVE USE, located on COORS BLVD  
BETWEEN LAMONICA RD AND RIO BRAVO  
containing approximately 1.69 acre(s). (P-10) **THE FINAL  
PLAT WAS APROVED WITH FINAL SIGN-OFF  
DELEGATED TO PLANNING FOR AGIS DXF AND TO  
CLARIFY ADJOINERS ON SOUTH SIDE.**

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

10. **Project# 1004758**  
11DRB-70261 SKETCH PLAT REVIEW  
AND COMMENT

SETH BEECHER request(s) the above action(s) for all or a  
portion of Lot(s) 19 & 20, Block(s) 40, **PEREA  
ADDITION** zoned SU-2 TH, located on 13TH ST AND  
MARBLE (J-13)**THE SKETCH PLAT WAS REVIEWED  
AND COMMENTS WERE PROVIDED TO APPLICANT  
BY DRB BOARD MEMBERS.**

11. Other Matters: None.

ADJOURNED

HEARING DATE: 9-21-11 (SIA)

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## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

May 4, 2011

**Project# 1002739**

11DRB-70104 EXT OF SIA FOR TEMP DEFR SDWK CONST

DR HORTON HOMES INC. agent(s) for DR HORTON HOMES INC. request(s) the above action(s) for all or a portion of **ANDERSON HEIGHTS UNIT 7 & 8** zoned RLT, located on DENNIS CHAVEZ BLVD AND 118TH ST (P-8 & N-8)

At the May 4, 2011 Development Review Board meeting, a 2 year extension to the agreement for the deferral of sidewalks was approved. Please provide an exhibit to the Design Review Committee indicating the lot number/addresses where sidewalks are still deferred.

If you wish to appeal this decision, you must do so by May 19, 2011, in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal.

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Jack Cloud, DRB Chair

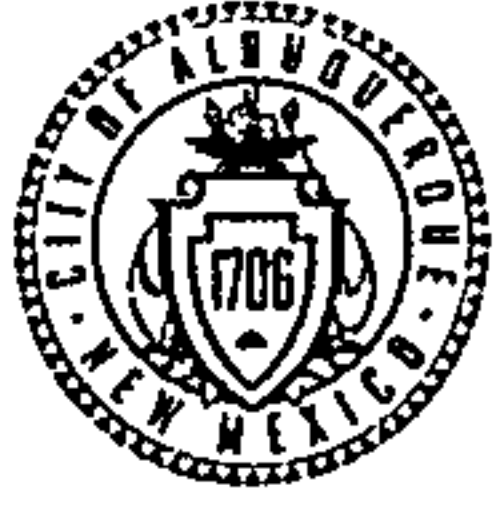
Cc: DR Horton – 4400 Alameda NE, Ste B – Albuquerque, NM 87113  
Marilyn Maldonado  
file



HEARINGS DATE: 5/4/11 (SIA)

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## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

March 9, 2011

**Project# 1002739**

11DRB-70043 EXT OF SIA FOR TEMP DEFR SDWK CONST

MARK GOODWIN AND ASSOCIATES PA agent(s) for KB HOME NEW MEXICO, INC request(s) the above action(s) for all or a portion of **ANDERSON HEIGHTS Unit(s) 1**, zoned RD, located on 118TH ST SW BETWEEN GIBSON BLVD SW AND DENNIS CHAVEZ SW containing approximately 248 acre(s). (N-8)

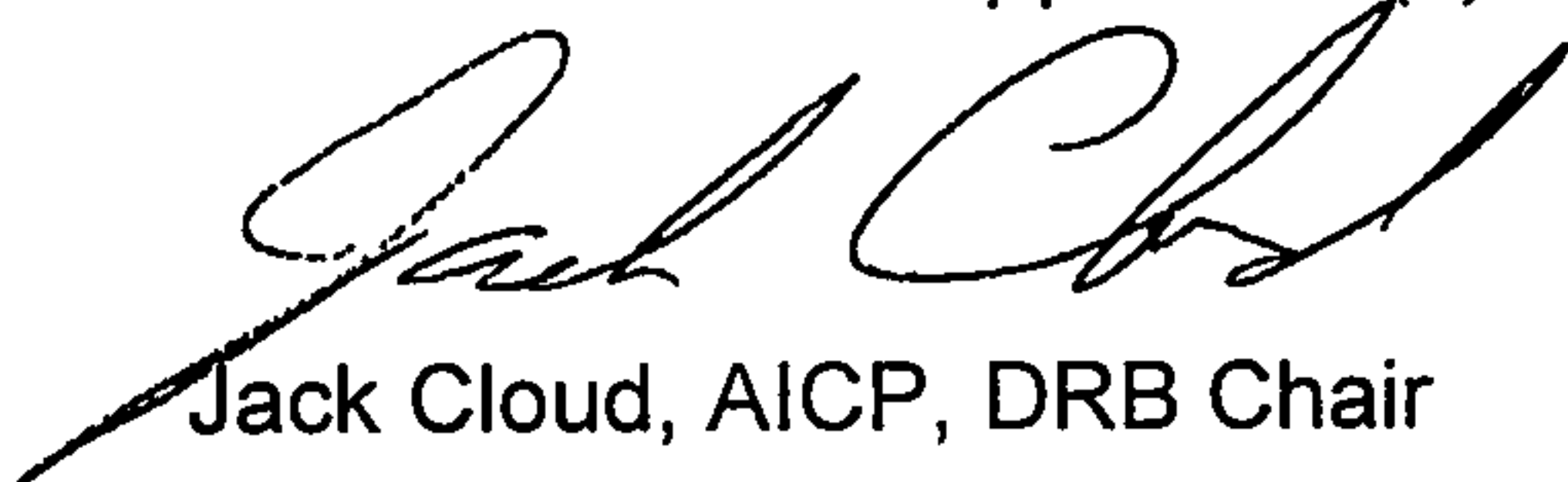
At the March 9, 2011 Development Review Board meeting, a 2 year extension to the agreement for the deferral of sidewalks was approved. Please provide an exhibit to the Design Review Committee indicating the lot number/addresses where sidewalks are still deferred.

If you wish to appeal this decision, you must do so by March 24, 2011, in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal.

If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

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Jack Cloud, AICP, DRB Chair

Cc: Mark Goodwin & Associates, PA – P.O. Box 90606 – Albuquerque, NM 87199

Cc: KB Home New Mexico, Inc. – P.O. Box 65355 – Albuquerque, NM 87193

Marilyn Maldonado

File

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

5. **Project# 1000936**  
11DRB-70016 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL  
11DRB-70017 EPC APPROVED SDP  
FOR BUILD PERMIT  
11DRB-70018 EPC APPROVED SDP  
FOR SUBDIVISION

TIERRA WEST LLC agent(s) for DIAMOND SHAMROCK STATIONS, INC. request(s) the above action(s) for all or a portion of Lot(s) H-1, **ZOLIN, KUNATH, TRES EQUINAS, LLC & CURB, INC.**, zoned SU-1/ C-1, located on UNSER BLVD NW BETWEEN MCMAHON BLVD NW AND CALLE PERRO NW containing approximately 2.92 acre(s). (A-11) *[Deferred from 2/2/11]* **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF.**
6. **Project# 1008691**  
11DRB-70040 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL

SURV-TEK, INC. agent(s) for SMITH'S FOOD & DRUG CENTER, INC. request(s) the above action(s) for all or a portion of Lot(s) 1-8, Block(s) 4, Tract(s) , **UNIVERSITY HEIGHTS ADDITION Unit(s)** , zoned SU-2, located on YALE BLVD NE BETWEEN COAL AVE NE AND GARFIELD AVE NE containing approximately 1.0056 acre(s). [REF: ] (K-15) *[Deferred from 3/2/11]* **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF, UPDATED OWNER ACKNOWLEDGEMENTS AND ENCROACHMENTS MUST BE REMOVED.**
7. **Project# 1003674**  
11DRB-70005 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL

CARA HAMMONDS request(s) the above action(s) for all or a portion of Lot(s) 9, **RICH CT SUBD**, zoned RD 3DUA, located on ALAMEDA BETWEEN BARSTOW AND VENTURA containing approximately 0.1682 acre(s). (C-20)*[Deferred from 1/19/11, 2/2/11, 2/23/11]* **DEFERRED TO 3/23/11 AT THE AGENT'S REQUEST.**
8. **Project# 1002739**  
11DRB-70043 EXT OF SIA FOR TEMP  
DEFR SDWK CONST

MARK GOODWIN AND ASSOCIATES PA agent(s) for KB HOME NEW MEXICO, INC request(s) the above action(s) for all or a portion of **ANDERSON HEIGHTS Unit(s) 1**, zoned RD, located on 118TH ST SW BETWEEN GIBSON BLVD SW AND DENNIS CHAVEZ SW containing approximately 248 acre(s). (N-8) **A TWO YEAR EXTENSION TO THE AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

HEARING DATE 3-9-11 (ES/A)

\*\*\*

# City of Albuquerque Planning Department

## DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

### DEVELOPMENT REVIEW BOARD

07/17/2014 Issued By: BLDAVM 245865

Category Code **910**  
**2014 070 240**

**Application Number:** 14DRB-70240, Major - Sdp For Subdivision

**Address:**

**Location Description:** 118TH BETWEEN AMOLE MESA AND COLOBEL

**Project Number:** 1002739

#### Applicant

KB HOME, INC

7807 PEAKVIEW AVE, SUITE 300  
NM 80111

#### Agent / Contact

MARK GOODWIN AND ASSOCIATES, P.A.  
DIANE HOELZER  
P.O. BOX 90606  
ALBUQUERQUE NM 87199

#### Application Fees

<b>APN Fee</b>	<b>\$75.00</b>
<b>Conflict Mgmt Fee</b>	<b>\$20.00</b>
<b>DRB Actions</b>	<b>\$385.00</b>
<b>TOTAL:</b>	<b>\$480.00</b>

City of Albuquerque Treasury  
Date: 7/21/2014 Office: ANNEX  
Stat ID: W5000008 Cashier: TRSDLF  
Batch: 3959 Trans #: 27  
Permit: 2014070240  
Receipt Num 00213042  
Payment Total: \$480.00  
0900 APN Fee \$75.00  
0901 Conflict Mgmt. Fee \$20.00  
0903 DRB Actions \$385.00  
Check Tendered : \$285.00  
Check Tendered : \$8,565.00

# City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

## DEVELOPMENT REVIEW BOARD

07/15/2014 Issued By: E08375 246371

Category Code **910**  
**2014 070 253**

**Application Number:** 14DRB-70253, Minor - Preliminary/ Final Plat Approval

**Address:**

**Location Description:** 118TH ST BETWEEN AMOLE MESA AND COLOBEL AVE

**Project Number:** 1002739

**Applicant**  
KB HOME INC

7807 PEAKVIEW AVE SUITE 300  
CENTENNIAL CO 80111  
303-232-1130

**Agent / Contact**  
MARK GOODWIN AND ASSOCIATES, P.A.

P.O. BOX 90606  
ALBUQUERQUE NM 87199

### Application Fees

APN Fee

Conflict Mgmt Fee \$20.00

DRB Actions \$355.00

**TOTAL: \$375.00**

City of Albuquerque Treasurer  
Date: 7/15/2014 Office: ANNEX  
Stat ID: W80000008 Cashier: TRSDLF  
Batch: 3933 Trans #: 19  
Permit #: 2014070253  
Receipt Num: 00211824  
Payment Total: \$375.00  
0901 Conflict Mgmt. Fee  
0903 DRB Actions  
Check Tendered :  
\$20.00  
\$355.00  
\$375.00

# City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

## DEVELOPMENT REVIEW BOARD

07/10/2014 Issued By: BLDAVM 245874

Category Code **910**  
**2014 070 242**

**Application Number:** 14DRB-70242, Major - Preliminary Plat Approval

**Address:**

**Location Description:** 118TH BETWEEN AMOLE MESA AND COLOBEL

**Project Number:** 1002739

### Applicant

KB HOME, INC

7807 PEAKVIEW AVE, SUITE 300  
NM 80111

### Agent / Contact

MARK GOODWIN AND ASSOCIATES, P.A.  
DIANE HOELZER  
P.O. BOX 90606  
ALBUQUERQUE NM 87199

### Application Fees

APN Fee

Conflict Mgmt Fee

DRB Actions

**\$3,500.00**

**TOTAL: \$3,500.00**

City of Albuquerque Treasury  
Date: 7/21/2014 Office: ANNEX  
Stat ID: W5000008 Cashier: TRSDLF  
Batch: 3959 Trans #: 27  
Permit: 2014070242  
Receipt Num: 00213043  
Payment Total: \$3,500.00  
0903 DRB Actions  
Check Tendered : \$3,500.00  
Check Tendered : \$285.00  
Check Tendered : \$8,565.00

**City of Albuquerque Planning Department**  
**One Stop Shop – Development and Building Services**

07/10/2014 Issued By: BLDAVM 245889

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**Permit Number:** 2014 060 048 **Category Code 970**  
**Application Number:** 14REV-60048, Review: Drain Plan-Lomr-Traffic Impact  
**Address:**  
**Location Description:** ANDERSON HEIGHTS UNIT 4 (4A, 4B, 4C, 4D, 4E, 4F)  
**Project Number:** 1002739

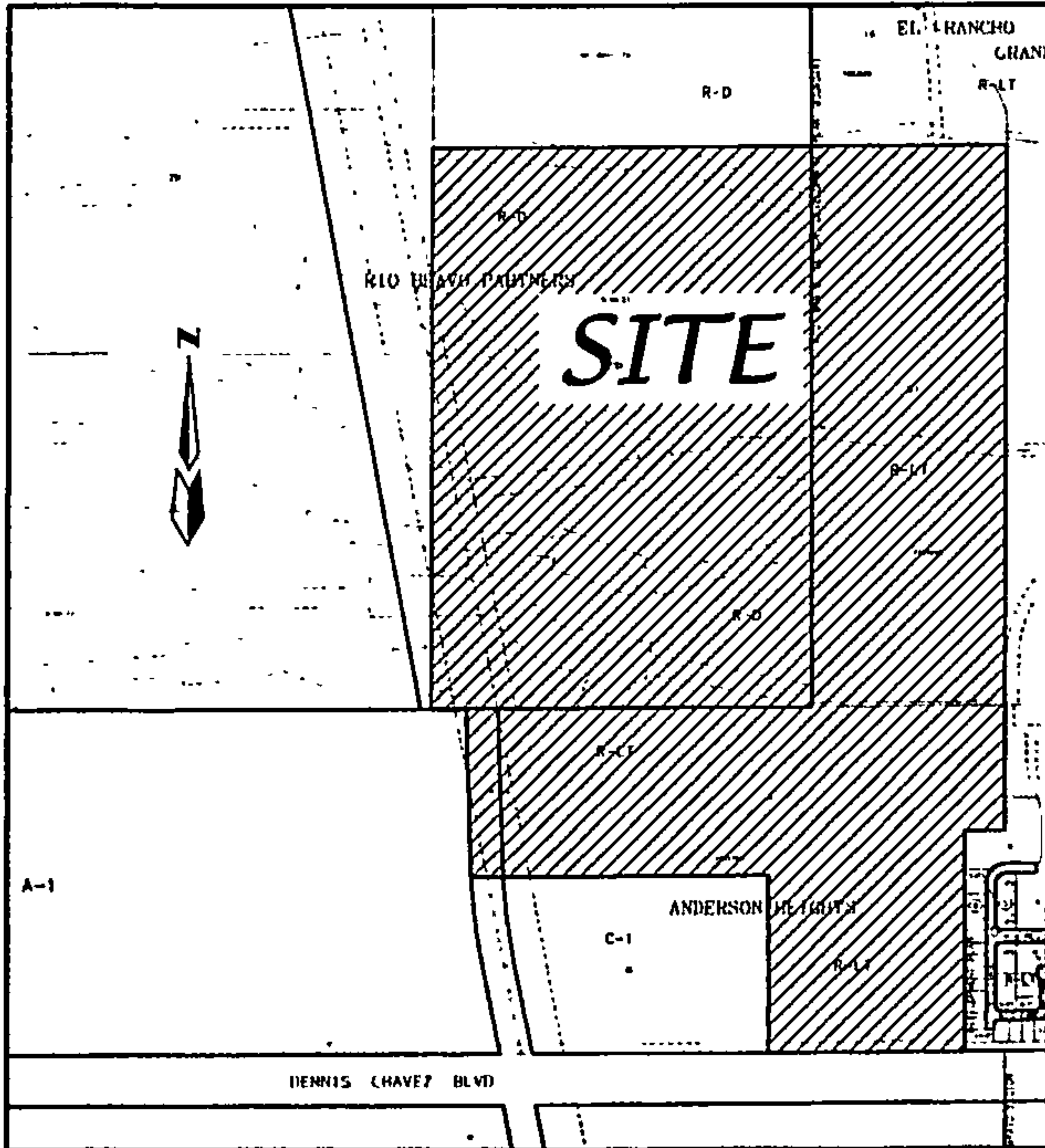
<b>Applicant</b>	<b>Agent / Contact</b>
MARK GOODWIN AND ASSOCIATES, P.A. DIANE HOELZER P.O. BOX 90606 ALBUQUERQUE NM 87199	

**Application Fees**

<b>REV Actions</b>	\$4,870.00
<b>TOTAL:</b>	<b>\$4,870.00</b>

City of Albuquerque Treasury  
Date: 7/21/2014 Office: ANHEX  
Stat ID: W5000008 Cashier: TRSDLF  
Batch: 3959 Trans #: 27  
Permit: 2014060048  
Receipt Num 00213044  
Payment Total: \$4,870.00  
0909 REV Actions \$4,870.00  
Check Tendered : \$285.00  
Check Tendered : \$8,565.00





VICINITY MAP 1"=750' ZONE ATLAS: N-8, P-8

**SUBDIVISION DATA**

GROSS ACREAGE	248.2350 Acres
ZONE ATLAS NO.	N-8-Z & P-8-Z
NO. OF EXISTING TRACTS	3
NO. OF LOTS/TRACTS/PARCELS CREATED	146/10/8
NO. OF TRACTS ELIMINATED	3
MILES OF FULL WIDTH STREETS CREATED	0.57
AREA DEDICATED TO CITY OF ALBUQUERQUE	11.9511 Acres
DATE OF SURVEY	November, 2003
ZONING	R-D/R-LT
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 dedicate 118<sup>th</sup> Street S.W. and Colobel Avenue S.W. to the City of Albuquerque in fee simple with warranty covenants and 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, and the right to trim interfering trees and shrubs. Said owner(s) and/or proprietor(s) do hereby consent to all of the foregoing and do hereby certify that this subdivision is their free act and deed. Said owner(s) warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided.

OWNER: KB HOME New Mexico Inc  
 BY: Robert Coleman  
 TITLE: Director of Land  
 Robert Coleman  
 DATE: 2/15/05

**OWNER'S ACKNOWLEDGMENT**

STATE OF NEW MEXICO  
 COUNTY OF BERNALILLO  
 This instrument was acknowledged before me on February 15, 2005  
 By Robert Coleman, Director of Land, KB HOME New Mexico Inc, A New Mexico Corporation on behalf of said corporation  
 Suzanne McManey  
 NOTARY PUBLIC  
 DATE: 2-11-05  
 MY COMMISSION EXPIRES

**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 all of TRACT B-1, ROSNER TRACTS 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 March 27, 2003 in Book 2003C, Page 80 together with all of PARCEL A, ANDERSON HEIGHTS 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 December 3, 2003, in Book 2003C in Page 361 and containing 248.2350 acres more or less.

**PURPOSE OF PLAT**

1. SUBDIVIDE THREE (3) TRACTS INTO ONE HUNDRED AND FORTY SIX (146) LOTS, TEN (10) TRACTS FOR HOME OWNERS ASSOCIATION AND DRAINAGE AND EIGHT (8) PARCELS FOR FUTURE DEVELOPMENT.
2. GRANT NEW EASEMENTS AS SHOWN HEREON
3. VACATE EASEMENTS AS SHOWN HEREON
4. DEDICATE RIGHT-OF-WAY AS SHOWN HEREON
5. TRACTS 5, 6, 7, 8, 9 AND 10 AS SHOWN HEREON ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. TRACTS 6, 7, 8, 9 AND 10 ARE TO BE JOINT LANDSCAPING AND PUBLIC UTILITY EASEMENTS. TRACT 5 IS A PRIVATE ACCESS EASEMENT IN FAVOR OF THE HOMEOWNER'S ASSOCIATION AND A PUBLIC SANITARY SEWER, WATER AND STORM DRAIN EASEMENT GRANTED TO CITY OF ALBUQUERQUE WITH THIS PLAT.
6. TRACT 5 WILL ALSO BE AN EASEMENT FOR ALL PUBLIC UTILITY (PUE) CROSSINGS.

**FEMA FLOODPLAIN AND LOMR NOTES**

1. FINAL CONFIRMATION AND RELEASE OF A.M.A.F.C.A.'S DRAINAGE EASEMENTS WILL BE COMPLETED UPON ISSUANCE OF A LETTER OF MAP REVISION (LOMR) BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND UPON ISSUANCE OF A QUITCLAIM DEED FROM A.M.A.F.C.A.
2. UNTIL SUCH TIME THAT THE LOMR IS ISSUED BY FEMA TO REMOVE THE FLOODPLAIN, THIS AREA AND ANY FUTURE LOTS THAT DEVELOP IN THIS AREA, FLOOD INSURANCE MAY BE REQUIRED.

PURPOSE OF CORRECTION:  
 CORRECT LOT NUMBERS  
 ON LOTS 1-21, BLOCK 15  
 ON SHEETS 3, 4 & 8

**SURVEY NOTES**

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
2. Distances are ground distances.
3. Bearings and distances in parenthesis are record.
4. Basis of boundary are the following plats of record entitled:  
 "LANDS OF RIO BRAVO PARTNERS", (04-17-96, 96C-160)  
 "ROSNER TRACT, TRACT A-1, A-2 AND B-1", (03-27-03, 03C-80)  
 "LANDS OF SALAZAR FAMILY TRUST, SALAZAR QUATRO TRUST, JSJ INVESTMENT COMPANY AND FALBA HANNETT"  
 (07-23-03, 03C-223)  
 "ANDERSON HEIGHTS, PARCELS A AND B", (12-03-03, 2003C - 361))  
 all being records of Bernalillo County, New Mexico.
5. Field Survey performed on November, 2003.
6. Title Report: None provided.
7. UTILITY COUNCIL LOCATION SYSTEM LOG NO.: 2003473085

CORRECTION PLAT FOR  
**ANDERSON HEIGHTS UNIT 1**  
 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

**APPROVED AND ACCEPTED BY:**

APPROVAL AND CONDITIONAL ACCEPTANCE as specified by the Albuquerque subdivision Ordinance, Chapter 14 Article 14 of the Revised Ordinances of Albuquerque, New Mexico, 1994.

Project Number: 1002739

Application Number: OSDRB-00429

PLAT APPROVAL  
 Utility Approvals: 

PNM Electric Services	3-29-05
PNM Gas Services	3-29-05
Qwest Telecommunications	4/5/05
Comcast	3-29-05

City Approvals:

City Surveyor	3-7-05
Traffic Engineering, Transportation Division	03-23-05
Utilities Development	3/23/05
Parks and Recreation Department	3/23/05
AMAFCA	4-21-05
City Engineer	4-22-05
DRB Chairperson, Planning Department	3/23/05

**SURVEYOR'S CERTIFICATION:**

"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico, and is true and correct to the best of my knowledge and belief."  
 Timothy Aldrich, No. 7719  
 DATE: 03-09-05

**ALDRICH LAND SURVEYING**  
 P.O. BOX 30701, ALBUQUERQUE, N.M. 87190  
 505-884-1990

Dwg: cover.dwg	Drawn: STEPHEN	Checked: ALS	Sheet 1 of 14
Scale: N/A	Date: 02/10/05	Job: A03080	

EXHIBIT "C"

**PROPERTY CORNERS**

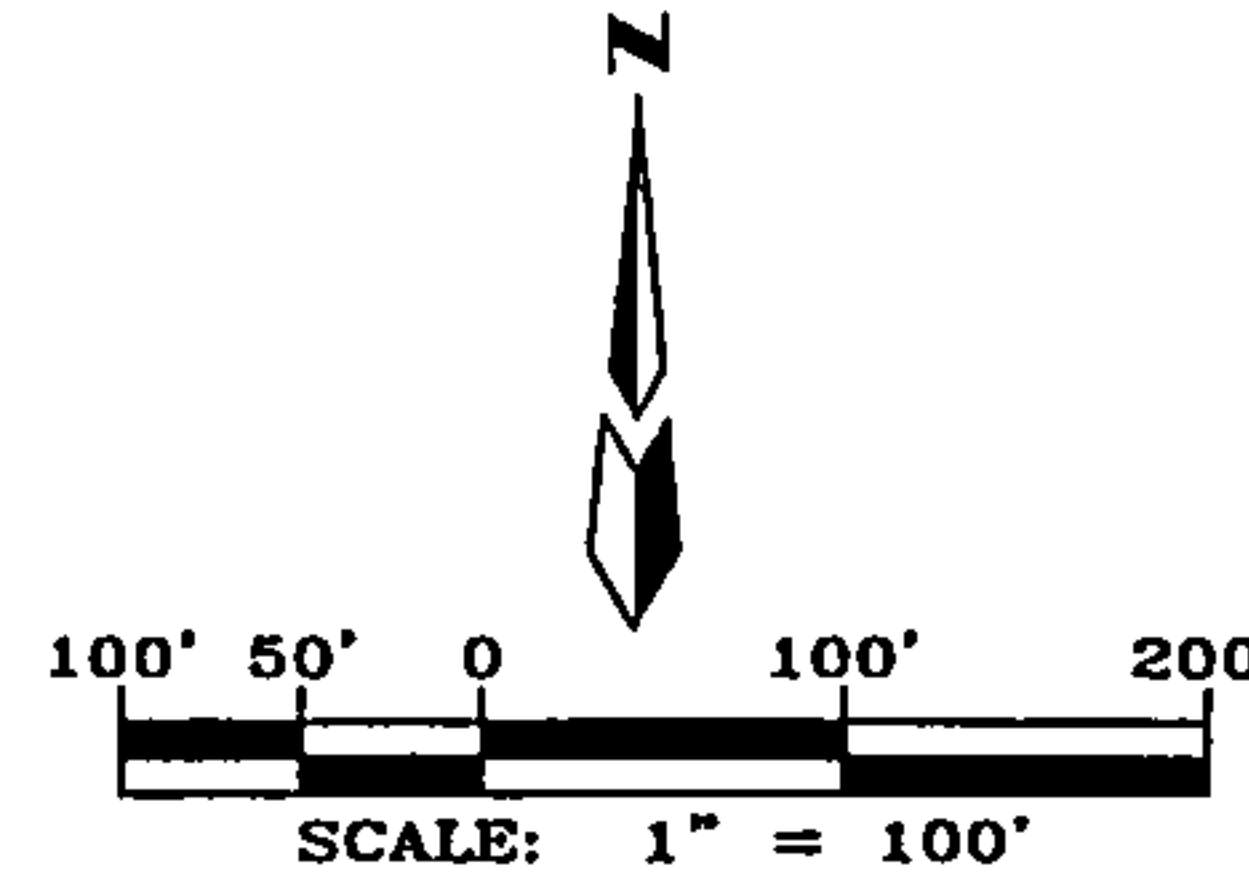
- FOUND 5/8" REBAR WITH CAP "LS 7924" (TYP)
- FOUND 1" IRON PIPE WITH TAG "LS 11993"
- FOUND BRASS CAP "WST-3"
- FOUND 5/8" REBAR WITH CAP "ALS LS 7719" (TYP)
- ▣ FOUND REBAR WITH CAP "PS 11993" (TYP.)
- SET REBAR WITH CAP "ALS LS 7719" (TYP)

SEE SHEET 14 OF 14 FOR CURVE TABLE  
SEE SHEET 13 OF 14 FOR KEY MAP

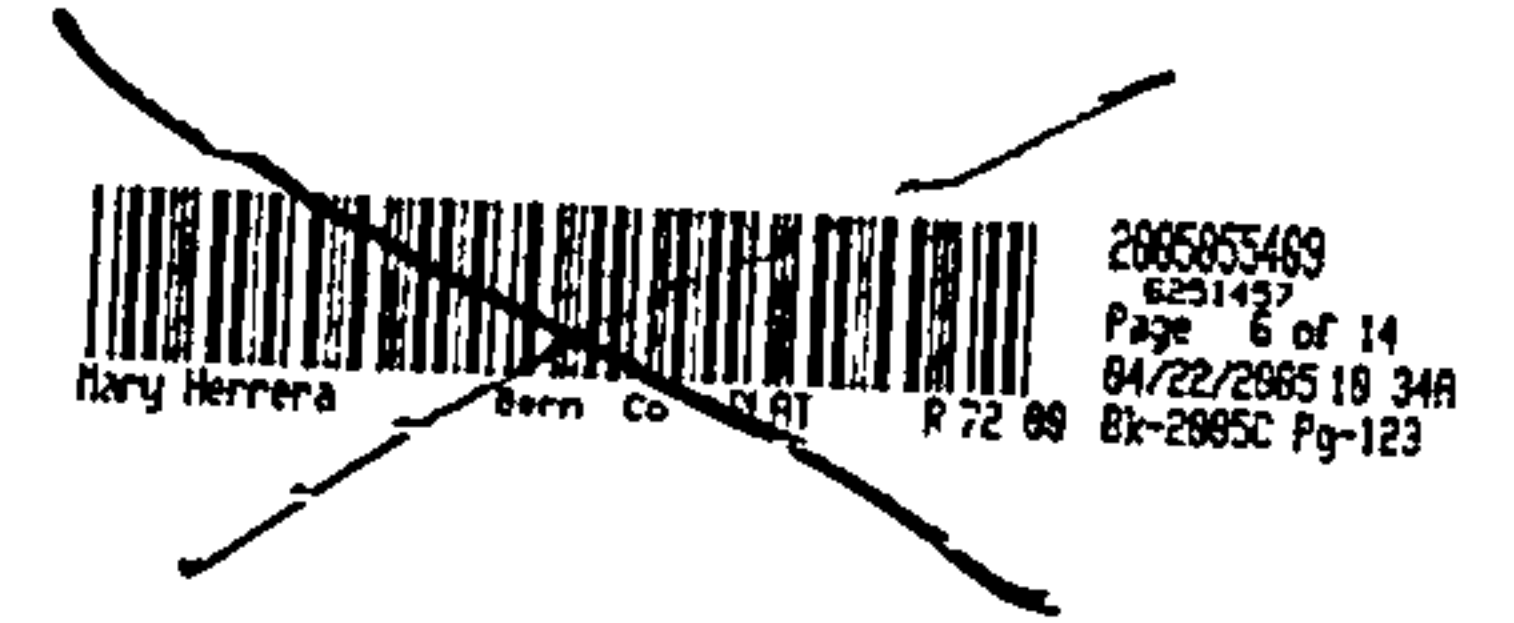
**ABBREVIATIONS**

- 10' PUE = PUBLIC UTILITY EASEMENTS GRANTED WITH THIS PLAT
- ROW = RIGHT-OF-WAY
- H.O.A. = HOME OWNERS ASSOCIATION
- C.O.A. = CITY OF ALBUQUERQUE
- A.B.C.W.U.A. = ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY

FEMA FLOODPLAIN  
SEE FEMA FLOODPLAIN AND LOMR NOTES ON COVER SHEET

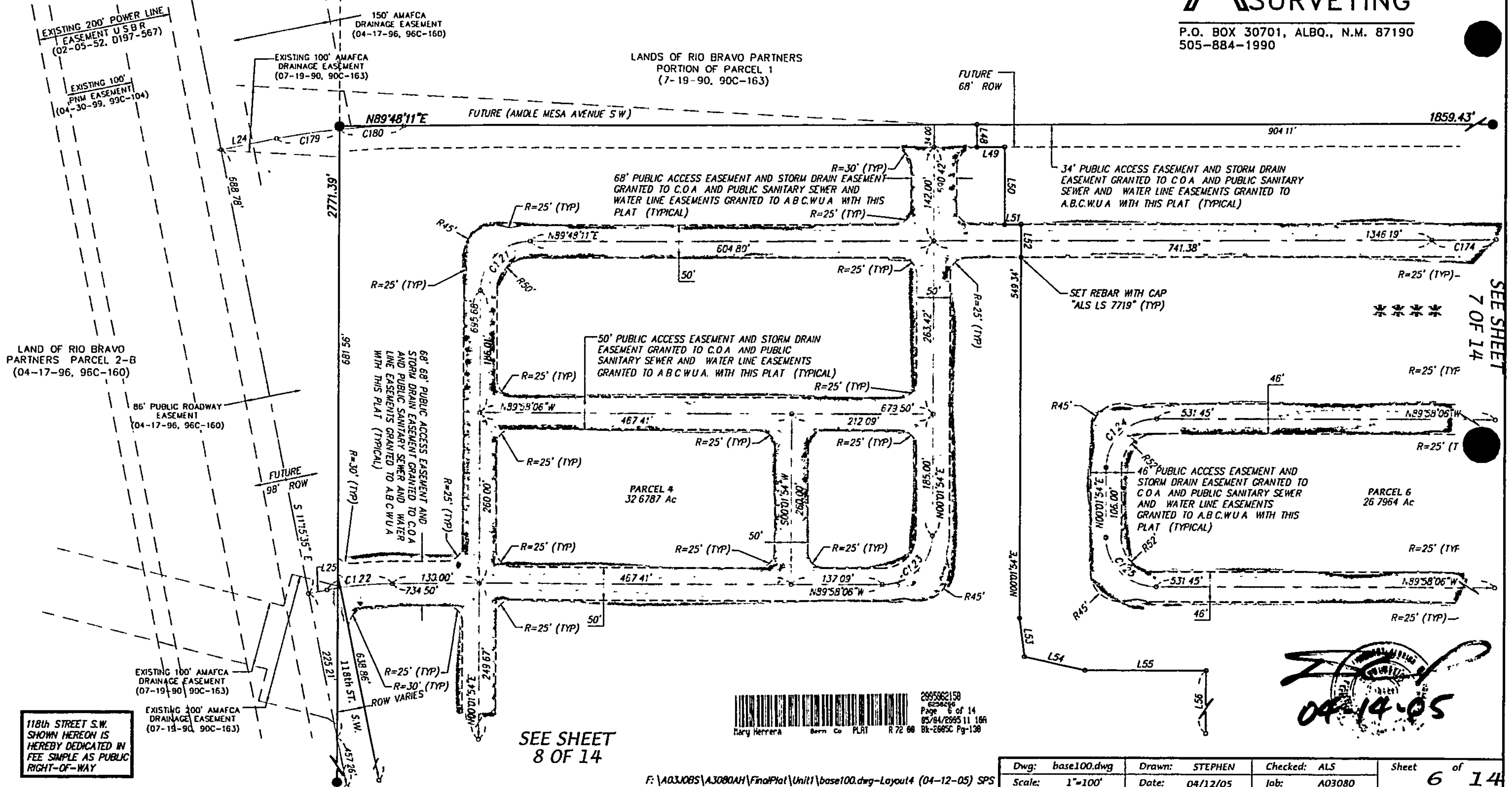


CORRECTION PLAT FOR  
**ANDERSON HEIGHTS UNIT 1**  
WITHIN THE  
TOWN OF ATRISCO GRANT  
PROJECTED SECTIONS 5 AND 8  
TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
FEBRUARY, 2005



**ALDRICH LAND SURVEYING**

P.O. BOX 30701, ALBQ., N.M. 87190  
505-884-1990



Dwg: base100.dwg	Drawn: STEPHEN	Checked: ALS	Sheet 6 of 14
Scale: 1"=100'	Date: 04/12/05	Job: A03080	14

"C" 2

CORRECTION PLAT FOR  
**ANDERSON HEIGHTS UNIT 1**  
 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

FEMA FLOODPLAIN  
 SEE FEMA FLOODPLAIN  
 AND LOMR NOTES ON  
 COVER SHEET

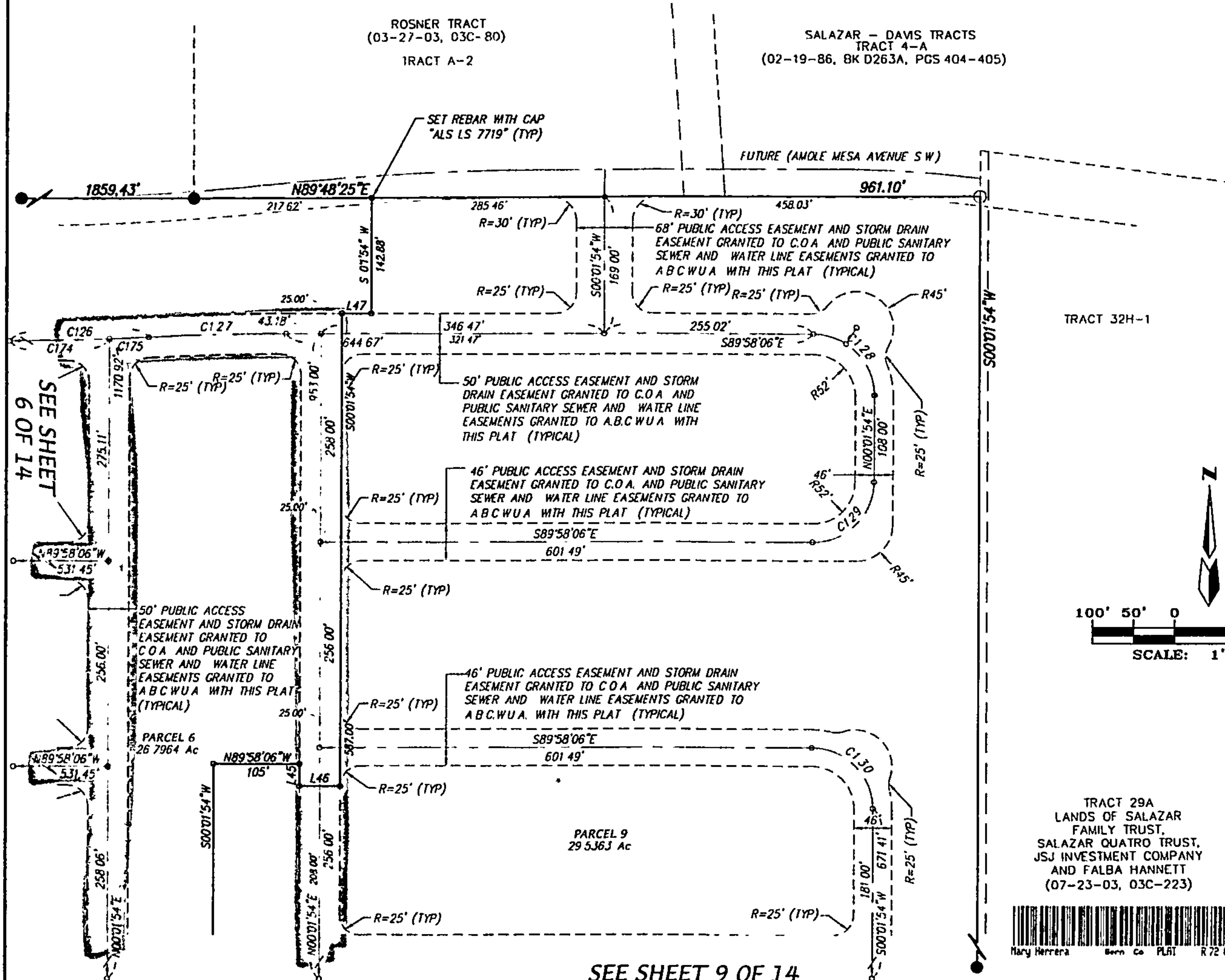


ROSNER TRACT  
 (03-27-03, 03C-80)  
 TRACT A-2

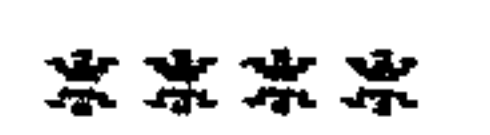
SALAZAR - DAVIS TRACTS  
 TRACT 4-A  
 (02-19-86, BK D263A, PGS 404-405)

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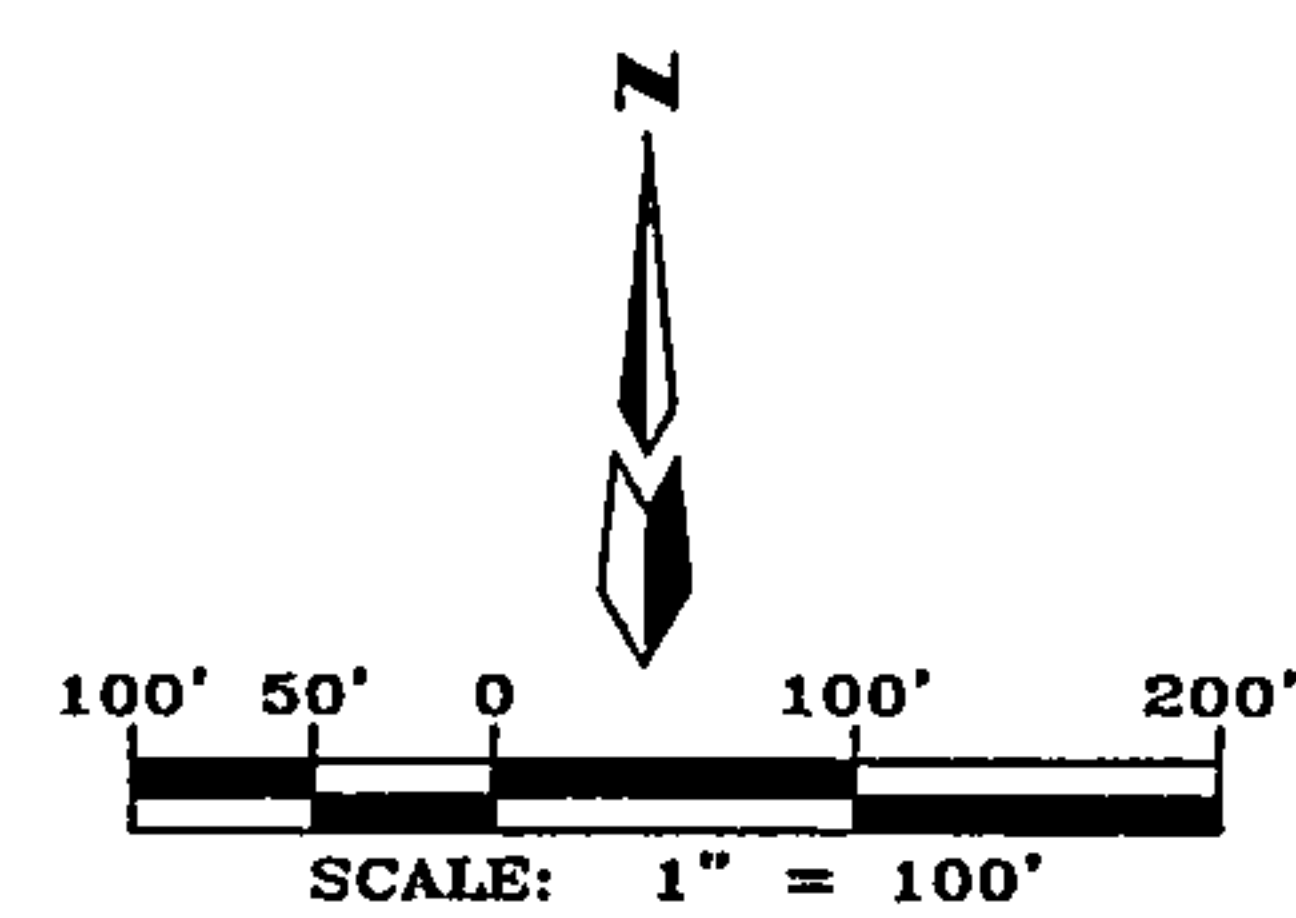


SEE SHEET 14 OF 14 FOR CURVE TABLE  
 SEE SHEET 13 OF 14 FOR KEY MAP



**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.)
- SET REBAR WITH CAP "ALS LS 7719" (TYP)



TRACT 29A  
 LANDS OF SALAZAR  
 FAMILY TRUST,  
 SALAZAR CUATRO TRUST,  
 JSJ INVESTMENT COMPANY  
 AND FALBA HANNETT  
 (07-23-03, 03C-223)



**ALDRICH LAND SURVEYING**

P.O. BOX 30701, ALBQ., N.M. 87190  
 505-884-1990

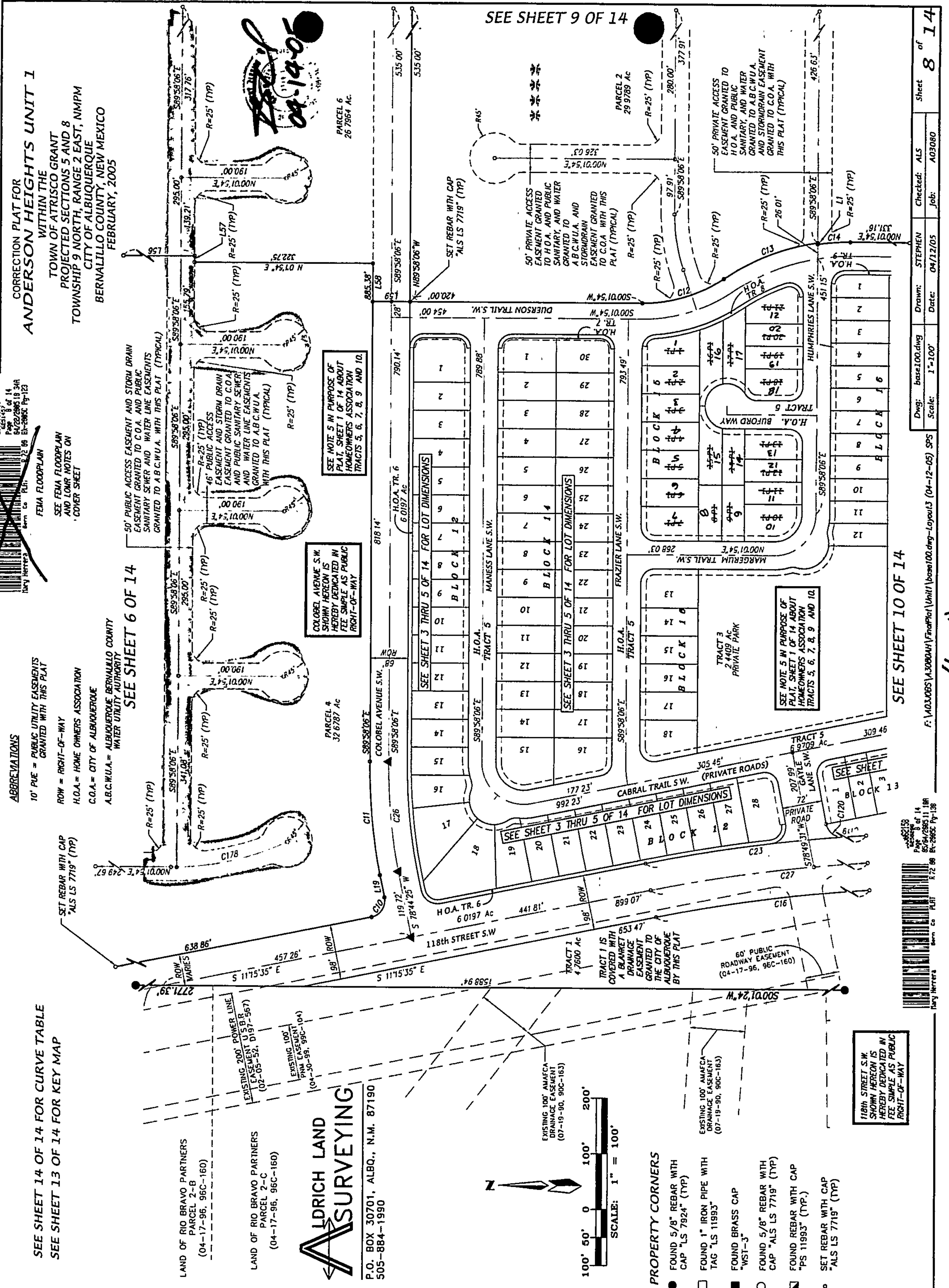


SEE SHEET 9 OF 14

F:\A03\JOBS\A3080AH\FinalPlat\Unit1\base100.dwg-Layout5 (04-12-05) SPS

Dwg: base100.dwg	Drawn: STEPHEN	Checked: ALS	Sheet 7 of 14
Scale: 1"=100'	Date: 04/12/05	Job: A03080	

"C" 3



**CORRECTION PLAT FOR  
ANDERSON HEIGHTS UNIT 1**  
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

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Page 3 of 14  
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SEE SHEET 6 OF 14

SEE SHEET 9 OF 14

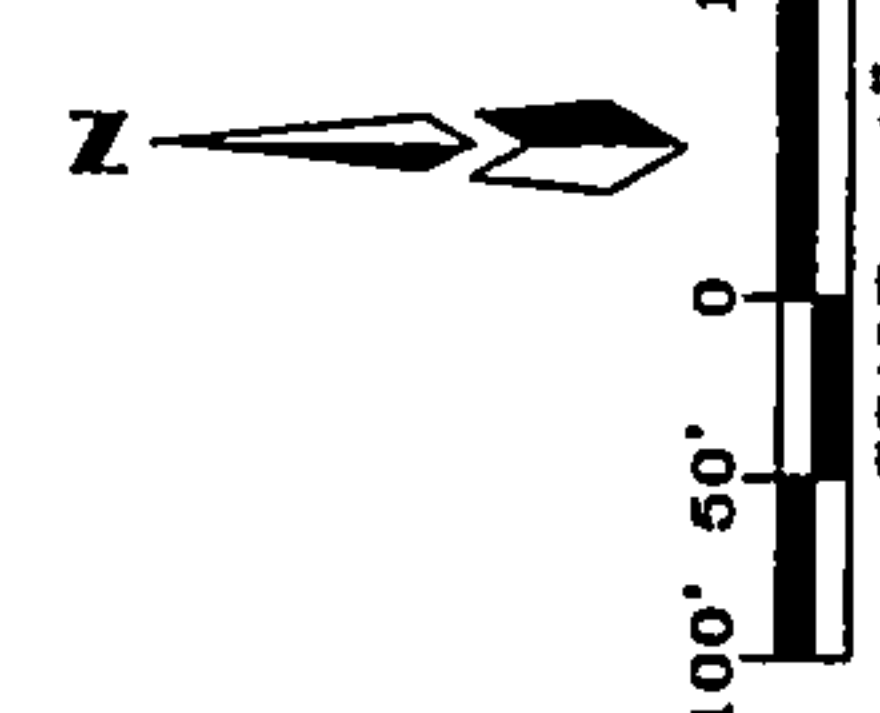
SEE SHEET 10 OF 14

**ABBREVIATIONS**  
10' PUE = PUBLIC UTILITY EASEMENTS GRANTED WITH THIS PLAT  
ROW = RIGHT-OF-WAY  
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A.B.C.W.U.A. = ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY

SEE SHEET 14 OF 14 FOR CURVE TABLE  
SEE SHEET 13 OF 14 FOR KEY MAP

LAND OF RIO BRAVO PARTNERS  
PARCEL 2-B  
(04-17-96, 96C-160)  
  
LAND OF RIO BRAVO PARTNERS  
PARCEL 2-C  
(04-17-96, 96C-160)

**ALDRICH LAND SURVEYING**  
P.O. BOX 30701, ALBQ., N.M. 87190  
505-884-1990



- PROPERTY CORNERS**
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  - 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.)
  - SET REBAR WITH CAP "ALS LS 7719" (TYP)

118th STREET S.W.  
SHOWN HEREON IS  
HEREBY DEDICATED IN  
FULL AS PUBLIC  
RIGHT-OF-WAY

SEE NOTE 5 IN PURPOSE OF  
PLAT, SHEET 1 OF 14 ABOUT  
HOMEOWNERS ASSOCIATION  
TRACTS 5, 6, 7, 8, 9 AND 10.

COLOREL AVENUE S.W.  
SHOWN HEREON IS  
HEREBY DEDICATED IN  
FULL AS PUBLIC  
RIGHT-OF-WAY

SEE SHEET 3 THRU 5 OF 14  
FOR LOT DIMENSIONS

SEE SHEET 3 THRU 5 OF 14  
FOR LOT DIMENSIONS

SEE NOTE 5 IN PURPOSE OF  
PLAT, SHEET 1 OF 14 ABOUT  
HOMEOWNERS ASSOCIATION  
TRACTS 5, 6, 7, 8, 9 AND 10.

**CORRECTION PLAT FOR  
ANDERSON HEIGHTS UNIT 1**

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



FEMA FLOODPLAIN  
SEE FEMA FLOODPLAIN  
AND LUMP NOTES ON  
COVER SHEET

SEE SHEET 14 OF 14 FOR CURVE TABLE  
SEE SHEET 13 OF 14 FOR KEY MAP

**ABBREVIATIONS**  
10' PUE = PUBLIC UTILITY EASEMENTS  
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WATER UTILITY AUTHORITY

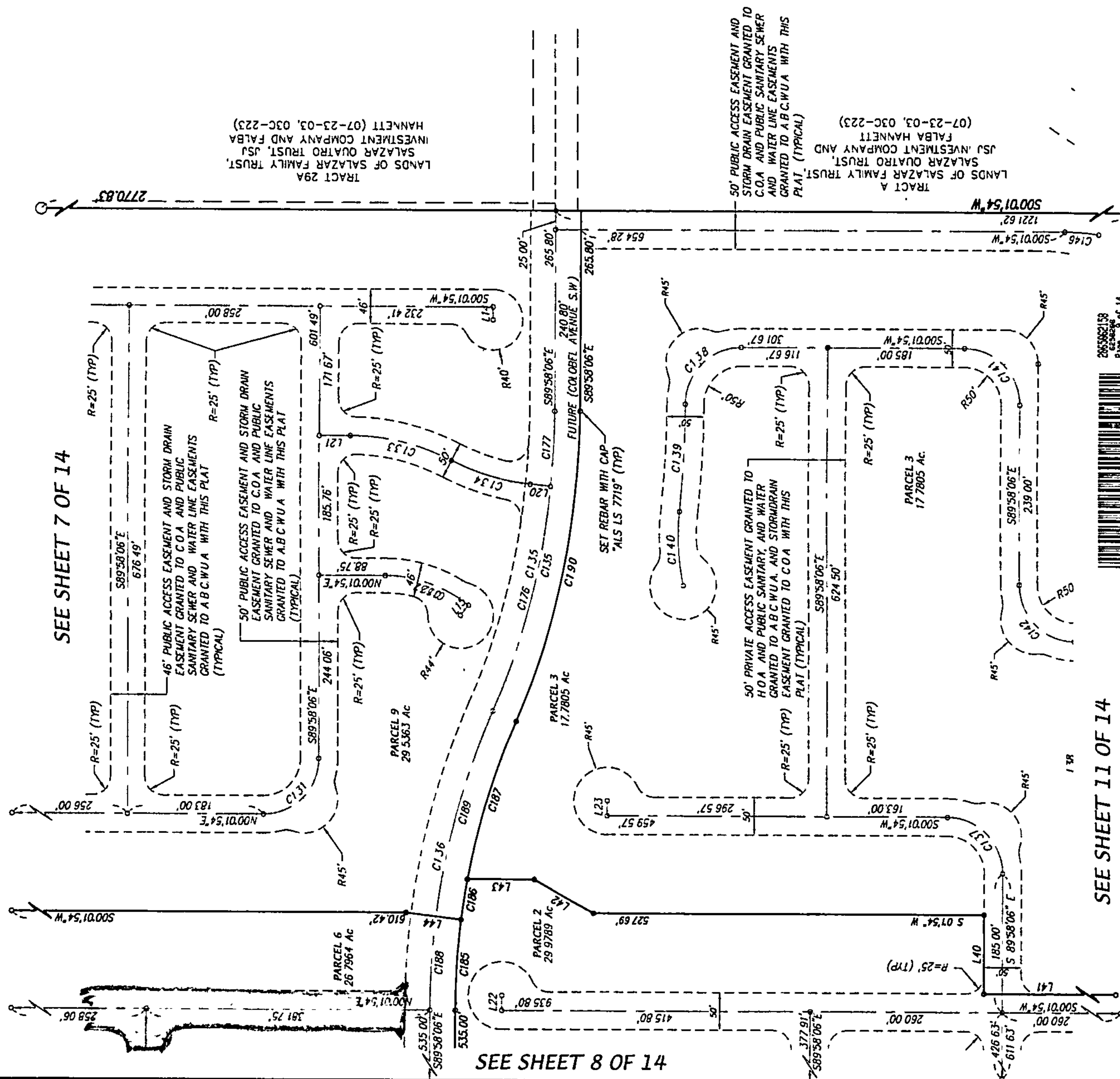


**ALDRICH LAND  
SURVEYING**

P.O. BOX 30701, ALBUQ., N.M. 87190  
505-884-1990

**PROPERTY CORNERS**

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- FOUND 5/8" REBAR WITH CAP "ALS LS 7719" (TYP)
- ▣ FOUND REBAR WITH CAP "PS 11993" (TYP)
- SET REBAR WITH CAP "ALS LS 7719" (TYP)



SEE SHEET 7 OF 14

SEE SHEET 8 OF 14

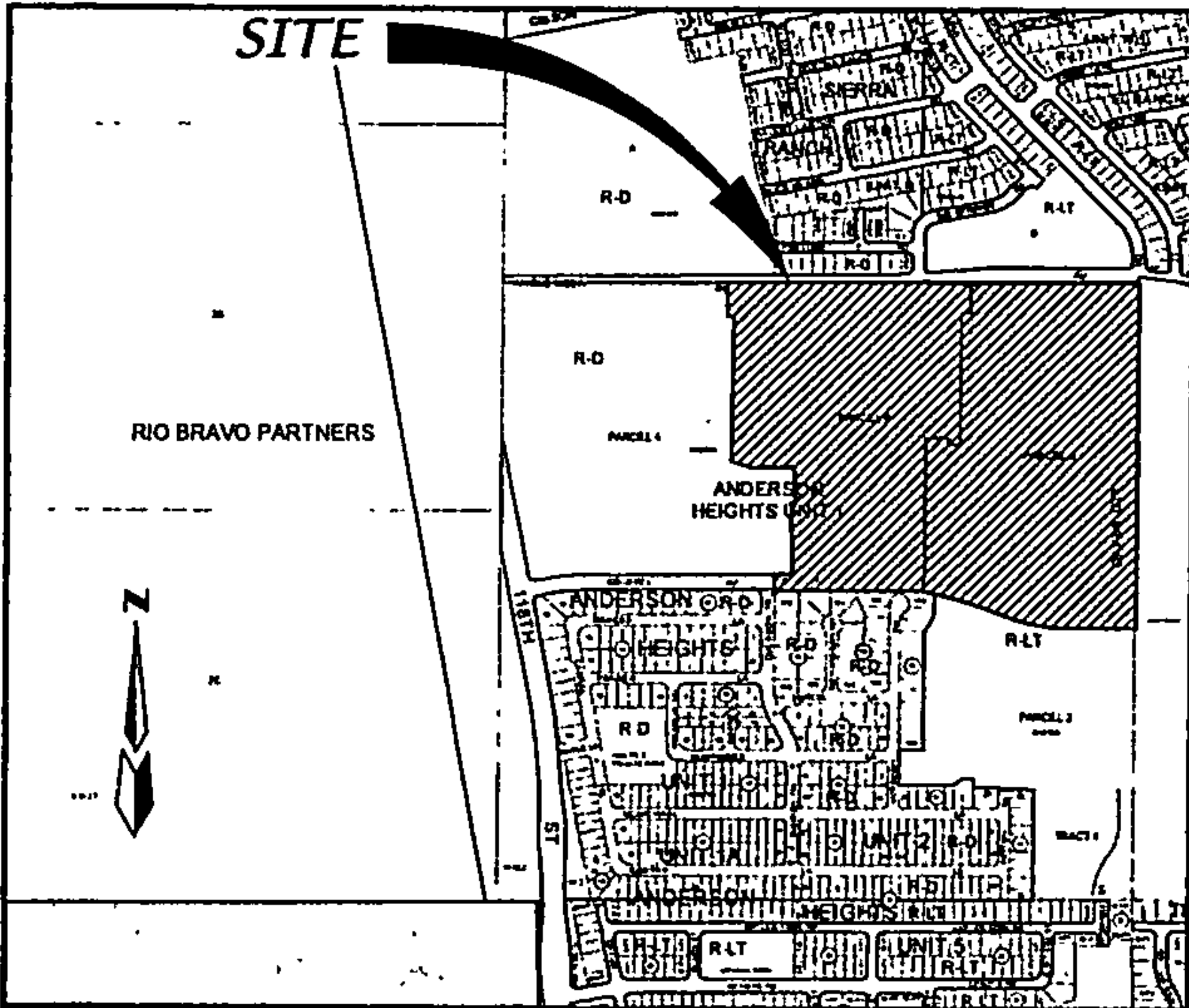
SEE SHEET 11 OF 14

LANDS OF SALAZAR FAMILY TRUST, JSJ  
SALAZAR QUATRO TRUST, JSJ  
INVESTMENT COMPANY AND FALBA  
HANNETT (07-23-03, 03C-223)

LANDS OF SALAZAR FAMILY TRUST, JSJ  
SALAZAR QUATRO TRUST, JSJ  
INVESTMENT COMPANY AND  
FALBA HANNETT  
(07-23-03, 03C-223)



"C" 5



VICINITY MAP SCALE: 1"=750' ZONE ATLAS: N-8

**SUBDIVISION DATA**

GROSS ACREAGE 56.3327 Acres  
 ZONE ATLAS NO. N-8-Z  
 NO. OF EXISTING PARCELS 2 PARCELS  
 NO. OF LOTS/TRACTS/PARCELS CREATED 189 LOTS, 8 TRACTS, 1 PARCEL  
 NO. OF PARCEL ELIMINATED 2  
 MILES OF FULL WIDTH STREETS CREATED 1.35  
 AREA DEDICATED TO CITY OF ALBUQUERQUE 7.9286 Acres  
 DATE OF SURVEY November, 2003  
 ZONING R-D/RLT  
 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 dedicate all streets and public rights-of-way and public marks shown hereon to the City of Albuquerque in fee simple with warranty covenants 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, and the right to trim interfering trees and shrubs. Said owner(s) and/or proprietor(s) do hereby consent to all of the foregoing and do hereby certify that this subdivision is their free act and deed. Said owners(s) warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided.

OWNER: KB HOME New Mexico Inc  
 BY: Gary C. Jenkins  
 TITLE: Director of Land Development

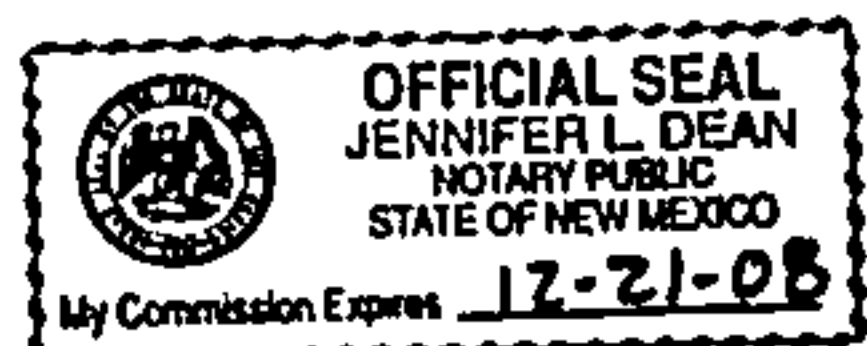
*[Signature]* 6/19/2006  
 Gary C. Jenkins DATE

**OWNER'S ACKNOWLEDGMENT**

STATE OF NEW MEXICO  
 COUNTY OF: BERNALILLO

This instrument was acknowledged before me on June 19, 2006  
 By Gary C. Jenkins, Director of Land Development, KB HOME New Mexico Inc, A New Mexico Corporation on behalf of said corporation

*[Signature]* 12-21-08  
 NOTARY PUBLIC MY COMMISSION EXPIRES



**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 PARCELS 6 AND 9, 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 May 04, 2005 in Book 2005C, Page 138 and containing 56.3327 acres more or less.

**PURPOSE OF PLAT**

1. SUBDIVIDE ONE (1) PARCEL INTO ONE HUNDRED AND SEVENTY FOUR (174) LOTS, EIGHT (8) TRACTS FOR HOME OWNERS ASSOCIATION AND PUBLIC UTILITY EASEMENT.
2. GRANT NEW EASEMENTS AS SHOWN HEREON
3. DEDICATE NEW RIGHT-OF-WAY AS SHOWN HEREON.

**FEMA FLOODPLAIN AND LOMR NOTES**

1. FINAL CONFIRMATION AND RELEASE OF A.M.A.F.C.A.'S DRAINAGE EASEMENTS WILL BE COMPLETED UPON ISSUANCE OF A LETTER OF MAP REVISION (LOMR) BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND UPON ISSUANCE OF A QUITCLAIM DEED FROM A.M.A.F.C.A.
2. UNTIL SUCH TIME THAT THE LOMR IS ISSUED BY FEMA TO REMOVE THE FLOODPLAIN, THIS AREA AND ANY FUTURE LOTS THAT DEVELOP IN THIS AREA, FLOOD INSURANCE MAY BE REQUIRED

**SURVEY NOTES**

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
2. Distances are ground distances.
3. Bearings and distances in parenthesis are record.
4. Basis of boundary are the following plats of record entitled:
  - "ANDERSON HEIGHTS UNIT 2", (03-17-2006, BK-2006C PG-87)
  - "ANDERSON HEIGHTS UNIT 1", (05-04-2005, BK-2005C PG-138)
  - "ANDERSON HEIGHTS UNIT 1-A", (08-05-2005, BK-2005C PG-272)
  - "ANDERSON HEIGHTS UNIT 5", (12-21-2005, BK-2005C PG-403)
  - "LANDS OF RIO BRAVO PARTNERS", (04-17-96, 96C-160)
  - "ROSNER TRACT, TRACT A-1, A-2 AND B-1", (03-27-03, 03C-80)
  - "LANDS OF SALAZAR FAMILY TRUST, SALAZAR QUATRO TRUST, JSJ INVESTMENT COMPANY AND FALBA HANNETT" (07-23-03, 03C-223)
  - "ANDERSON HEIGHTS, PARCELS A AND B", (12-03-03, 2003C - 361))
 all being records of Bernalillo County, New Mexico.
5. Field Survey performed on November, 2003.
6. Title Report: None provided.
7. UTILITY COUNCIL LOCATION SYSTEM LOG NO.: 2003473085

**NOTE:**

1. THE PROPERTY ON THIS PLAT IS SUBJECT TO A PRE-DEVELOPMENT FACILITIES FEE AGREEMENT WITH THE ALBUQUERQUE PUBLIC SCHOOLS, RECORDED AT (8-17-2007, Doc# 2007119935)
2. SOLAR NOTE NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERRECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT OR SITE DEVELOPMENT PLAN FOR SUBDIVISION
3. TOTAL REMAINING OPEN SPACE REQUIREMENTS ARE MET VIA THE PROVISION OF DETACHED OPEN SPACE PER THE PROVISIONS OF SECTION 14-16-3-8(A)(3)

PLAT FOR  
**ANDERSON HEIGHTS UNIT 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  
 June, 2006

THIS IS TO CERTIFY THAT THESE ARE CURRENT AND  
 FROM OFFICE # 1185 SUITE 205 1213  
 KB HOME NEW MEXICO  
 12-19-07

**APPROVED AND ACCEPTED BY:**

APPROVAL AND CONDITIONAL ACCEPTANCE as specified by the Albuquerque subdivision Ordinance, Chapter 14 Article 14 of the Revised Ordinances of Albuquerque, New Mexico, 1994.

Project Number: 1002739

Application Number: 07DRB-70207

**PLAT APPROVAL**

**Utility Approvals:**

<i>[Signature]</i> PNM Electric Services	10-08-07 Date
<i>[Signature]</i> PNM Gas Services	10-08-07 Date
<i>[Signature]</i> Qwest Telecommunications	10/8/07 Date
<i>[Signature]</i> Comcast	10-7-07 Date

**City Approvals:**

<i>[Signature]</i> City Surveyor	8-7-06 Date
<i>[Signature]</i> Real Property Division	11-1-06 Date
<i>[Signature]</i> Traffic Engineering, Transportation Division	8-2-07 Date
<i>[Signature]</i> Water Utility Department ABCUSA	8-27-07 Date
<i>[Signature]</i> Christina Sandoval Parks and Recreation Department	9/14/07 Date
<i>[Signature]</i> Bradley d. Bingham AMAFA	8/29/07 Date
<i>[Signature]</i> Bradley d. Bingham City Engineer	8/29/07 Date
<i>[Signature]</i> DRB Chairperson, Planning Department	11-1-06 Date

**SURVEYOR'S CERTIFICATION:**

"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico, and is true and correct to the best of my knowledge and belief."

*[Signature]* 08-07-06  
 Timothy Aldrich P.L.S. No. 7719  
 REGISTERED PROFESSIONAL LAND SURVEYOR

**ALDRICH LAND SURVEYING**

P.O. BOX 30701, ALBU., N.M. 87190  
 505-884-1990

DOC# 2007142916

10/09/2007 04:01 PM Page 1 of 7  
 PLAT # 237 00 8 2007C P 0291 H Toulouse, Bernalillo County

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"C" 6

PLAT FOR  
**ANDERSON HEIGHTS UNITS 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  
 August, 2007

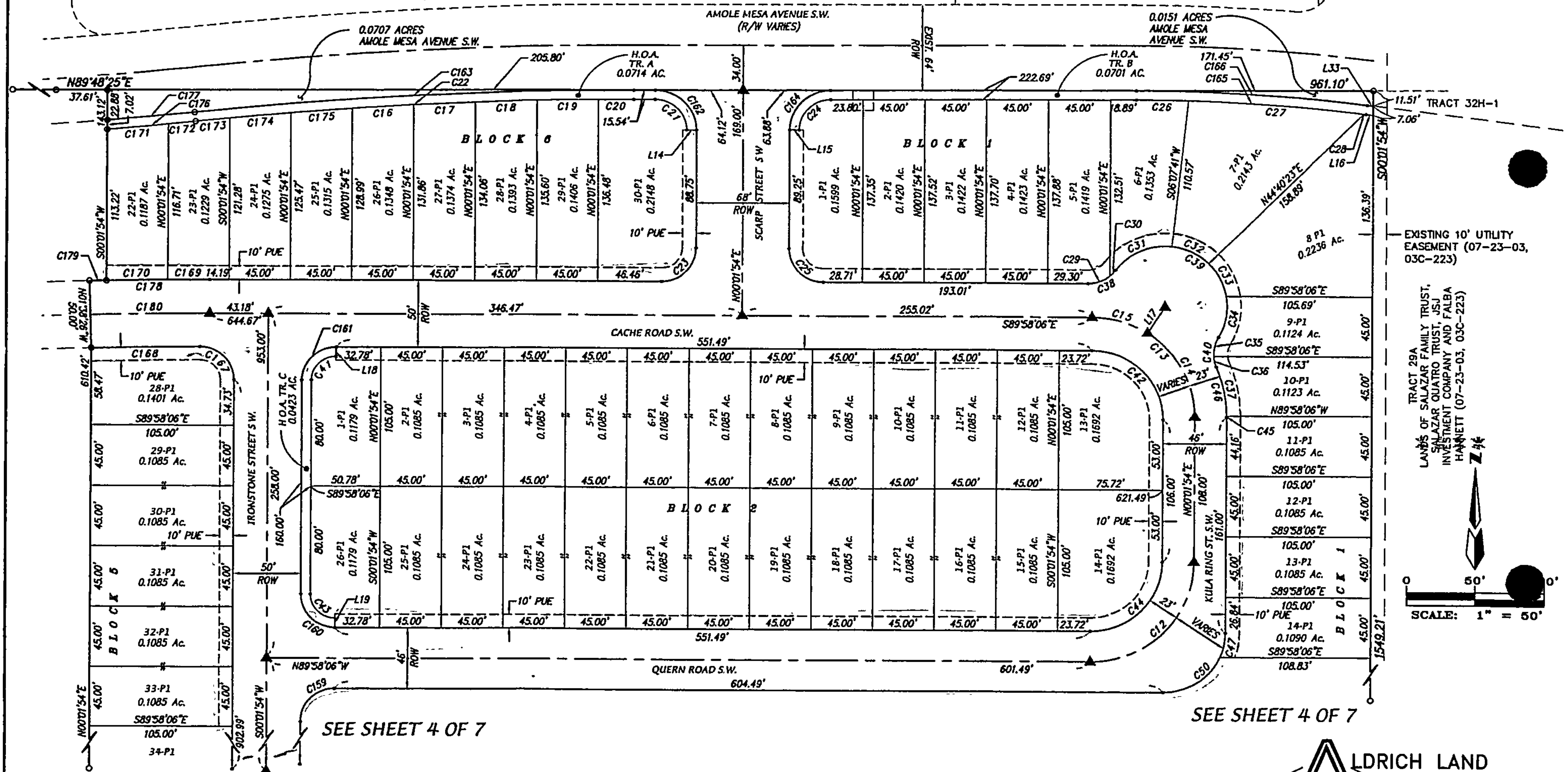
ALL STREETS AND ROADS SHOWN  
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HOMEOWNERS ASSOCIATION TRACTS A, B, C, D,  
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 AND PUBLIC UTILITY EASEMENT GRANTED BY THIS  
 PLAT AND TO BE OWNED AND MAINTAINED BY  
 THE HOMEOWNERS ASSOCIATION.

PROPERTY CORNERS  
 ○ FOUND REBAR WITH CAP  
 \*ALS LS 7719" (TYP)

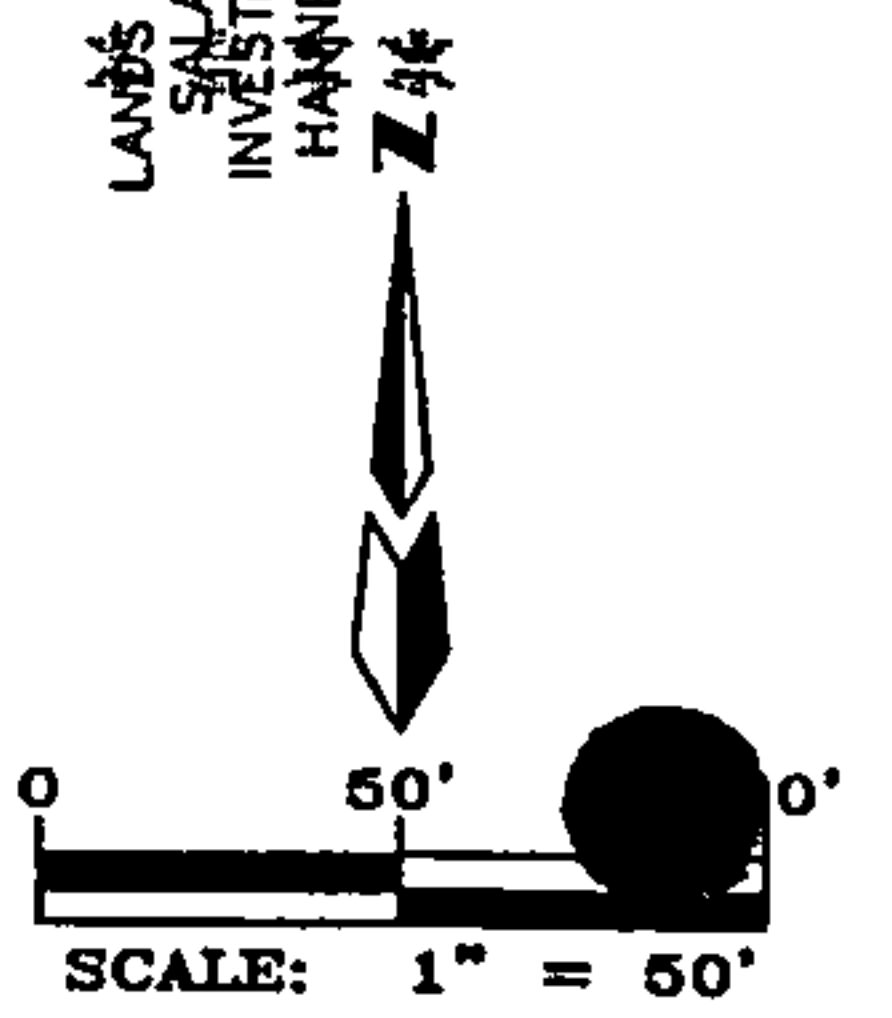
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 10/09/2007 04:01 PM Page 3 of 7  
 PLAT # 137 00 B 2007C P 0291 M Toulouse, Bernalillo County

TRACT B  
 SIERRA RANCH UNIT 1  
 ( / / 2005, BK-2005C, PG- )



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

TRACT 29A  
 LANDS OF SALAZAR FAMILY TRUST,  
 SALAZAR QUATRO TRUST, JSJ  
 INVESTMENT COMPANY AND FALBA  
 HANNETT (07-23-03, 03C-223)



SEE SHEET 4 OF 7

SEE SHEET 4 OF 7

NOTE: ▲  
 CENTERLINE (IN LIEU OF R/W) MONUMENTATION IS TO BE INSTALLED  
 AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET  
 INTERSECTIONS AS SHOWN HEREON, AND WILL CONSIST OF A FOUR  
 INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE",  
 "CENTERLINE MONUMENT", "DO NOT DISTURB", "PLS # 7719".

SEE SHEET 7 OF 7 FOR CURVE & LINE TABLE

ABBREVIATIONS  
 10' PUE = PUBLIC UTILITY EASEMENTS  
 ROW = RIGHT-OF-WAY  
 H.O.A. = HOME OWNERS ASSOCIATION  
 C.O.A. = CITY OF ALBUQUERQUE

□ FEMA FLOODPLAIN  
 SEE FEMA FLOODPLAIN  
 AND LOMR NOTES ON  
 COVER SHEET

**ALDRICH LAND SURVEYING**  
 P.O. BOX 30701, ALBQ., N.M. 87190  
 505-884-1990

Dwg: 50base.dwg	Drawn: STEPHEN	Checked: ALS	Sheet 3 of 7
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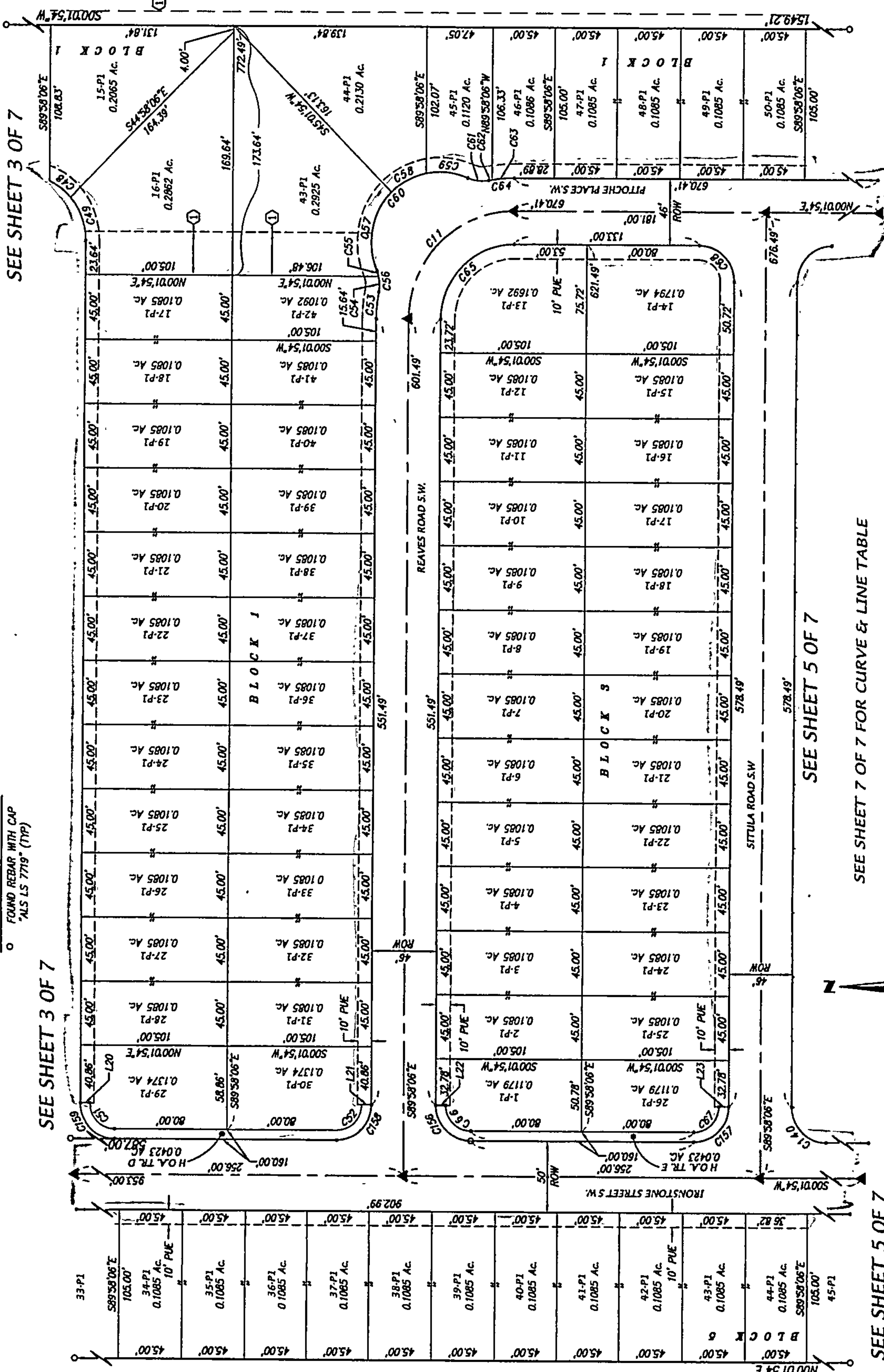
"C" 7

PLAT FOR  
**ANDERSON HEIGHTS UNITS 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  
 August, 2007

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 THE HOMEOWNERS ASSOCIATION.

ALL STREETS AND ROADS SHOWN  
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 SIMPLE WITH WARRANTY COVENANTS  
 AS PUBLIC RIGHT-OF-WAY

PROPERTY CORNERS  
 O FOUND REBAR WITH CAP  
 "ALS LS 7719" (TIP)



SEE SHEET 3 OF 7

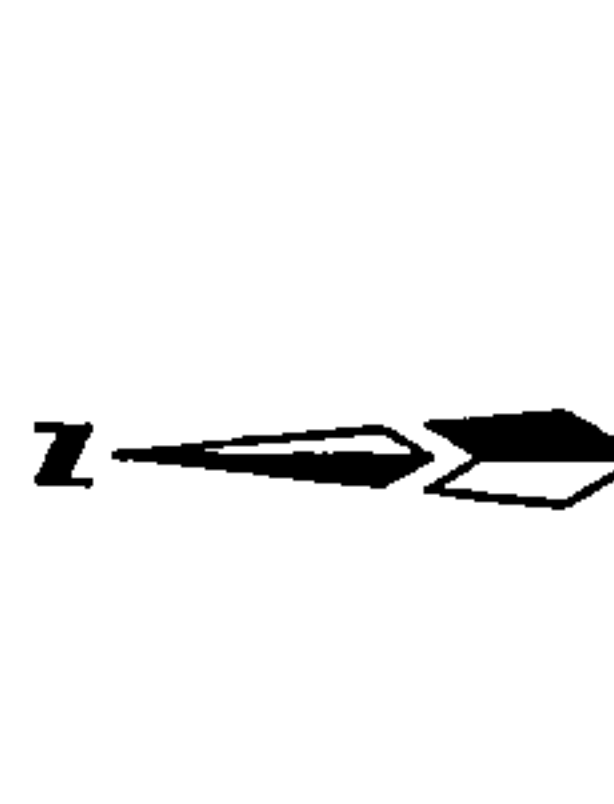
SEE SHEET 3 OF 7

SEE SHEET 5 OF 7

SEE SHEET 7 OF 7 FOR CURVE & LINE TABLE

SEE SHEET 5 OF 7

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TRACT 29A  
 LANDS OF SALAZAR FAMILY TRUST,  
 SALAZAR QUATRO TRUST, JSJ INVESTMENT COMPANY AND FALBA HANNETT  
 (07-23-03, 03C-223)

NEW 30' PUBLIC STORM DRAIN  
 GRANTED TO C.O.A. AND PUBLIC  
 SANITARY SEWER EASEMENT GRANTED  
 EXCLUSIVELY TO C.O.A. WITH THIS  
 PLAT



P.O. BOX 30701, ALBQ., N.M. 87190  
 505-884-1990

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 Sheet 4 of 7

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PLAT FOR  
**ANDERSON HEIGHTS UNITS 9**  
 WITHIN THE  
 TOWN OF ATRISCO GRANT  
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 August, 2007

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 (07-23-03, 03C-223)



P.O. BOX 30701, ALBQ., N.M. 87190  
 505-884-1990

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 Date: 8/29/2007  
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 Sheet 5 of 7

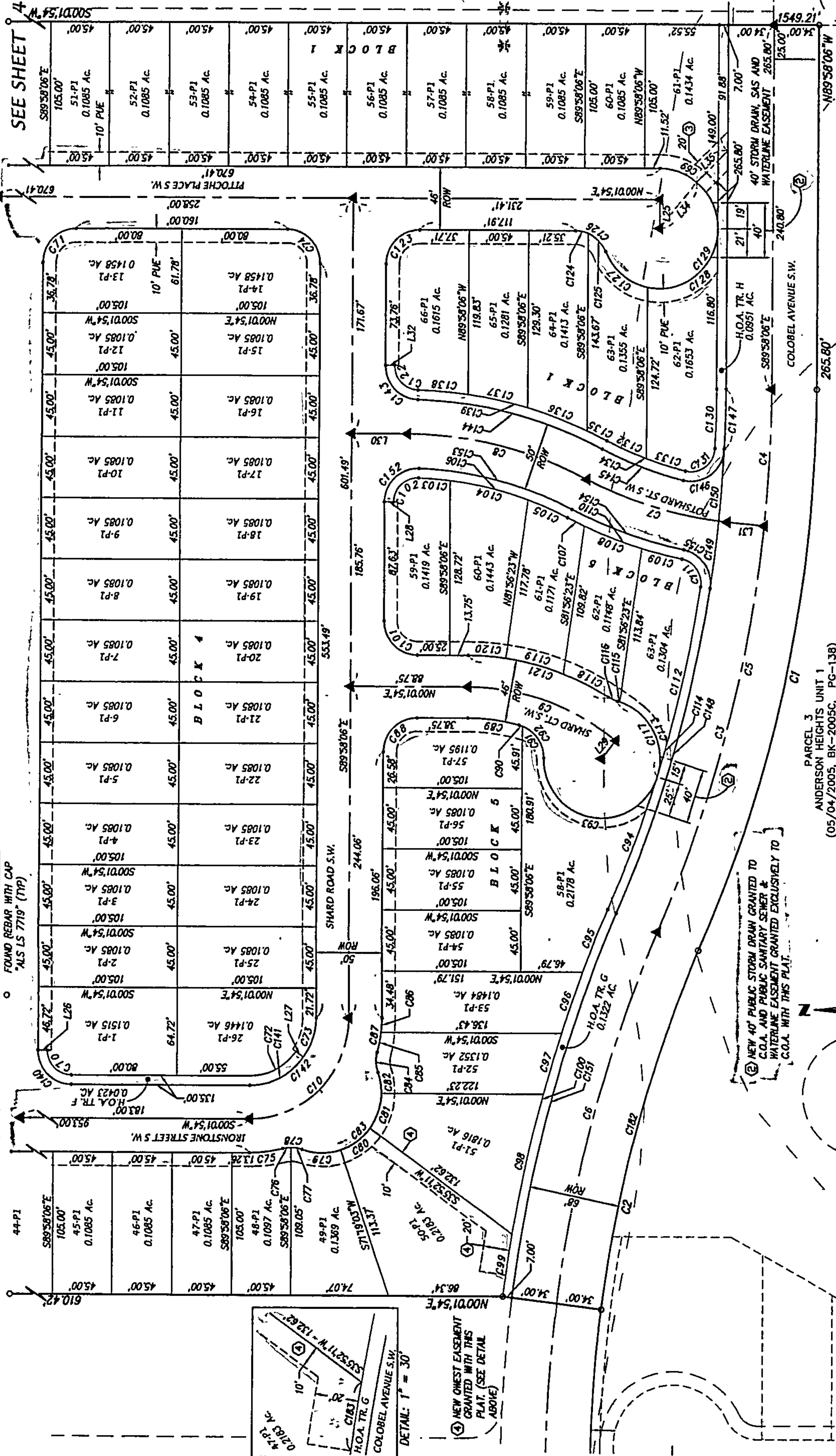
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SEE SHEET 4 OF 7

PROPERTY CORNERS  
 O FOUND REBAR WITH CAP  
 \*ALS LS 7719\* (TIP)

SEE SHEET 4 OF 7



SEE SHEET 7 OF 7 FOR CURVE & LINE TABLE

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 AND LAMP NOTES ON  
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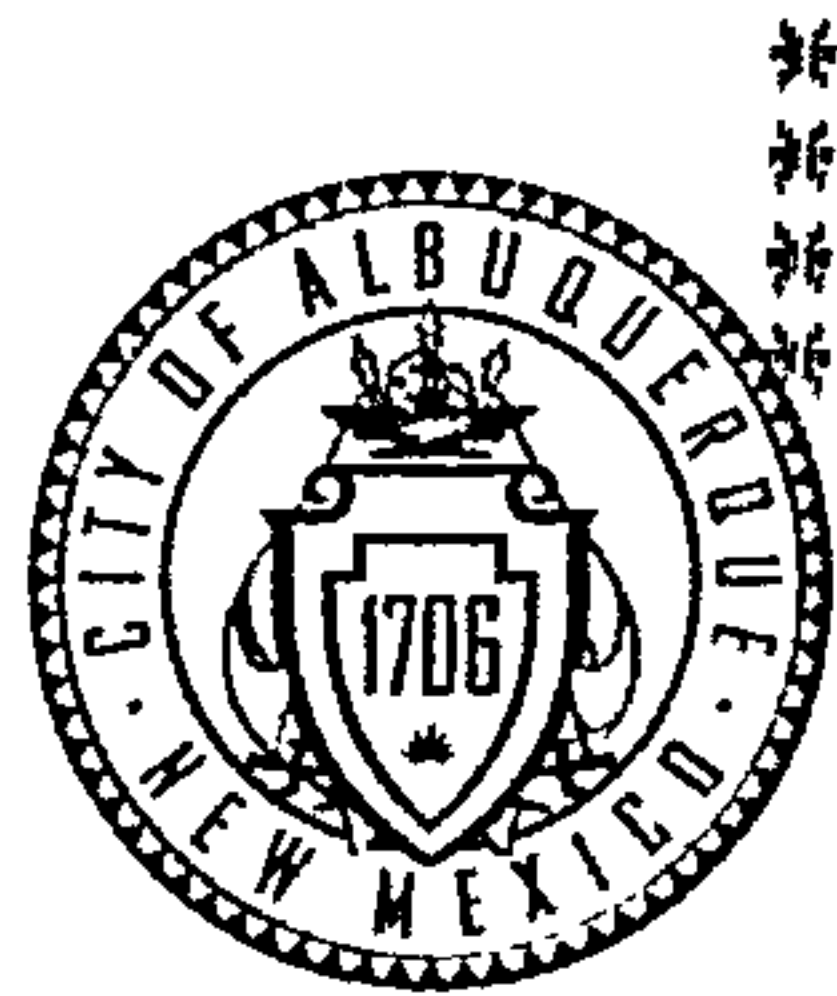


NEW 20' PUBLIC SANITARY SEWER EASEMENT GRANTED EXCLUSIVELY TO C.O.A. WITH THIS PLAT.

NEW 40' PUBLIC STORM DRAIN GRANTED TO C.O.A. AND PUBLIC SANITARY SEWER & WATERLINE EASEMENT GRANTED EXCLUSIVELY TO C.O.A. WITH THIS PLAT.

NEW ONEFT EASEMENT GRANTED WITH THIS PLAT. (SEE DETAIL ABOVE)

"C" 9



**INTER-OFFICE MEMORANDUM**

**COMMENTING AGENCIES**

TRANSPORTATION DEVELOPMENT .....*John MacKenzie*  
TRANSIT & PARKING DEPARTMENT .....*Shabih Rizvi*  
COUNCIL OF GOVERNMENTS.....*Kendra Watkins/Andrew Gingerich*  
AMAFCA.....*Lynn Mazur*  
APD CRIME PREVENTION.....*Steve Sink*  
OPEN SPACE DIVISION.....*Kent Reed Swanson*  
FIRE DEPARTMENT.....*Antonio Chinchilla*  
ZONING ENFORCEMENT INSPECTOR.....*David Kilpatrick*  
NEIGHBORHOOD COORDINATION.....*Stephani Winklepleck*  
PNM.....*Daniel Aragon*  
NEW MEXICO GAS COMPANY.....*Patrick Sanchez*  
ALBUQUERQUE PUBLIC SCHOOLS.....*April Winters*  
COMCAST CABLE.....*Mike Mortus*  
Mid.Rio Grande Conserv. Dist. (MRGCD).....*Ray Gomez*  
ENVIRONMENTAL HEALTH.....*Paul Olson*

*Your comments on the following case(s) are requested. Board hearing date:*

PROJECT # 1002739

**WEDNESDAY, July 16, 2014**

Comments must be received by:

**Friday, July 9, 2014**



Supplemental Form (SF)

**SUBDIVISION**

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

**SITE DEVELOPMENT PLAN**

- for Subdivision
- for Building Permit
- Administrative Amendment/Approval (AA)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

**STORM DRAINAGE (Form D)**

- Storm Drainage Cost Allocation Plan

**S Z ZONING & PLANNING**

- Annexation
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
- Street Name Change (Local & Collector)
- APPEAL / PROTEST of...**
  - Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

**APPLICATION INFORMATION:**

Professional/Agent (if any): Mark Goodwin and Associates, PA PHONE: 828-2200  
 ADDRESS: PO Box 901006 FAX: \_\_\_\_\_  
 CITY: Albuquerque STATE nm ZIP 87199 E-MAIL: kbrasheare.goodwinengineers.com

APPLICANT: KB Home PHONE: 303-232-1130  
 ADDRESS: 7807 Peakview Ave Suite 300 FAX: \_\_\_\_\_  
 CITY: Centennial STATE CO ZIP 80111 E-MAIL: mbarberae.kbhome.com  
 Proprietary interest in site: owner List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: vacation request of public easements and undeveloped right of ways in Anderson Heights Unit 4, 6, & 9

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

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

Lot or Tract No. Parcels 4 and 6, Anderson Hts Unit 1 Block: \_\_\_\_\_ Unit: 9  
 Subdiv/Addn/TBKA: Anderson Heights  
 Existing Zoning: R-LT/R-D Proposed zoning: R-LT/R-D MRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s): N-8 UPC Code: 100805447823341537

**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  
07026-70207

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill?  No  
 No. of existing lots: 189 No. of proposed lots: 189 Total site area (acres): 56.33  
 LOCATION OF PROPERTY BY STREETS: On or Near: Colobel Ave  
 Between: Ironstone St. and Pitchoe Pl.

Check if project was previously reviewed by: Sketch Plat/Plan  or Pre-application Review Team(PRT)  Review Date: \_\_\_\_\_

SIGNATURE Diane Koelzer DATE 6-19-14  
 (Print Name) Diane Koelzer Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

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

Application case numbers	Action	S.F.	Fees
<u>14023 - 70216</u>	<u>VPE</u>	_____	<u>\$ 45.00</u>
<u>_____ - 70217</u>	<u>VROW</u>	_____	<u>\$ 300.00</u>
<u>_____ - _____</u>	<u>ADV</u>	_____	<u>\$ 75.00</u>
<u>_____ - _____</u>	<u>CMF</u>	_____	<u>\$ 20.00</u>
<u>_____ - _____</u>	_____	_____	<u>\$ _____</u>
			Total
			<u>\$ 440.00</u>

Hearing date July 16, 2014

[Signature] 6-20-14  
 Staff signature & Date

Project # 1002739

Revised: 4/2012

FORM V: SUBDIVISION VARIANCES & VACATIONS

36  
36  
36  
36

BULK LAND VARIANCE (DRB04)

(PUBLIC HEARING CASE)

- Application for Minor Plat on FORM S-3, including those submittal requirements. 24 copies
- Letter briefly describing and explaining: the request, compliance with the Development Process Manual, and all improvements to be waived.
- Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

**DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

VACATION OF PUBLIC EASEMENT (DRB27) !

VACATION OF PUBLIC RIGHT-OF-WAY (DRB28) !

- The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies.**  
(Not required for City owned public right-of-way.)
- Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.

**DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

SIDEWALK VARIANCE (DRB20)

SIDEWALK WAIVER (DRB21)

- Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") 6 copies
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the variance or waiver
- List any original and/or related file numbers on the cover application

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

SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)

- Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14") **24 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the variance
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

**DRB meetings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)

EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)

- Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the deferral or extension
- List any original and/or related file numbers on the cover application

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

VACATION OF PRIVATE EASEMENT (DRB26)

VACATION OF RECORDED PLAT (DRB29)

- The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") **6 copies**
- Scale drawing showing the easement to be vacated (8.5" by 11") **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter/documents briefly describing, explaining, and justifying the vacation **6 copies**
- Letter of authorization from the grantors and the beneficiaries (private easement only)
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.

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

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

Diane Hoelzer  
Applicant name (print)  
Diane Hoelzer 6-19-14  
Applicant signature / date



Form revised 4/07

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

Application case numbers  
14DRB - 70216  
14DRB - 70217

V. [Signature] 6-20-14  
Planner signature / date  
Project # 1002739

# SIGN POSTING AGREEMENT

## REQUIREMENTS

### POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of \$3.75 each.

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from July 1, 14 To July 16, 14

5. REMOVAL

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

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

Kay Bras (Applicant or Agent) 6-20-14 (Date)

I issued 3 signs for this application, 6-20-14 (Date) KCJ (Staff Member)

PROJECT NUMBER: 1002759



# DEVELOPER INQUIRY SHEET

(To be completed prior to application submittal)

The Office of Neighborhood Coordination (ONC) located in Room 120 (basement) of the Plaza Del Sol Building, 600 Second Street NW, Fax: (505) 924-3913 - will need the following information **BEFORE** neighborhood and/or homeowner association information will be released to the applicant/agent on any project being presented to the Planning Department of the City of Albuquerque. If you have any questions, please feel free to contact our office at (505) 924-3914. Your Developer Inquiry is for the following:

Cell Tower & Type:  Free-Standing Tower -OR-  Concealed Tower

Private Development  EPC  DRB  LUCC  Liquor Submittal

Administrative Amendments (AA's)

City Project

Special Exception Application (ZHE)

---

CONTACT NAME: Kay Brashear  
COMPANY NAME: Mark Goodwin & Associates, PA  
ADDRESS/ZIP: P.O. Box 90606, Albuquerque, NM 87199  
PHONE: (505) 828-2200 FAX: (505) 797-9539

---

## LEGAL DESCRIPTION INFORMATION

PLEASE FORWARD INFORMATION ON ANY NEIGHBORHOOD AND/OR HOMEOWNER ASSOCIATION IN THE AREA OF THE PROPERTY DESCRIBED BELOW:

### LEGAL DESCRIPTION

Anderson Heights Unit 9

LOCATED ON Colobel Ave

Street Name or Other Identifying Landmark

BETWEEN Ironstone Street AND Street

Name or Other Identifying Landmark

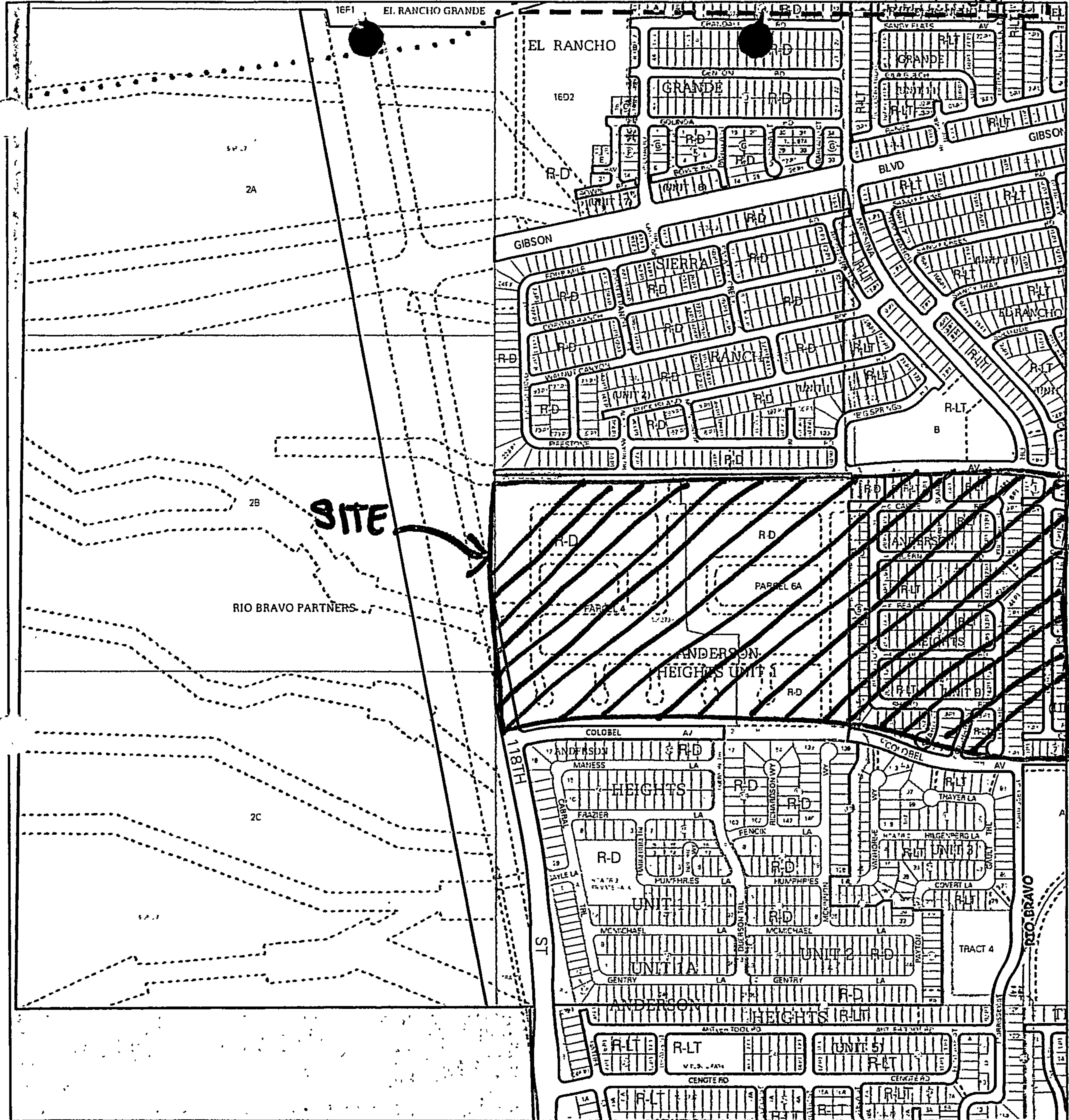
Pitoche Place

Street Name or Other Identifying Landmark

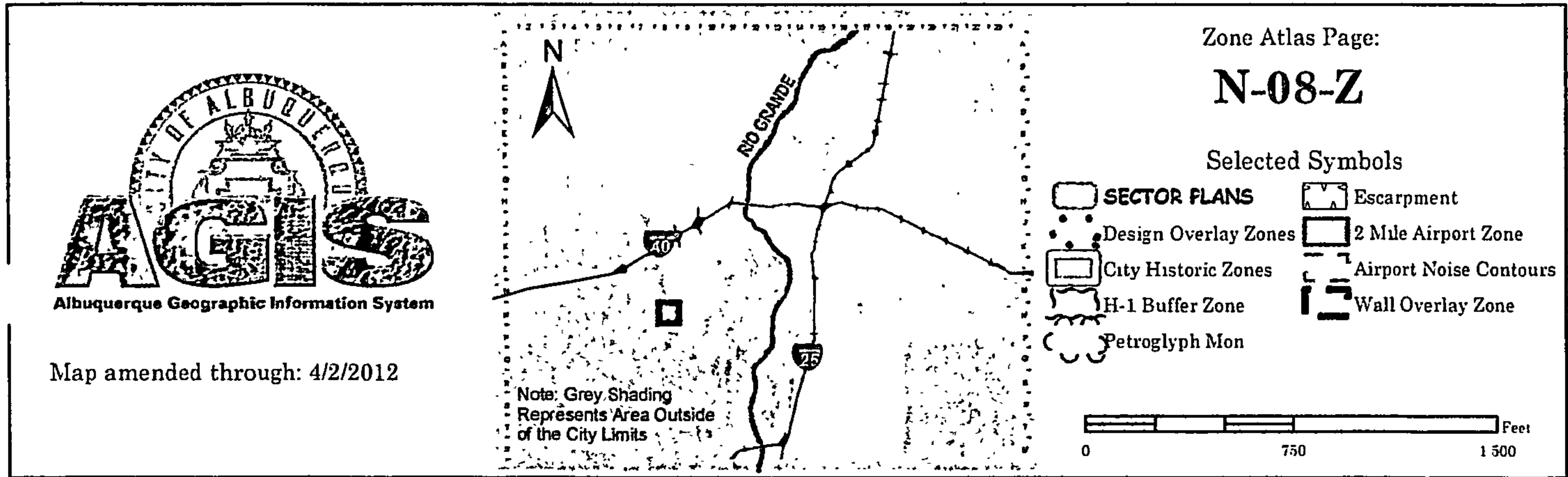
THE SITE IS INDICATED ON THE FOLLOWING ZONE ATLAS PAGE ( N-8 ).

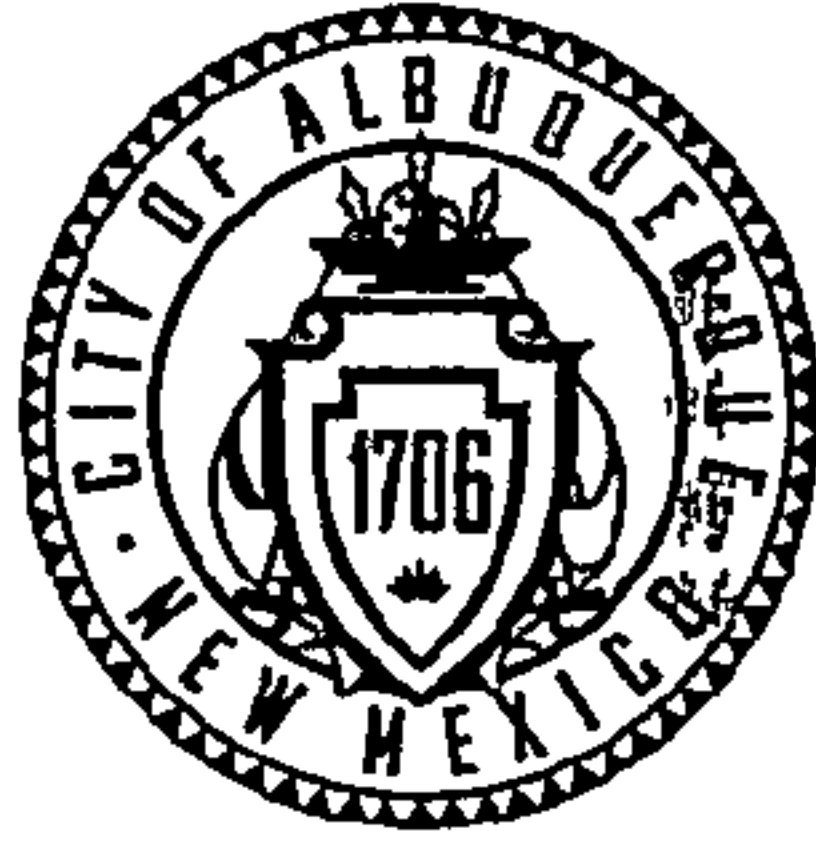
(PLEASE MARK/HATCH ZONE MAP WHERE PROPERTY IS LOCATED)

(Zone Map MUST be provided with request)



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





## City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

**PLEASE NOTE:** The Neighborhood and/or Homeowner Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter – you will need to get an updated letter from our office.

June 4, 2014

Kay Brashear  
Mark Goodwin and Associates, PA  
P.O. Box 90606/87199  
Phone: 828-2200/Fax: 797-9539  
E-mail: [kbrashear@goodwinengineers.com](mailto:kbrashear@goodwinengineers.com)

Dear Kay:

Thank you for your inquiry of **June 4, 2014** requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of *§14-8-2-7 of the Neighborhood Association Recognition Ordinance* by your proposed project at **(DRB SUBMITTAL) – ANDERSON HEIGHTS, UNIT 9, LOCATED ON COLOBEL AVENUE SW BETWEEN IRONSTONE STREET SW AND PITOCHÉ PLACE SW** zone map **N-8**.

Our records indicate that the **Neighborhood and/or Homeowner Associations** affected by this submittal and the contact names are as follows:

**ANDERSON HILLS N.A. "R"**

Celeste Wheeler, 3209 Lazy Day Dr. SW/87121 452-0175 (h)  
Carla Sanchez, 8416 Llano Vista Ave. SW/87121 315-9258 (h)

**ORCHARDS AT ANDERSON HEIGHTS SUBASSOC., INC.**

Chris Perkins, 2924 Margerum Trail SW/87121  
Arturo Cardenas, 10724 McMichael SW/87121

Please note that according to *§14-8-2-7 of the Neighborhood Association Recognition Ordinance* you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing. If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at [swinklepleck@cabq.gov](mailto:swinklepleck@cabq.gov) or by fax at (505) 924-3913.

Sincerely,  
*Stephani Winklepleck*  
Stephani Winklepleck  
Neighborhood Liaison  
OFFICE OF NEIGHBORHOOD COORDINATION  
Planning Department

**Letters must be sent to BOTH contacts of each NA/HOA's for this Planning Submittal**

planningrnaform(03/20/14)





D. Mark Goodwin & Associates, P.A.  
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199  
(505) 828-2200 FAX 797-9539

\*\*\*

*~ 2012 ACEC/NM Award Winner for Engineering Excellence ~  
~ 2008 ACEC/NM Award Winner for Engineering Excellence ~*

June 19, 2014

Mr. Jack Cloud  
DRB Chair  
City of Albuquerque  
PO Box 1293  
Albuquerque, NM 87103

**Re: Anderson Heights Unit 4 – Vacation Plat  
(DRB 1002739) Zone Atlas N-8**

Dear Mr. Cloud:

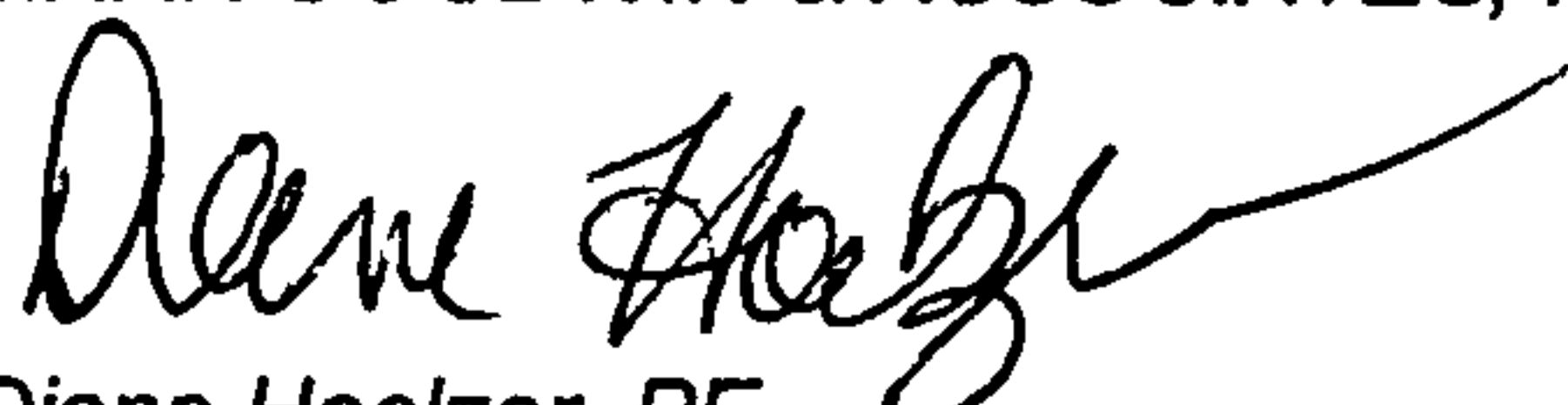
*This site was previously known as Anderson Heights Unit 4, 6 and 9. It is located north of Rio Bravo off of 118<sup>th</sup> Street, between Colobel Avenue and Amole Mesa Avenue and encompasses approximately 89 acres. We are now coming before the DRB with a completely new layout. In the previous project, the Unit 9 final plat was completely signed off and recorded and the associated construction plans were approved, but no infrastructure was ever built. Unit 4 and 6 had an approved site development plan and preliminary plat.*

*There was a DRB sketch plat hearing during March of this year on the new layout. On behalf of our clients, KB Homes, we are now requesting a vacation of all the easements in Units 4 and 6 and the right of way that was dedicated in the Unit 9 final plat and creating two new Tracts A-1 and B-1. In addition, at this time, a 3 acre Tract UU is being created and will become the Memorial Park in honor of the women lost and later found in this area a number of years ago.*

*A completely new preliminary plat submittal for the above referenced project will be submitted to the DRB in the very near future.*

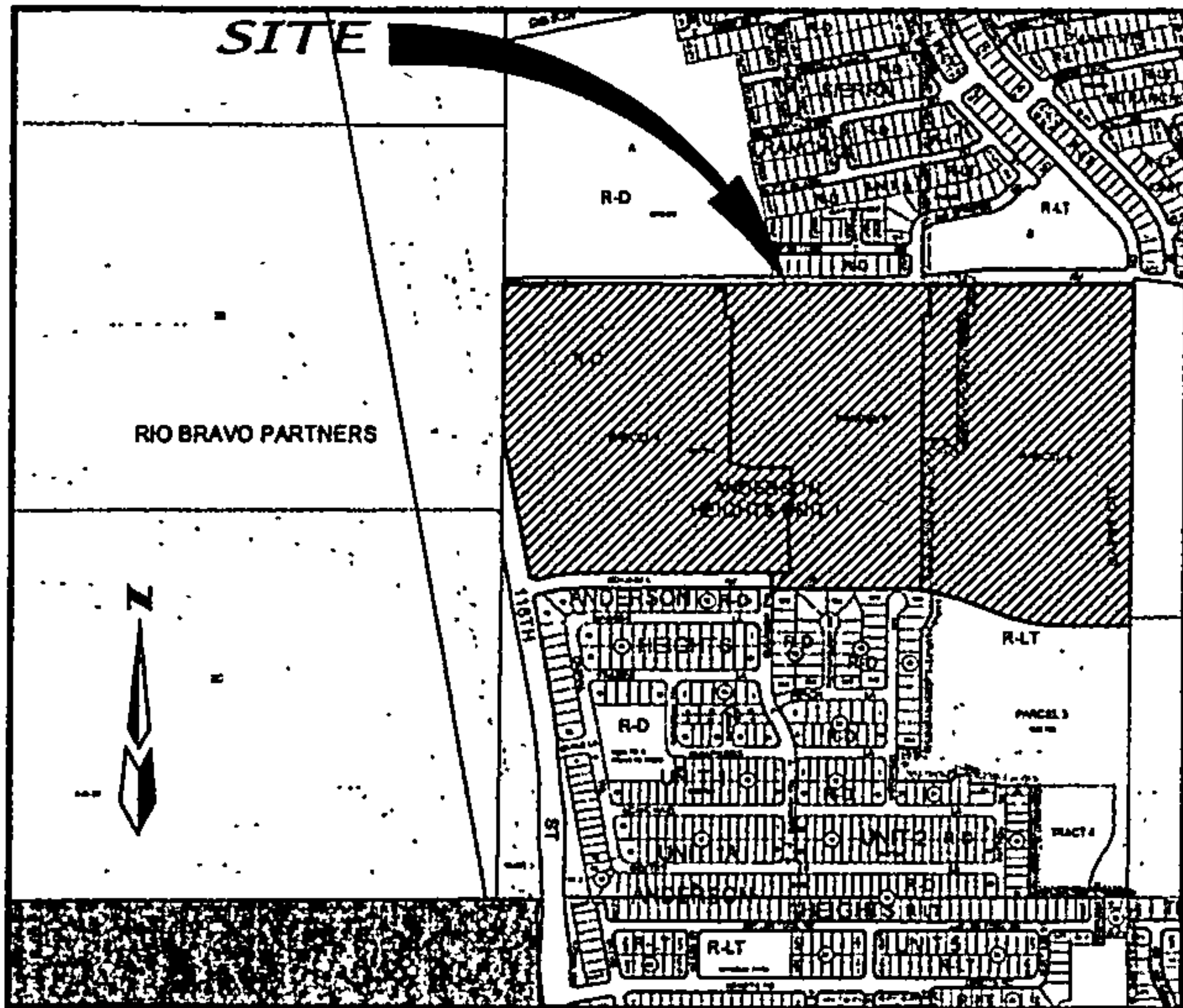
*Please contact our office if you have any questions or comments.*

Sincerely,  
MARK GOODWIN & ASSOCIATES, PA

  
Diane Hoelzer, PE  
Senior Engineer

DLH/dlh

Attachments



VICINITY MAP SCALE: 1"=750' ZONE ATLAS: N-8

**SUBDIVISION DATA**

GROSS ACREAGE.....	89.0114 ACRES
ZONE ATLAS NO.....	N-8-Z
NO. OF EXISTING PARCELS.....	2
NO. OF EXISTING LOTS.....	174
NO. OF EXISTING TRACTS.....	8
AREA OF PUBLIC RIGHT-OF-WAY VACATED.....	5.5710 AC
AREA OF PUBLIC EASEMENTS VACATED.....	16.5837 AC
NO. OF TRACTS CREATED.....	2
MILES OF FULL WIDTH STREETS CREATED.....	0
AREA DEDICATED TO CITY OF ALBUQUERQUE.....	0 Acres
DATE OF SURVEY.....	MARCH, 2014
ZONING.....	R-DVR-LT
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 dedicate all streets and public rights-of-way and public parks shown hereon to the City of Albuquerque in fee simple with warranty covenants 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, and the right to trim interfering trees and shrubs. Said owner(s) and/or proprietor(s) do hereby consent to all of the foregoing and do hereby certify that this subdivision is their free act and deed. Said owners(s) warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided.

OWNER: KB HOME Colorado Inc  
 BY: Matt Mandino  
 TITLE: Division President

*Matt Mandino* 6/10/2014  
 Matt Mandino DATE

**OWNER'S ACKNOWLEDGMENT**

STATE OF ~~NEW MEXICO~~ Colorado  
 COUNTY OF ~~BERNALLEO~~ Arapahoe

This instrument was acknowledged before me on June 10<sup>th</sup>, 2014  
 By Matt Mandino, Division President, KB HOME Colorado Inc, A Colorado Corporation on behalf of said corporation

*Joseph Salzano* 01/28/2018  
 NOTARY PUBLIC MY COMMISSION EXPIRES

**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 4, 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 May 04, 2005 in Book 2005C, Page 138 and containing 32.6787 acres more or less, together with all of PARCEL 6A and all of LOTS 1-P1 thru 66-P1, Block 1, LOTS 1-P1 thru 26-P1, Block 2, LOTS 1-P1 thru 26-P1, Block 3, LOTS 1-P1 thru 26-P1, Block 4, LOTS 28-P1 thru 63-P1, Block 5 and LOTS 22-P1 thru 30-P1, Block 6, ANDERSON HEIGHTS UNIT 9 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 October 09, 2007 in Book 2007C, Pages 1-7 and containing 56.3327 acres more or less. GROSS combined area containing 89.0114 acres more or less.

**PURPOSE OF PLAT**

1. TO REPLAT 2 EXISTING PARCELS, ONE HUNDRED & SEVENTY FOUR (174) EXISTING LOTS AND EXISTING RIGHT-OF-WAYS AND EIGHT (8) TRACTS INTO TWO (2) TRACTS.
2. GRANT NEW EASEMENTS AS SHOWN HEREON
3. VACATE EXISTING EASEMENTS, PARCELS, TRACTS, RIGHT-OF-WAYS AND LOTS AS SHOWN HEREON.

**SURVEY NOTES**

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
2. Distances are ground distances.
3. Bearings and distances in parenthesis are record.
4. Basis of boundary are the following plats of record entitled:  
 "ANDERSON HEIGHTS UNIT 1", (05-04-2005, BK-2005C PG-138)  
 "ANDERSON HEIGHTS UNIT 9", (10-09-2007, BK-2007C PG 1-7)  
 all being records of Bernalillo County, New Mexico.
5. Field Survey performed on MARCH, 2014.
6. Title Report: None provided.
7. UTILITY COUNCIL LOCATION SYSTEM LOG NO.: 2003473085

**NOTE:**

1. THE PROPERTY ON THIS PLAT IS SUBJECT TO A PRE-DEVELOPMENT FACILITIES FEE AGREEMENT WITH THE ALBUQUERQUE PUBLIC SCHOOLS, RECORDED AT (6-17-2007, Doc# 2007119935).
2. SOLAR NOTE NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALL ON BUILDINGS OR ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT OR SITE DEVELOPMENT PLAN FOR SUBDIVISION.

JOSEPH SALZANO  
 NOTARY PUBLIC  
 STATE OF COLORADO  
 Notary ID 2014400382  
 My Commission Expires 8/1/2018

**ALDRICH LAND SURVEYING**  
 P.O. BOX 30701, ALBQ., N.M. 87190  
 505-884-1990

PROJ. #  
 1002739  
 7-16-14

PLAT OF  
 ANDERSON HEIGHTS UNIT 4  
 TRACTS A-1 AND B-1  
 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  
 JUNE, 2014

**APPROVED AND ACCEPTED BY:**

APPROVAL AND CONDITIONAL ACCEPTANCE as specified by the Albuquerque subdivision Ordinance, Chapter 14 Article 14 of the Revised Ordinances of Albuquerque, New Mexico, 1994.

Project Number: 1002739

Application Number: \_\_\_\_\_

**PLAT APPROVAL**

**Utility Approvals:**

PNM Electric Services	_____	Date	_____
PNM Gas Services	_____	Date	_____
Qwest Corporation d/b/a Century Link QC	_____	Date	_____
Comcast	_____	Date	_____
City Approvals:	<i>Don P. Asst</i>	Date	6-19-14
City Surveyor	_____	Date	_____
Real Property Division	_____	Date	_____
Environmental Health Department	_____	Date	_____
Traffic Engineering, Transportation Division	_____	Date	_____
Albuquerque Bernalillo County Water Utility Authority	_____	Date	_____
Parks and Recreation Department	_____	Date	_____
AMAFCA	_____	Date	_____
City Engineer	_____	Date	_____
DRB Chairperson, Planning Department	_____	Date	_____

**SURVEYOR'S CERTIFICATION:**

"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico, and is true and correct to the best of my knowledge and belief."

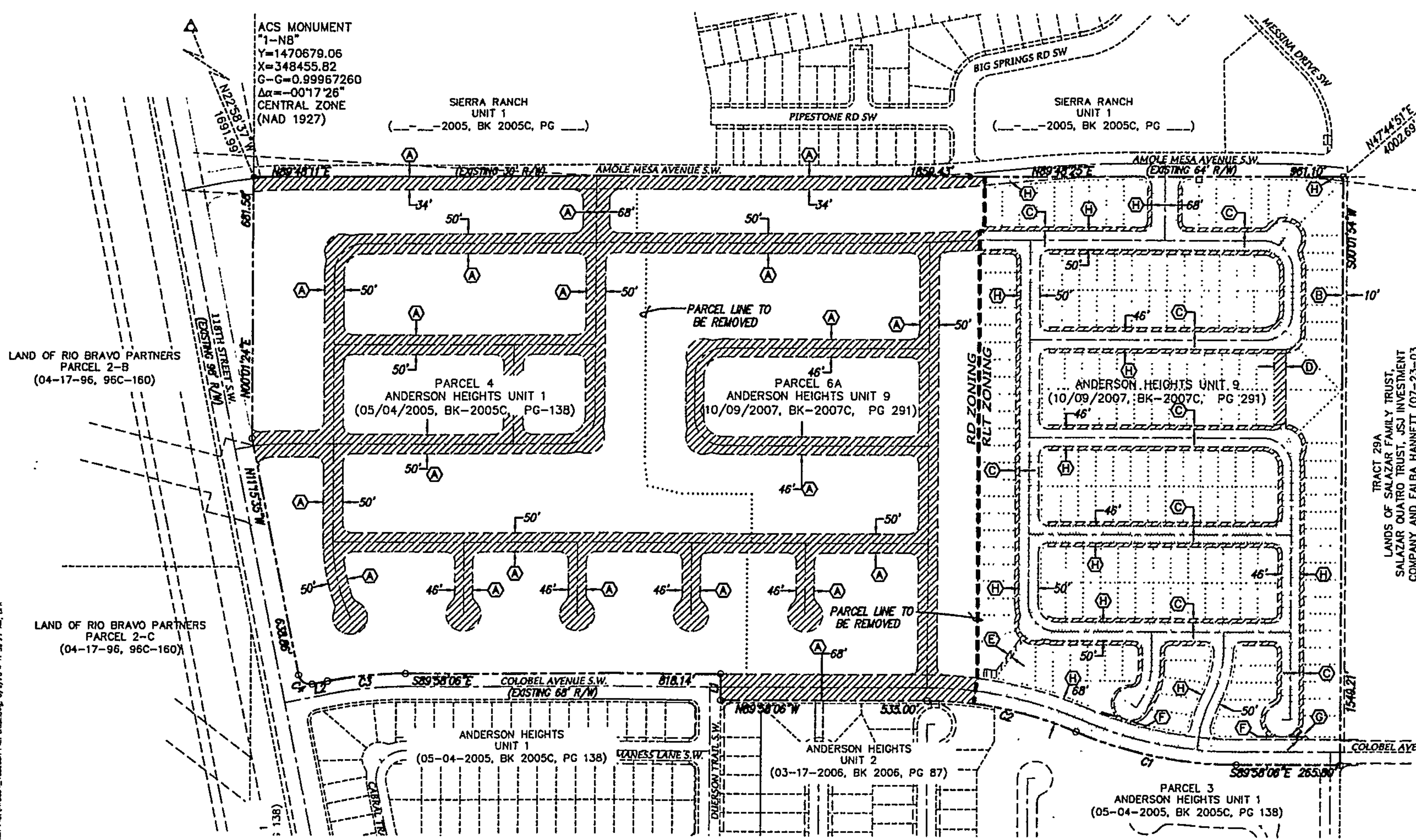
*Timothy Aldrich* 06/13/14  
 Timothy Aldrich B.L. No. 7719 Date

Dwg: A13034_Vacation_Cover.dwg	Drawn: DWAYNE	Checked: ALS	Sheet 1 of 3
Scale: AS SHOWN	Date: 06/09/14	Job: A14034	

PLAT OF  
**ANDERSON HEIGHTS UNIT 4**  
**TRACTS A-1 AND B-1**  
 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  
 JUNE, 2014

ACS MONUMENT  
 "1-NB"  
 Y=1470679.06  
 X=348455.82  
 G-G=0.99967260  
 $\Delta\alpha=-00^{\circ}17'26"$   
 CENTRAL ZONE  
 (NAD 1927)

ACS MONUMENT  
 "TRANS"  
 Y=1471822.67  
 X=354899.45  
 G-G=0.99967921  
 $\Delta\alpha=-00^{\circ}16'42"$   
 CENTRAL ZONE  
 ELEVATION=5118.370  
 (NAD 1927/SLD 1929)



- EASEMENTS**
- (A) EXISTING PUBLIC ACCESS EASEMENT, STORM DRAIN EASEMENT, PUBLIC SANITARY AND WATER LINE EASEMENT (05/04/2005, BK-2005C, PG-138) VACATED (V-\_\_\_\_\_)
  - (B) EXISTING 10' UTILITY EASEMENT (07-23-03, 2003C, PG-223)
  - (C) EXISTING 10' PUBLIC UTILITY EASEMENT (10-09-07, 2007C, PG-291) VACATED (V-\_\_\_\_\_)
  - (D) EXISTING 30' PUBLIC STORM DRAIN & SANITARY SEWER EASEMENT (10-09-07, 2007C, PG-291) VACATED (V-\_\_\_\_\_)
  - (E) EXISTING QWEST EASEMENT (10-09-07, 2007C, PG-291) VACATED (V-\_\_\_\_\_)
  - (F) EXISTING 40' PUBLIC STORM DRAIN, PUBLIC SANITARY SEWER & WATERLINE EASEMENT (10-09-07, 2007C, PG-291) VACATED (V-\_\_\_\_\_)
  - (G) EXISTING 20' PUBLIC SANITARY SEWER EASEMENT (10-09-07, 2007C, PG-291) VACATED (V-\_\_\_\_\_)
  - (H) EXISTING PUBLIC RIGHT-OF-WAY (10-09-07, 2007C, PG-291) VACATED (V-\_\_\_\_\_)

LAND OF RIO BRAVO PARTNERS  
 PARCEL 2-B  
 (04-17-96, 96C-160)

LAND OF RIO BRAVO PARTNERS  
 PARCEL 2-C  
 (04-17-96, 96C-160)

TRACT 29A  
 LANDS OF SALAZAR FAMILY TRUST,  
 SALAZAR CUATRO TRUST, JSJ INVESTMENT  
 COMPANY AND FALBA HANNETT (07-23-03,  
 03C-223)

**LINE TABLE**

LINE	BEARING	LENGTH
L1	N00°1'54"E	68.00'
L2	S78°44'25"W	40.72'

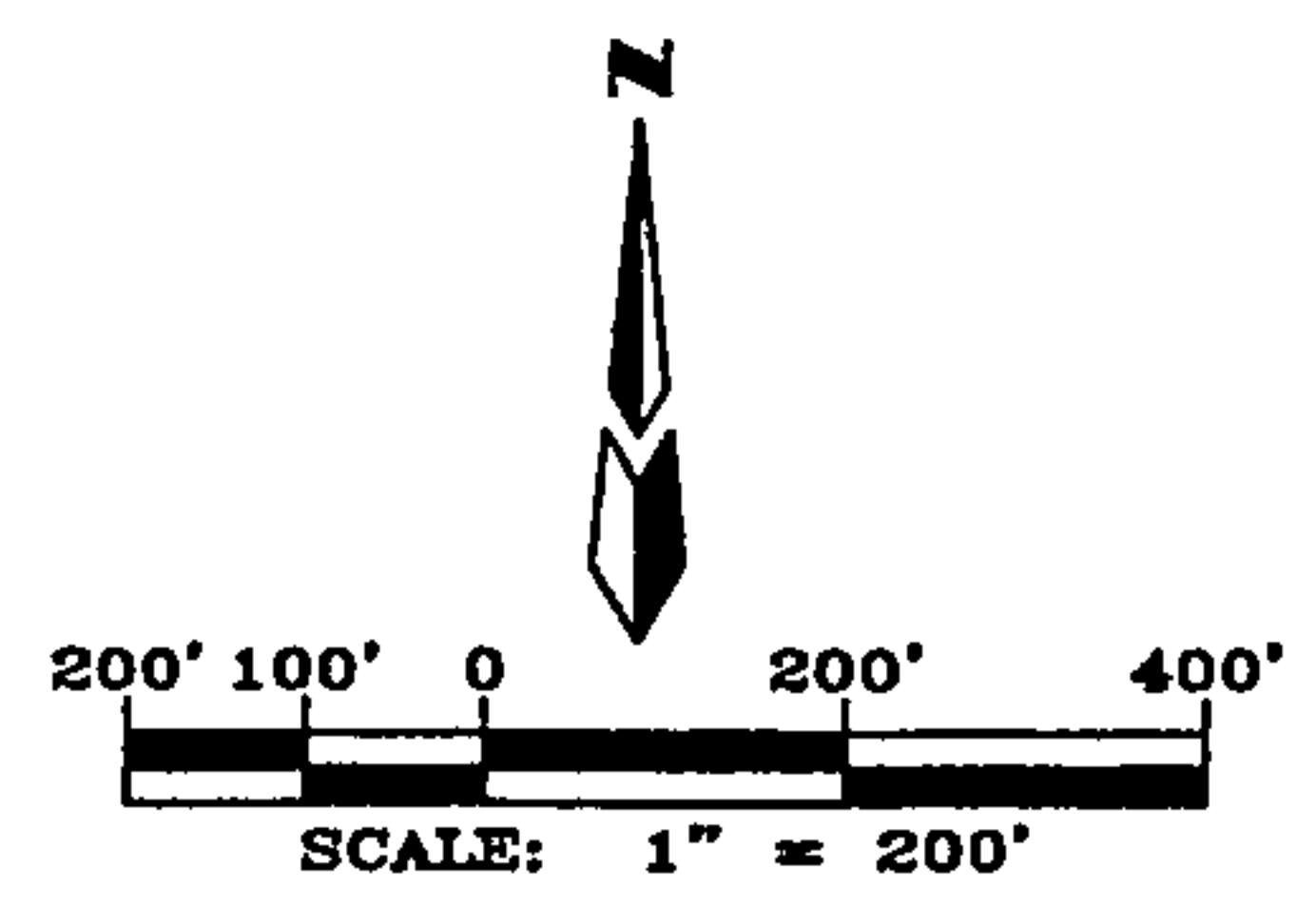
**CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD LENGTH
C1	424.77'	1034.00'	23.54'	S78°11'58"E	421.79'
C2	396.84'	966.00'	23.54'	N78°11'58"W	394.05'
C3	203.77'	1034.00'	11.29'	S84°23'10"W	203.44'
C4	47.12'	30.00'	90.00'	S56°15'35"E	42.43'

- LEGEND**
- VACATED RIGHT-OF-WAY
  - VACATED EASEMENTS
  - EXISTING LOT LINES VACATED WITH THIS PLAT
  - EXISTING PARCEL LINE VACATED WITH THIS PLAT
  - EXISTING ZONE BOUNDARY LINE

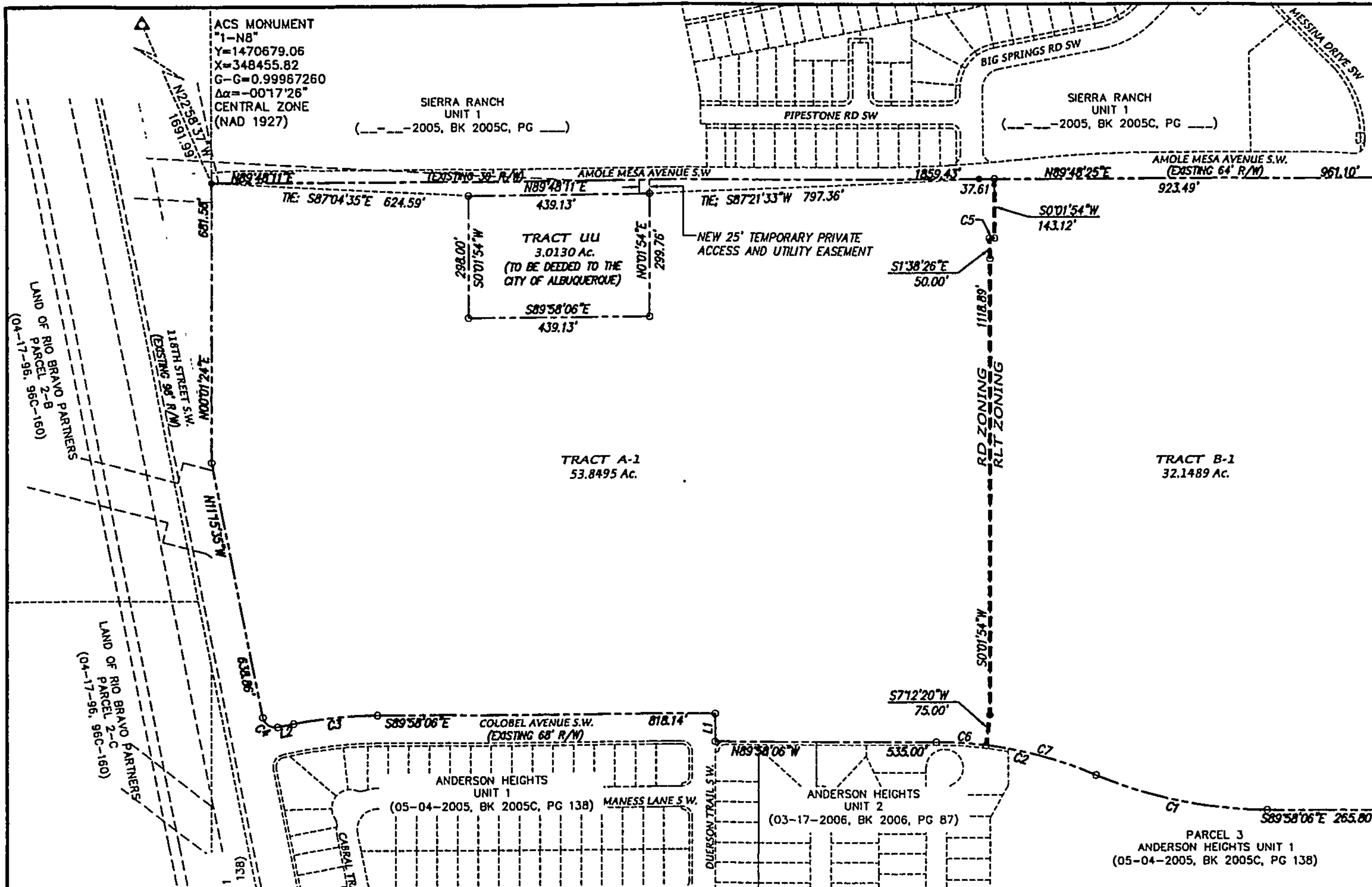
**PROPERTY CORNERS**

- FOUND 5/8" REBAR WITH CAP "LS 7924" (TYP)
- FOUND 5/8" REBAR WITH CAP "ALS LS 7719" (TYP)
- SET REBAR WITH CAP "ALS LS 7719" (TYP)



P.O. BOX 30701, ALBQ., N.M. 87190  
 505-884-1990

PLAT OF  
**ANDERSON HEIGHTS UNIT 4**  
**TRACTS A-1, B-1 AND TRACT UU**  
 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  
 JUNE, 2014



ACS MONUMENT  
 TRANS  
 Y=1471822.67  
 X=354899.45  
 G-G=0.99967921  
 Δα=-00°16'42"  
 CENTRAL ZONE  
 ELEVATION=5118.370  
 (NAD 1927/SLD 1929)

TRACT 29A  
 LANDS OF SALAZAR FAMILY TRUST,  
 SALAZAR CUATRO TRUST, JSJ INVESTMENT  
 COMPANY AND ALBA HANNETT (07-23-03,  
 03C-223)

PUBLIC UTILITY EASEMENTS (PUE) shown on this plat are granted for the common and joint use of:

**Public Service Company of New Mexico ("PNM")**, a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.  
**New Mexico Gas Company** for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.  
**Qwest Corporation D/B/A CenturyLink QC** for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.  
**Comcast** for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

**Disclaimer:**  
 In approving this plat, Public Service Company of New Mexico (PNM), New Mexico Gas Company (NMGC) and Qwest Corporation D/B/A CenturyLink QC did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

**LINE TABLE**

LINE	BEARING	LENGTH
L1	N0°01'54"E	68.00'
L2	S78°44'25"W	40.72'

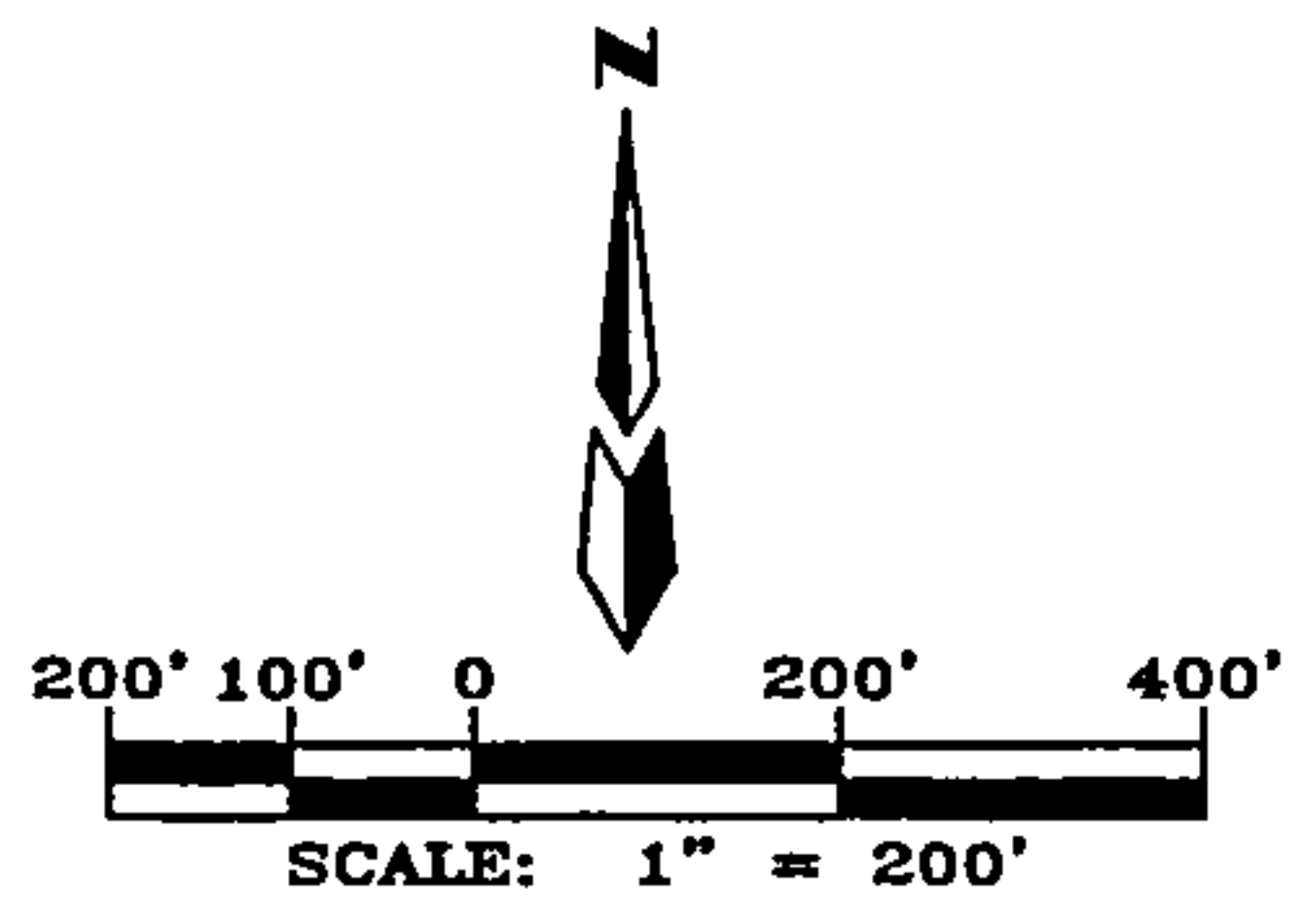
**CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD	CHORD
C1	424.77'	1034.00'	23.54'	S78°11'58"E	421.79'	421.79'
C2	396.84'	966.00'	23.54'	N78°11'58"W	394.05'	394.05'
C3	203.77'	1034.00'	11.29'	S84°23'10"W	203.44'	203.44'
C4	47.12'	30.00'	90.00'	S56°15'35"E	42.43'	42.43'
C5	12.48'	3025.00'	0.24'	S88°28'40"W	12.48'	12.48'
C6	120.95'	966.00'	7.17'	N86°22'53"W	120.87'	120.87'
C7	275.89'	966.00'	16.36'	N74°36'45"W	274.95'	274.95'

**PROPERTY CORNERS**

- FOUND 5/8" REBAR WITH CAP "LS 7924" (TYP)
- FOUND 5/8" REBAR WITH CAP "ALS LS 7719" (TYP)
- SET REBAR WITH CAP "ALS LS 7719" (TYP)

**ABBREVIATIONS**  
 10' PUE = PUBLIC UTILITY EASEMENTS  
 ROW = RIGHT-OF-WAY  
 H.O.A. = HOME OWNERS ASSOCIATION  
 C.O.A. = CITY OF ALBUQUERQUE



**ALDRICH LAND SURVEYING**

P.O. BOX 30701, ALBQ., N.M. 87190  
 505-884-1990

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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW, on Wednesday, **July 16, 2014**, beginning at 9:00 a.m. for the purpose of considering the following items.

**Project# 1002739**

14DRB-70216 VACATION OF PUBLIC  
EASEMENTS  
14DRB-70217 VACATION OF PUBLIC  
RIGHTS-OF-WAY

MARK GOODWIN AND ASSOCIATES, P.A. agents for KB HOME NEW MEXICO INC request the referenced/ above actions for all or a portion of Parcel 4 Unit 1, plus Parcel 6A and Blocks 1-6 Unit 9, **ANDERSON HEIGHTS SUBDIVISION** zoned R-D & R-LT, located on the north side of **COLOBEL AVE SW** between 118<sup>th</sup> St SW and **MORRISSEY ST SW** containing approximately 89.0114 acres. (N-8)

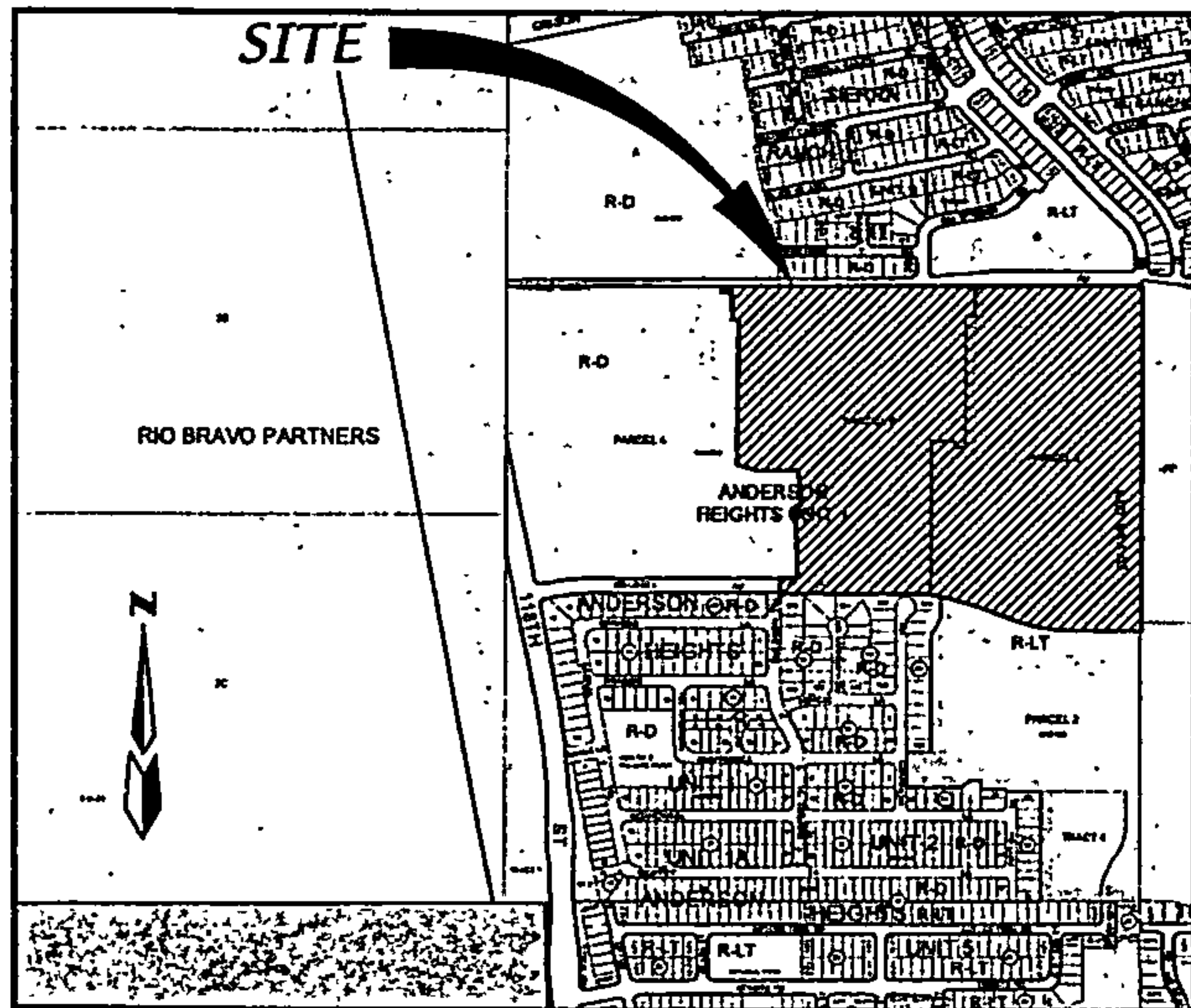
Vacation of Public Access Easements/ Rights of Way for Colobel Avenue SW and Amole Mesa Avenue SW do not appear appropriate based on adjacent platting. Refer to comments from affected agencies plus any public hearing comments regarding other proposed vacations. Per Part 7-2(F) of the Subdivision Ordinance the DRB decision is only advisory for this vacation, which would not be final until approved by the City Council.

**Project# 1004245**

14DRB-70218 VACATION OF PUBLIC  
EASEMENTS  
14DRB-70219 VACATION OF PUBLIC  
RIGHTS-OF-WAY  
14DRB-70220 - TEMPORARY DEFERRAL  
OF SIDEWALK CONSTRUCTION  
14DRB-70221 PRELIMINARY PLAT

MARK GOODWIN AND ASSOCIATES, P.A. agents for ANASAZI RIDGE LLC request the referenced/ above actions for all or a portion of Blocks 7 – 9, 12 & 14, **PARADISE HEIGHTS UNIT 5** zoned R-1, located on the south side of **MCKMAHON BLVD NW** between **WESTSIDE BLVD NW** and **KAYENTA ST NW** containing approximately 6.7631 acres. (A-10)

Refer to comments from affected agencies plus any public hearing comments regarding proposed vacations. Per Part 7-2(F) of the Subdivision Ordinance the DRB decision is only advisory for this vacation, which would not be final until approved by the City Council. It does not appear that a full radius cul-de-sac is needed at western end of Westside Blvd; refer to comments from Transportation Development whether existing Parsons Blvd might not serve for temporary turnaround.



VICINITY MAP SCALE: 1"=750' ZONE ATLAS: N-8

**SUBDIVISION DATA**

GROSS ACREAGE 56.3327 Acres  
 ZONE ATLAS NO. N-8-Z  
 NO. OF EXISTING PARCELS 2 PARCELS  
 NO. OF LOTS/TRACTS/PARCELS CREATED 189 LOTS, 8 TRACTS, 1 PARCEL  
 NO. OF PARCEL ELIMINATED 2  
 MILES OF FULL WIDTH STREETS CREATED 1.35  
 AREA DEDICATED TO CITY OF ALBUQUERQUE 7.9286 Acres  
 DATE OF SURVEY November, 2003  
 ZONING R-D/RLT  
 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 dedicate all streets and public rights-of-way and public marks shown hereon to the City of Albuquerque in fee simple with warranty covenants 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, and the right to trim interfering trees and shrubs. Said owner(s) and/or proprietor(s) do hereby consent to all of the foregoing and do hereby certify that this subdivision is their free act and deed. Said owner(s) warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided.

OWNER: KB HOME New Mexico Inc  
 BY: Gary C. Jenkins  
 TITLE: Director of Land Development

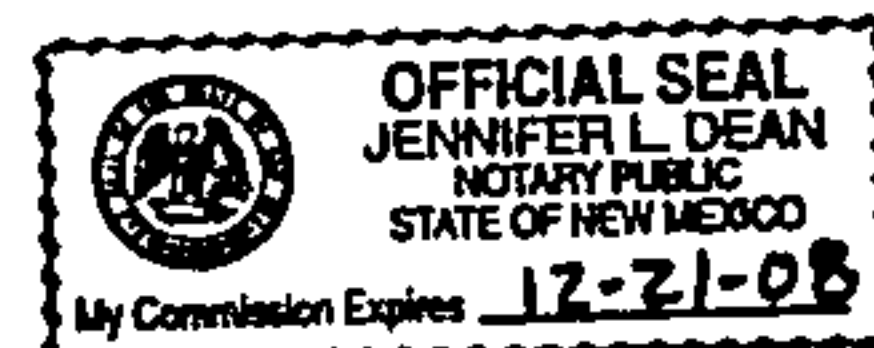
*[Signature]* 6/19/2006  
 Gary C. Jenkins DATE

**OWNER'S ACKNOWLEDGMENT**

STATE OF NEW MEXICO SS  
 COUNTY OF: BERNALILLO

This instrument was acknowledged before me on June 19, 2006  
 By Gary C. Jenkins, Director of Land Development, KB HOME New Mexico Inc, A New Mexico Corporation on behalf of said corporation

*[Signature]* 12-21-08  
 NOTARY PUBLIC MY COMMISSION EXPIRES



**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 PARCELS 6 AND 9, 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 May 04, 2005 in Book 2005C, Page 138 and containing 56.3327 acres more or less.

**PURPOSE OF PLAT**

1. SUBDIVIDE ONE (1) PARCEL INTO ONE HUNDRED AND SEVENTY FOUR (174) LOTS, EIGHT (8) TRACTS FOR HOME OWNERS ASSOCIATION AND PUBLIC UTILITY EASEMENT.
2. GRANT NEW EASEMENTS AS SHOWN HEREON.
3. DEDICATE NEW RIGHT-OF-WAY AS SHOWN HEREON.

**FEMA FLOODPLAIN AND LOMR NOTES**

1. FINAL CONFIRMATION AND RELEASE OF A.M.A.F.C.A.'S DRAINAGE EASEMENTS WILL BE COMPLETED UPON ISSUANCE OF A LETTER OF MAP REVISION (LOMR) BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND UPON ISSUANCE OF A QUITCLAIM DEED FROM A.M.A.F.C.A.
2. UNTIL SUCH TIME THAT THE LOMR IS ISSUED BY FEMA TO REMOVE THE FLOODPLAIN, THIS AREA AND ANY FUTURE LOTS THAT DEVELOP IN THIS AREA, FLOOD INSURANCE MAY BE REQUIRED.

**SURVEY NOTES**

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
2. Distances are ground distances.
3. Bearings and distances in parenthesis are record.
4. Basis of boundary are the following plats of record entitled:

- "ANDERSON HEIGHTS UNIT 2", (03-17-2006, BK-2006C PG-87)
- "ANDERSON HEIGHTS UNIT 1", (05-04-2005, BK-2005C PG-138)
- "ANDERSON HEIGHTS UNIT 1-A", (08-05-2005, BK-2005C PG-272)
- "ANDERSON HEIGHTS UNIT 5", (12-21-2005, BK-2005C PG-403)
- "LANDS OF RIO BRAVO PARTNERS", (04-17-96, 96C-160)
- "ROSNER TRACT, TRACT A-1, A-2 AND B-1", (03-27-03, 03C-80)
- "LANDS OF SALAZAR FAMILY TRUST, SALAZAR QUATRO TRUST, JSJ INVESTMENT COMPANY AND FALBA HANNETT" (07-23-03, 03C-223)
- "ANDERSON HEIGHTS, PARCELS A AND B", (12-03-03, 2003C - 361))

all being records of Bernalillo County, New Mexico.

5. Field Survey performed on November, 2003.
6. Title Report: None provided.
7. UTILITY COUNCIL LOCATION SYSTEM LOG NO.: 2003473085

**NOTE:**

1. THE PROPERTY ON THIS PLAT IS SUBJECT TO A PRE-DEVELOPMENT FACILITIES FEE AGREEMENT WITH THE ALBUQUERQUE PUBLIC SCHOOLS, RECORDED AT (8-17-2007, Doc# 2007119935)
2. SOLAR NOTE NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALL ON BUILDINGS OR ERCTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT OR SITE DEVELOPMENT PLAN FOR SUBDIVISION.
3. TOTAL REMAINING OPEN SPACE REQUIREMENTS ARE MET VIA THE PROVISION OF DETACHED OPEN SPACE PER THE PROVISIONS OF SECTION 14-16-3-8(A)(3).

PLAT FOR  
**ANDERSON HEIGHTS UNIT 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  
 June, 2006

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC # 108-344152013  
 PLAT # 108-344152013  
 KB HOME NM INC  
 12-4-07

**APPROVED AND ACCEPTED BY:**

APPROVAL AND CONDITIONAL ACCEPTANCE as specified by the Albuquerque subdivision Ordinance, Chapter 14 Article 14 of the Revised Ordinances of Albuquerque, New Mexico, 1994.

Project Number: 1002739

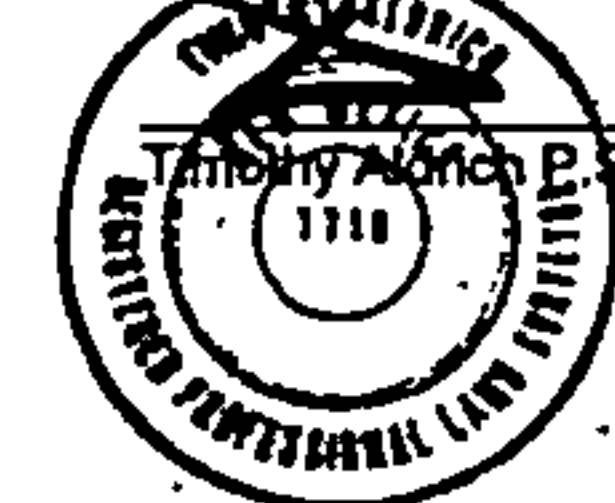
Application Number: 07028-70207

**PLAT APPROVAL**

Utility Approvals:		
<i>[Signature]</i> PNM Electric Services		10-08-07 Date
<i>[Signature]</i> PNM Gas Services		10-08-07 Date
<i>[Signature]</i> Qwest Telecommunications		10/8/07 Date
<i>[Signature]</i> Comcast		10-7-07 Date
City Approvals:		
<i>[Signature]</i> City Surveyor		8-7-06 Date
N/A Real Property Division		11-2-07 Date
<i>[Signature]</i> Traffic Engineering, Transportation Division		8-21-07 Date
<i>[Signature]</i> Waste Utility Department ABCUSA		8-27-07 Date
<i>[Signature]</i> Christina Sandoval Parks and Recreation Department		9/14/07 Date
<i>[Signature]</i> Bradley D. Bingham AMAFCA		8/29/07 Date
<i>[Signature]</i> Bradley D. Bingham City Engineer		8/29/07 Date
<i>[Signature]</i> DRB Chairperson, Planning Department		 Date

**SURVEYOR'S CERTIFICATION:**

"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico, and is true and correct to the best of my knowledge and belief."



*[Signature]* 08-07-06  
 ALDRICH LAND SURVEYING

DOC# 2007142916  
 10/09/2007 04:01 PM Page 1 of 7  
 PLAT # 108-344152013  
 11111

P.O. BOX 30701, ALBU., N.M. 87190  
 505-884-1990

Dwg: COVER.dwg	Drawn: Stephen	Checked: ALS	Sheet 1 of 7
Scale: AS SHOWN	Date: 6/15/2006	Job: A03080	

PROJ. #  
 1002739  
 7-16-14

PLAT FOR  
**ANDERSON HEIGHTS UNIT 9**  
 WITHIN THE  
 TOWN OF ATRISCO GRANT  
 PROJECTED SECTIONS 5 AND 8  
 TOWNSHIP 9 NORTH, RANGE 2 EAST, NMMP  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 June, 2006

DOC# 2007142916  
 10/09/2007 04:01 PM Page 2 of 7  
 PLAT # 237 00 0 2007C P 0231 N Toulouse Bernalillo County

ACS MONUMENT  
 "1-NB"  
 Y=1470679.06  
 X=348455.82  
 G-C=0.99967260  
 Δα=-00°17'26"  
 CENTRAL ZONE  
 (NAD 1927)

ACS MONUMENT  
 "TRANS"  
 Y=1471822.67  
 X=354899.45  
 G-C=0.99967921  
 Δα=-00°16'42"  
 CENTRAL ZONE  
 ELEVATION=5118.370  
 (NAD 1927/SLD 1929)

FEMA FLOODPLAIN  
 SEE FEMA FLOODPLAIN  
 AND LMR NOTES ON  
 COVER SHEET

LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°58'06"W	265.00
L2	N00°01'54"E	68.00
L3	S89°58'06"E	67.24
L4	S89°58'06"E	10.79
L5	N00°01'54"E	155.00
L6	N89°58'06"W	180.00
L7	N76°50'03"W	92.42
L8	N07°14'10"W	59.07
L9	N00°11'49"W	50.00
L10	S89°48'30"W	24.25
L11	N00°11'49"W	117.00
L12	S89°48'11"W	41.21
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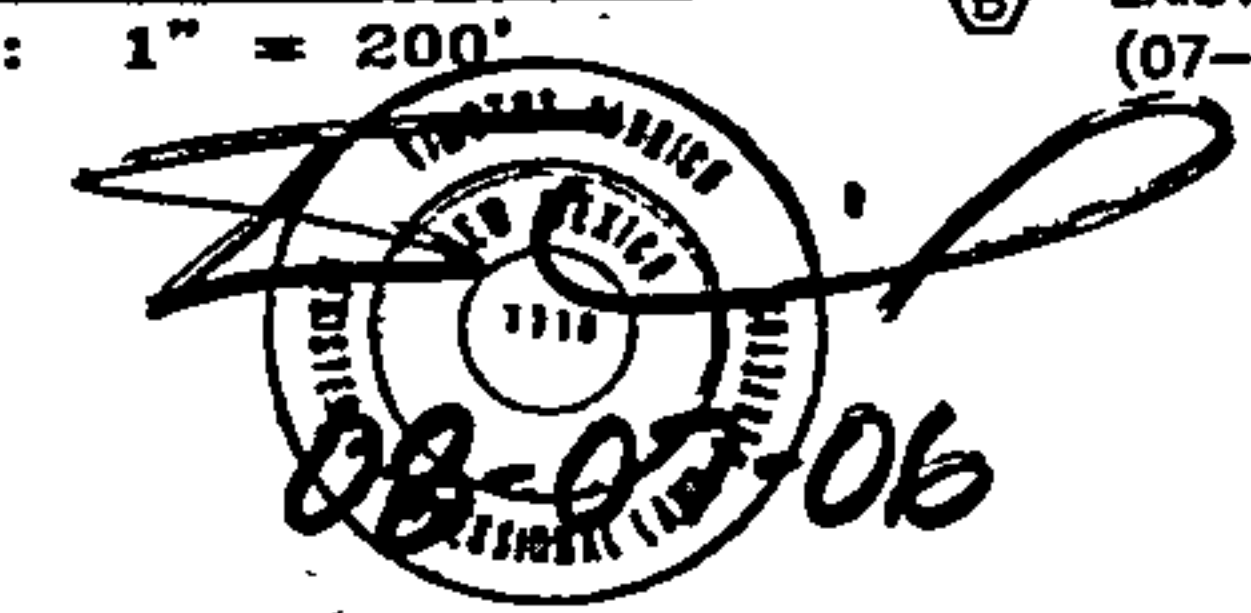
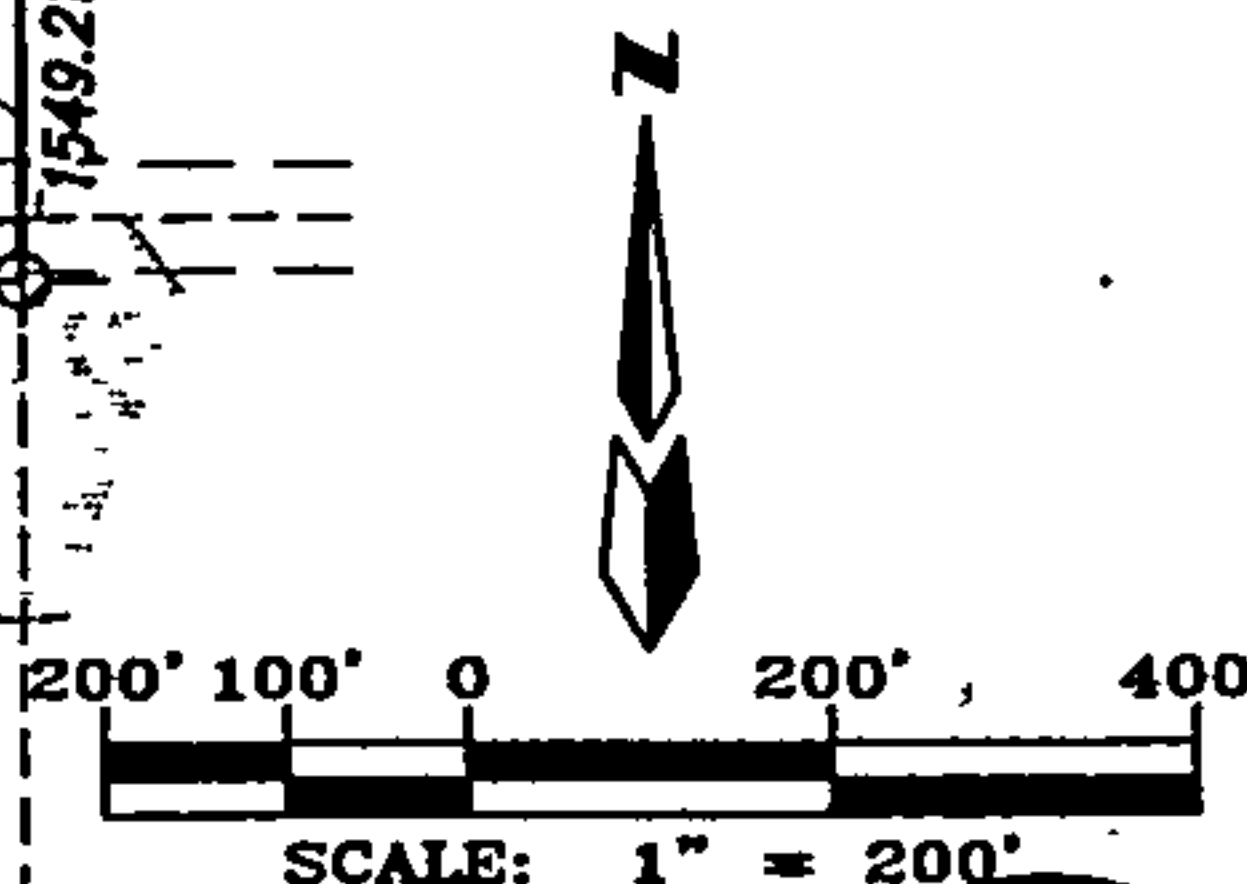
CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH-BEARING	CH-DIST
C1	424.77	1034.00	23°32'15"	215.42	S78°11'58"E	421.79
C2	398.84	966.00	23°32'15"	201.26	N78°11'58"W	394.05

PROPERTY CORNERS

- SET/FND REBAR WITH CAP "ALS LS 7719" (TYP)
- △ EXISTING CENTERLINE MONUMENT "PLS # 7719" (TYP).

EASEMENTS

- Ⓐ EXISTING PUBLIC ACCESS EASEMENT, STORM DRAIN EASEMENT, PUBLIC SANITARY SEWER AND WATER LINE EASEMENT (05/04/2005, BK-2005C, PG-138)
- Ⓑ EXISTING 10' UTILITY EASEMENT (07-23-03, 03C-223)



**ALDRICH LAND SURVEYING**

P.O. BOX 30701, ALBQ., N.M. 87190  
 505-884-1990

Dwg: 200base.dwg	Drawn: STEPHEN	Checked: ALS	Sheet 2 of 7
Scale: AS SHOWN	Date: 6/15/2006	Job: A03080	

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**PLAT FOR  
ANDERSON HEIGHTS UNITS 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  
August, 2007

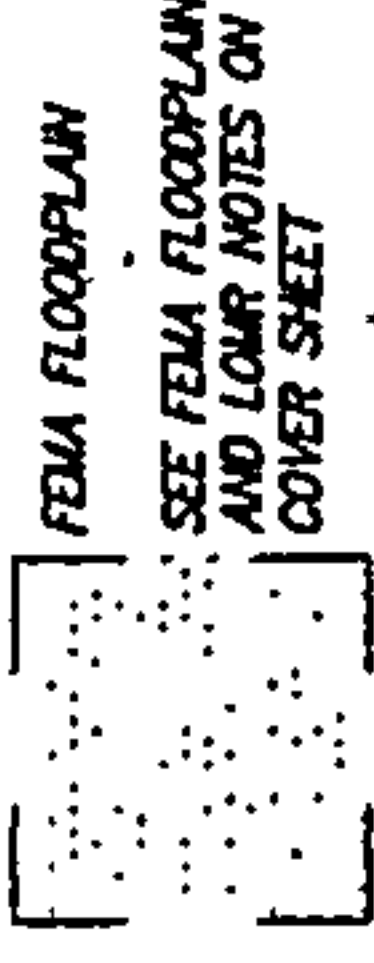
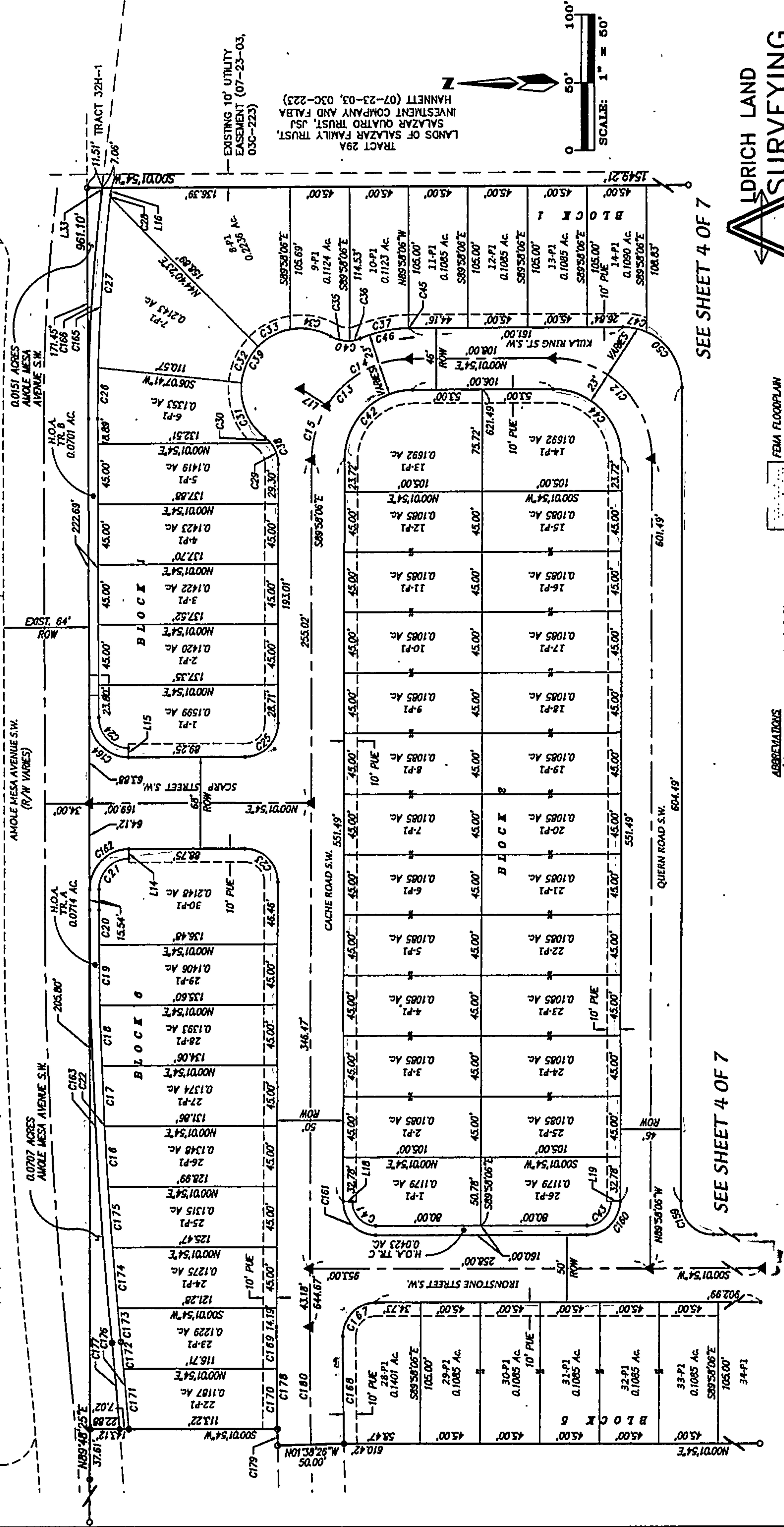
HOMEOWNERS ASSOCIATION TRACTS A, B, C, D,  
E, F, G AND H IS TO BE JOINT LANDSCAPING  
AND PUBLIC UTILITY EASEMENT GRANTED BY THIS  
PLAT AND TO BE OWNED AND MAINTAINED BY  
THE HOMEOWNERS ASSOCIATION.

PROPERTY CORNERS  
○ FOUND REBAR WITH CAP  
○ "ALS LS 7719" (TYP)

ALL STREETS AND ROADS SHOWN  
HEREON IS HEREBY DEDICATED IN FEE  
SIMPLE WITH WARRANTY COVENANTS  
AS PUBLIC RIGHT-OF-WAY

TRACT B  
SIERRA RANCH UNIT 1  
( / /2005, BK-2005C, PG- )

Doc# 2007142518  
PLAT # 2007142518  
Bernalillo County  
August 1, 2007



ABBREVIATIONS  
10' PUE = PUBLIC UTILITY EASEMENTS  
ROW = RIGHT-OF-WAY  
H.O.A. = HOME OWNERS ASSOCIATION  
C.O.A. = CITY OF ALBUQUERQUE

NOTE: CENTERLINE (IN LIEU OF R/W MONUMENTATION) IS TO BE INSTALLED AT ALL CENTERLINE P.C.'S, P.T.S, ANGLE POINTS AND STREET INTERSECTIONS AS SHOWN HEREON, AND SHALL CONSIST OF A FOUR INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE, CENTERLINE MONUMENT." DO NOT DISTURB. T&S # 7719.



P.O. BOX 30701, ALBU., N.M. 87190  
505-884-1990

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Scale: AS SHOWN  
Drawn: STEPHEN  
Date: 8/29/2007  
Checked: ALS  
Job: A03080  
Sheet 3 of 7

SEE SHEET 7 OF 7 FOR CURVE & LINE TABLE

SEE SHEET 4 OF 7

SEE SHEET 4 OF 7



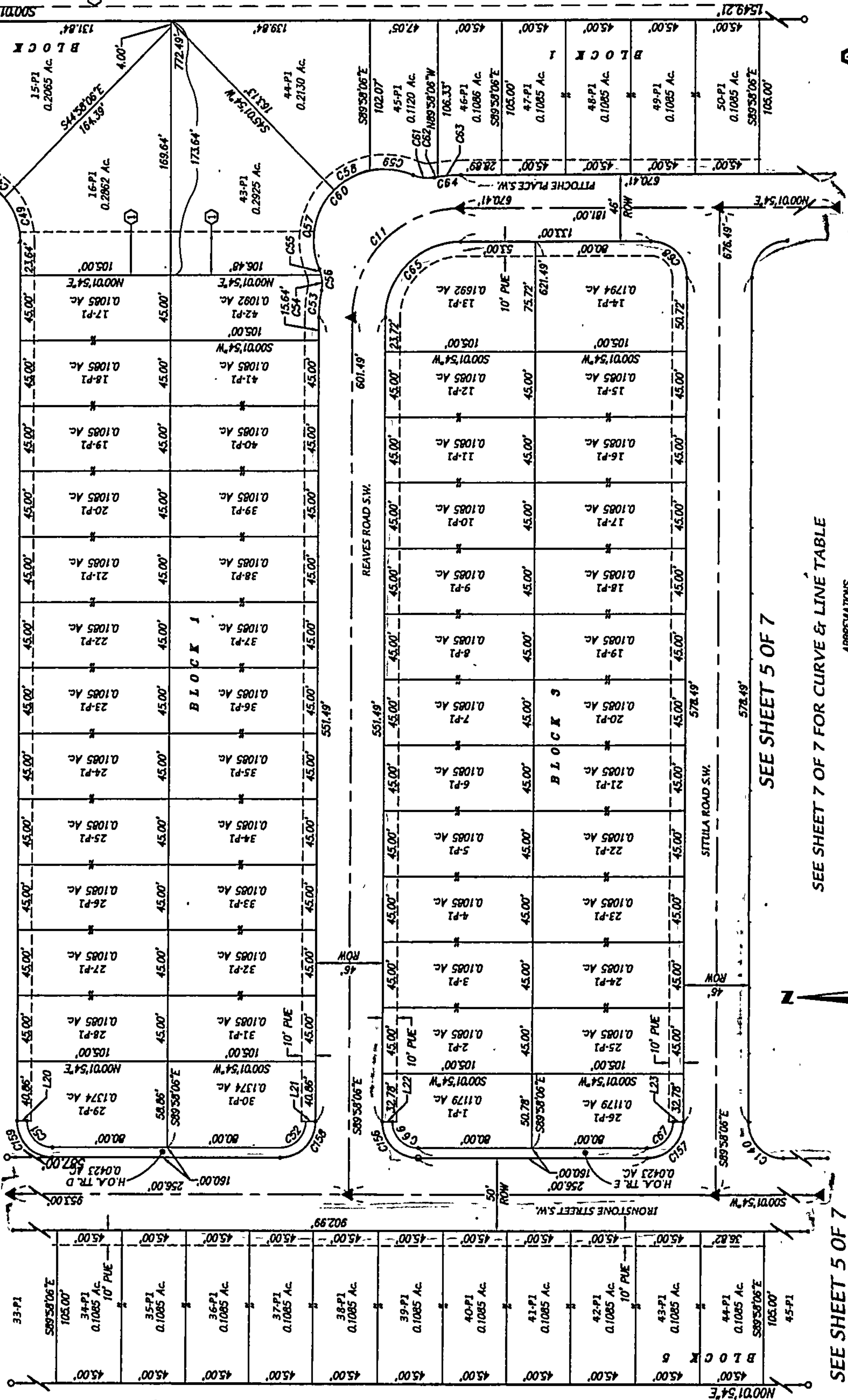
PLAT FOR  
ANDERSON HEIGHTS UNITS 9

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  
August, 2007

HOMEOWNERS ASSOCIATION TRACTS A, B, C, D,  
E, F, G AND H IS TO BE JOINT LANDSCAPING  
AND PUBLIC UTILITY EASEMENT GRANTED BY THIS  
PLAT AND TO BE OWNED AND MAINTAINED BY  
THE HOMEOWNERS ASSOCIATION.

PROPERTY CORNERS  
O FOUND REBAR WITH CAP  
ALS LS 7719 (TRP)

SEE SHEET 3 OF 7



NEW 30' PUBLIC STORM DRAIN  
GRANTED TO C.O.A. AND PUBLIC  
SANITARY SEWER EASEMENT GRANTED  
EXCLUSIVELY TO C.O.A. WITH THIS  
PLAT

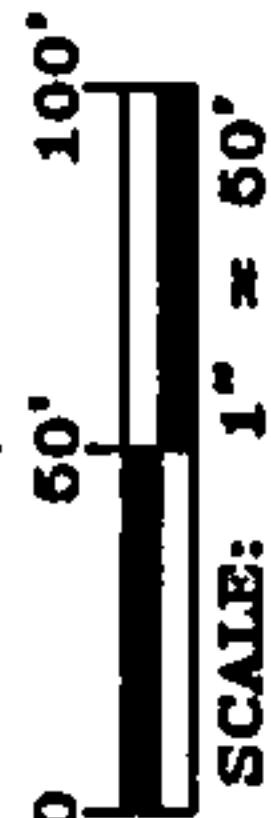
TRACT 29A  
LANDS OF SALAZAR FAMILY TRUST,  
SALAZAR CUATRO TRUST, JSJ INVESTMENT COMPANY AND FALBA HANNETT  
(07-23-03, 03C-223)

SEE SHEET 5 OF 7

SEE SHEET 7 OF 7 FOR CURVE & LINE TABLE

ABBREVIATIONS  
10' PUE = PUBLIC UTILITY EASEMENTS  
ROW = RIGHT-OF-WAY  
H.O.A. = HOME OWNERS ASSOCIATION  
C.O.A. = CITY OF ALBUQUERQUE

NOTE: CENTERLINE (IN LIEU OF R/W) MONUMENTATION IS TO BE INSTALLED  
AT ALL CENTERLINE P.C.'S, P.T'S, ANGLE POINTS AND STREET  
INTERSECTIONS AS SHOWN HEREON AND WILL CONSIST OF A FOUR  
INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE,  
CENTERLINE MONUMENT", DO NOT DISTURB. PLS # 7719.



SEE SHEET 5 OF 7

DOC# 2007142918  
PLAT # 257-00-001  
Bernalillo County  
Surveyor

P.O. BOX 30701, ALBO., N.M. 87190  
505-884-1990

Drawn: STEPHEN Date: 8/29/2007  
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Sheet 4 of 7

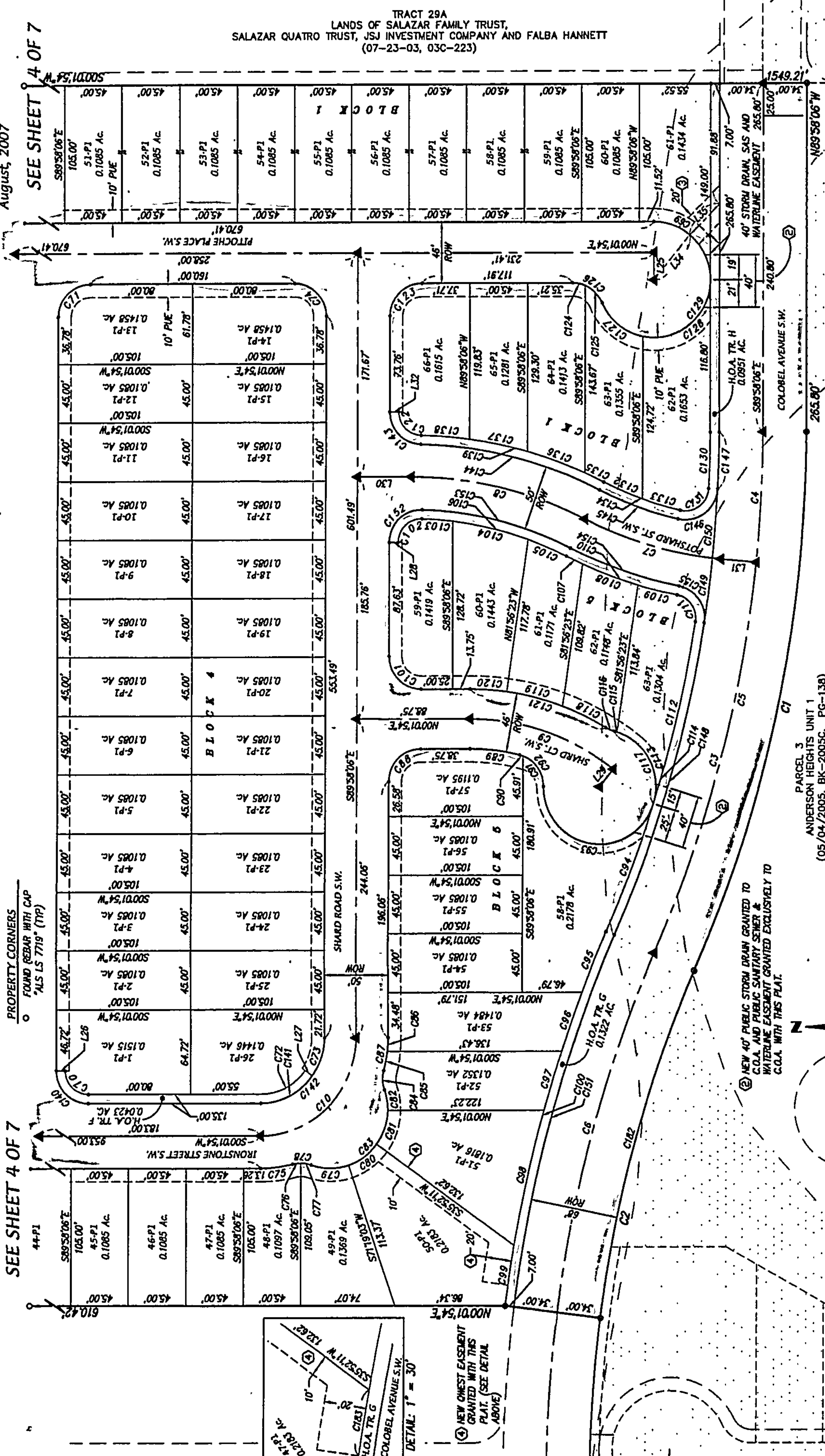
**PLAT FOR ANDERSON HEIGHTS UNITS 9**

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  
August, 2007

DOCS 2007142916  
ALBUQUERQUE, NM  
BURNETT & ASSOCIATES, L.L.C.  
Surveyors, Bernalillo County

HOMEOWNERS ASSOCIATION TRACTS A, B, C, D,  
E, F, G AND H IS TO BE JOINT LANDSCAPING  
AND PUBLIC UTILITY EASEMENT GRANTED BY THIS  
PLAT AND TO BE OWNED AND MAINTAINED BY  
THE HOMEOWNERS ASSOCIATION.

ALL STREETS AND ROADS SHOWN  
HEREON IS HEREBY DEDICATED IN FEE  
SIMPLE WITH WARRANTY COVENANTS  
AS PUBLIC RIGHT-OF-WAY



TRACT 29A  
LANDS OF SALAZAR FAMILY TRUST,  
SALAZAR QUATRO TRUST, JSJ INVESTMENT COMPANY AND FALBA HANNETT  
(07-23-03, 03C-223)



P.O. BOX 30701, ALBO., N.M. 87190  
505-884-1990

NEW 20' PUBLIC SANITARY  
SEWER EASEMENT GRANTED  
EXCLUSIVELY TO C.O.A. WITH  
THIS PLAT.

SEE SHEET 7 OF 7 FOR CURVE & LINE TABLE

ABBREVIATIONS  
10' PUE = PUBLIC UTILITY EASEMENTS  
ROW = RIGHT-OF-WAY  
H.O.A. = HOME OWNERS ASSOCIATION  
C.O.A. = CITY OF ALBUQUERQUE

FEMA FLOODPLAIN  
SEE FEMA FLOODPLAIN  
AND LUMP NOTES ON  
COVER SHEET



NOTE: CENTERLINE (IN LIEU OF R/W) MONUMENTATION IS TO BE INSTALLED  
AT ALL CENTERLINE P.C.'S, P.T.S, ANGLE POINTS AND STREET  
INTERSECTIONS AS SHOWN HEREON, AND WILL CONSIST OF A FOUR  
INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE,"  
"CENTERLINE MONUMENT," "DO NOT DISTURB," "PLS # 7719".

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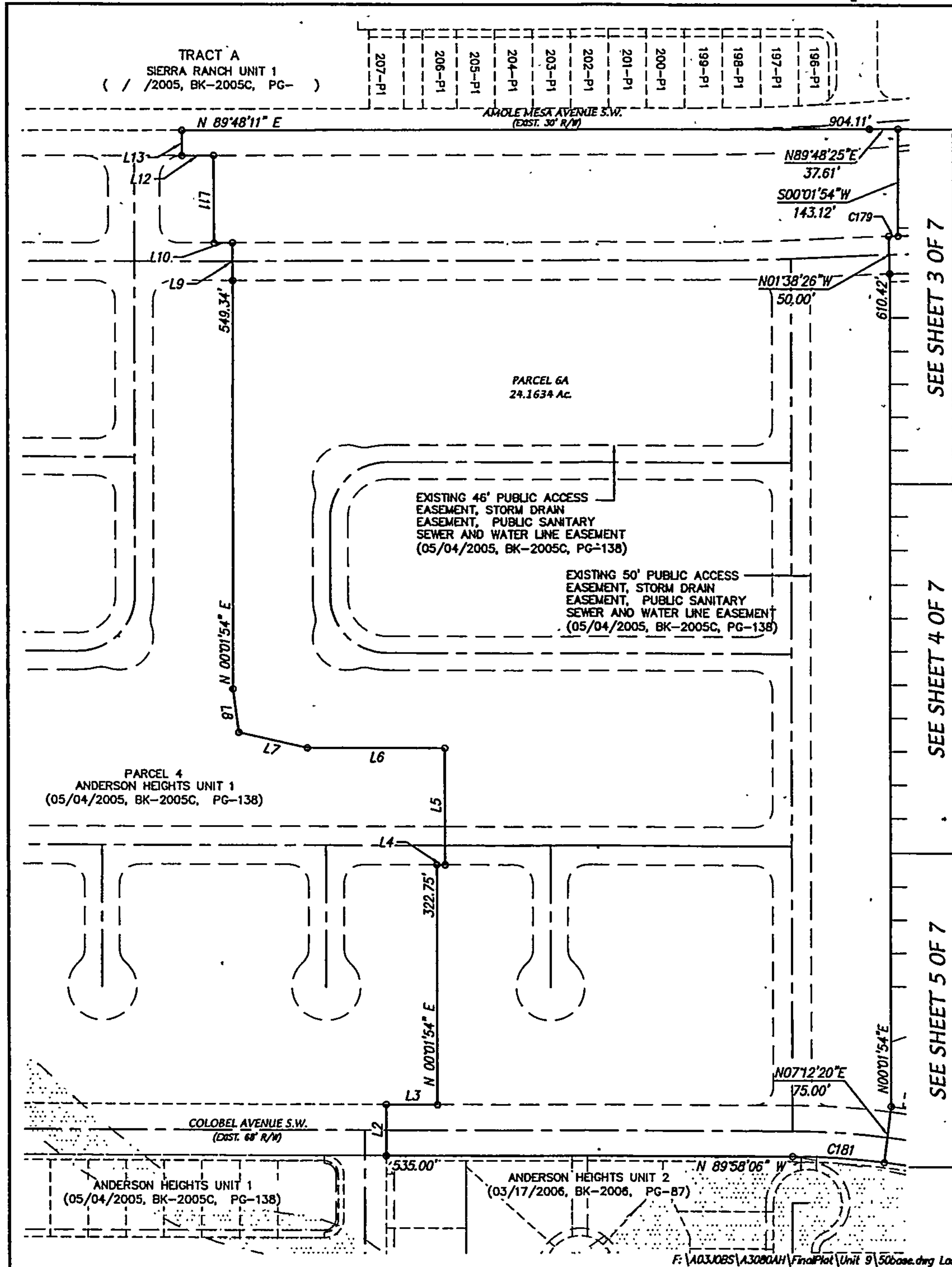
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SCALE: 1" = 50'

Sheet 5 of 7

PLAT FOR  
**ANDERSON HEIGHTS UNITS 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  
 August, 2007

DOCN 2007142816  
 10/09/2007 04:01 PM Page 6 of 7  
 PLAT # 037 00 8 2007C P 0201 N Toulouse, Bernalillo County  
 BERNALILLO COUNTY, NEW MEXICO

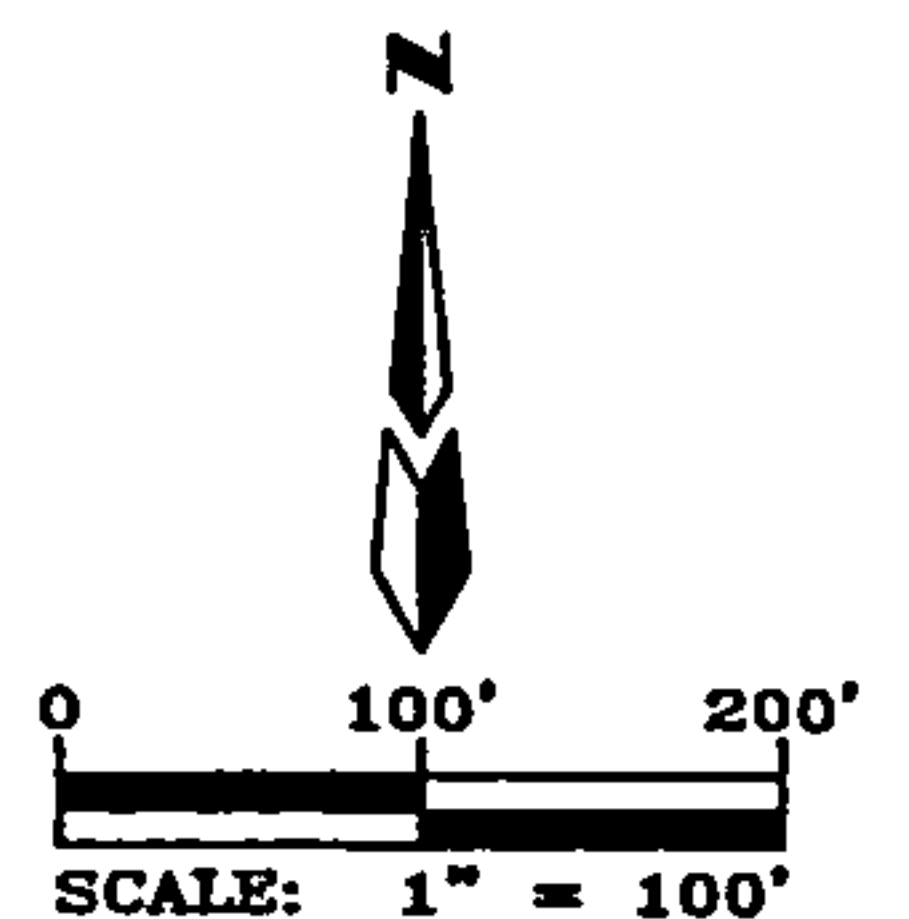


SEE SHEET 3 OF 7

SEE SHEET 4 OF 7

SEE SHEET 5 OF 7

FEMA FLOODPLAIN  
 SEE FEMA FLOODPLAIN  
 AND LMR NOTES ON  
 COVER SHEET



**ALDRICH LAND SURVEYING**  
 P.O. BOX 30701, ALBQ., N.M. 87190  
 505-884-1990

Dwg: 50base.dwg	Drawn: STEPHEN	Checked: ALS	Sheet 6 of 7
Scale: AS SHOWN	Date: 8/29/2007	Job: A03080	

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PLAT FOR  
ANDERSON HEIGHTS UNITS 9

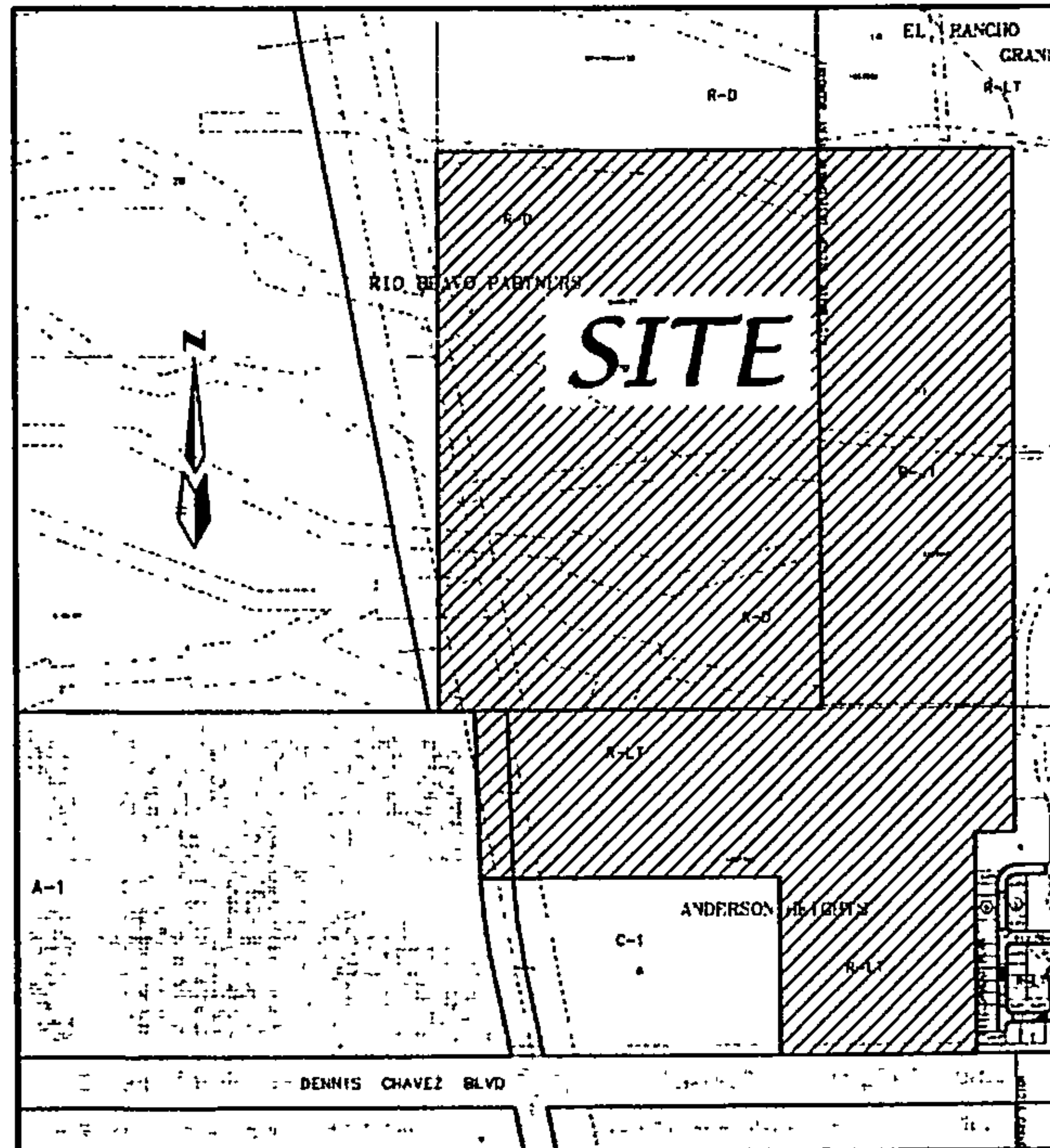
WITHIN THE  
TOWN OF ATRISCO GRANT  
PROJECTED SECTIONS 5 AND 8  
TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
August, 2007

CURVE	CURVE TABLE			TANGENT CH - BEARING			CH - DIST
	LENGTH	RADIUS	DELTA	DELTA	BEARING	CH - DIST	
C159	39.27	25.00	90.0000°	25.00	S45.07.54°W	35.36	
C160	39.27	25.00	90.0000°	25.00	S44.58.06°E	35.36	
C161	39.27	25.00	90.0000°	25.00	S45.07.54°W	35.36	
C162	42.24	30.00	90.13.30°	30.12	N45.04.51°W	42.51	
C163	322.44	3087.42	5.58.02°	161.37	S86.48.54°W	322.30	
C164	47.01	30.00	89.46.31°	23.88	S44.58.06°E	42.54	
C165	162.59	1281.12	7.29.42°	83.45	N86.26.44°W	167.47	
C166	39.27	25.00	90.07.57°	25.06	N45.02.04°W	35.40	
C168	79.95	29.75.00	1.32.23°	39.58	S89.07.46°W	79.95	
C169	45.01	30.25.00	0.51.09°	15.40	S89.07.46°W	45.01	
C170	45.20	3162.42	0.49.08°	22.60	N84.35.54°E	45.20	
C171	19.88	3162.42	0.21.56°	9.94	N84.10.11°E	19.88	
C172	25.37	3080.42	0.28.19°	12.69	S84.03.33°W	25.37	
C173	45.14	3080.42	0.50.26°	22.60	S84.42.55°W	45.14	
C174	45.14	3080.42	0.50.26°	22.57	S85.33.19°W	45.14	
C175	65.08	3162.42	1.10.45°	32.54	N84.24.46°E	65.08	
C176	84.29	3025.00	1.40.20°	44.15	S89.71.44°W	84.29	
C177	12.48	3025.00	0.14.11°	6.24	S88.24.40°W	12.48	
C178	87.58	3000.00	1.40.20°	43.78	S89.71.44°W	87.58	
C181	120.85	966.00	1.70.28°	60.55	S86.22.53°E	120.87	
C182	275.89	966.00	16.21.49°	138.89	N74.38.45°W	274.95	
C183	30.75	1041.00	1.41.33°	15.37	N81.04.50°W	30.75	

LINE	LINE TABLE		LENGTH
	BEARING	BEARING	
L1	N89.58.06°W	S85.80	
L2	N00.01.54°E	68.00	
L3	S89.58.06°E	67.24	
L4	S89.58.06°E	10.79	
L5	N00.01.54°E	155.00	
L6	N89.58.06°W	180.00	
L7	N76.50.03°W	92.42	
L8	N07.41.0°W	58.07	
L9	N00.01.49°W	50.00	
L10	S89.48.50°W	24.25	
L11	N00.01.49°W	41.21	
L12	S89.48.50°W	34.00	
L13	N00.01.49°W	7.00	
L14	N89.58.06°W	7.00	
L15	N89.58.06°W	7.00	
L16	N82.41.53°W	5.23	
L17	S82.35.15°W	21.49	
L18	S00.01.54°W	7.00	
L19	S00.01.54°W	7.00	
L20	S00.01.54°W	7.00	
L21	S00.01.54°W	7.00	
L22	S00.01.54°W	7.00	
L23	S00.01.54°W	7.00	
L24	S89.58.06°W	7.00	
L25	S00.01.54°W	21.00	
L26	S00.01.54°W	7.00	
L27	S89.58.06°W	7.00	
L28	N00.01.54°W	7.00	
L29	S81.32.16°E	17.00	
L30	N00.01.54°W	42.00	
L31	S05.47.29°W	27.53	
L32	N00.01.54°W	7.00	
L33	S82.41.53°E	4.34	
L34	S05.07.03°E	44.00	
L35	S44.57.50°E	32.67	

CURVE	CURVE TABLE			TANGENT CH - BEARING			CH - DIST
	LENGTH	RADIUS	DELTA	DELTA	BEARING	CH - DIST	
C80	27.84	45.00	35.76.52°	14.37	S36.24.23°E	27.40	
C81	27.84	45.00	35.76.52°	14.37	S71.43.12°E	27.40	
C82	15.89	45.00	20.14.04°	8.03	N80.54.23°E	15.81	
C83	101.44	45.00	129.09.07°	94.87	S44.58.06°E	81.28	
C84	14.92	25.00	34.11.37°	7.69	S87.33.10°W	14.70	
C85	14.92	25.00	34.11.37°	7.50	S79.38.27°E	14.96	
C86	10.54	100.00	6.02.13°	5.27	S86.58.59°E	10.53	
C87	25.51	100.00	14.57.04°	12.63	S82.39.34°E	25.44	
C88	39.27	25.00	90.00.00°	25.00	N44.58.06°W	35.36	
C89	39.27	25.00	90.00.00°	25.00	N07.07.02°E	34.73	
C90	2.95	25.00	6.46.17°	1.48	N17.35.18°E	2.95	
C91	30.24	25.00	69.18.10°	17.28	N55.37.31°E	28.43	
C92	33.19	25.00	76.04.27°	19.56	N55.74.23°E	30.81	
C93	125.14	44.00	162.57.18°	293.62	S09.47.57°W	87.03	
C94	104.57	859.00	6.14.51°	52.34	S89.33.16°E	104.52	
C95	49.83	1041.00	2.44.54°	24.97	N67.48.16°W	49.83	
C96	47.74	1041.00	2.37.38°	23.87	N70.29.34°W	47.73	
C97	47.03	1041.00	2.15.18°	23.52	N73.08.02°W	47.02	
C98	106.10	1041.00	5.50.23°	53.10	N77.16.52°W	106.06	
C99	46.51	1041.00	2.33.56°	23.28	N81.30.52°W	46.51	
C100	297.31	1041.00	16.21.48°	149.67	N74.38.45°W	296.30	
C101	39.27	25.00	90.00.00°	25.00	N45.01.54°W	35.36	
C102	28.85	18.00	91.50.07°	18.58	N44.03.05°W	28.86	
C103	24.51	268.00	5.14.29°	12.26	N04.29.07°E	24.50	
C104	32.70	268.00	12.54.07°	30.30	N13.53.21°E	30.62	
C105	32.70	268.00	6.59.28°	16.37	N23.00.08°E	32.68	
C106	117.56	268.00	25.07.56°	59.74	N45.25.54°E	116.62	
C107	14.17	332.00	2.28.45°	7.09	S85.48.30°W	14.17	
C108	46.13	332.00	7.57.41°	23.10	S20.34.17°W	46.09	
C109	31.50	332.00	5.26.07°	15.76	S13.52.23°W	31.48	
C110	91.80	332.00	15.50.33°	46.19	S19.00.36°W	91.51	
C111	27.52	18.00	89.58.58°	17.26	N54.58.50°E	27.51	
C112	143.58	958.00	6.34.41°	71.92	S78.58.02°E	143.44	
C113	64.68	44.00	89.25.56°	43.57	N62.56.21°E	61.92	
C114	248.14	958.00	14.49.32°	124.77	S72.50.37°E	247.45	
C115	2.12	44.00	2.45.07°	1.06	N16.30.29°W	2.12	
C116	7.18	25.00	16.27.02°	3.61	S23.01.07°W	7.15	
C117	70.80	44.00	10.71.43°	45.72	S23.01.07°W	63.41	
C118	37.94	203.00	9.24.35°	19.03	N61.13.27°E	37.89	
C119	45.58	203.00	12.49.27°	22.78	N42.87.52°E	45.28	
C120	28.44	203.00	8.01.42°	14.25	N04.02.46°E	28.42	
C121	111.77	203.00	31.32.44°	57.34	N15.48.16°E	110.36	
C122	27.86	18.00	86.41.26°	17.59	S45.41.12°W	25.16	
C123	39.27	25.00	90.00.00°	25.00	N44.58.06°W	35.36	
C124	10.06	25.00	23.03.41°	5.10	N11.33.45°E	9.99	
C125	18.16	25.00	43.34.10°	10.08	N45.02.41°E	18.69	
C126	28.22	25.00	66.57.52°	16.54	N33.50.50°E	27.58	
C127	42.66	44.00	55.33.13°	23.18	S89.13.10°W	41.01	
C128	77.89	44.00	107.24.59°	53.77	S89.13.10°W	68.10	
C129	188.65	44.00	246.57.52°	66.52	S86.29.10°E	183.40	
C130	43.20	958.00	2.34.52°	21.60	S98.40.40°E	43.20	
C131	31.65	18.00	100.44.41°	21.74	S27.00.54°E	27.23	
C132	32.89	268.00	7.01.55°	16.47	S23.29.55°W	32.87	
C133	30.91	268.00	6.36.31°	15.47	S16.39.42°W	30.89	
C134	61.80	268.00	13.38.25°	32.05	S20.10.19°W	61.65	
C135	16.45	332.00	2.59.23°	8.23	N25.34.41°E	16.45	
C136	47.93	332.00	6.16.16°	24.01	N20.07.21°E	47.89	
C137	46.02	332.00	7.86.33°	23.05	N11.54.57°E	45.99	
C138	34.26	332.00	6.36.11°	19.15	N04.39.15°E	34.24	
C139	148.66	332.00	25.39.22°	75.60	N14.70.11°E	147.43	
C140	38.27	25.00	90.00.00°	25.00	S45.01.54°W	35.36	
C141	47.52	50.00	54.27.05°	25.72	S27.11.38°E	45.75	
C142	78.54	50.00	90.00.00°	50.00	S44.58.06°E	70.71	
C143	38.70	25.00	89.41.26°	24.43	S45.41.12°W	34.95	
C144	145.53	225.00	25.39.22°	74.01	N14.70.11°E	144.32	
C145	65.47	325.00	13.38.25°	32.89	S20.10.19°W	65.37	
C146	43.96	25.00	100.24.41°	21.76	S88.40.40°E	43.51	
C147	43.52	966.00	2.34.52°	21.76	S23.50.37°E	43.51	
C148	249.96	966.00	14.49.32°	125.68	S86.48.30°W	249.28	
C149	49.85	966.00	2.57.24°	24.93	S85.48.02°E	49.84	
C150	53.52	966.00	3.10.28°	26.77	S85.48.02°E	53.51	
C151	296.31	1034.00	16.21.48°	148.67	N74.38.45°W	294.31	
C152	40.07	25.00	91.50.07°	25.81	N44.03.05°W	35.92	
C153	120.63	275.00	25.07.56°	61.30	N14.29.54°W	119.65	
C154	89.66	325.00	15.50.33°	45.22	S19.04.36°W	89.59	
C155	38.22	25.00	67.35.18°	23.97	N54.58.59°E	38.60	
C156	39.27	25.00	90.00.00°	25.00	S45.01.54°W	35.36	
C157	39.27	25.00	90.00.00°	25.00	S44.58.06°E	35.36	
C158	39.27	25.00	90.00.00°	25.00	S44.58.06°E	35.36	

CURVE	CURVE TABLE			TANGENT CH - BEARING			CH - DIST
	LENGTH	RADIUS	DELTA	DELTA	BEARING	CH - DIST	
C1	424.77	1034.00	23.32.15°	215.42	S78.71.50°E	421.79	
C2	396.84	966.00	23.32.15°	201.26	N78.71.50°W	394.05	
C3	310.28	1000.00	17.46.40°	156.40	S75.19.11°E	308.04	
C4	100.52	1000.00	5.45.34°	50.30	S87.05.18°E	100.48	
C5	410.81	1000.00	23.32.15°	208.34	S78.71.50°E	407.92	
C6	285.60	1000.00	16.21.49°	143.78	N74.38.45°W	284.63	
C7	111.04	300.00	21.72.23°	56.16	S16.23.40°W	110.40	
C8	141.19	300.00	26.37.58°	71.93	N13.30.53°E	138.09	
C9	120.23	180.00	39.25.50°	62.74	N19.14.49°E	118.48	
C10	117.81	75.00	90.00.00°	75.00	S44.58.06°E	108.07	
C11	117.81	75.00	90.00.00°	75.00	N44.58.06°W	108.07	
C12	117.81	75.00	90.00.00°	75.00	N44.58.06°W	108.07	
C13	117.81	75.00	90.00.00°	75.00	N44.58.06°W	108.07	
C14	75.19	75.00	57.26.40°	41.10	N28.41.25°W	72.08	
C15	42.62	75.00	32.33.20°	21.90	N73.31.23°W	42.04	
C16	45.09	3080.42	0.50.17°	22.55	S88.23.40°W	45.09	
C17	45.05	3080.42	0.50.15°	22.51	S87.13.50°W	45.05	
C18	45.03	3080.42	0.50.15°	22.50	S88.04.14°W	45.03	
C19	45.07	3080.42	0.50.14°	22.50	S88.54.29°W	45.07	
C20	35.22	23.00	90.13.29°	23.09	N45.04.50°W	32.59	
C21	37.71	3080.42	5.58.02°	161.00	S86.48.54°W	371.57	
C22	39.27	25.00	90.00.00°	25.00	N45.01.54°E	35.36	
C23	36.04	23.00	89.46.31°	22.81	S44.57.50°W	32.46	
C24	39.27	25.00	90.00.00°	25.00	S44.58.06°E	35.36	
C25	37.95	25.00	90.00.00°	25.00	N82.20.23°W	37.95	
C26	127.16	1274.12	5.43.08°	63.63	N85.37.38°W	127.11	
C27	1.56	1274.12	0.04.12°	0.78	N82.45.59°W	1.56	
C28	16.97	25.00	36.53.42°	8.83	N70.35.0		



VICINITY MAP 1"=750' ZONE ATLAS: N-8, P-8

**SUBDIVISION DATA**

GROSS ACREAGE	248.2350 Acres
ZONE ATLAS NO.	N-8-Z & P-8-Z
NO. OF EXISTING TRACTS	3
NO. OF LOTS/TRACTS/PARCELS CREATED	146/10/8
NO. OF TRACTS ELIMINATED	3
MILES OF FULL WIDTH STREETS CREATED	0.57
AREA DEDICATED TO CITY OF ALBUQUERQUE	11.9511 Acres
DATE OF SURVEY	November, 2003
ZONING	R-D/R-LT
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 dedicate 118<sup>th</sup> Street S.W. and Colobel Avenue S.W. to the City of Albuquerque in fee simple with warranty covenants and 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, and the right to trim interfering trees and shrubs. Said owner(s) and/or proprietor(s) do hereby consent to all of the foregoing and do hereby certify that this subdivision is their free act and deed. Said owner(s) warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided.

OWNER: KB HOME New Mexico Inc  
 BY: Robert Coleman  
 TITLE: Director of Land

Robert Coleman 2/15/05 DATE

**OWNER'S ACKNOWLEDGMENT**

STATE OF NEW MEXICO SS  
 COUNTY OF BERNALILLO

This instrument was acknowledged before me on FEBRUARY 15, 2005  
 By Robert Coleman, Director of Land, KB HOME New Mexico Inc, A New Mexico Corporation on behalf of said corporation

Swaine McManis 10-11-05  
 NOTARY PUBLIC MY COMMISSION EXPIRES

**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 all of TRACT B-1, ROSNER TRACTS 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 March 27, 2003 in Book 2003C, Page 80 together with all of PARCEL A, ANDERSON HEIGHTS 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 December 3, 2003, in Book 2003C in Page 361 and containing 248.2350 acres more or less.

**PURPOSE OF PLAT**

1. SUBDIVIDE THREE (3) TRACTS INTO ONE HUNDRED AND FORTY SIX (146) LOTS, TEN (10) TRACTS FOR HOME OWNERS ASSOCIATION AND DRAINAGE AND EIGHT (8) PARCELS FOR FUTURE DEVELOPMENT.
2. GRANT NEW EASEMENTS AS SHOWN HEREON
3. VACATE EASEMENTS AS SHOWN HEREON
4. DEDICATE RIGHT-OF-WAY AS SHOWN HEREON
5. TRACTS 5, 6, 7, 8, 9 AND 10 AS SHOWN HEREON ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. TRACTS 6, 7, 8, 9 AND 10 ARE TO BE JOINT LANDSCAPING AND PUBLIC UTILITY EASEMENTS. TRACT 5 IS A PRIVATE ACCESS EASEMENT IN FAVOR OF THE HOMEOWNERS ASSOCIATION AND A PUBLIC SANITARY SEWER, WATER AND STORM DRAIN EASEMENT GRANTED TO CITY OF ALBUQUERQUE WITH THIS PLAT.
6. TRACT 5 WILL ALSO BE AN EASEMENT FOR ALL PUBLIC UTILITY (PUE) CROSSINGS.

**FEMA FLOODPLAIN AND LOMR NOTES**

1. FINAL CONFIRMATION AND RELEASE OF A.M.A.F.C.A.'S DRAINAGE EASEMENTS WILL BE COMPLETED UPON ISSUANCE OF A LETTER OF MAP REVISION (LOMR) BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND UPON ISSUANCE OF A QUITCLAIM DEED FROM A.M.A.F.C.A.
2. UNTIL SUCH TIME THAT THE LOMR IS ISSUED BY FEMA TO REMOVE THE FLOODPLAIN, THIS AREA AND ANY FUTURE LOTS THAT DEVELOP IN THIS AREA, FLOOD INSURANCE MAY BE REQUIRED.

PURPOSE OF CORRECTION:  
 CORRECT LOT NUMBERS  
 ON LOTS 1-21, BLOCK 15  
 ON SHEETS 3, 4 & 8

**SURVEY NOTES**

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
2. Distances are ground distances.
3. Bearings and distances in parenthesis are record.
4. Basis of boundary are the following plats of record entitled:  
 "LANDS OF RIO BRAVO PARTNERS", (04-17-96, 96C-160)  
 "ROSNER TRACT, TRACT A-1, A-2 AND B-1", (03-27-03, 03C-80)  
 "LANDS OF SALAZAR FAMILY TRUST, SALAZAR QUATRO TRUST, JSJ INVESTMENT COMPANY AND FALBA HANNETT" (07-23-03, 03C-223)  
 "ANDERSON HEIGHTS, PARCELS A AND B", (12-03-03, 2003C - 361))

all being records of Bernalillo County, New Mexico.

5. Field Survey performed on November, 2003.
6. Title Report: None provided.
7. UTILITY COUNCIL LOCATION SYSTEM LOG NO.: 2003473085

CORRECTION PLAT FOR  
**ANDERSON HEIGHTS UNIT 1**  
 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

**APPROVED AND ACCEPTED BY:**

APPROVAL AND CONDITIONAL ACCEPTANCE as specified by the Albuquerque subdivision Ordinance, Chapter 14 Article 14 of the Revised Ordinances of Albuquerque, New Mexico, 1994.

Project Number: 1002739

Application Number: 05DRB-00429

**PLAT APPROVAL**

Utility Approvals:

<u>Paul D. Mads</u> PNM Electric Services	<u>3-29-05</u> Date
<u>Paul D. Mads</u> PNM Gas Services	<u>3-29-05</u> Date
<u>N. Marshall</u> Qwest Telecommunications	<u>4/5/05</u> Date
<u>Kenne Babon</u> Comcast	<u>3-29-05</u> Date

**City Approvals:**

<u>CBH 5/3/05</u> City Surveyor	<u>3-7-05</u> Date
<u>5-5-05</u> Traffic Engineering, Transportation Division	<u>03-23-05</u> Date
<u>Utilities Development</u>	<u>3/23/05</u> Date
<u>Christina Sandoval</u> Parks and Recreation Department	<u>3/23/05</u> Date
<u>AMAFCA</u>	<u>4-21-05</u> Date
<u>City Engineer</u>	<u>4-22-05</u> Date
<u>DRB Chairperson, Planning Department</u>	<u>3/23/05</u> Date

**SURVEYOR'S CERTIFICATION:**

"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico, and is true and correct to the best of my knowledge and belief."

Timothy Aldrich 03-04-05 Date

Timothy Aldrich, No. 7719



P.O. BOX 30701, ALBQ., N.M. 87190  
 505-884-1990

Dwg: cover.dwg	Drawn: STEPHEN	Checked: ALS	Sheet 1 of 14
Scale: N/A	Date: 02/10/05	Job: A03080	

PROJ. #  
1002739  
7-16-14

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CORRECTION PLAT FOR  
**ANDERSON HEIGHTS UNIT 1**  
 WITHIN THE  
 TOWN OF ATRISCO GRANT  
 PROJECTED SECTIONS 5 AND 8  
 TOWNSHIP 9 NORTH, RANGE 2 EAST, NMMP  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 FEBRUARY, 2005

**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.)
- SET REBAR WITH CAP "ALS LS 7719" (TYP)

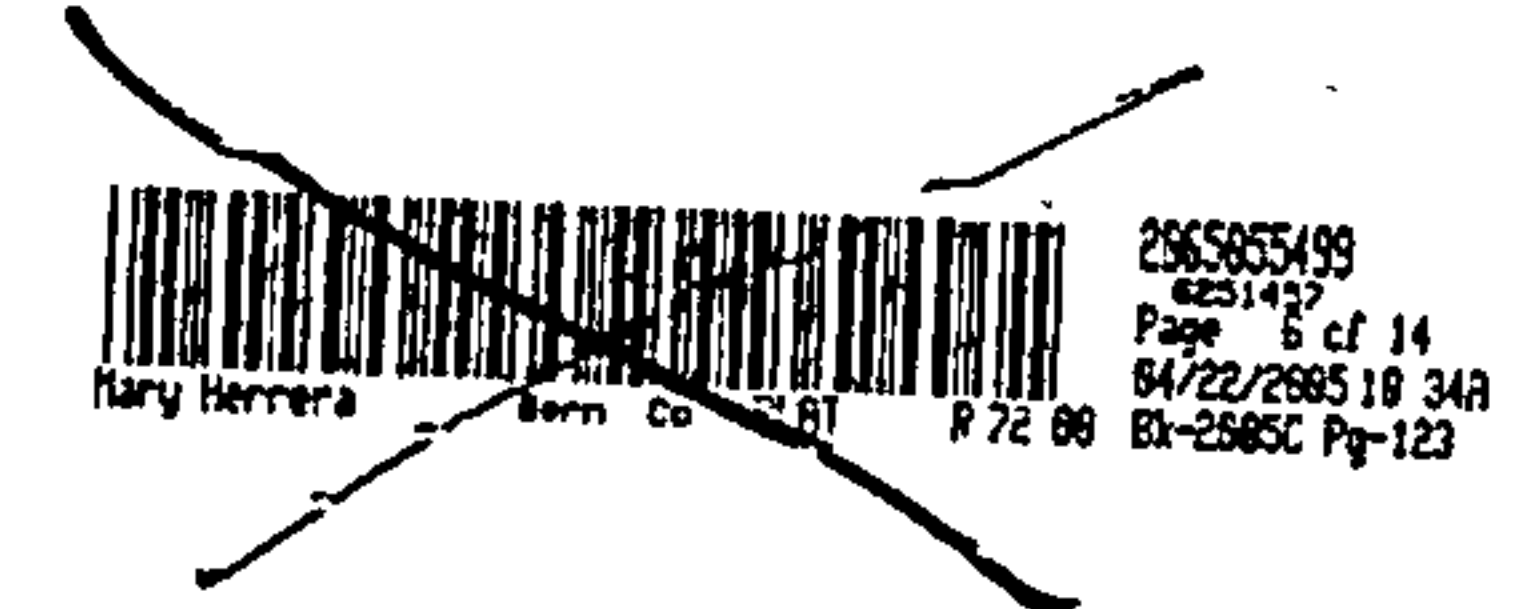
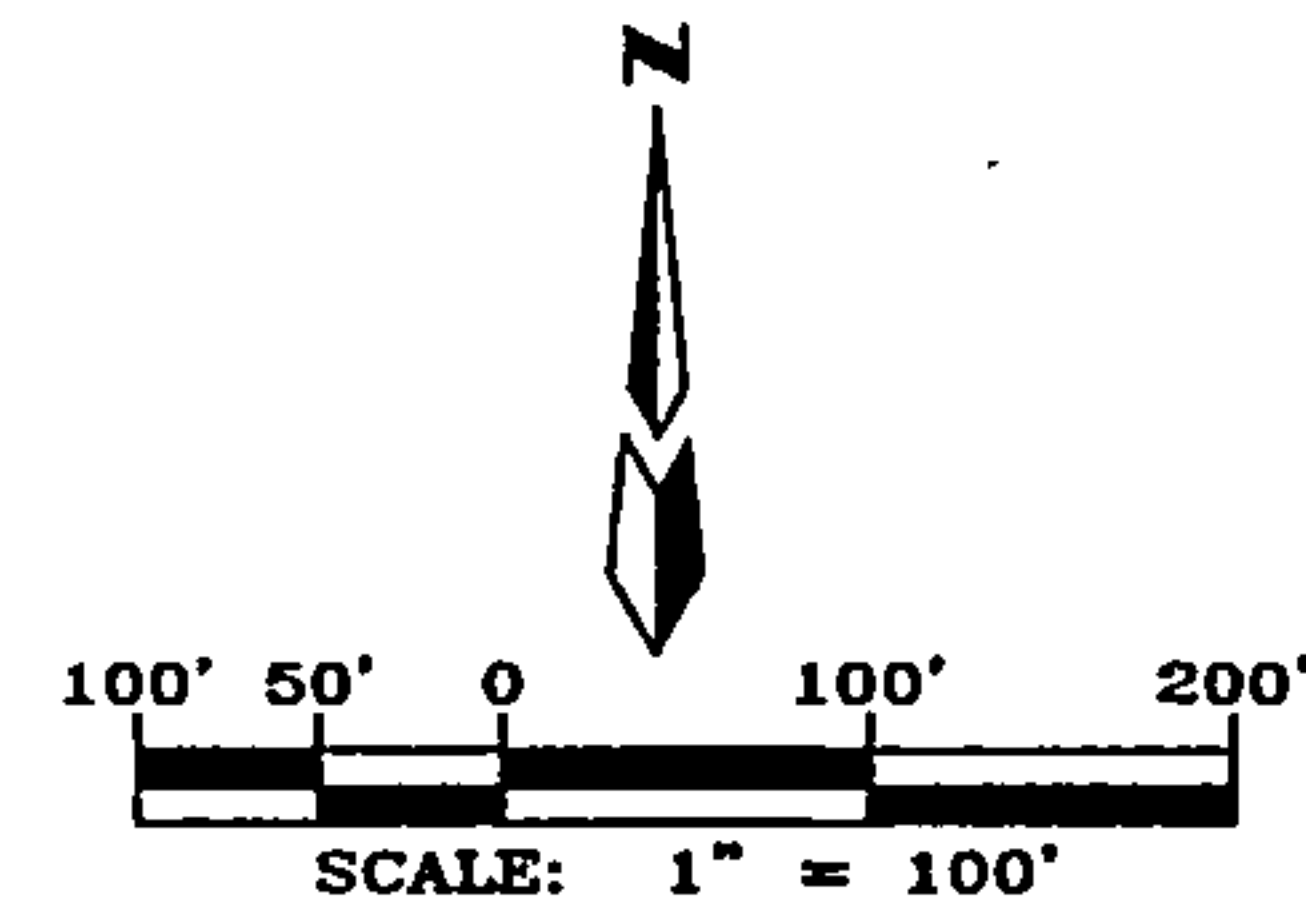
SEE SHEET 14 OF 14 FOR CURVE TABLE  
 SEE SHEET 13 OF 14 FOR KEY MAP

**ABBREVIATIONS**

- 10' PUE = PUBLIC UTILITY EASEMENTS GRANTED WITH THIS PLAT
- ROW = RIGHT-OF-WAY
- H.O.A. = HOME OWNERS ASSOCIATION
- C.O.A. = CITY OF ALBUQUERQUE
- A.B.C.W.U.A. = ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY

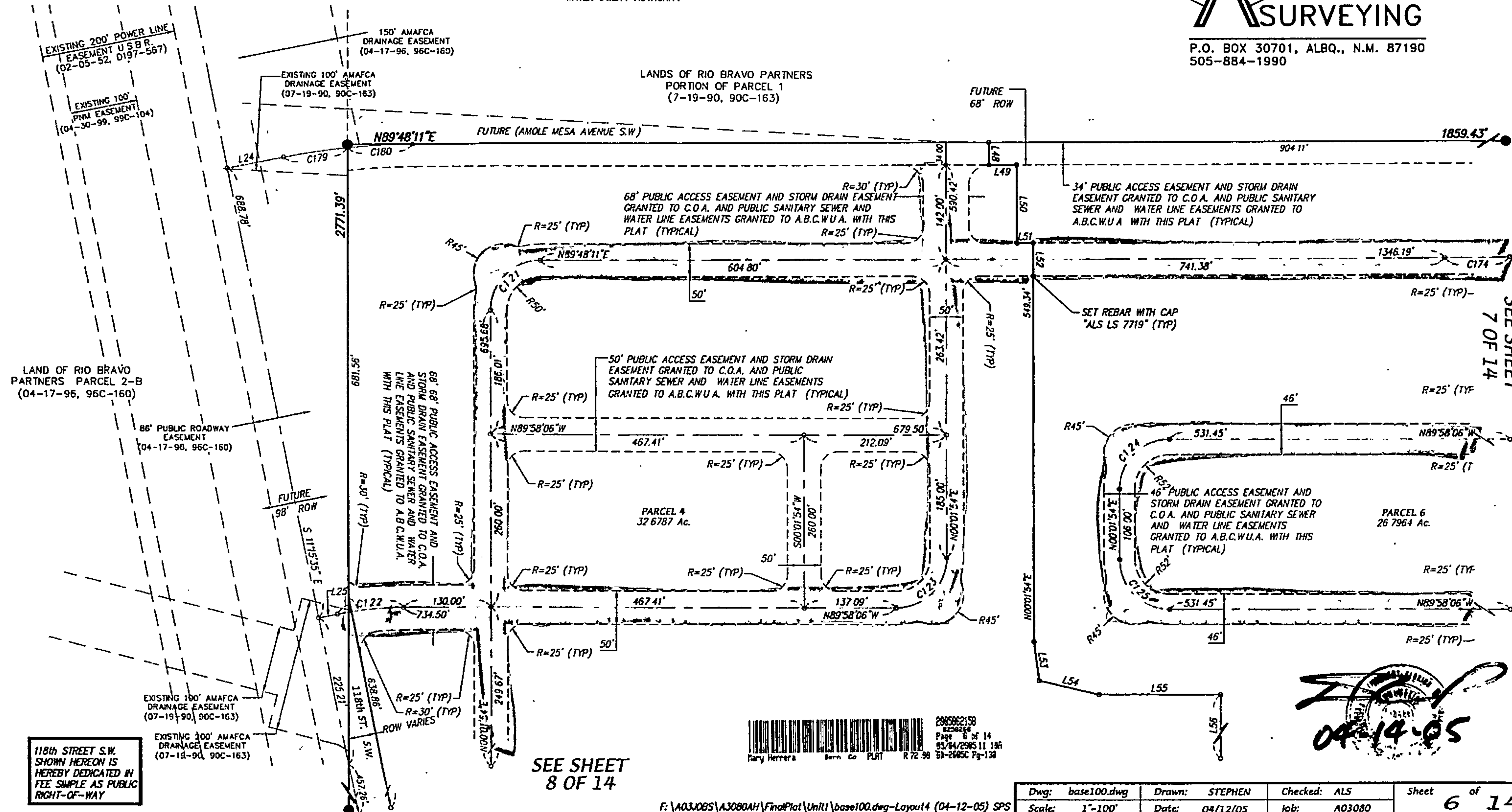
FEMA FLOODPLAIN

SEE FEMA FLOODPLAIN AND LOWER NOTES ON COVER SHEET



**ALDRICH LAND SURVEYING**

P.O. BOX 30701, ALBQ., N.M. 87190  
 505-884-1990



SEE SHEET 8 OF 14



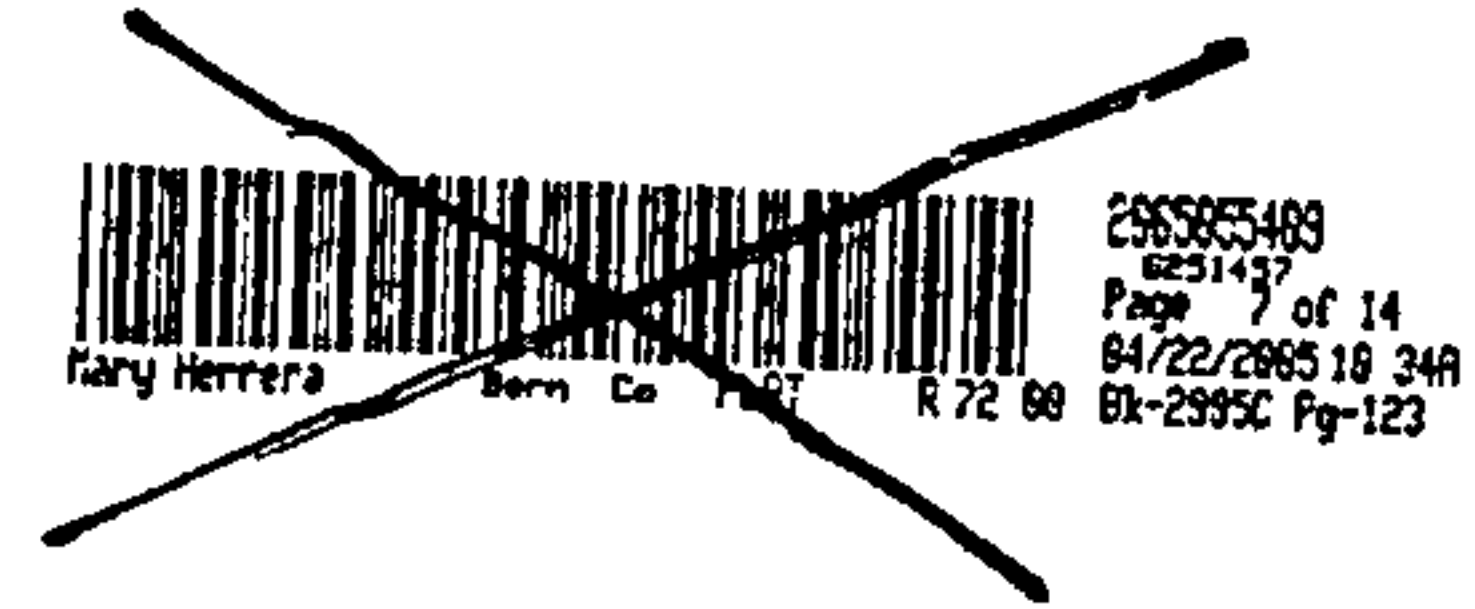
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Dwg: base100.dwg	Drawn: STEPHEN	Checked: ALS	Sheet 6 of 14
Scale: 1"=100'	Date: 04/12/05	Job: A03080	

CORRECTION PLAT FOR  
**ANDERSON HEIGHTS UNIT 1**  
 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

FEMA FLOODPLAIN

SEE FEMA FLOODPLAIN  
 AND LMR NOTES ON  
 COVER SHEET

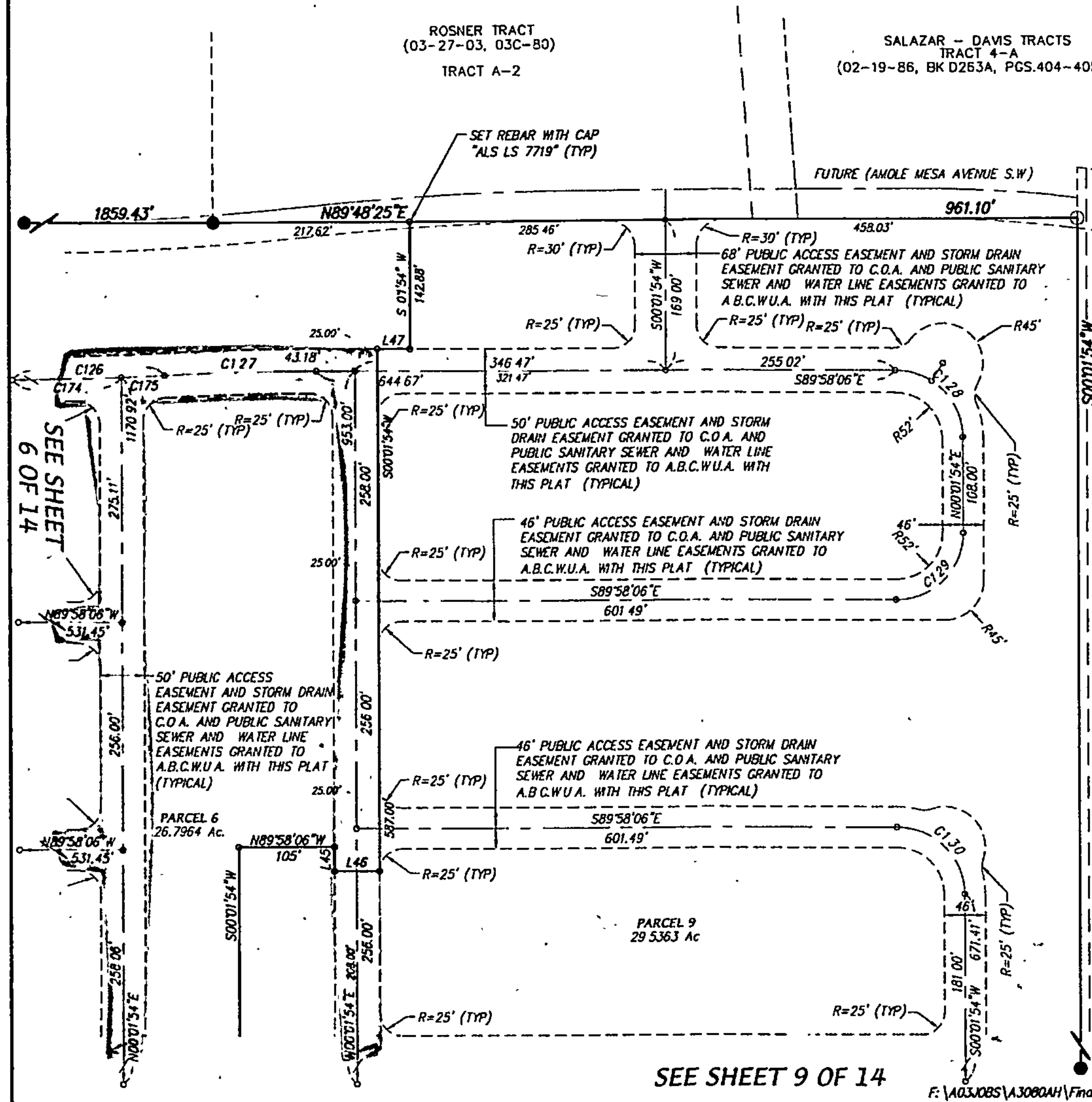


ROSNER TRACT  
 (03-27-03, 03C-80)  
 TRACT A-2

SALAZAR - DAVIS TRACTS  
 TRACT 4-A  
 (02-19-86, BK D263A, PGS.404-405)

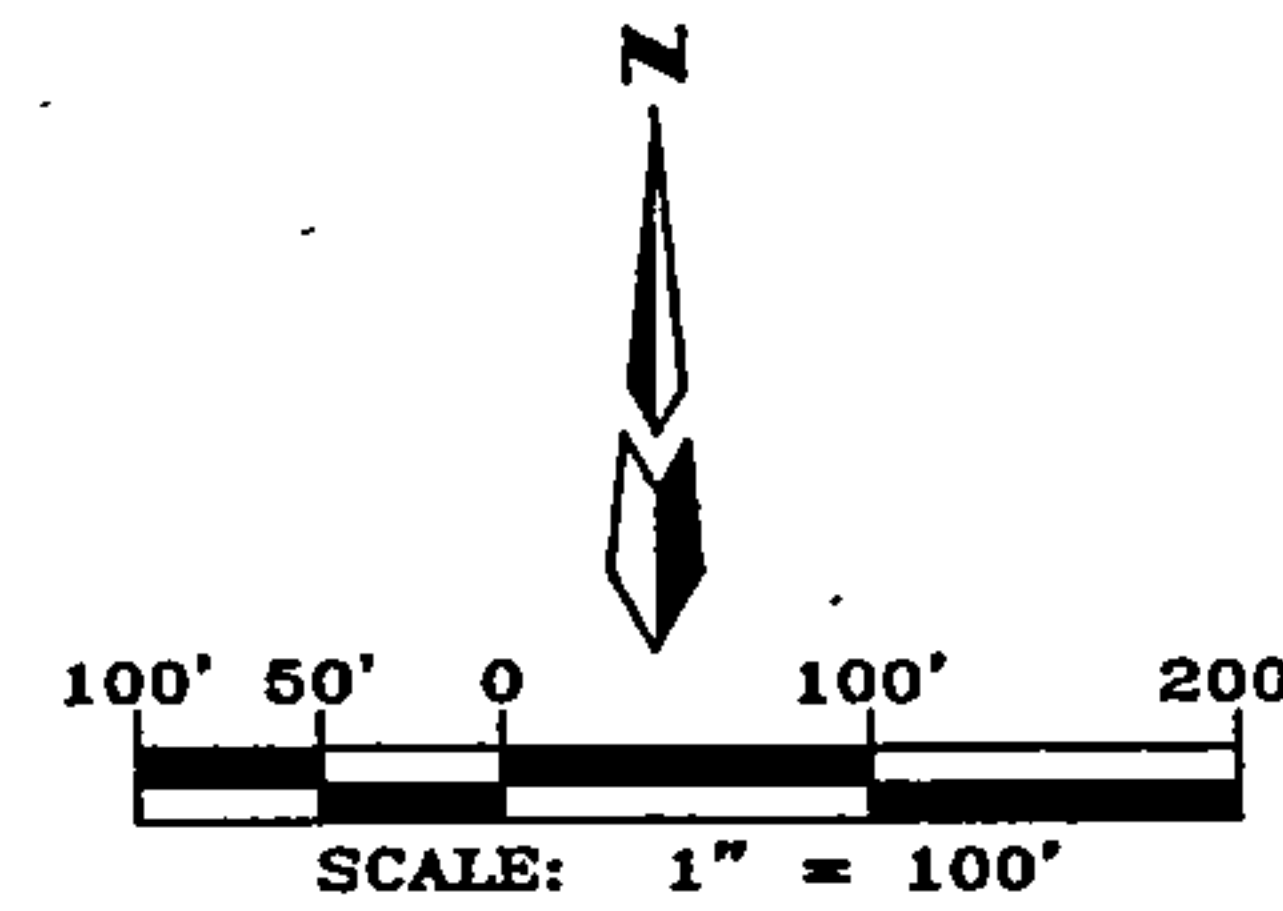
**ABBREVIATIONS**

- 10' PUE = PUBLIC UTILITY EASEMENTS GRANTED WITH THIS PLAT
- ROW = RIGHT-OF-WAY
- H.O.A. = HOME OWNERS ASSOCIATION
- C.O.A. = CITY OF ALBUQUERQUE
- A.B.C.W.U.A. = ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY



TRACT 32H-1

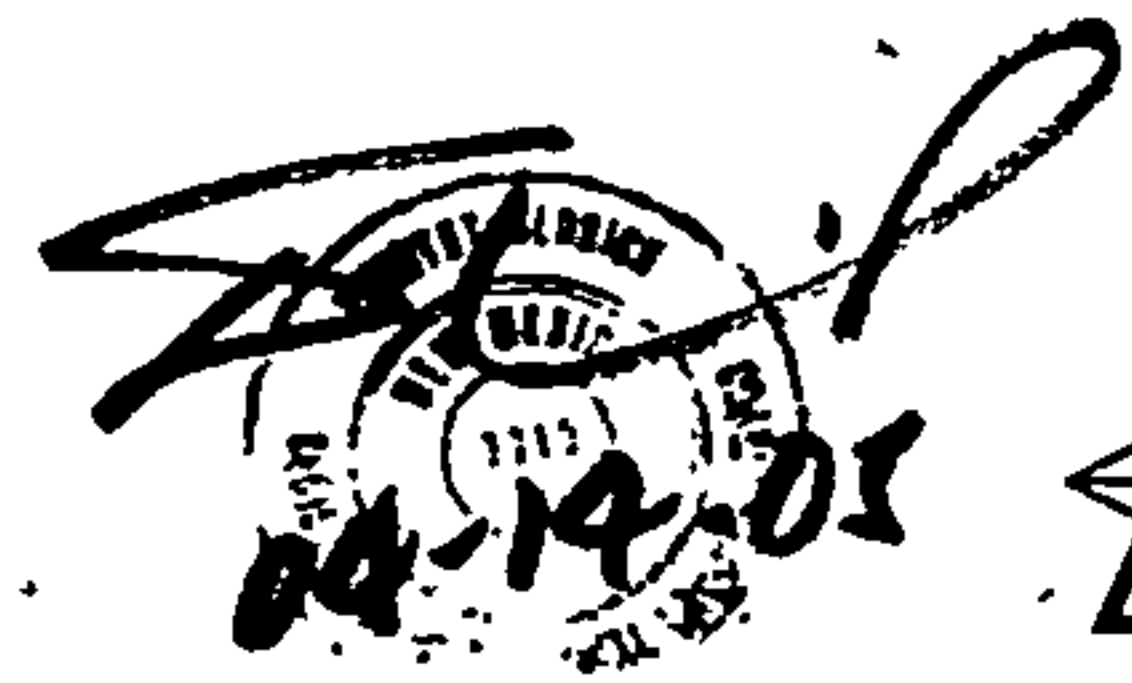
SEE SHEET 14 OF 14 FOR CURVE TABLE  
 SEE SHEET 13 OF 14 FOR KEY MAP



**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.)
- SET REBAR WITH CAP "ALS LS 7719" (TYP)

TRACT 29A  
 LANDS OF SALAZAR  
 FAMILY TRUST  
 SALAZAR CUATRO TRUST,  
 JSJ INVESTMENT COMPANY  
 AND FALBA HANNETT  
 (07-23-03, 03C-223)



**ALDRICH LAND SURVEYING**

P.O. BOX 30701, ALBO., N.M. 87190  
 505-884-1990



SEE SHEET 9 OF 14

F:\A03\JOBS\A3080AH\FinalPlat\Unit1\base100.dwg-Layout5 (04-12-05) SPS

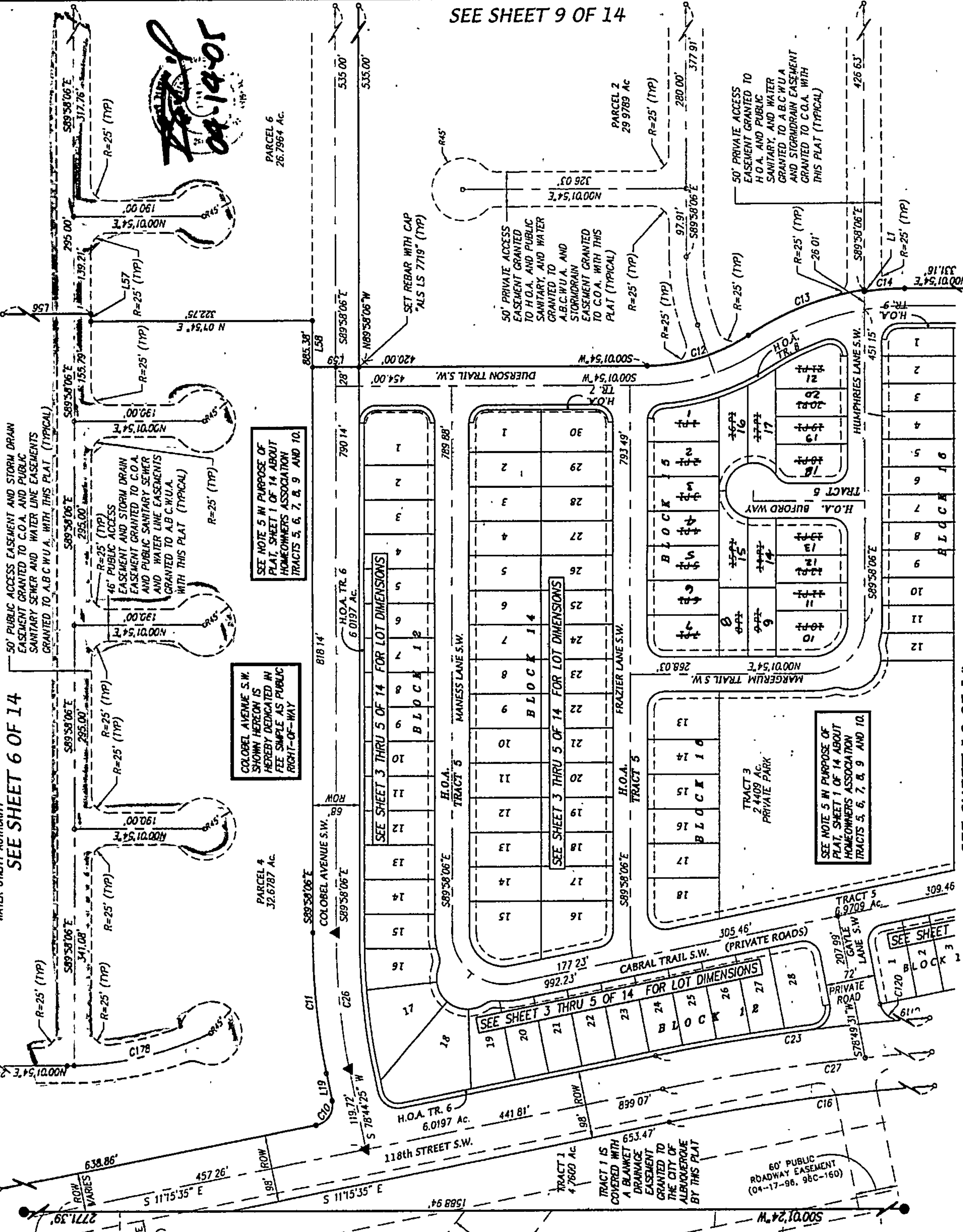
Dwg: base100.dwg	Drawn: STEPHEN	Checked: ALS	Sheet 7 of 14
Scale: 1"=100'	Date: 04/12/05	Job: A03080	

**CORRECTION PLAT FOR  
ANDERSON HEIGHTS UNIT 1**  
WITHIN THE  
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TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
FEBRUARY, 2005

268595499  
Page 8 of 14  
04/12/05 16:34:18  
04-12-05 16:34:18  
04-12-05 16:34:18

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SEE SHEET 14 OF 14 FOR CURVE TABLE  
SEE SHEET 13 OF 14 FOR KEY MAP



**ALDRICH LAND SURVEYING**  
P.O. BOX 30701, ALBU., N.M. 87190  
505-884-1990

LAND OF RIO BRAVO PARTNERS  
PARCEL 2-B  
(04-17-96, 96C-160)

LAND OF RIO BRAVO PARTNERS  
PARCEL 2-C  
(04-17-96, 96C-160)

EXISTING 200' POWER LINE EASEMENT (U.S.B.P. 197-567) (02-05-92, D197-567)

EXISTING 100' PUE EASEMENT (04-30-98, 98C-104)

EXISTING 100' AMAFCA DRAINAGE EASEMENT (07-19-90, 90C-163)

EXISTING 100' AMAFCA DRAINAGE EASEMENT (07-19-90, 90C-163)

EXISTING 100' AMAFCA DRAINAGE EASEMENT (07-19-90, 90C-163)

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- SET REBAR WITH CAP "ALS LS 7719" (TYP)

118th STREET S.W. SHOWN HEREON IS HEREBY DEDICATED IN FEE SIMPLE AS PUBLIC RIGHT-OF-WAY

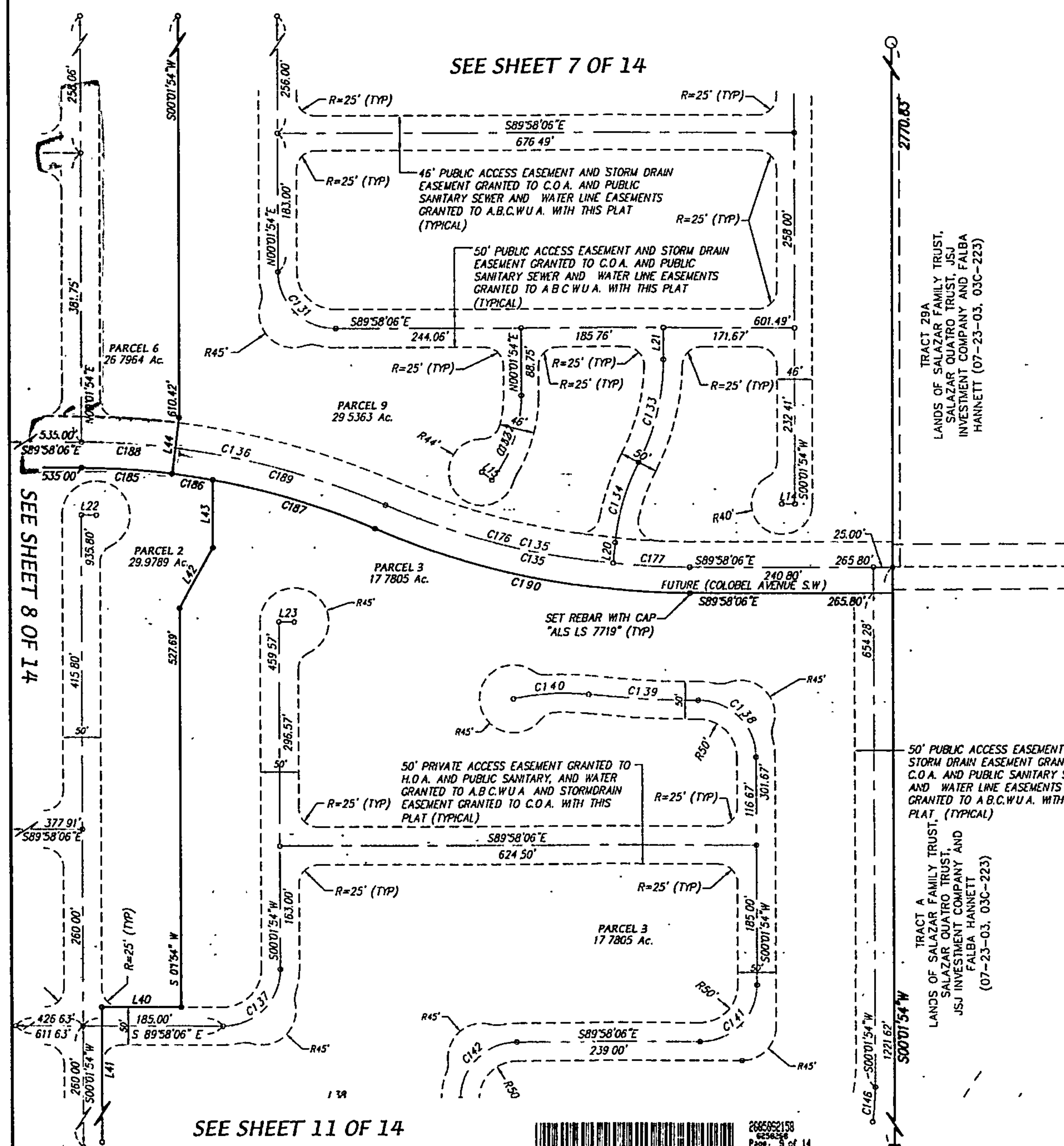
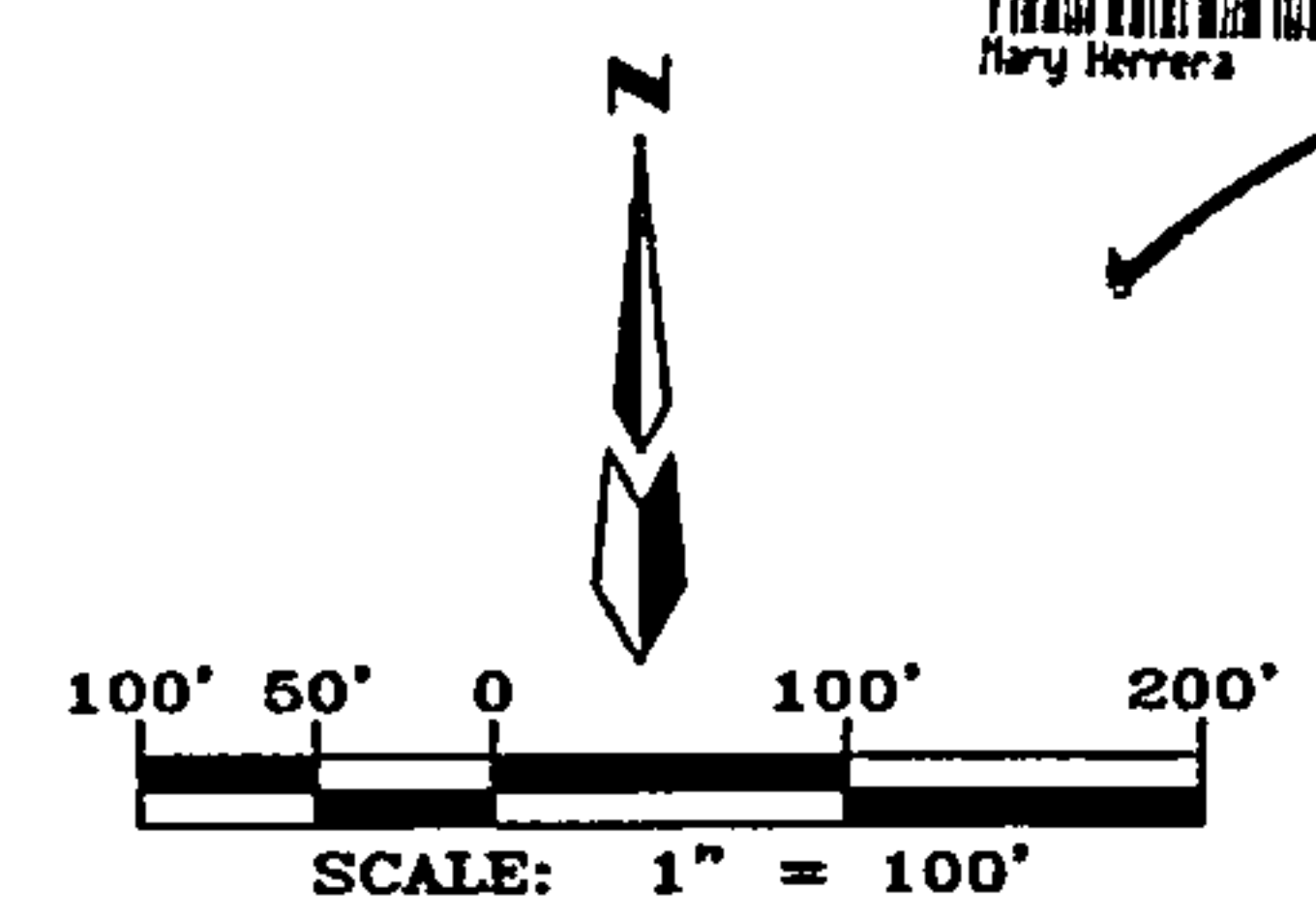
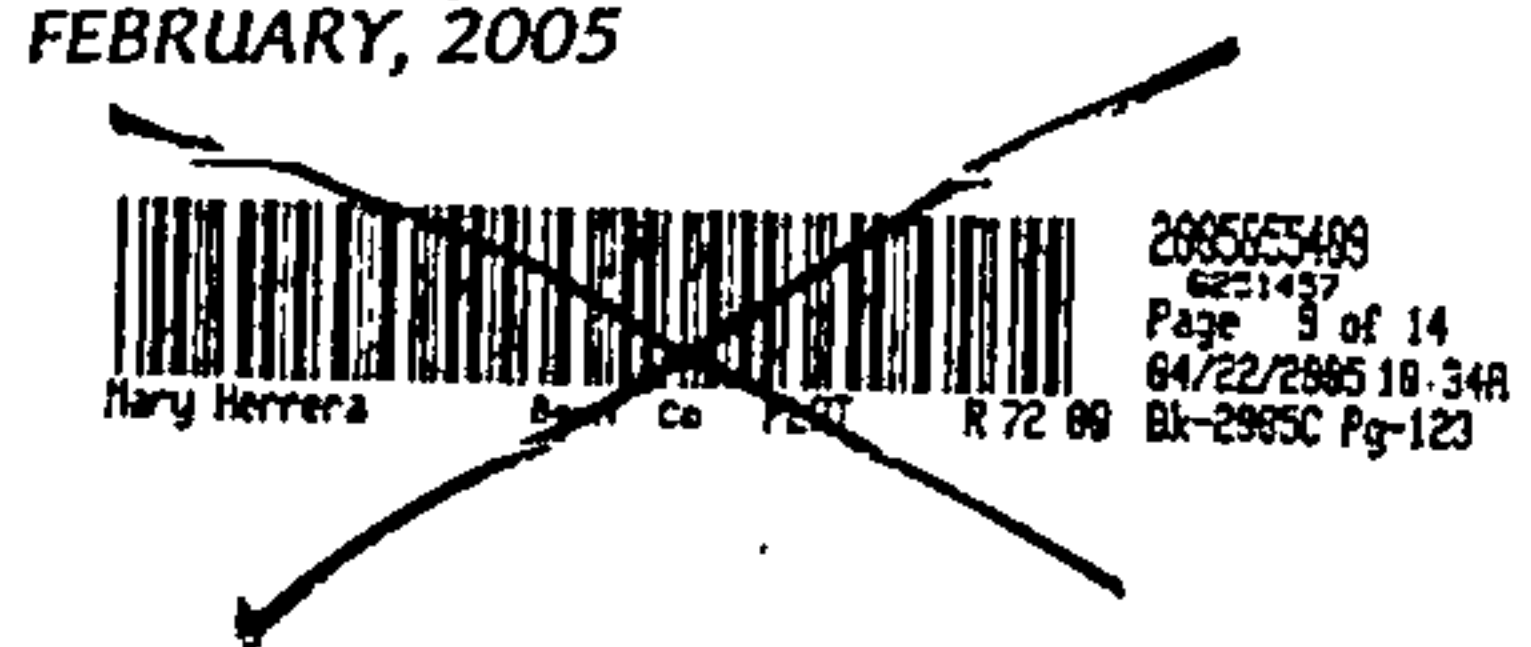
SCALE: 1" = 100'

SEE SHEET 9 OF 14

SEE SHEET 10 OF 14



CORRECTION PLAT FOR  
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 WITHIN THE  
 TOWN OF ATRISCO GRANT  
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 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 FEBRUARY, 2005



TRACT 29A  
 LANDS OF SALAZAR FAMILY TRUST,  
 SALAZAR CUATRO TRUST, JSJ  
 INVESTMENT COMPANY AND FALBA  
 HANNETT (07-23-03, 03C-223)

FEMA FLOODPLAIN  
 SEE FEMA FLOODPLAIN  
 AND LOMR NOTES ON  
 COVER SHEET

SEE SHEET 14 OF 14 FOR CURVE TABLE  
 SEE SHEET 13 OF 14 FOR KEY MAP

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P.O. BOX 30701, ALBQ., N.M. 87190  
 505-884-1990

SEE SHEET 11 OF 14



Dwg: base100.dwg	Drawn: STEPHEN	Checked: ALS	Sheet 9 of 14
Scale: 1"=100'	Date: 04/12/05	Job: A03080	



D. Mark Goodwin & Associates, P.A.  
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199  
(505) 828-2200 FAX 797-9539

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≡  
≡

~ 2012 ACEC/NM Award Winner for Engineering Excellence ~  
~ 2008 ACEC/NM Award Winner for Engineering Excellence ~

June 20, 2014

Mr. Chis Perkins  
Orchards at Anderson Heights Subassoc. Inc.  
2924 Margerum Trail S.W.  
Albuquerque, NM 87121

Mr. Arturo Cadenas  
Orchards at Anderson Heights Subassoc. Inc.  
10724 McMichael S.W.  
Albuquerque, NM 87121

**Re: Vacation of Existing Platting – Anderson Heights Unit 4,6, & 9**

Dear Mr. Perkins and Mr. Cadenas:

On behalf of our client, KB Home, our office would like to inform you that we are in the process of vacating unused easements and undeveloped right of ways with Anderson Heights Unit 4,6, and 9 in preparation of new Plats that will include new lot and street. The enclosed paperwork is a copy of our submittal. The anticipated date to be heard is July 16<sup>th</sup>, 2014.

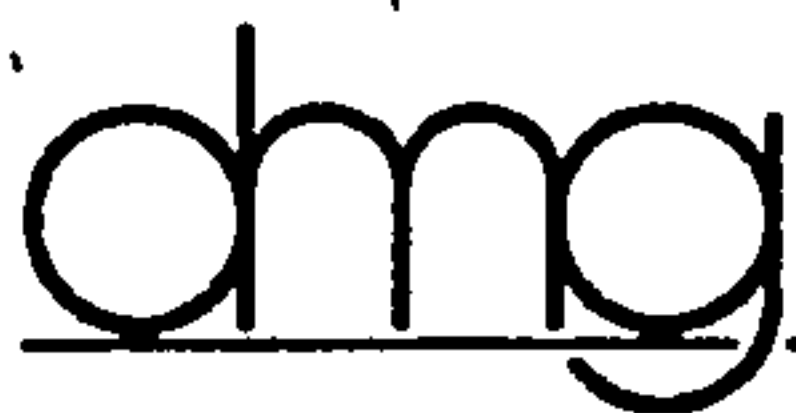
We anticipate submitting a Major Subdivision Plat within 30 days after making this submittal. If there are any questions, please contact Diane Hoelzer, Project Engineer, in our office at (505) 828-2200.

Sincerely,  
MARK GOODWIN & ASSOCIATES, PA

Kay Brashear  
Office Manager

/kb

Enclosure



D. Mark Goodwin & Associates, P.A.  
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199  
(505) 828-2200 FAX 797-9539

36  
36  
36

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MARK GOODWIN & ASSOCIATES, PA

Kay Brashear  
Office Manager

/kb

Enclosure



D. Mark Goodwin & Associates, P.A.  
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199  
(505) 828-2200 FAX 797-9539

NE  
NE  
NE

~ 2012 ACEC/NM Award Winner for Engineering Excellence ~  
~ 2008 ACEC/NM Award Winner for Engineering Excellence ~

June 20, 2014

Ms. Celeste Wheeler  
Anderson Hills N.A.  
3209 Lazy Day Dr. S.W.  
Albuquerque, NM 87121

Ms. Carla Sanchez  
Anderson Hills N.A.  
8416 Llano Vista Ave. S.W.  
Albuquerque, NM 87121

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MARK GOODWIN & ASSOCIATES, PA

Kay Brashear  
Office Manager

/kb

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Consulting Engineers

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(505) 828-2200 FAX 797-9539

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MARK GOODWIN & ASSOCIATES, PA

Kay Brashear  
Office Manager

/kb

Enclosure

7011 3500 0002 8028 0483

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**OFFICIAL USE**

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Certified Fee		JUN 20 2014	Postmark Here
Return Receipt Fee (Endorsement Required)			
Restricted Delivery Fee (Endorsement Required)			
Total Postage & Fees	\$		

ALBUQUERQUE, NM 87109

**PERFECTLY LEGAL CPU**

Sent To  
 Mr. Arturo Cadenas  
 Street, Apt. No.; or PO Box No. 10724 Mc Michael Sw.  
 City, State, ZIP+4 ABQ nm 87121

PS Form 3800, August 2006 See Reverse for Instructions

7011 3500 0002 8028 0476

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**OFFICIAL USE**

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Certified Fee		JUN 20 2014	Postmark Here
Return Receipt Fee (Endorsement Required)			
Restricted Delivery Fee (Endorsement Required)			
Total Postage & Fees	\$		

ALBUQUERQUE, NM 87109

**PERFECTLY LEGAL CPU**

Sent To  
 Ms. Celeste Wheeler  
 Street, Apt. No.; or PO Box No. 3209 Lazy Day Dr. Sw  
 City, State, ZIP+4 ABQ nm 87121

PS Form 3800, August 2006 See Reverse for Instructions

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7011 3500 0002 8028 0490

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Return Receipt Fee (Endorsement Required)			
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Total Postage & Fees	\$		

ALBUQUERQUE, NM 87109

**PERFECTLY LEGAL CPU**

Sent To  
 Mr. Chris Perkins  
 Street, Apt. No.; or PO Box No. 2924 Margerum Trails. Sw  
 City, State, ZIP+4 ABQ nm 87121

PS Form 3800, August 2006 See Reverse for Instruction

7011 3500 0002 8028 0462

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Return Receipt Fee (Endorsement Required)			
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ALBUQUERQUE, NM 87109

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Sent To  
 Ms. Carla Sanchez  
 Street, Apt. No.; or PO Box No. 8416 Llano Vista Ave Sw  
 City, State, ZIP+4 ABQ nm 87121

PS Form 3800, August 2006 See Reverse for Instructions

PROJECT #

6247001

\*\*\*

July 16. 2014

YFE  
VRD



Supplemental Form (SF)

**SUBDIVISION**

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

**SITE DEVELOPMENT PLAN**

- for Subdivision
- for Building Permit
- Administrative Amendment/Approval (AA)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

**STORM DRAINAGE (Form D)**

- Storm Drainage Cost Allocation Plan

**S Z ZONING & PLANNING**

- Annexation
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
  - Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

**APPLICATION INFORMATION:**

Professional/Agent (if any): Mark Goodwin & Associates, PA PHONE: 828-2200

ADDRESS: PO Box 90606 FAX: \_\_\_\_\_

CITY: Albuquerque STATE nm ZIP 87199 E-MAIL: kbrashear@goodwinengineers.com

APPLICANT: KB Home PHONE: 303-232-1130

ADDRESS: 7807 Peakview Ave Suite 300 FAX: \_\_\_\_\_

CITY: Centennial STATE CO ZIP 80111 E-MAIL: mbarberae@kbhome.com

Proprietary interest in site: owner List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: Sketch Plat Submittal - Anderson Heights Unit 4

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

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

Lot or Tract No. \_\_\_\_\_ Block: \_\_\_\_\_ Unit: 4

Subdiv/Addn/TBKA: Anderson Heights

Existing Zoning: R-D / R-LT Proposed zoning: R-D / R-LT MRGCD Map No \_\_\_\_\_

Zone Atlas page(s): N-8 UPC Code: 100805433121440105

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): 1000500

102739

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill? no

No. of existing lots: 188 No. of proposed lots: 482/38TR Total site area (acres): 98 Ac.

LOCATION OF PROPERTY BY STREETS: On or Near: 118<sup>th</sup> Street

Between: Arroyo Mesa, Ave. and Coldwell Ave.

Check if project was previously reviewed by: Sketch Plat/Plan  or Pre-application Review Team(PRT)  Review Date: \_\_\_\_\_

SIGNATURE Diane Hoelzer DATE Feb. 24, 2014

(Print Name) Diane Hoelzer Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

Revised: 4/2012

- 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
<u>14DRB - 70055</u>	<u>SP</u>	_____	\$ <u>0</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
			Total
			\$ <u>0</u>

Hearing date March 5, 2014

[Signature]  
2-25-14  
Staff signature & Date

Project # 1002739



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

- SKETCH PLAT REVIEW AND COMMENT (DRB22)** Maximum Size: 24" x 36"
- 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) clearly outlined
  - Letter briefly describing, explaining, and justifying the request
  - List any original and/or related file numbers on the cover application.
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

- SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB18)** Maximum Size: 24" x 36"
- 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
  - 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) clearly outlined
  - 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)
  - List any original and/or related file numbers on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

- SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB17)** Maximum Size: 24" x 36"
- 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
  - Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies
  - Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. 6 copies.
  - Solid Waste Management Department signature on Site Plan
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter briefly describing, explaining, and justifying the request
  - Letter of authorization from the property owner if application is submitted by an agent
  - Copy of the document delegating approval authority to the DRB
  - Infrastructure List, if relevant to the site plan
  - Completed Site Plan for Building Permit Checklist
  - Copy of Site Plan with Fire Marshal's stamp
  - Fee (see schedule)
  - List any original and/or related file numbers on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

- AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB01)** Maximum Size: 24" x 36"
- AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB02)** Maximum Size: 24" x 36"
- Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) 6 copies
  - DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) 6 copies
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter briefly describing, explaining, and justifying the request
  - Letter of authorization from the property owner if application is submitted by an agent
  - Infrastructure List, if relevant to the site plan
  - Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
  - Fee (see schedule)
  - List any original and/or related file numbers on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

- FINAL SIGN-OFF FOR EPC APPROVED SDP FOR BUILDING PERMIT (DRB05)**
- FINAL SIGN-OFF FOR EPC APPROVED SDP FOR SUBDIVISION (DRB06)**
- 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 for Building Permit
  - Zone Atlas map with the entire property(ies) clearly outlined
  - 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)
  - List any original and/or related file numbers on the cover application
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I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

Drane Hoelzer  
 Applicant name (print)  
Drane Hoelzer 2-24-14  
 Applicant signature / date



Form revised October 2007

- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers  
14 - DRB - 10055

[Signature] 2-25-14  
 Planner signature / date  
 Project # 1002739



Supplemental Form (SF)

**SUBDIVISION**

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

**SITE DEVELOPMENT PLAN**

- for Subdivision
- for Building Permit
- Administrative Amendment/Approval (AA)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

**STORM DRAINAGE (Form D)**

- Storm Drainage Cost Allocation Plan

**S Z ZONING & PLANNING**

- Annexation
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- Adoption of Rank 2 or 3 Plan or similar Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
  - Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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 2<sup>nd</sup> Street NW, Albuquerque, NM 87102.

Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

**APPLICATION INFORMATION:**

Professional/Agent (if any): Mark Goodwin & Associates, PA PHONE: 828-2200  
 ADDRESS: PO Box 9040 FAX: \_\_\_\_\_  
 CITY: Albuquerque STATE nm ZIP 87199 E-MAIL: k.brashear@goodwinengr.com

APPLICANT: KB Home PHONE: 303-232-1130  
 ADDRESS: 7807 Peakview Ave Suite 300 FAX: \_\_\_\_\_  
 CITY: Centennial STATE CO ZIP 80111 E-MAIL: mbarberae@kbhome.com

Proprietary interest in site: owner List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: Sketch Plat Submittal - Anderson Heights Unit 4

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

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

Lot or Tract No. \_\_\_\_\_ Block: \_\_\_\_\_ Unit: 4  
 Subdiv/Addn/TBKA: Anderson Heights  
 Existing Zoning: R-D / R-LT Proposed zoning: R-D / R-LT MRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s): N-8 UPC Code: 100805433121440105

**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

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill? no  
 No. of existing lots: 133 No. of proposed lots: 482/38TP Total site area (acres): 98 Ac.  
 LOCATION OF PROPERTY BY STREETS: On or Near: 118<sup>th</sup> Street  
 Between: Amole Mesa Ave. and Coldwell Ave.

Check if project was previously reviewed by: Sketch Plat/Plan  or Pre-application Review Team(PRT)  Review Date: \_\_\_\_\_

SIGNATURE Diane Hoelzer DATE Feb. 24, 2014  
 (Print Name) Diane Hoelzer Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

Revised: 4/2012

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>140RB - 70055</u>	<u>SP</u>	_____	\$ <u>0</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
Hearing date <u>March 5, 2014</u>				Total \$ <u>0</u>

[Signature] 2-25-14  
 Staff signature & Date

Project # 1002739

**FORM P(3): SITE PLAN REVIEW - DRB MEETING (UNADVERTISED)**

**SKETCH PLAT REVIEW AND COMMENT (DRB22)**

**Maximum Size: 24" x 36"**

- 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) clearly outlined
  - Letter briefly describing, explaining, and justifying the request
  - List any original and/or related file numbers on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

**SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB18)**

**Maximum Size: 24" x 36"**

- 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
  - 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) clearly outlined
  - 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)
  - List any original and/or related file numbers on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

**SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB17)**

**Maximum Size: 24" x 36"**

- 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
  - Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies
  - Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. 6 copies.
  - Solid Waste Management Department signature on Site Plan
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter briefly describing, explaining, and justifying the request
  - Letter of authorization from the property owner if application is submitted by an agent
  - Copy of the document delegating approval authority to the DRB
  - Infrastructure List, if relevant to the site plan
  - Completed Site Plan for Building Permit Checklist
  - Copy of Site Plan with Fire Marshal's stamp
  - Fee (see schedule)
  - List any original and/or related file numbers on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

**AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB01)**

**Maximum Size: 24" x 36"**

**AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB02)**

**Maximum Size: 24" x 36"**

- Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) 6 copies
  - DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) 6 copies
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter briefly describing, explaining, and justifying the request
  - Letter of authorization from the property owner if application is submitted by an agent
  - Infrastructure List, if relevant to the site plan
  - Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
  - Fee (see schedule)
  - List any original and/or related file numbers on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

**FINAL SIGN-OFF FOR EPC APPROVED SDP FOR BUILDING PERMIT (DRB05)**

**FINAL SIGN-OFF FOR EPC APPROVED SDP FOR SUBDIVISION (DRB06)**

- 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 for Building Permit
  - Zone Atlas map with the entire property(ies) clearly outlined
  - 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)
  - List any original and/or related file numbers on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. 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.

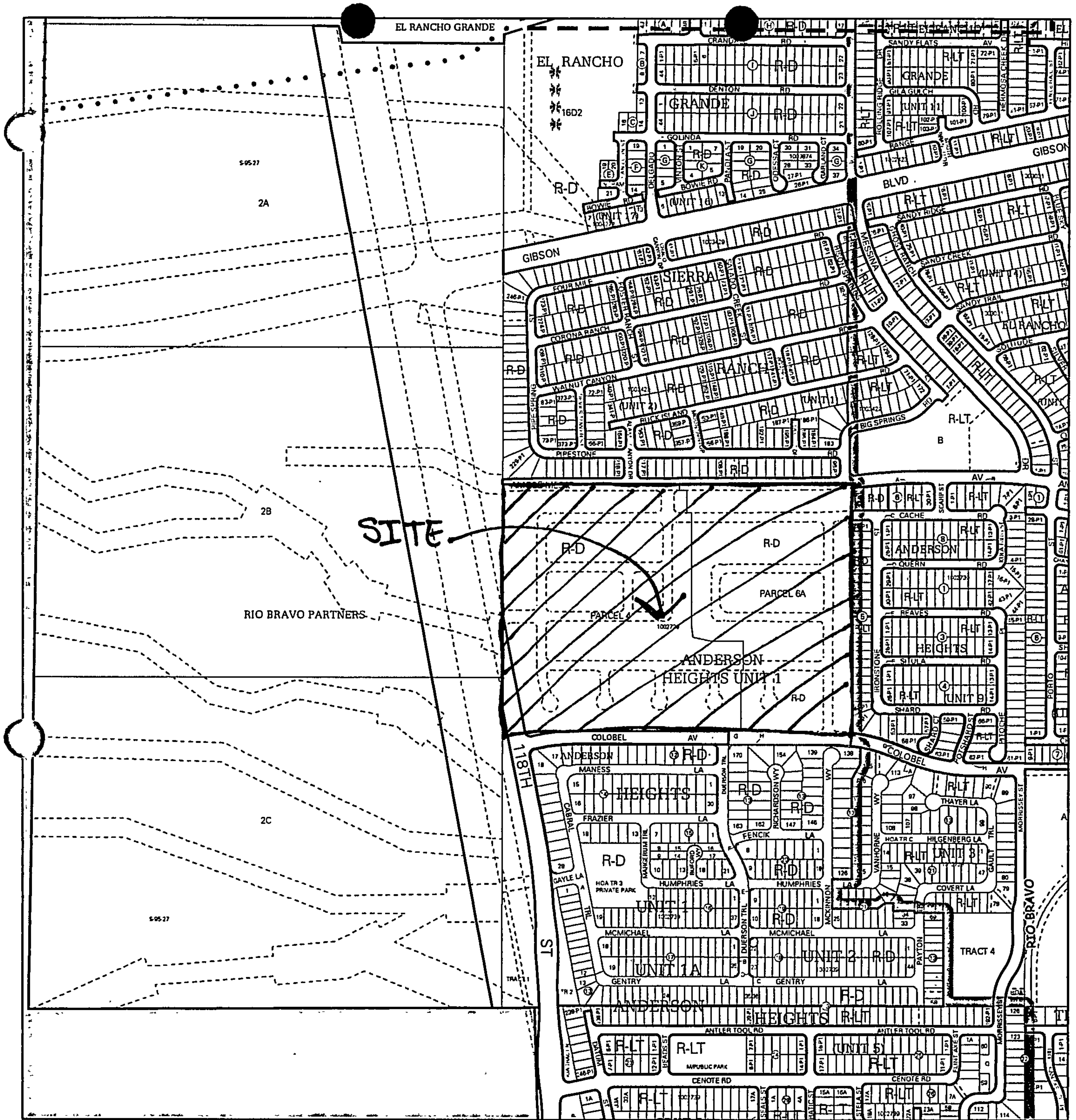
Diene Hoelzer  
 Applicant name (print)  
Diene Hoelzer 2-24-14  
 Applicant signature / date



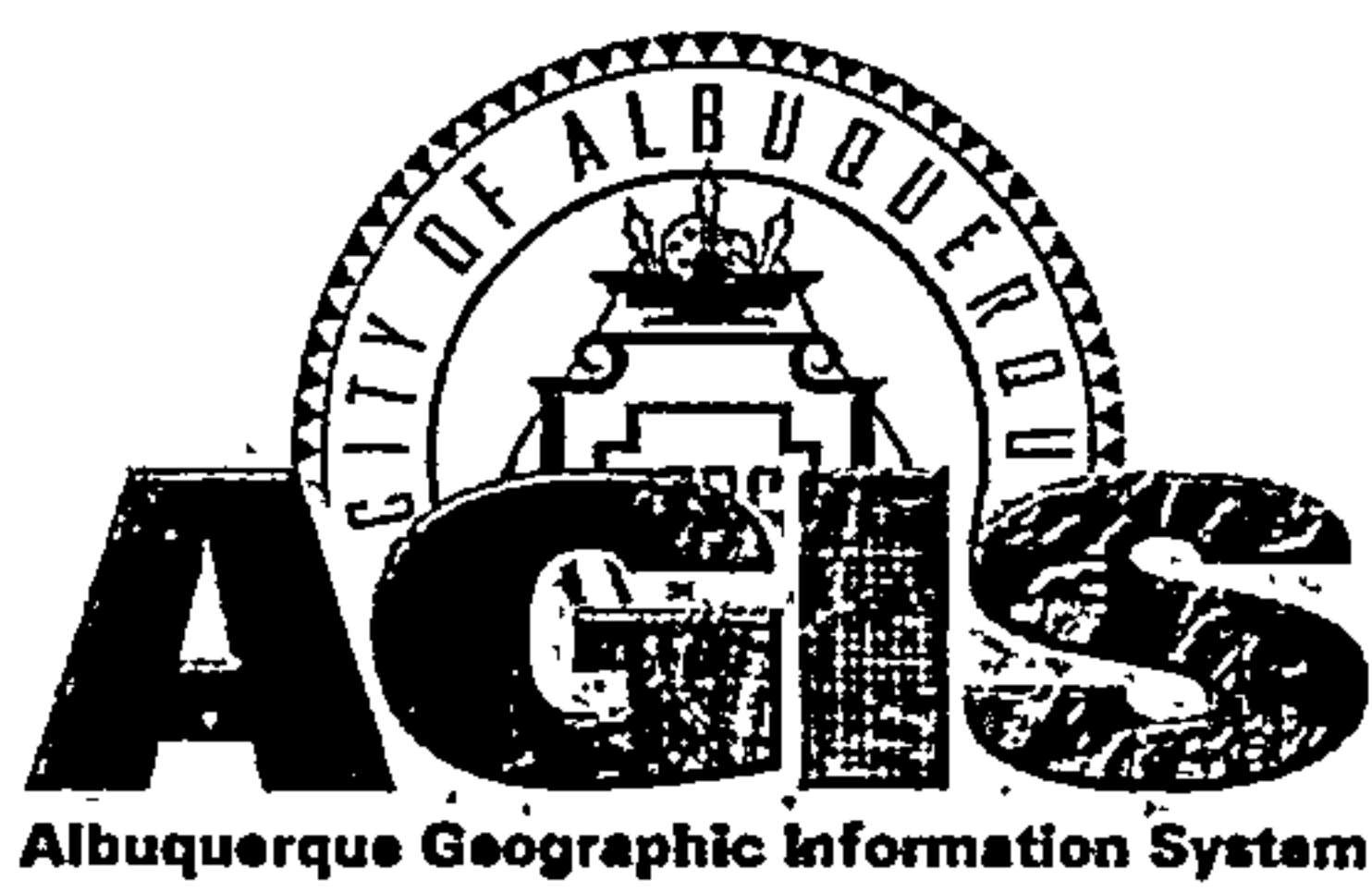
Form revised October 2007

- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers  
 111 - DRB - 10055

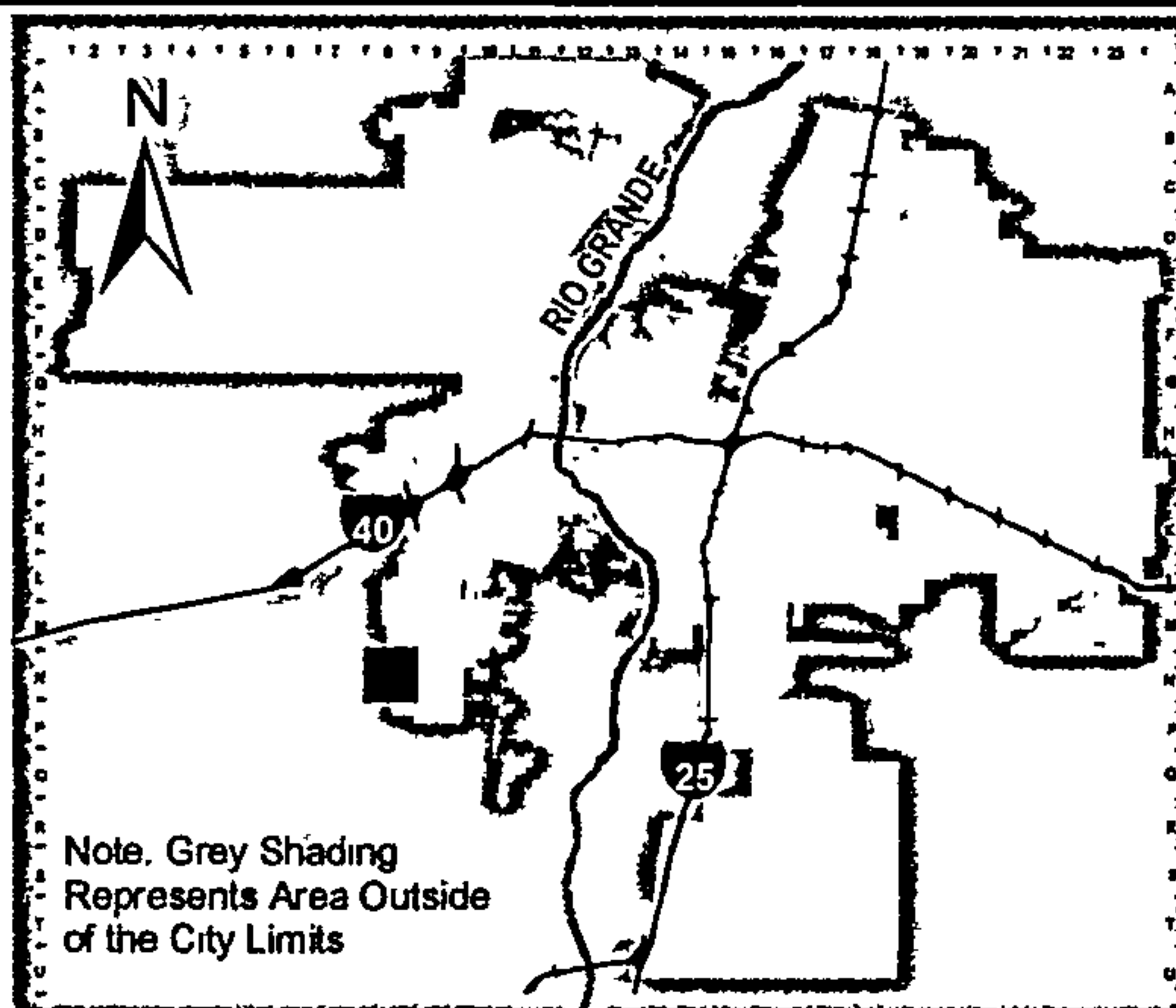
[Signature] 2-25-14  
 Planner signature / date  
 Project # 1002739



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



Map amended through: 4/2/2012








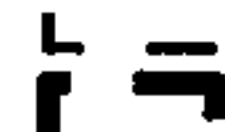



Note. Gray Shading Represents Area Outside of the City Limits

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





D. Mark Goodwin & Associates, P.A.  
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199  
(505) 828-2200 FAX 797-9539

~ 2012 ACEC/NM Award Winner for Engineering Excellence ~  
~ 2008 ACEC/NM Award Winner for Engineering Excellence ~

February 24, 2014

Mr. Jack Cloud  
DRB Chair  
City of Albuquerque  
PO Box 1293  
Albuquerque, NM 87103

**Re: Anderson Heights Unit 4 – Sketch Plat Hearing  
(previous DRB Case no. 1002739) Zone Atlas N-8**

Dear Mr. Cloud:

*This site was previously called Anderson Heights Unit 4, 6 and 9. It is located north of Rio Bravo off of 118<sup>th</sup> Street, between Colobel Avenue and Amole Mesa Avenue. We are now coming before the DRB with a completely new layout. In the previous project, the Unit 9 final plat was completely signed off and recorded and the associated construction plans were approved, but no infrastructure was ever built. Unit 4 and 6 had an approved site development plan.*

*In addition to the sketch plat comments, we would appreciate specific direction on the following:*

1. *What would be the appropriate procedure for vacating or voiding the Unit 9 plat?*
2. *Will the Site Development Plan requirements for the area that was previously Unit 4 and 6 be the same?*
3. *This project will entail somewhere between 3 to 6 phases or units. Knowing this, how should we approach the preliminary plat process? I assume each of the final plats will come in as separate sand alone final plats, with separate financial guaranty's and separate construction plans.*
- ✓ 4. *Will we need a new Traffic Study or will the previous one still suffice?*

*Please contact our office if you have any questions or comments.*

Sincerely,

MARK GOODWIN & ASSOCIATES, PA

Diane Hoelzer, PE  
Senior Engineer

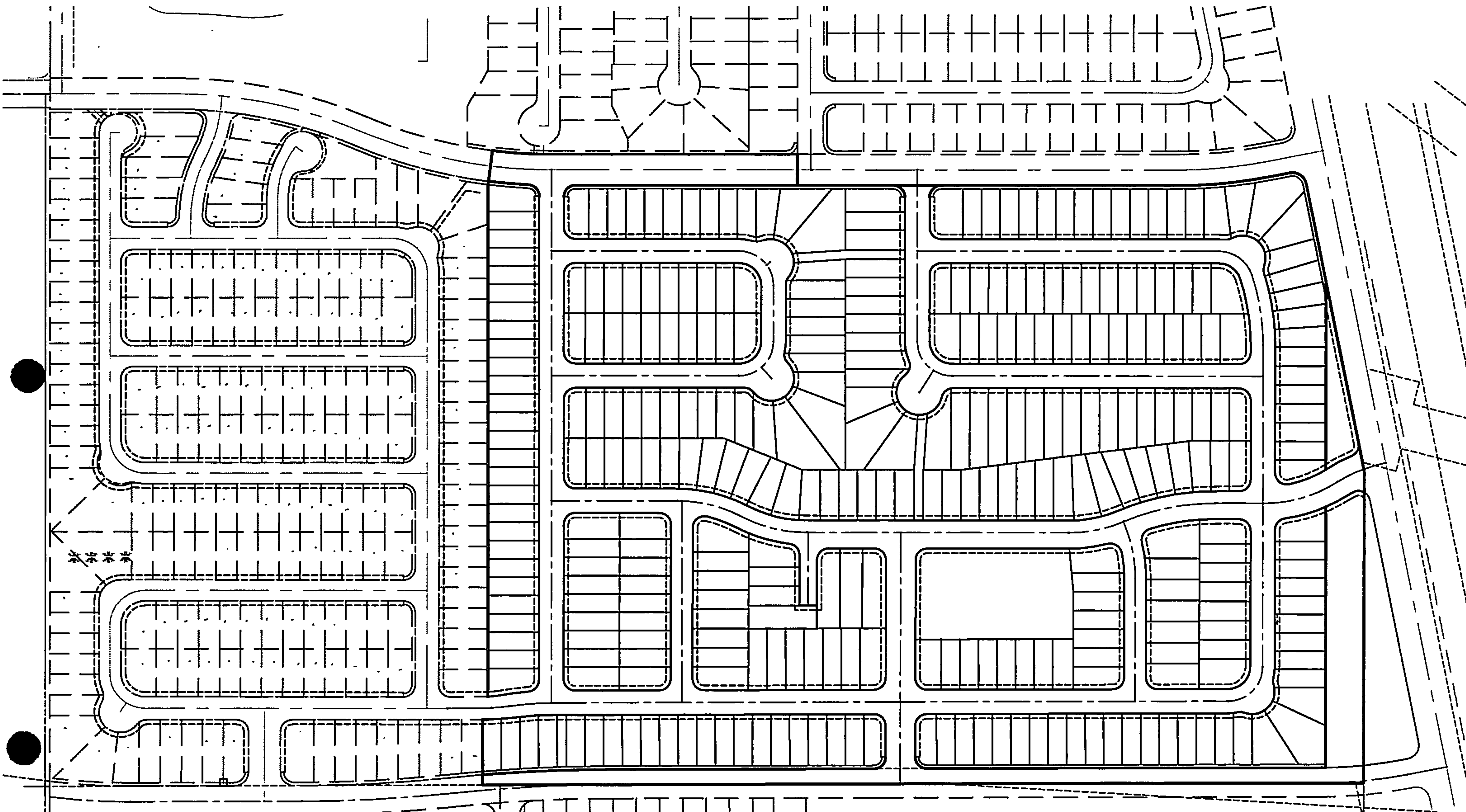
DLH/dlh  
Attachments

ANDERSON HEIGHTS

↑  
Previously  
UNIT 4

↑  
Previously  
UNIT 6

↑  
Previously  
UNIT 9



March 5, 2014

\*\*\*  
(SK)

\*\*\*

PROJECT #: 1002739  
 DATE: 2-26-14 (ESIA)

RECORD DRAWINGS

NO.	DATE	REVISIONS	BY

DESIGNED BY: GJK  
 DATE: 08/05  
 DRAWN BY: KCV  
 DATE: 08/05  
 CHECKED BY: DMS  
 DATE: 08/05

AS BUILT INFORMATION	CONSTRUCTION PERMITS	DATE	BY

FIELD NOTES

ENGINEER'S SEAL

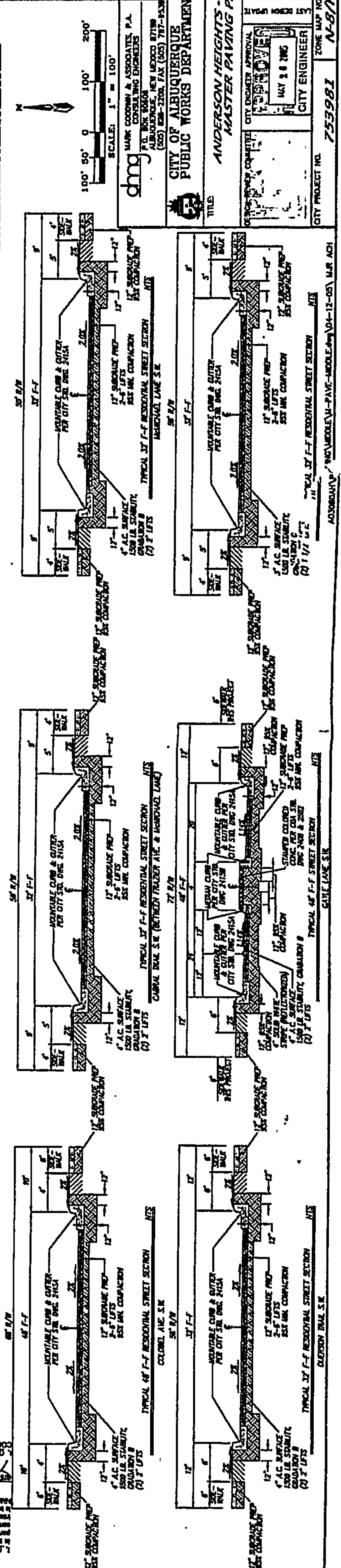
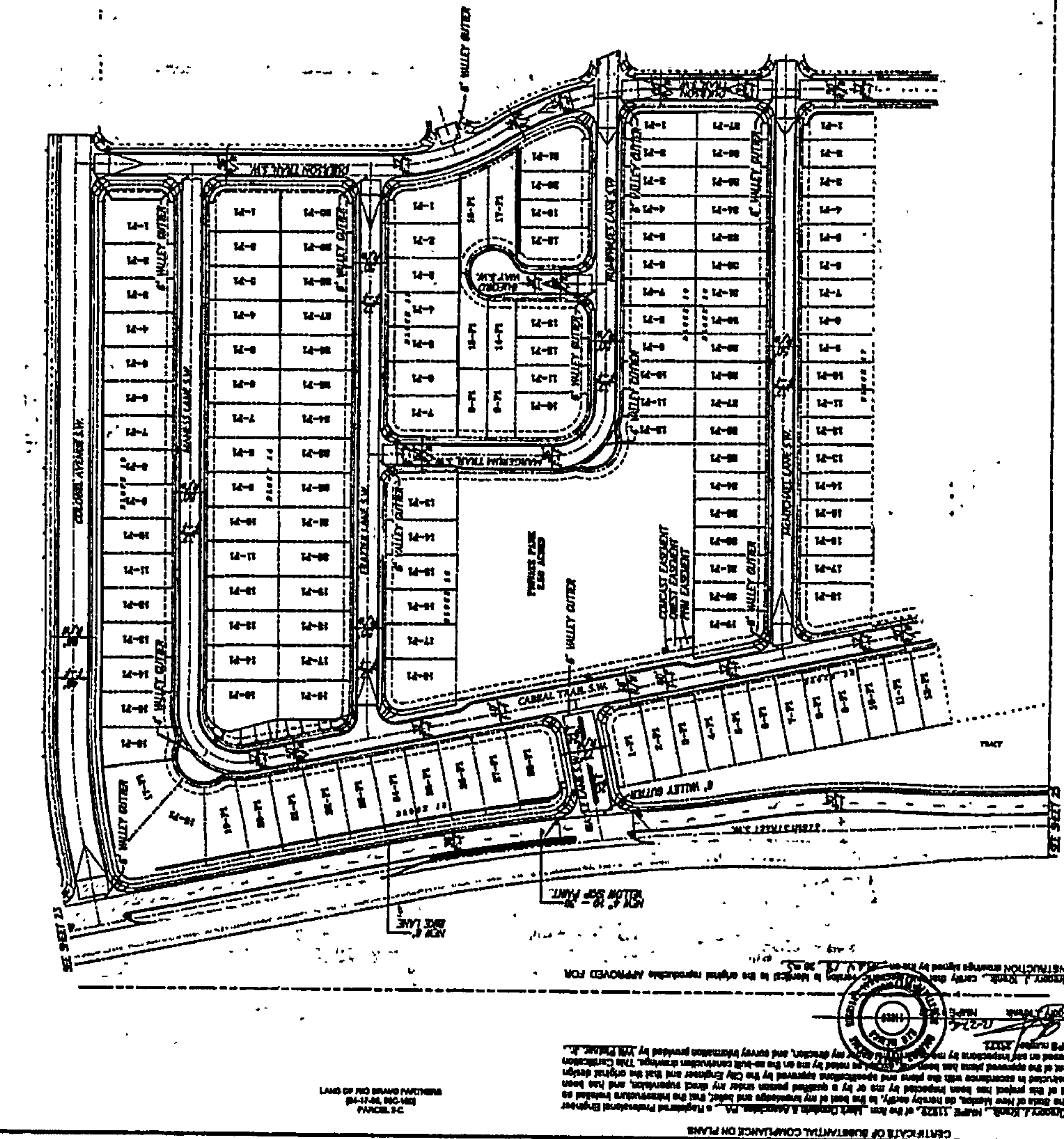
ENGINEER'S SIGNATURE: [Signature]

**NOTES**

1. CERTIFICATE OF SUBSTANTIAL COMPLIANCE ON PLANS

2. [Detailed notes regarding the project, including references to ESIA, construction permits, and engineering standards.]

3. [Additional notes regarding site conditions and design requirements.]



CITY OF ALBUQUERQUE  
 PUBLIC WORKS DEPARTMENT

ANDERSON HEIGHTS - UNIT 1  
 MASTER PAVING PLAN

CITY PROJECT NO. 753981  
 ZONE MAP NO. N-8/P-8  
 SHEET 24 OF 28

DATE: MAY 8 2014  
 CITY ENGINEER: [Signature]





Supplemental Form (SF)

**SUBDIVISION**

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

**SITE DEVELOPMENT PLAN**

- for Subdivision
- for Building Permit
- Administrative Amendment/Approval (AA)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

**STORM DRAINAGE (Form D)**

- Storm Drainage Cost Allocation Plan

**S Z ZONING & PLANNING**

- Annexation
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
  - Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

**APPLICATION INFORMATION:**

Professional/Agent (if any): Mark Goodwin & Associates, PA PHONE: 828-2200  
 ADDRESS: Po Box 90604 FAX: \_\_\_\_\_  
 CITY: Albuquerque STATE nm ZIP 87199 E-MAIL: kbrashcare@goodwinengineers.com

APPLICANT: KB Home of New Mexico PHONE: 602-282-3064  
 ADDRESS: 4127 E. Van Buren Street Suite 150 FAX: \_\_\_\_\_  
 CITY: Phoenix STATE AZ ZIP 85068 E-MAIL: jspake@kbhome.com

Proprietary interest in site: owner List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: 2 year sidewalk Deferral Extension - Anderson Heights Unit 1

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

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

Lot or Tract No. \_\_\_\_\_ Block: \_\_\_\_\_ Unit: 1  
 Subdiv/Addn/TBKA: Anderson Heights  
 Existing Zoning: R-D Proposed zoning: R-D MRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s): N-8 UPC Code: 100805429513940212

**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  
07DRB-06172, 09DRB-70097, 11DRB-70043, 12DRB-70072

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill? no  
 No. of existing lots: \_\_\_\_\_ No. of proposed lots: \_\_\_\_\_ Total site area (acres): 248  
 LOCATION OF PROPERTY BY STREETS: On or Near: 118th Street  
 Between: Colobel and Gentry

Check if project was previously reviewed by: Sketch Plat/Plan  or Pre-application Review Team(PRT)  Review Date: \_\_\_\_\_

SIGNATURE Diane Holtzer DATE 2-14-14  
 (Print Name) Diane Holtzer Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

Revised: 4/2012

	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> INTERNAL ROUTING	<u>14DRB-70041</u>	<u>ESIA</u>	_____	\$ <u>50.00</u>
<input checked="" type="checkbox"/> All checklists are complete	_____	<u>CMF</u>	_____	\$ <u>20.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
				Total
				\$ <u>70.00</u>

Hearing date Feb 26, 2014

[Signature]  
 Staff signature & Date 2-18-14

Project # 1002739

FORM V: SUBDIVISION VARIANCES & VACATIONS

3/4  
3/4  
3/4

BULK LAND VARIANCE (DRB04)

(PUBLIC HEARING CASE)

- Application for Minor Plat on FORM S-3, including those submittal requirements. **24 copies**
- Letter briefly describing and explaining: the request, compliance with the Development Process Manual, and all improvements to be waived.
- Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

**DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

VACATION OF PUBLIC EASEMENT (DRB27)

VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)

- The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies.**  
(Not required for City owned public right-of-way.)
- Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.

**DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

SIDEWALK VARIANCE (DRB20)

SIDEWALK WAIVER (DRB21)

- Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the variance or waiver
- List any original and/or related file numbers on the cover application

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

SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)

- Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14") **24 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the variance
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

**DRB meetings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)

EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)

- Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the deferral or extension
- List any original and/or related file numbers on the cover application

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

VACATION OF PRIVATE EASEMENT (DRB26)

VACATION OF RECORDED PLAT (DRB29)

- The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") **6 copies**
- Scale drawing showing the easement to be vacated (8.5" by 11") **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter/documents briefly describing, explaining, and justifying the vacation **6 copies**
- Letter of authorization from the grantors and the beneficiaries (private easement only)
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.

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

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

Diane Hoelzer  
Applicant name (print)  
Diane Hoelzer 21414  
Applicant signature / date



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

Application case numbers  
14 - DRB - 70041  
\_\_\_\_\_  
\_\_\_\_\_

Form revised 4/07  
[Signature] 2-18-14  
Planner signature / date  
Project # 1002739



Supplemental Form (SF)

<b>SUBDIVISION</b>	<b>S</b>	<b>Z</b>	<b>ZONING &amp; PLANNING</b>
<input checked="" type="checkbox"/> Major subdivision action			Annexation
<input type="checkbox"/> Minor subdivision action			
<input type="checkbox"/> Vacation	<b>V</b>		Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
<input checked="" type="checkbox"/> Variance (Non-Zoning)			
<b>SITE DEVELOPMENT PLAN</b>	<b>P</b>		Adoption of Rank 2 or 3 Plan or similar
<input type="checkbox"/> for Subdivision			Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
<input type="checkbox"/> for Building Permit			
<input type="checkbox"/> Administrative Amendment/Approval (AA)			
<input type="checkbox"/> IP Master Development Plan	<b>D</b>		Street Name Change (Local & Collector)
<input type="checkbox"/> Cert. of Appropriateness (LUCC)	<b>L A</b>		<b>APPEAL / PROTEST of...</b>
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<input type="checkbox"/> Storm Drainage Cost Allocation Plan			

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APPLICANT: KB Home of New Mexico PHONE: 602-282-3764  
 ADDRESS: 4127 E. Van Buren Street Suite 150 FAX: \_\_\_\_\_  
 CITY: Phoenix STATE AZ ZIP 85068 E-MAIL: j.pate@kbhome.com

Proprietary interest in site: owner List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: 2 year sidewalk Deferral Extension - Anderson Heights Unit 1

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CASE HISTORY:

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Check if project was previously reviewed by: Sketch Plat/Plan  or Pre-application Review Team(PRT)  Review Date: \_\_\_\_\_

SIGNATURE Diane Holtzer DATE 2-14-14  
 (Print Name) Diane Holtzer Applicant:  Agent:

FOR OFFICIAL USE ONLY

Revised: 4/2012

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
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<input checked="" type="checkbox"/> All fees have been collected		<u>CMF</u>		<u>\$20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned				\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent				\$ _____
<input checked="" type="checkbox"/> Case history #s are listed				\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill				\$ _____
<input type="checkbox"/> F.H.D.P. density bonus				\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate				\$ _____
	Hearing date <u>Feb. 26, 2014</u>			Total <u>\$70.00</u>

2-18-14  
 Staff signature & Date

Project # 1002739

FORM V: SUBDIVISION VARIANCES & VACATIONS

- BULK LAND VARIANCE (DRB04)** (PUBLIC HEARING CASE)
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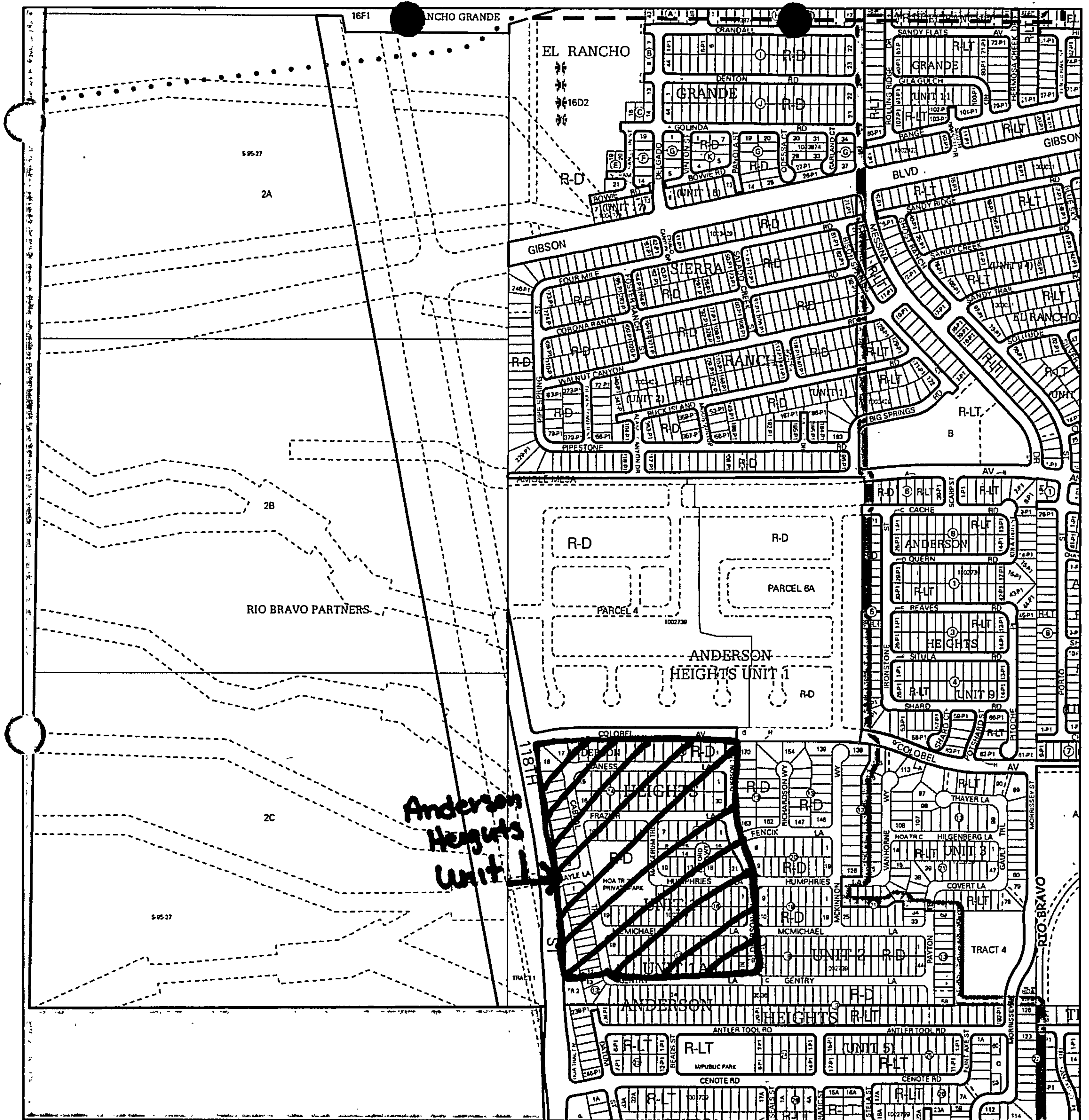
Diane Hoelzer  
 Applicant name (print)  
Diane Hoelzer 2-14-14  
 Applicant signature / date



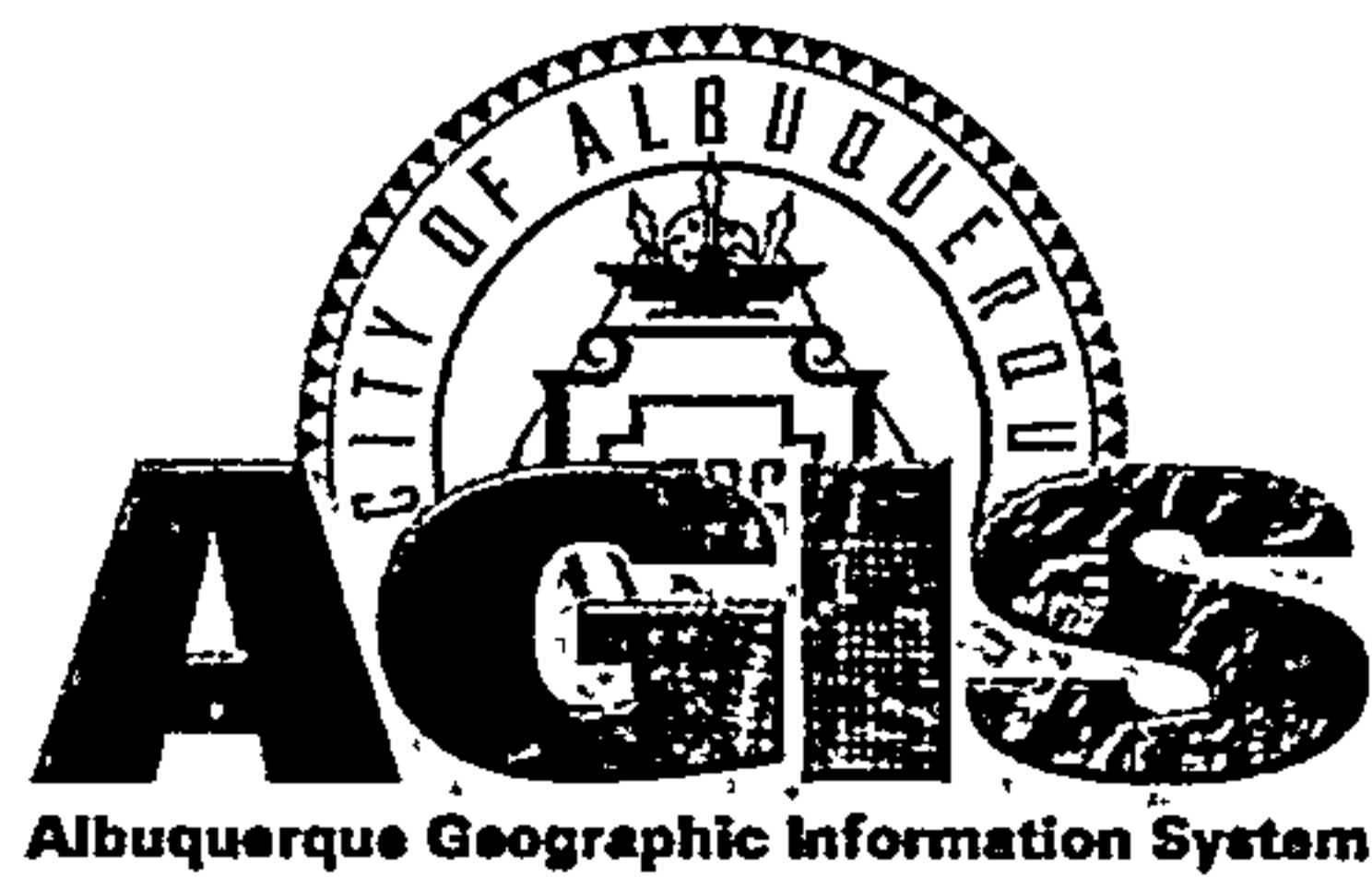
- Checklists complete
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Application case numbers  
14 - DRB - 70041

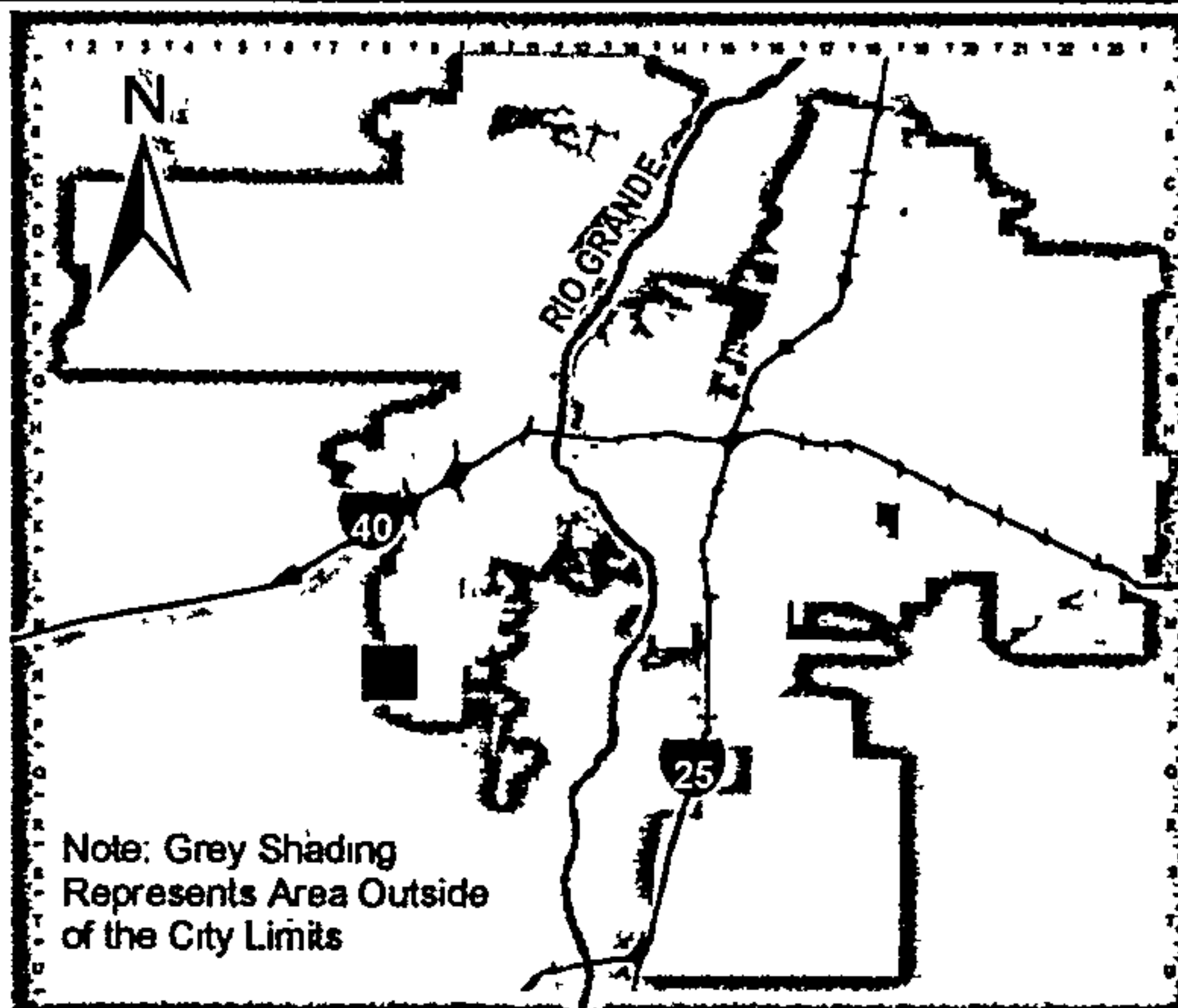
Form revised 4/07  
[Signature] 2-18-14  
 Planner signature / date  
 Project # 1002739



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



Map amended through: 4/2/2012



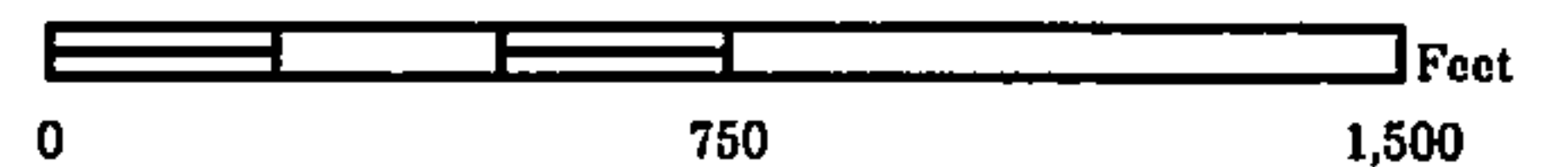
Note: Grey Shading Represents Area Outside of the City Limits

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





D. Mark Goodwin & Associates, P.A.  
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199  
(505) 828-2200 FAX 797-9539

*~ 2012 ACEC/NM Award Winner for Engineering Excellence ~  
~ 2008 ACEC/NM Award Winner for Engineering Excellence ~*

February 18, 2014

Mr. Jack Cloud  
DRB Chair  
City of Albuquerque  
PO Box 1293  
Albuquerque, NM 87103

**Re: Anderson Heights, Unit 1 - 1002739**

Dear Mr. Cloud:

On behalf of our client, KB HOME New Mexico, Inc., we are requesting a 2-year extension of the Sidewalk Deferral Agreement. Due to the economy, home construction has been slow, thus completion of the deferred sidewalks has been slow.

Please contact our office if you have any questions or comments.

Sincerely,  
MARK GOODWIN & ASSOCIATES, PA

Diane L. Hoelzer  
Senior Engineer

DLH/kb

Attachments

(ESIA)

February 26, 2014

\*\*\*

# City of Albuquerque Planning Department

## DEVELOPMENT AND BUILDING SERVICES

---

STANDARD APPLICATION, Paper Plans Required

---

### DEVELOPMENT REVIEW BOARD

01/07/2014 Issued By: BLDAVM 221101

Category Code **910**  
**2014 070 005**

**Application Number:** 14DRB-70005, Ext Of Sia For Temp Defr Sdwk Const

**Address:**

**Location Description:** 118TH ST SW BETWEEN DENNIS CHAVEZ SW AND GIBSON BLVD SW

**Project Number:** 1002739

#### Applicant

KB HOME OF NEW MEXICO

4127 E VAN BUREN ST SUITE 150  
PHOENIX AZ 85008

#### Agent / Contact

MARK GOODWIN AND ASSOCIATES, P.A.  
DIANE HOELZER  
P.O. BOX 90606  
ALBUQUERQUE NM 87199

#### Application Fees

---

APN Fee

---

Conflict Mgmt Fee \$20.00

---

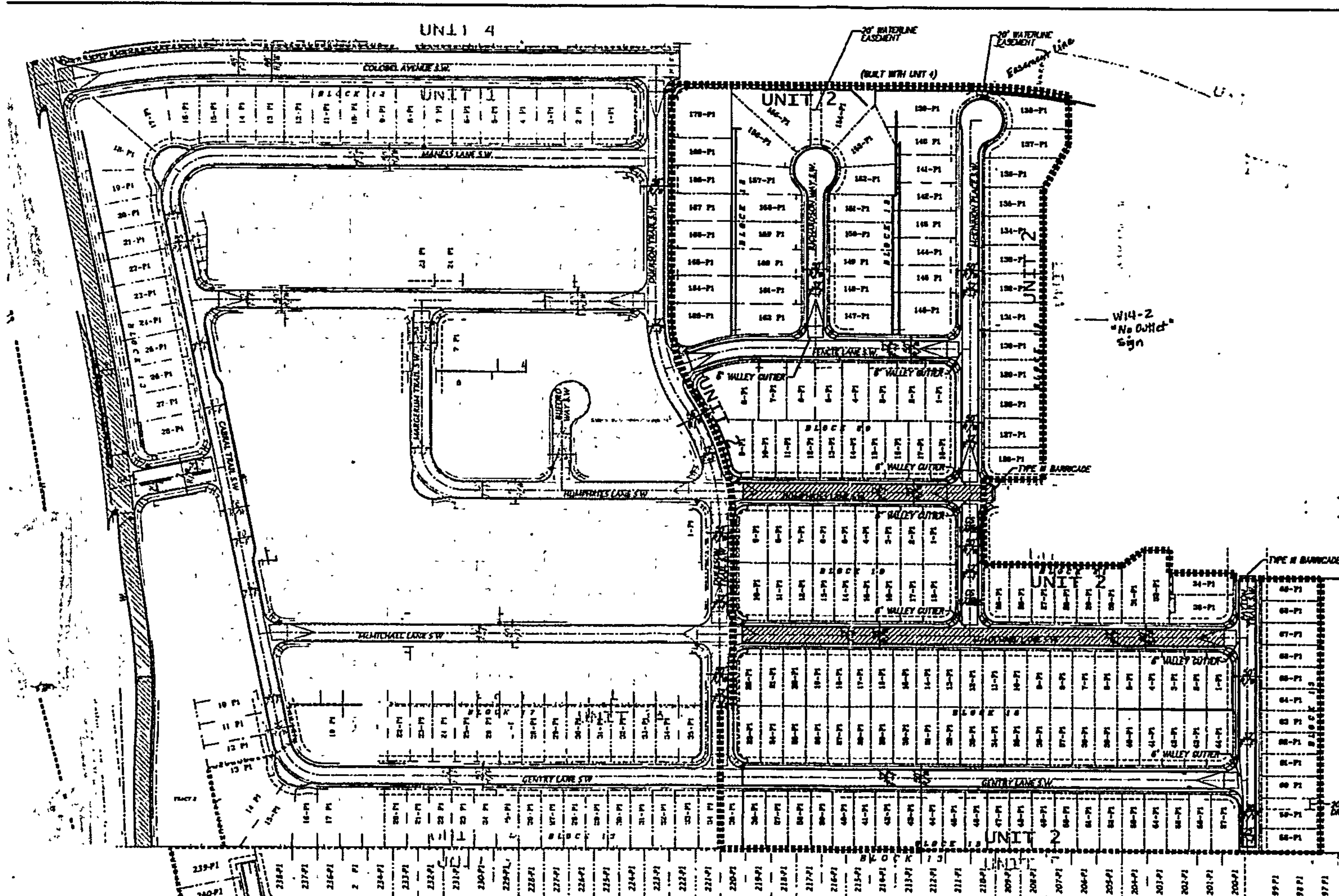
DRB Actions \$50.00

---

TOTAL: \$70.00



PROJECT#: 1002739  
 DATE: 1-15-14 (ESIA)

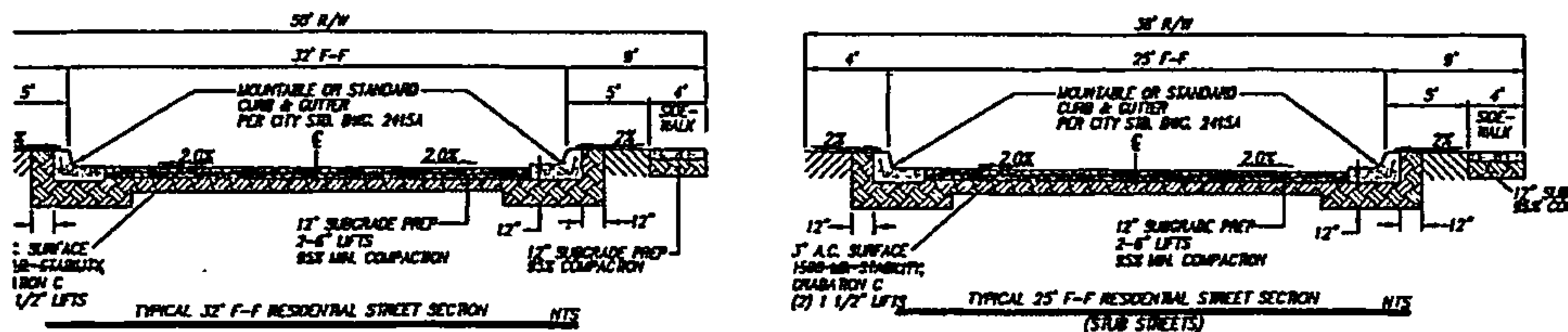


CONSTRUCTION NOTES

1. ALL SIDEWALKS PER CITY OF ALBUQUERQUE STANDARD DRAWING 2408.
2. ALL 6" VALLEY CUTTERS PER CITY OF ALBUQUERQUE STANDARD DRAWING 2408.
3. ALL HANDICAP RAMPS ARE PER CDA DETAIL 2444, CASE 8, WITH HANDICAP BOMES.
4. TRANSITION FROM MOUNTABLE CURB TO STANDARD CURB SHALL BE 18 FEET.
5. TRANSITION SECTION FROM FULL CROWN TO NO CROWN TO BE A MINIMUM OF 50 FEET PER C.O.A. STD DETAIL #2408.
6. TRANSITION FROM MOUNTABLE CURB TO STANDARD CURB AT INTERSECTIONS SHALL OCCUR THROUGH THE RAMP PER C.O.A. STANDARD DRAWING 2416.
7. SOLE NOT HAVING THE MINIMUM R-WALL OF 50 FOR STREETS SHALL BE REMOVED TO A DEPTH OF 2 FEET AND REPLACED BY THE CONTRACTOR WITH SUITABLE MATERIAL OR A PAVEMENT SECTION SHALL BE DESIGNED BY THE CONSULTANT ACCORDING TO THE EXISTING R-WALL PER C.O.A. STANDARD SPECIFICATIONS.
8. DEVELOPER SHALL BE RESPONSIBLE FOR PROVIDING STREET NAME SIGNS, STOP SIGNS, OTHER MISC. SIGNS AND FOR PAVEMENT MARKINGS & STRIPING INCLUDING MAINTAINABLE.

Confirmation of the location of the proposed curb and gutter shall be provided to the City of Albuquerque. The location of the curb and gutter shall be marked with iron pins and numbered to the best of the engineer's knowledge and belief.

*Will Kelly*



SPECIAL NOTE: FOR MARCHALL LANE & HARPLEY LANE S.W. USE 4" A.C. (2) 7" LIFTS OF 1600-LB-STANDARD, GRANULAR C.

LEGEND

- NEW MOUNTABLE CURB & GUTTER
- NEW STANDARD CURB & GUTTER
- NEW SIDEWALK
- NEW RIGHT-OF-WAY
- NEW CENTERLINE
- NEW LOT LINES
- NEW EASEMENTS
- EXISTING CURB & GUTTER
- FUTURE CURB & GUTTER
- NEW FULL CROWN TRANSITION
- NEW 1/2 CROWN TRANSITION
- UNIT BOUNDARY LINE
- NEW RETAINING WALL
- NEW STREET LIGHT
- USE 4" A.C. PAVEMENT SEE TYPICAL 32' F-F SPECIAL NOTE
- NEW WHEELCHAIR RAMP
- NEW UN-DIRECTIONAL WHEELCHAIR RAMP

dmg MARK GOODWIN & ASSOCIATES, P.A. CONSULTING ENGINEERS  
 P.O. BOX 80208 ALBUQUERQUE, NEW MEXICO 87189  
 (505) 828-2200, FAX (505) 797-8530

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT

TITLE: ANDERSON HEIGHTS - UNIT 2 MASTER PAVING PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	DATE
		MAR 16
CITY PROJECT NO.	Z N MAP NO.	SHEET
753984	N-8/P-8	

AS BUILT INFORMATION	
CONTRACTOR	DATE
BY	DATE
NO.	DATE
SURVEY INFORMATION	
FIELD NOTES	DATE
BY	DATE
NO.	DATE
ENGINEER'S SEAL	
BY	DATE
NO.	DATE



Supplemental Form (SF)

**SUBDIVISION**

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

**SITE DEVELOPMENT PLAN**

- for Subdivision
- for Building Permit
- Administrative Amendment/Approval (AA)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

**STORM DRAINAGE (Form D)**

- Storm Drainage Cost Allocation Plan

**S Z ZONING & PLANNING**

- Annexation
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations

**D Street Name Change (Local & Collector)**

**L A APPEAL / PROTEST of...**

- Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

**APPLICATION INFORMATION:**

Professional/Agent (if any): Mark Goodwin & Associates, PA PHONE: 828-2200

ADDRESS: PO Box 90606 FAX: \_\_\_\_\_

CITY: Albuquerque STATE NM ZIP 87199 E-MAIL: kbrashear@goodwinengineers.com

APPLICANT: KB Home of New Mexico PHONE: 602-282-3063

ADDRESS: 4127 E. Van Buren St. Suite 150 FAX: \_\_\_\_\_

CITY: Phoenix STATE AZ ZIP 85008 E-MAIL: JSpeake@kbhome.com

Proprietary interest in site: owner List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: Anderson Heights Unit 2- Sidewalk Deferral Extension for two years

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

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

Lot or Tract No. \_\_\_\_\_ Block: \_\_\_\_\_ Unit: 2

Subdiv/Addn/TBKA: Anderson Heights

Existing Zoning: R-D Proposed zoning: R-D MRGCD Map No \_\_\_\_\_

Zone Atlas page(s): N-8 UPC Code: 100805441203140900

**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-70005

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill? no

No. of existing lots: 168 No. of proposed lots: 168 Total site area (acres): 24.07

LOCATION OF PROPERTY BY STREETS: On or Near: 118<sup>th</sup> Street SW

Between: Dennis Chavez SW and Gibson Blvd SW

Check if project was previously reviewed by: Sketch Plat/Plan  or Pre-application Review Team(PRT)  Review Date: \_\_\_\_\_

SIGNATURE Diane Hoelzer DATE 1-3-14

(Print Name) Diane Hoelzer Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

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

Application case numbers

14 DRB-70005

Action

ESIA

CMF

S.F.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Revised: 4/2012

Fees

\$30.00

\$20.00

\$ \_\_\_\_\_

\$ \_\_\_\_\_

\$ \_\_\_\_\_

Total

\$70.00

Hearing date January 15, 2013

1-7-14

Project # 1002739

Staff signature & Date

FORM V: SUBDIVISION VARIANCES & VACATIONS

\*\*\*

BULK LAND VARIANCE (DRB04)

(PUBLIC HEARING CASE)

- Application for Minor Plat on FORM S-3, including those submittal requirements. 24 copies
- Letter briefly describing and explaining: the request, compliance with the Development Process Manual, and all improvements to be waived.
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VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)

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(Not required for City owned public right-of-way.)
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SIDEWALK WAIVER (DRB21)

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SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)

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Diane Helzer  
Applicant name (print)  
Diane Helzer 1-3-14  
Applicant signature / date



Form revised 4/07

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

Application case numbers  
14DRB - 70003

[Signature]  
Planner signature / date  
Project # 1002739

1-7-14



Supplemental Form (SF)

**SUBDIVISION**

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

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- for Subdivision
- for Building Permit
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 ADDRESS: 4127 E. Van Buren St. Suite 150 FAX: \_\_\_\_\_  
 CITY: Phoenix STATE AZ ZIP 85008 E-MAIL: jspeake@kbhome.com  
 Proprietary interest in site: owner List all owners: \_\_\_\_\_

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DRB-70005

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**FOR OFFICIAL USE ONLY**

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_____	<u>CMF</u>	_____	<u>\$20.00</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____

Revised: 4/2012

Total  
\$70.00

Hearing date January 15, 2013

1-7-14  
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Diane Helzer  
Diane Helzer 1-3-14  
 Applicant name (print)  
 Applicant signature / date

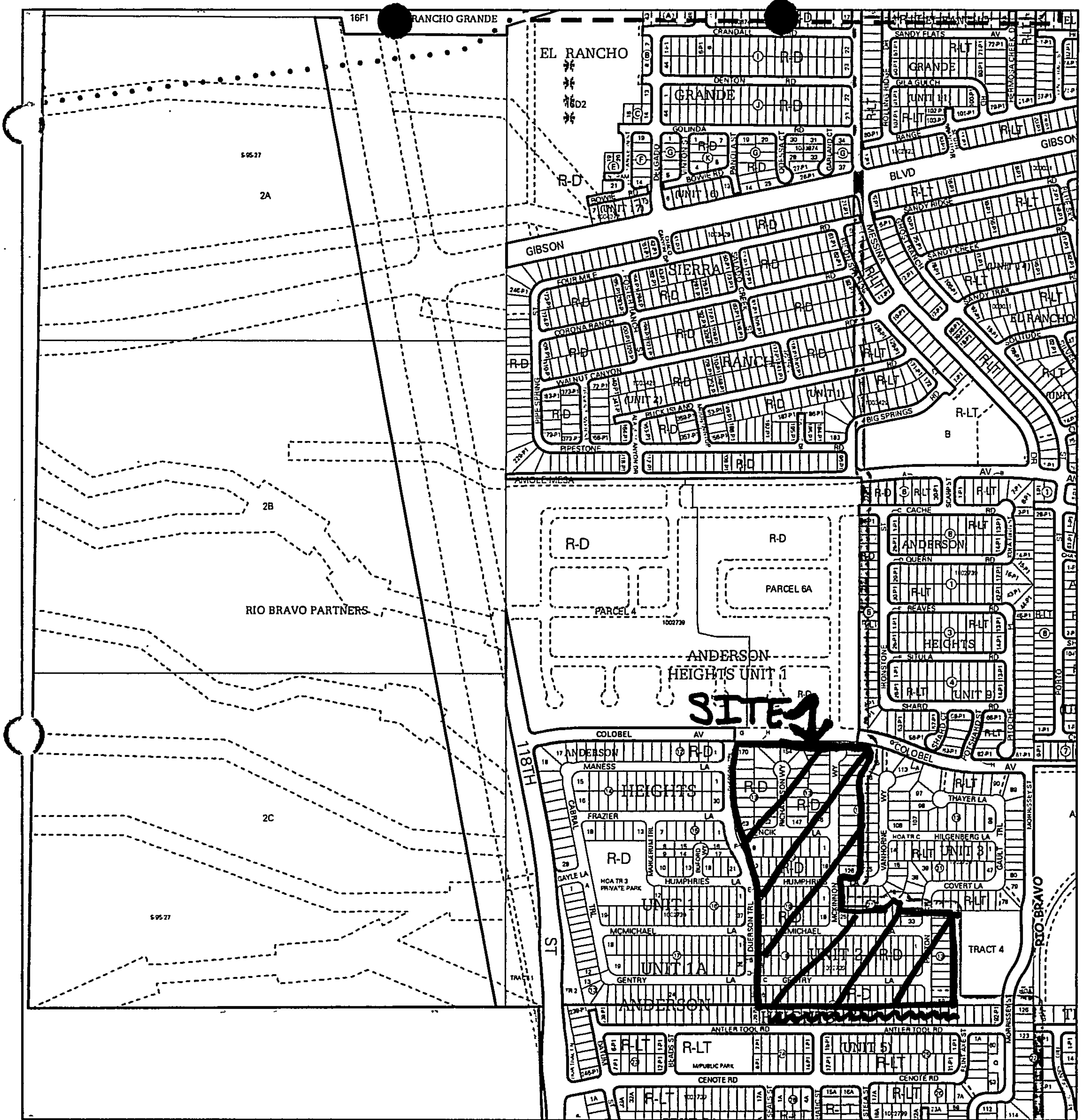


Form revised 4/07

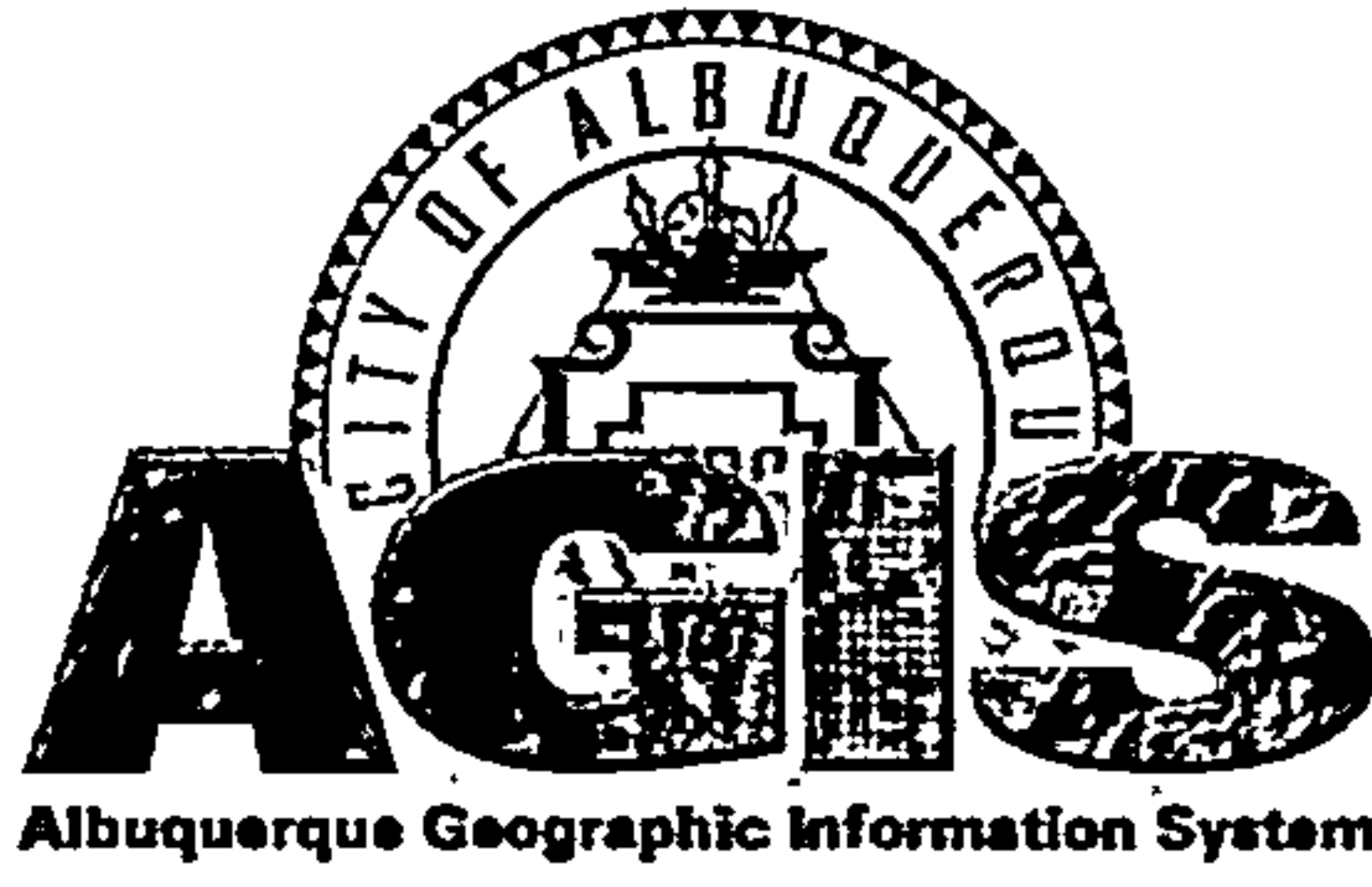
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers  
14DRB - 70005

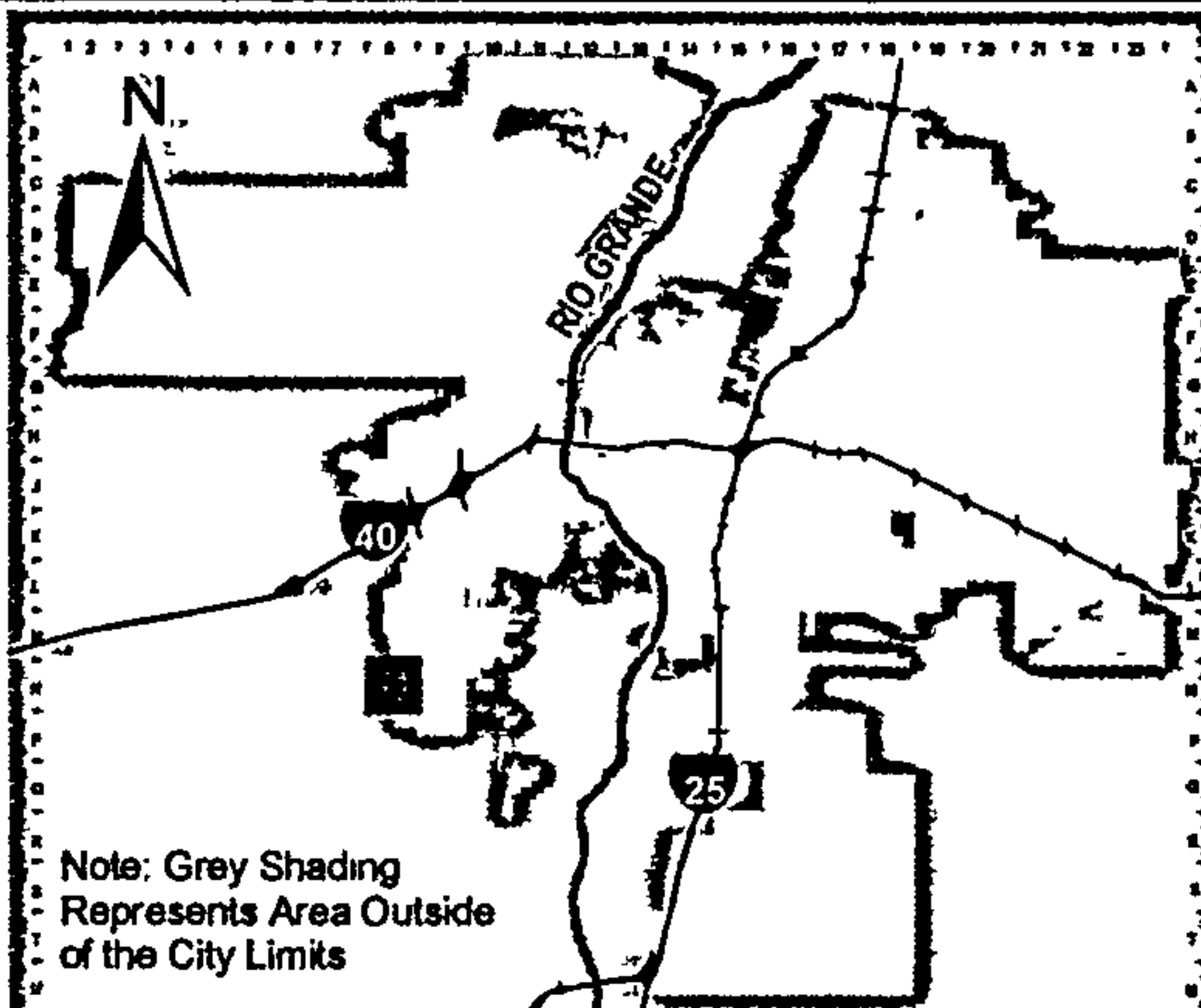
[Signature] 1-7-14  
 Planner signature / date  
 Project # 1002739



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












**AGIS**  
Albuquerque Geographic Information System



Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**N-08-Z**

Selected Symbols

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

0                      750                      1,500  
Feet

Map amended through: 4/2/2012



D. Mark Goodwin & Associates, P.A.  
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199  
(505) 828-2200 FAX 797-9539

\*\*\*  
\*\*\*  
\*\*\*

*~ 2012 ACEC/NM Award Winner for Engineering Excellence ~  
~ 2008 ACEC/NM Award Winner for Engineering Excellence ~*

January 7, 2014

Mr. Jack Cloud  
DRB Chair  
City of Albuquerque  
PO Box 1293  
Albuquerque, NM 87103

**Re: Anderson Heights, Unit 2 - 1002739**

Dear Mr. Cloud:

On behalf of our client, KB HOME New Mexico, Inc., we are requesting a 2-year extension of the Sidewalk Deferral Agreement. Due to the economy, home construction has been slow, thus completion of the deferred sidewalks has been slow.

Please contact our office if you have any questions or comments.

Sincerely,

MARK GOODWIN & ASSOCIATES, PA

Diane L. Hoelzer  
Senior Engineer

DLH/kb

Attachments

January 15, 2014

(ESIA)

\*\*\*\*





Supplemental Form (SF)

**SUBDIVISION**

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

**SITE DEVELOPMENT PLAN**

- for Subdivision
- for Building Permit
- Administrative Amendment/Approval (AA)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

**STORM DRAINAGE (Form D)**

- Storm Drainage Cost Allocation Plan

**S Z ZONING & PLANNING**

- Annexation
- V**  Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
- D**  Street Name Change (Local & Collector)
- L A** **APPEAL / PROTEST of...**
  - Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

**APPLICATION INFORMATION:**

Professional/Agent (if any): \_\_\_\_\_ PHONE: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_ FAX: \_\_\_\_\_  
 CITY: \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_ E-MAIL: \_\_\_\_\_

APPLICANT: D.R. Horton, Inc. PHONE: 505-797-4245  
 ADDRESS: 4400 Alameda NE, Suite B FAX: 505-797-9801  
 CITY: Albuquerque STATE NM ZIP 87113 E-MAIL: pblesley@drhorton.com  
 Proprietary interest in site: Owner List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: Extension of SIA for temporary deferral of sidewalk construction

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

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

Lot or Tract No. Multiple Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv/Addn/TBKA: Anderson Heights, Unit 5  
 Existing Zoning: R-LT Proposed zoning: \_\_\_\_\_ MRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s): P-08 & N-08 UPC Code: Multiple

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.):  
Project - 753983, 1002739

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill? No  
 No. of existing lots: 251 No. of proposed lots: \_\_\_\_\_ Total site area (acres): ± 2.0  
 LOCATION OF PROPERTY BY STREETS: On or Near: 118th and Dennis Chavez  
 Between: \_\_\_\_\_ and \_\_\_\_\_

Check if project was previously reviewed by: Sketch Plat/Plan  or Pre-application Review Team(PRT)  Review Date: \_\_\_\_\_

SIGNATURE Brent Lesley DATE 10/8/13  
 (Print Name) Brent Lesley Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> INTERNAL ROUTING	<u>13 DRB - 70706</u>	<u>ESIA</u>		<u>\$ 50.00</u>
<input checked="" type="checkbox"/> All checklists are complete		<u>CMF</u>		<u>\$ 20.00</u>
<input checked="" type="checkbox"/> All fees have been collected				\$ _____
<input checked="" type="checkbox"/> All case #s are assigned				\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent				\$ _____
<input type="checkbox"/> Case history #s are listed				\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill				\$ _____
<input type="checkbox"/> F.H.D.P. density bonus				\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate				\$ _____
	Hearing date <u>Oct. 16, 2013</u>			Total <u>\$ 70.00</u>

Staff signature & Date: 10-8-13 Project #: 1002739

FORM V: SUBDIVISION VARIANCES & VACATIONS

- BULK LAND VARIANCE (DRB04)** **(PUBLIC HEARING CASE)**
    - \_\_\_ Application for Minor Plat on FORM S-3, including those submittal requirements. **24 copies**
    - \_\_\_ Letter briefly describing and explaining: the request, compliance with the Development Process Manual, and all improvements to be waived.
    - \_\_\_ Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
    - \_\_\_ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
    - \_\_\_ Sign Posting Agreement
    - \_\_\_ Fee (see schedule)
    - \_\_\_ List any original and/or related file numbers on the cover application
- DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

- VACATION OF PUBLIC EASEMENT (DRB27)**
  - VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)**
    - \_\_\_ The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies.**  
(Not required for City owned public right-of-way.)
    - \_\_\_ Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
    - \_\_\_ Zone Atlas map with the entire property(ies) clearly outlined
    - \_\_\_ Letter briefly describing, explaining, and justifying the request
    - \_\_\_ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
    - \_\_\_ Sign Posting Agreement
    - \_\_\_ Fee (see schedule)
    - \_\_\_ List any original and/or related file numbers on the cover application
- Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.  
**DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

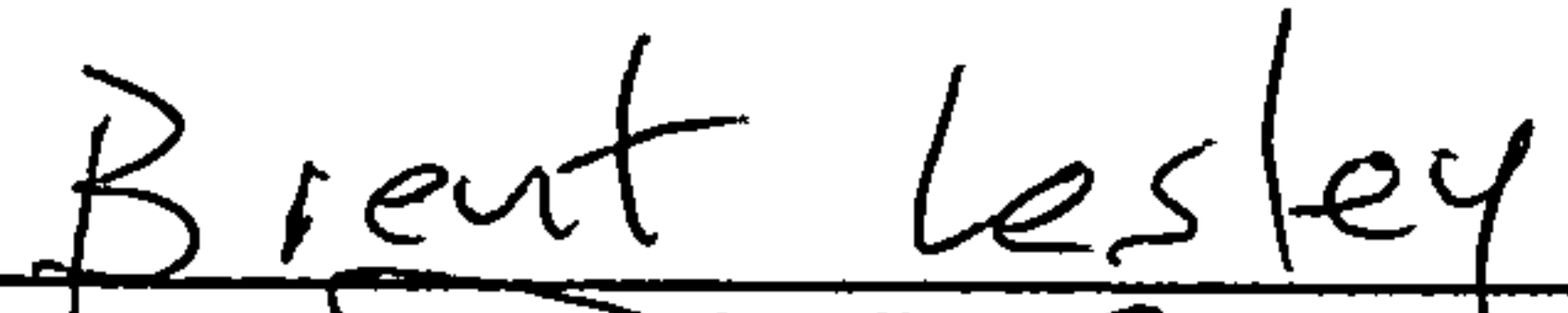

- SIDEWALK VARIANCE (DRB20)**
  - SIDEWALK WAIVER (DRB21)**
    - \_\_\_ Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6 copies**
    - \_\_\_ Zone Atlas map with the entire property(ies) clearly outlined
    - \_\_\_ Letter briefly describing, explaining, and justifying the variance or waiver
    - \_\_\_ List any original and/or related file numbers on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

- SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)**
    - \_\_\_ Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14") **24 copies**
    - \_\_\_ Zone Atlas map with the entire property(ies) clearly outlined
    - \_\_\_ Letter briefly describing, explaining, and justifying the variance
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    - \_\_\_ Sign Posting Agreement
    - \_\_\_ Fee (see schedule)
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- TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**
  - EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)**
    - \_\_\_ Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**
    - \_\_\_ Zone Atlas map with the entire property(ies) clearly outlined
    - \_\_\_ Letter briefly describing, explaining, and justifying the deferral or extension
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- VACATION OF PRIVATE EASEMENT (DRB26)**
  - VACATION OF RECORDED PLAT (DRB29)**
    - \_\_\_ The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") **6 copies**
    - \_\_\_ Scale drawing showing the easement to be vacated (8.5" by 11") **6 copies**
    - \_\_\_ Zone Atlas map with the entire property(ies) clearly outlined
    - \_\_\_ Letter/documents briefly describing, explaining, and justifying the vacation **6 copies**
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I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

  
 Applicant name (print)  
  
 Applicant signature / date



<input checked="" type="checkbox"/> Checklists complete	Application case numbers	Form revised 4/07	
<input checked="" type="checkbox"/> Fees collected	13 - DRB - 70706		10-8-13
<input checked="" type="checkbox"/> Case #s assigned	_____	Planner signature / date	
<input checked="" type="checkbox"/> Related #s listed	_____	Project # 1002739	



Supplemental Form (SF)

<b>SUBDIVISION</b>	<b>S</b>	<b>Z</b>	<b>ZONING &amp; PLANNING</b>
<input type="checkbox"/> Major subdivision action			<input type="checkbox"/> Annexation
<input type="checkbox"/> Minor subdivision action			
<input type="checkbox"/> Vacation	<b>V</b>		<input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
<input type="checkbox"/> Variance (Non-Zoning)			<input type="checkbox"/> Adoption of Rank 2 or 3 Plan or similar
	<b>P</b>		<input type="checkbox"/> Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
<b>SITE DEVELOPMENT PLAN</b>			
<input type="checkbox"/> for Subdivision			
<input type="checkbox"/> for Building Permit			
<input type="checkbox"/> Administrative Amendment/Approval (AA)			
<input type="checkbox"/> IP Master Development Plan	<b>D</b>		<input type="checkbox"/> Street Name Change (Local & Collector)
<input type="checkbox"/> Cert. of Appropriateness (LUCC)			
<b>STORM DRAINAGE (Form D)</b>	<b>L</b>	<b>A</b>	<b>APPEAL / PROTEST of...</b>
<input type="checkbox"/> Storm Drainage Cost Allocation Plan			<input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

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APPLICANT: D.R. Horton, Inc. PHONE: 505-797-4245  
 ADDRESS: 4400 Alameda NE, Suite B FAX: 505-797-9881  
 CITY: Albuquerque STATE NM ZIP 87113 E-MAIL: pblesley@drhorton.com  
 Proprietary interest in site: Owner List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: Extension of SIA for temporary deferral of sidewalk construction

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

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**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): Project - 753983, 1002739

**CASE INFORMATION:**

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 No. of existing lots: 251 No. of proposed lots: \_\_\_\_\_ Total site area (acres): ±2.0  
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Check if project was previously reviewed by: Sketch Plat/Plan  or Pre-application Review Team(PRT)  Review Date: \_\_\_\_\_

SIGNATURE Brent Lesley DATE 10/8/13  
 (Print Name) Brent Lesley Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>13 DRB 70706</u>	<u>ESIA</u>		\$ <u>50.00</u>
<input checked="" type="checkbox"/> All fees have been collected		<u>CMF</u>		\$ <u>20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned				\$ _____
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<input type="checkbox"/> F.H.D.P. fee rebate				\$ _____
	Hearing date <u>Oct. 16, 2013</u>			Total
	<u>10-8-13</u>			\$ <u>70.00</u>
	Staff signature & Date	Project #		
		<u>1002739</u>		

Revised: 4/2012

BULK LAND VARIANCE (DRB04)

(PUBLIC HEARING CASE)

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- Letter briefly describing and explaining: the request, compliance with the Development Process Manual, and all improvements to be waived.
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- Fee (see schedule)
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I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

Brent Lesley  
Applicant name (print)

Brent Lesley  
Applicant signature / date



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

Application case numbers  
13 - DRB - 70706

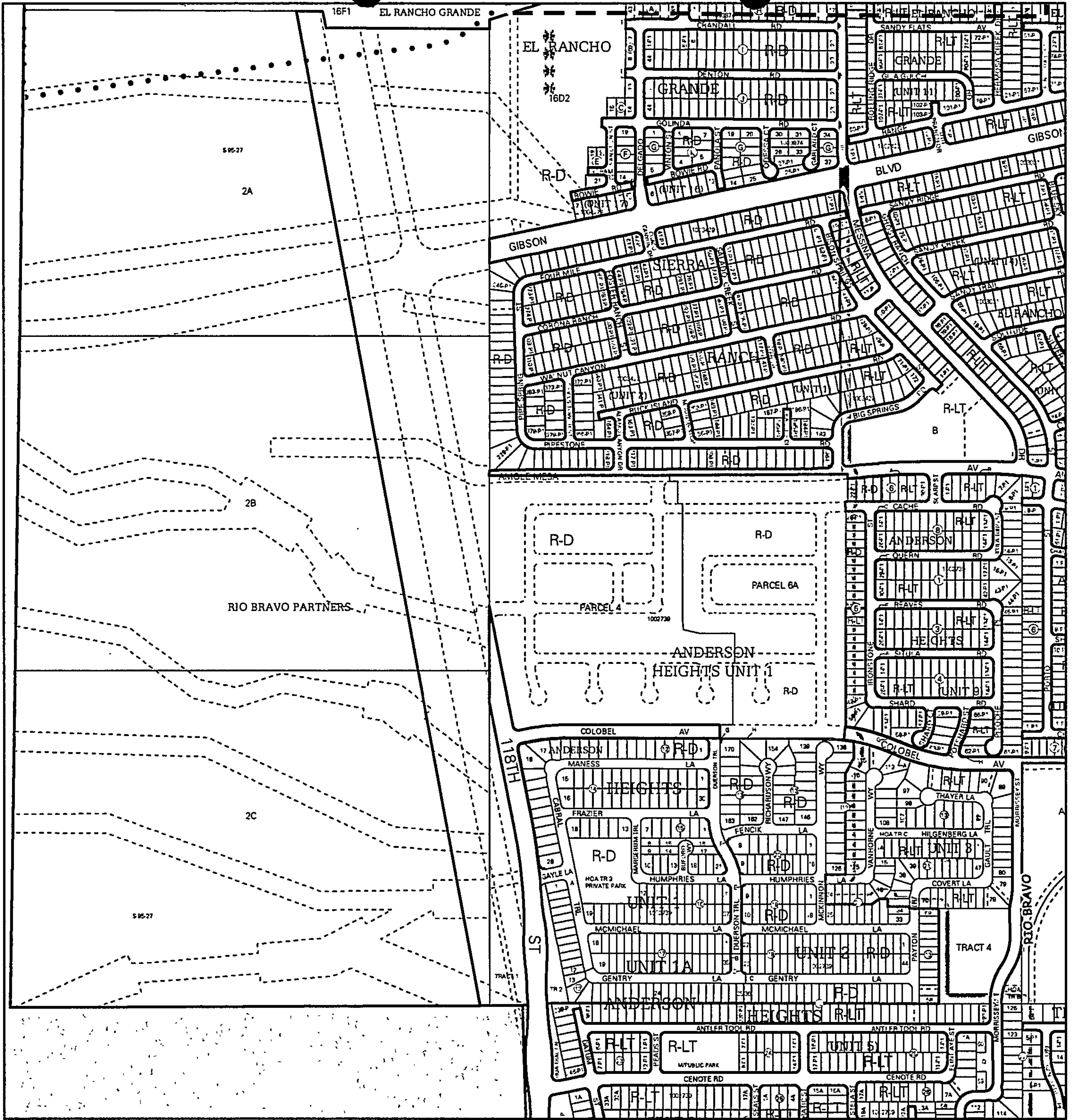
\_\_\_\_\_

\_\_\_\_\_

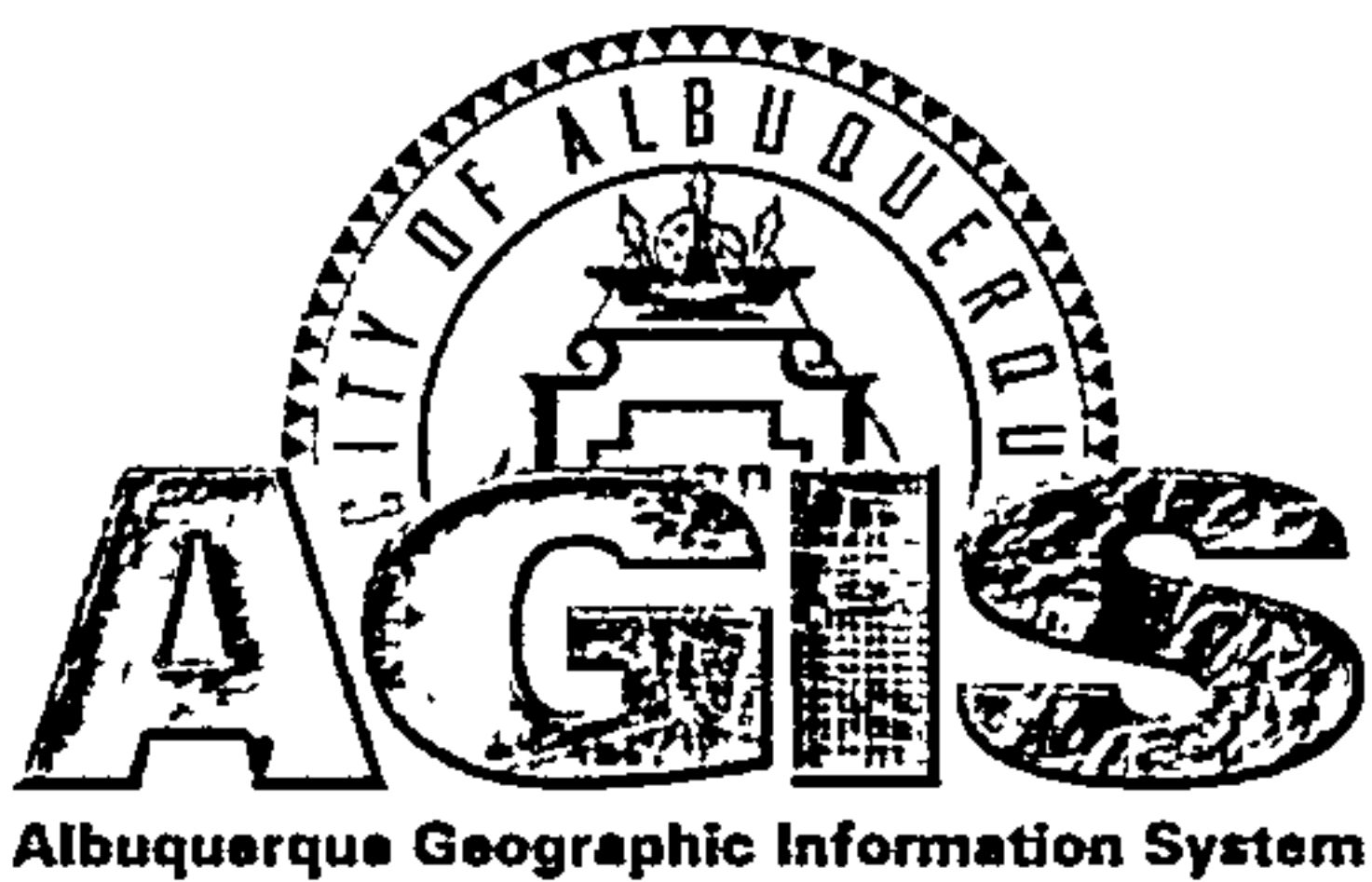
Form revised 4/07

[Signature] 10-8-13  
Planner signature / date

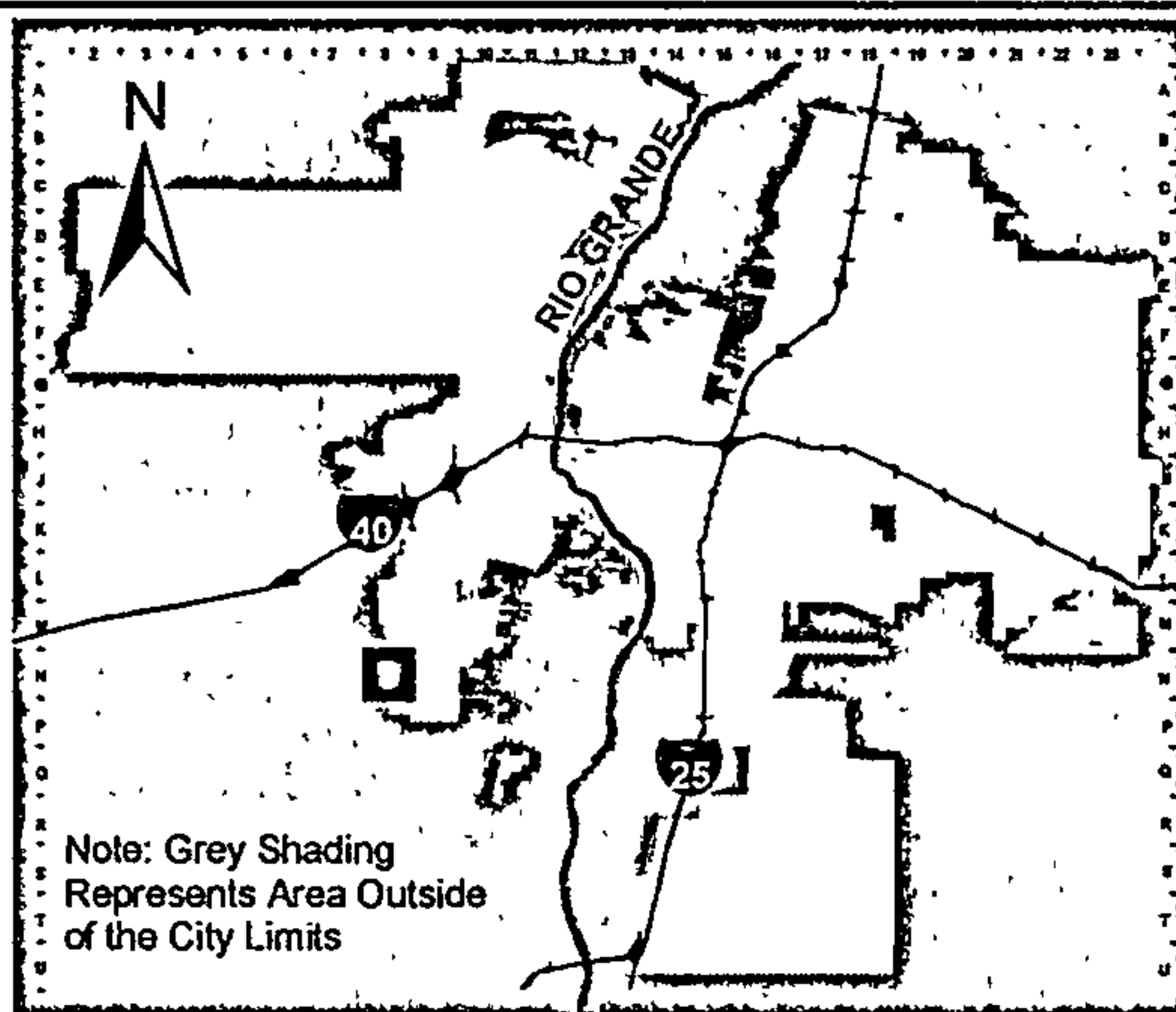
Project # 1002739



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



Map amended through: 6/7/2013



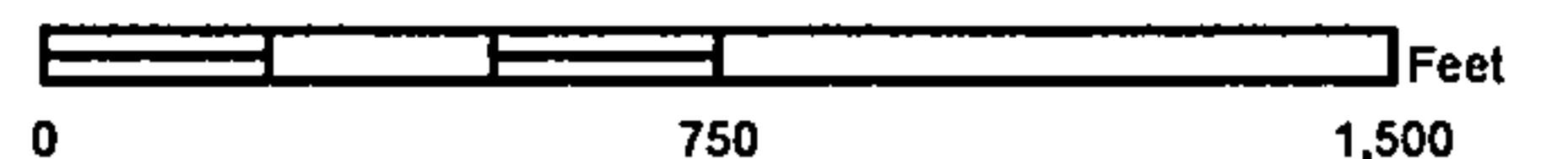
Note: Grey Shading Represents Area Outside of the City Limits

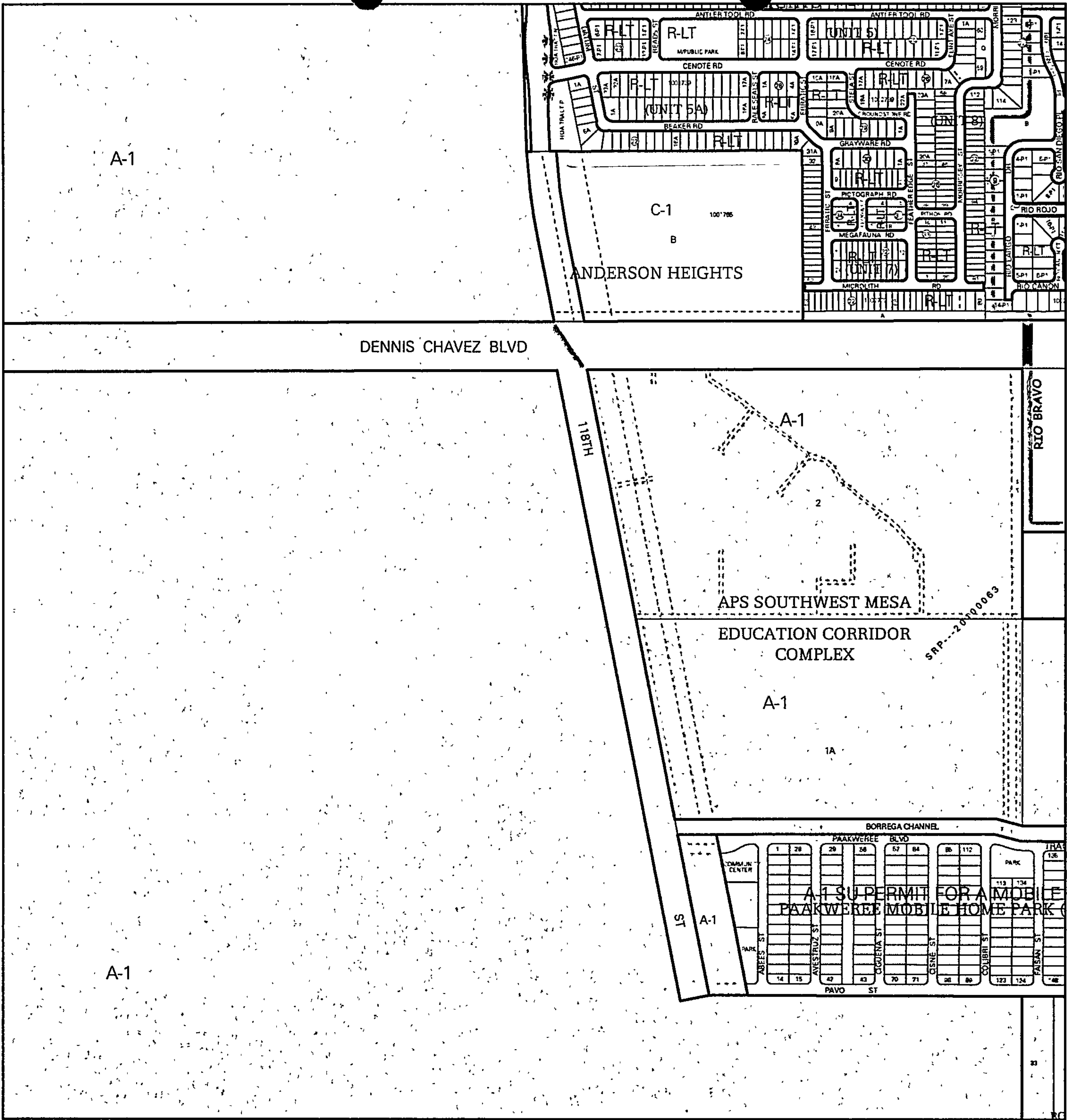
Zone Atlas Page:

**N-08-Z**

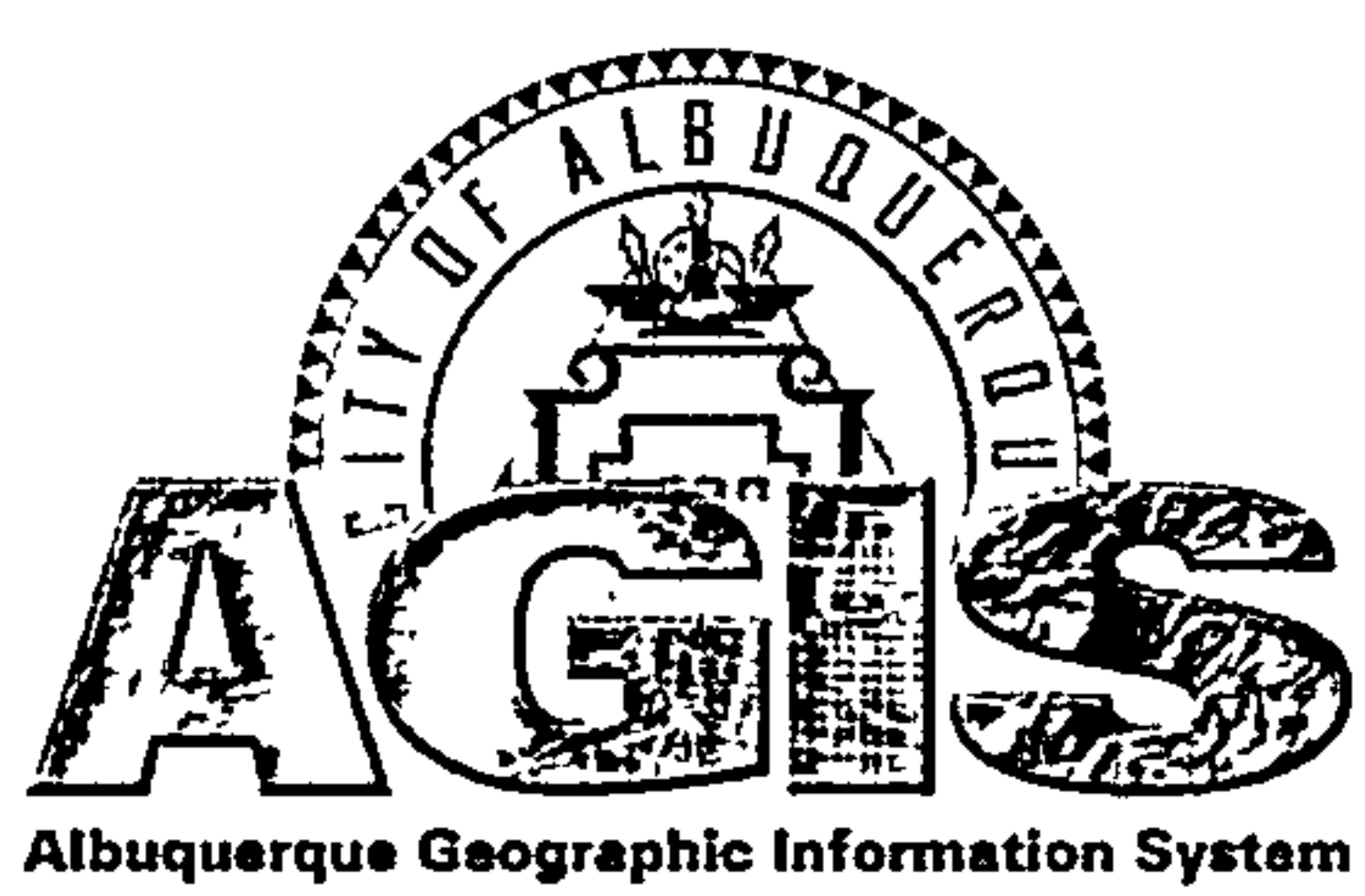
Selected Symbols

- 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

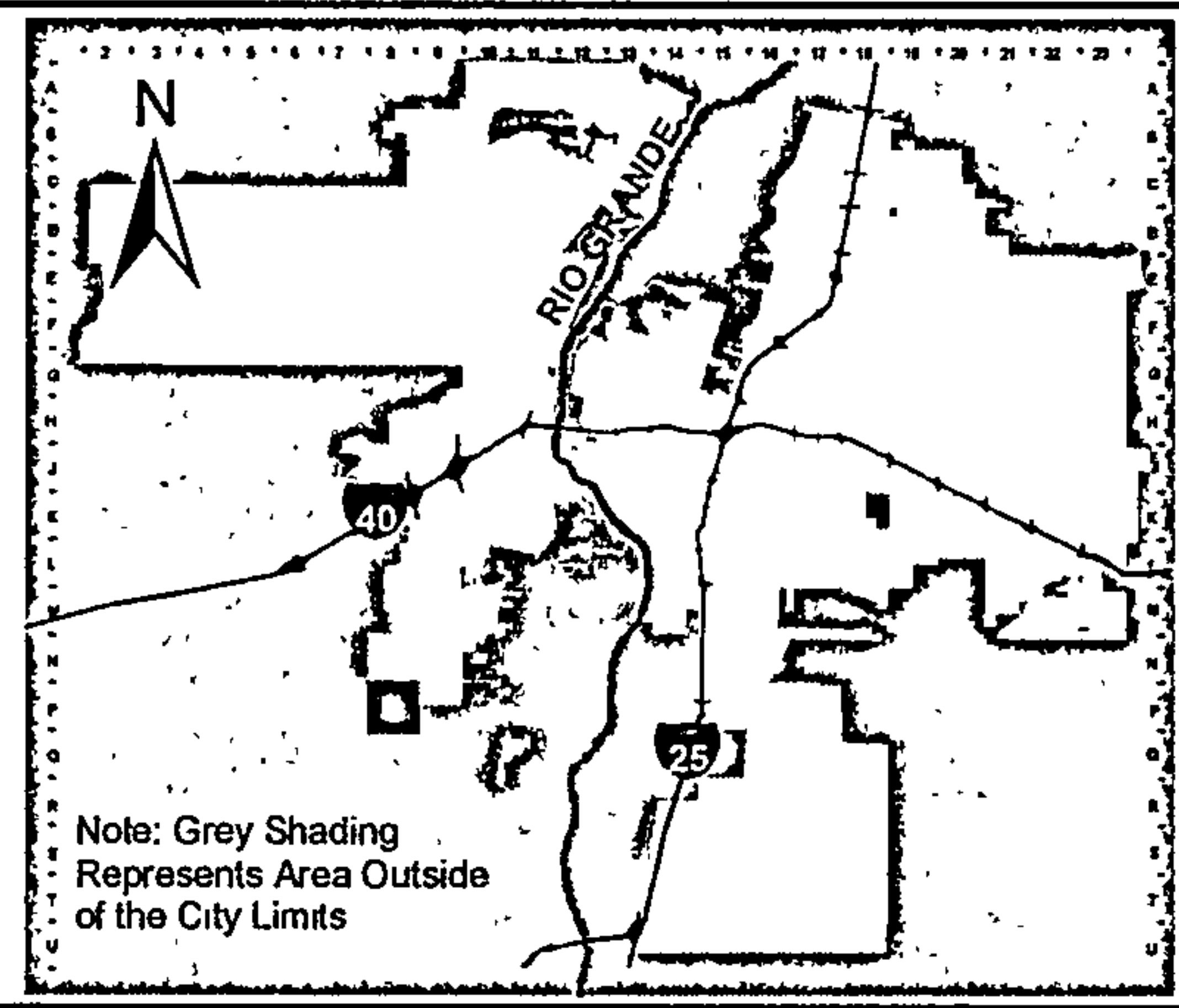




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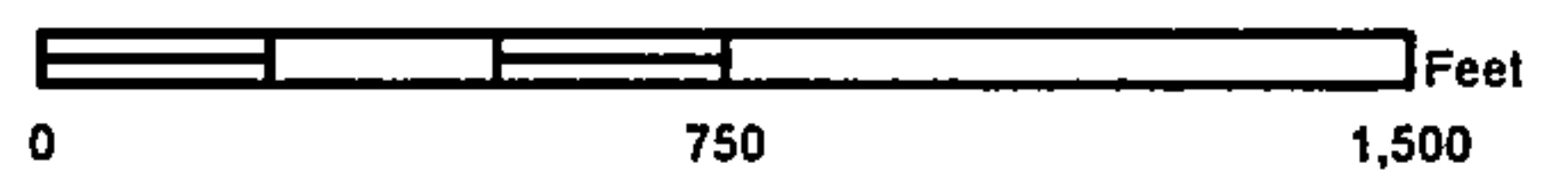
Map amended through: 6/7/2013



Zone Atlas Page:  
**P-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



October 7, 2013

Design Review Board  
City of Albuquerque  
600 2<sup>nd</sup> St. NW  
Albuquerque, NM 87102

**RE: SIA Extension, Sidewalk Deferral, Project # 753983, 1002739**

Dear Board:

This letter accompanies our application request for an extension of the SIA for temporary deferral of sidewalk construction for 18 lots located in Anderson Heights, Unit 5.

Starting in November 2009, DR Horton, Inc. ("Horton") acquired 155 residential lots situated in Anderson Heights, Unit 5. The lots had been developed by and were previously owned by KB Home New Mexico, Inc. In March 2010, Horton entered into an Assignment and Amendment to Sidewalk Deferral. A 2<sup>nd</sup> Extension Agreement was approved in October 2011 with a construction completion deadline of October 20, 2013.

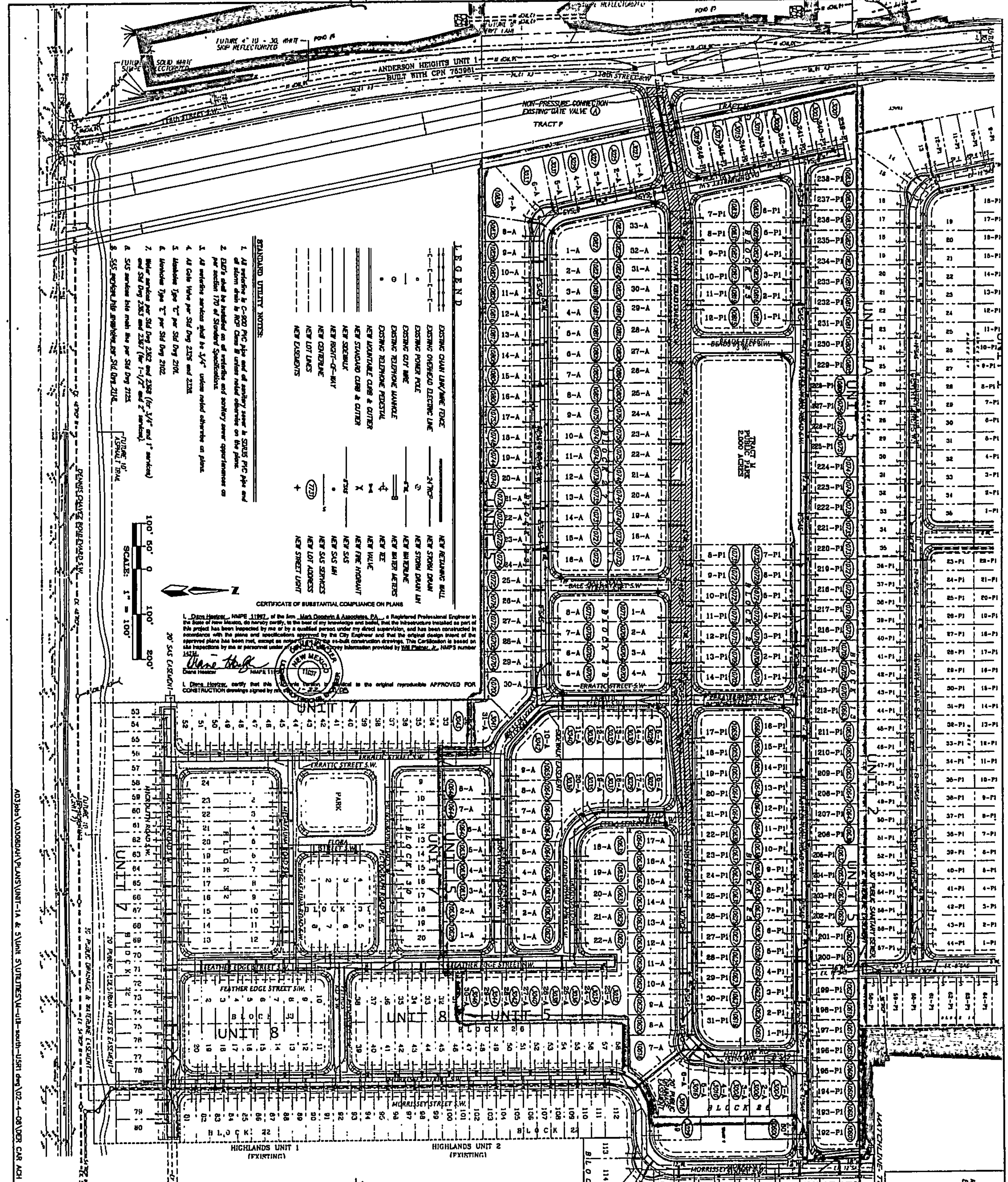
Horton's acquisition of lots in Anderson Heights came at a time of depressed real estate activity. Nonetheless, Horton constructed model and spec homes and deployed a sales staff to set about the task of completing the project. The subdivision has been challenged by both general market conditions as well as the inability of prospective customers to qualify for home mortgages. It is for this reason we respectfully request an extension of the Sidewalk Deferral Agreement.

Thank you for your review and consideration.

Sincerely,

  
Brent Lesley  
Land Manager

# - Sfe  
= Standard  
Required



- STANDARD UTILITY NOTES:**
1. All waterlines to be 20" PCC pipe and all sanitary sewer to be 20" PCC pipe and all storm drain to be 18" Class II vitrified clay pipe on 4" blocks.
  2. EROD's shall be provided on all waterlines and sanitary sewer pipe at 100' intervals.
  3. All waterlines shall be 10' cover unless otherwise noted on plan.
  4. All water lines per Std Day 2235 and 2236.
  5. Sanitary sewer lines per Std Day 2100.
  6. Storm drain lines per Std Day 2100.
  7. Water services per Std Day 2232 and 2233 (for 1/2" and 3/4" services).
  8. Sewer services per Std Day 2102 and 2103 (for 1/2" and 3/4" services).
  9. Gas services per Std Day 2104.

**LEGEND**

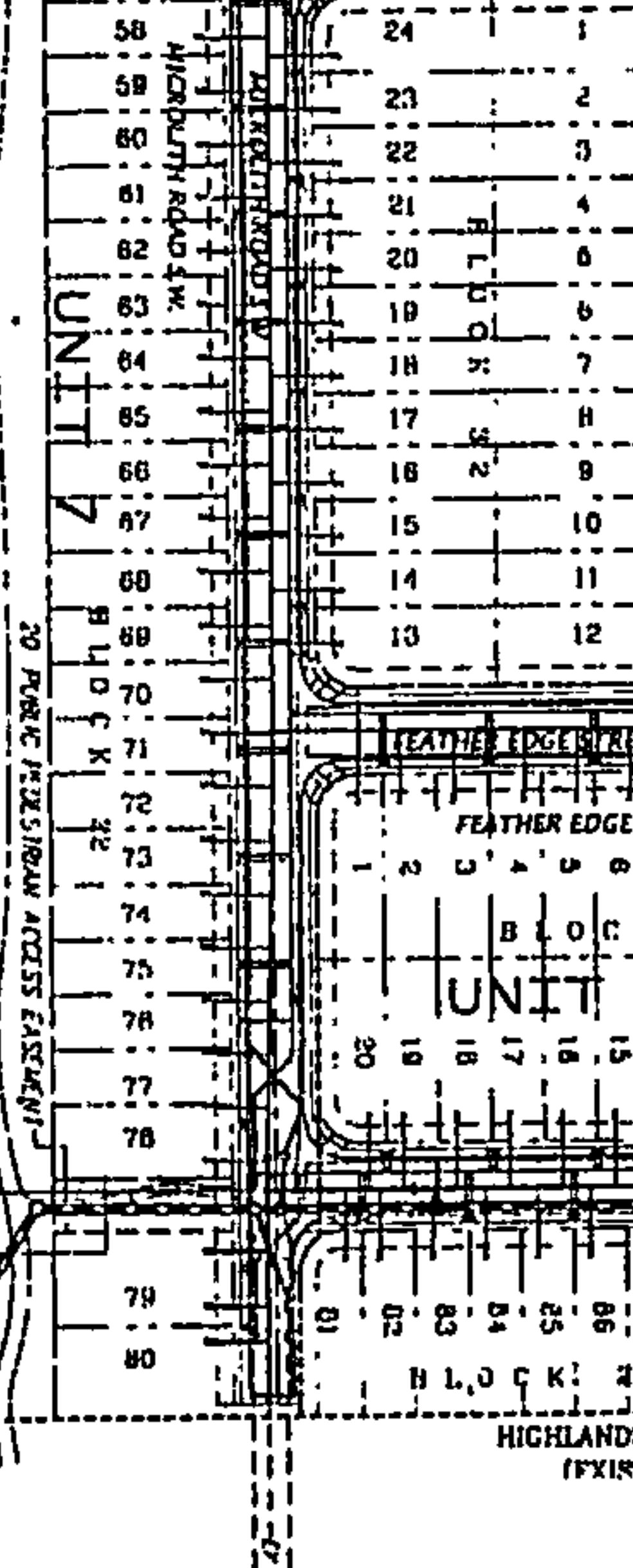
---	EXISTING CHAIN LINK/NEW FENCE	---	NEW RESTROOM BUILDING
---	EXISTING OVERHEAD ELECTRIC LINE	---	NEW STORM DRAIN
---	EXISTING POWER POLE	---	NEW STORM DRAIN
---	EXISTING CITY WIRE	---	NEW WATER MAIN
---	EXISTING TELEPHONE MAINLINE	---	NEW WATER METER
---	EXISTING TELEPHONE FEEDLINE	---	NEW WALK
---	NEW LANDSCAPE CURB & GUTTER	---	NEW UTILITY
---	NEW STORM DRAIN	---	NEW FIRE HYDRANT
---	NEW SEWER	---	NEW S/S
---	NEW LANDSCAPE CURB & GUTTER	---	NEW S/S IM
---	NEW ROOF-DRAIN	---	NEW S/S SERVICES
---	NEW CONCRETE	---	NEW LOT LINES
---	NEW LOT LINES	---	NEW LOT ADDRESS
---	NEW EASEMENTS	---	NEW STREET LIGHT

**CERTIFICATE OF SUBSTANTIAL COMPLIANCE ON PLANS**

I, **Diane Hoeller**, MAPS 11877, of the firm **Mark Goodwin & Associates, P.A.**, a Registered Professional Engineer in the State of New Mexico, do hereby certify, to the best of my knowledge and belief, that the information furnished as part of this project has been prepared by me or by a qualified person under my direct supervision, and has been constructed in accordance with the plans and specifications approved by the Engineer and that the original design issued by the approved plans has been met, except as noted on this certificate. This Certificate is based on the information provided by the applicant and is not a warranty of any kind. My Commission expires on 12/31/2020.

*Diane Hoeller*

APPROVED FOR CONSTRUCTION: *[Signature]*



**VALVE SHUT-OFF PLAN**

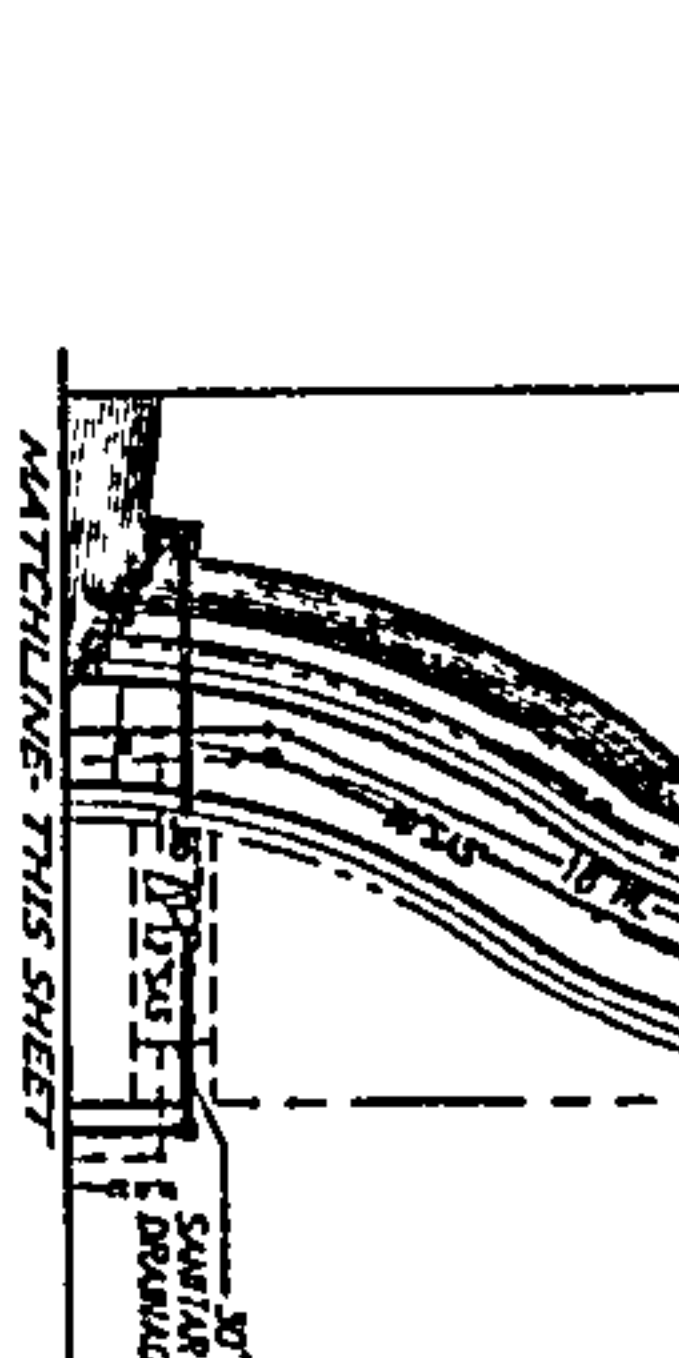
1. CONTRACTOR WILL CONTACT WATER SYSTEMS AT 857-6301.
2. VALVES SHALL ONLY BE OPERATED BY CITY WATER EMPLOYEES. SEE THIS SHEET FOR VALVE NUMBERS & LOCATIONS.
3. SHUT OFF VALVE ①.
4. FOR NON-PRESSURE CONNECTION IN FUTURE WORKSHEET AT OCTOBER 2020 SHUT OFF VALVE ②.

NO	DATE	REMARKS	BY
DESIGNED BY	JDH	DATE	05/03
DRAWN BY	DER	DATE	05/03
CHECKED BY	DMG	DATE	05/03

**ENGINEER'S SEAL**

**DAIANE HOELLER**  
REGISTERED PROFESSIONAL ENGINEER  
NEW MEXICO  
11877

SURVEY INFORMATION		
FIELD NOTES		
NO	BY	DATE



BENCH MARKS		
NO	DATE	DESCRIPTION

**AS BUILT INFORMATION**

CONTRACTOR: **FRANKLIN'S**

WORK STARTED BY: **CARTESMAN** DATE: **2008**

ACCEPTANCE BY: **MGA** DATE: **10/8**

VERIFY BY: **CARTESMAN** DATE: **2008**

CONDUCTED BY: **MGA** DATE: **10/8**

**MICRO-FILM INFORMATION**

RECORDED BY: **[Name]** DATE: **[Date]**

**AS BUILT INFORMATION**

STATION "3-PI0" IS LOCATED 8.8' N. OF DOROTHY ALBUQUERQUE TO REACH STATION FROM INT. OF COORS AND DENNIS CHAVEZ BLVD. (FORMERLY OLD BRAND) GO S. ON COORS BLVD. 0.62 MI. TO THE STATION WHICH IS ON AN EARTHEN BERM 162.2' WEST OF THE CENTERLINE OF COORS BLVD. THE STATION IS A STANDARD ACS 3 1/4" ALUMINUM CAP MOUNTED TO A PCC 0.25' ABOVE THE GROUND AND IS STAMPED "3-PI0 1988".  
X=360713.56, Y=462437.48 (NAD 83) ELEV=4835.735 (SLD 29)

**AS BUILT INFORMATION**

CONTRACTOR: **FRANKLIN'S**

WORK STARTED BY: **CARTESMAN** DATE: **2008**

ACCEPTANCE BY: **MGA** DATE: **10/8**

VERIFY BY: **CARTESMAN** DATE: **2008**

CONDUCTED BY: **MGA** DATE: **10/8**

**MICRO-FILM INFORMATION**

RECORDED BY: **[Name]** DATE: **[Date]**

CITY PROJECT NO. 753983 ZONE MAP NO. N-8-P-8 SHEET OF 39

DESIGNER: **DMG**

DATE: 05/03



October 16. 2013

\*\*\*



Supplemental Form (SF)

**SUBDIVISION**

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

**SITE DEVELOPMENT PLAN**

- for Subdivision
- for Building Permit
- Administrative Amendment/Approval (AA)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

**STORM DRAINAGE (Form D)**

- Storm Drainage Cost Allocation Plan

**S Z ZONING & PLANNING**

- Annexation
- V**  Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- P**  Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
- D**  Street Name Change (Local & Collector)
- L A** **APPEAL / PROTEST of...**
  - Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

**APPLICATION INFORMATION:**

Professional/Agent (if any): \_\_\_\_\_ PHONE: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_ FAX: \_\_\_\_\_  
 CITY: \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_ E-MAIL: \_\_\_\_\_

APPLICANT: DR Horton, Inc. PHONE: 505-797-4245  
 ADDRESS: 4400 Alameda NE, Suite B FAX: 505-797-9881  
 CITY: Albuquerque STATE NM ZIP 87113 E-MAIL: pblesky@drhorton.com  
 Proprietary interest in site: Owner List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: Extension of the SIA for temporary deferral of sidewalk construction

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

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

Lot or Tract No. \_\_\_\_\_ Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv/Addn/TBKA: Anderson Heights, Units 7 and 8  
 Existing Zoning: R-T Proposed zoning: \_\_\_\_\_ MRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s): P-082 and N-082 UPC Code: multiple

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_, Z\_, V\_, S\_, etc.):  
Project - 753987, 1002739

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill? No  
 No. of existing lots: 8 of 166 No. of proposed lots: \_\_\_\_\_ Total site area (acres): Approx 6.4  
 LOCATION OF PROPERTY BY STREETS: On or Near: 118<sup>th</sup> and Dennis Chavez Blvd  
 Between: \_\_\_\_\_ and \_\_\_\_\_

Check if project was previously reviewed by: Sketch Plat/Plan  or Pre-application Review Team(PRT)  Review Date: \_\_\_\_\_

SIGNATURE Brent Lesky DATE 4/30/13  
 (Print Name) Brent Lesky Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

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

Application case numbers	Action	S.F.	Fees
<u>13 DRB - 70530</u>	<u>ESIA</u>	_____	<u>\$50.00</u>
_____	<u>CMF</u>	_____	<u>\$20.00</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
Total			<u>\$70.00</u>

Hearing date May 8, 2013

4-30-13  
 Staff signature & Date

Project # 1002739

Revised: 4/2012

FORM V: SUBDIVISION VARIANCES & VACATIONS

- BULK LAND VARIANCE (DRB04)** (PUBLIC HEARING CASE)
    - \_\_\_ Application for Minor Plat on FORM S-3, including those submittal requirements. 24 copies
    - \_\_\_ Letter briefly describing and explaining: the request, compliance with the Development Process Manual, and all improvements to be waived.
    - \_\_\_ Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
    - \_\_\_ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
    - \_\_\_ Sign Posting Agreement
    - \_\_\_ Fee (see schedule)
    - \_\_\_ List any original and/or related file numbers on the cover application
- DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

- VACATION OF PUBLIC EASEMENT (DRB27)**
  - VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)**
    - \_\_\_ The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies.**  
(Not required for City owned public right-of-way.)
    - \_\_\_ Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
    - \_\_\_ Zone Atlas map with the entire property(ies) clearly outlined
    - \_\_\_ Letter briefly describing, explaining, and justifying the request
    - \_\_\_ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
    - \_\_\_ Sign Posting Agreement
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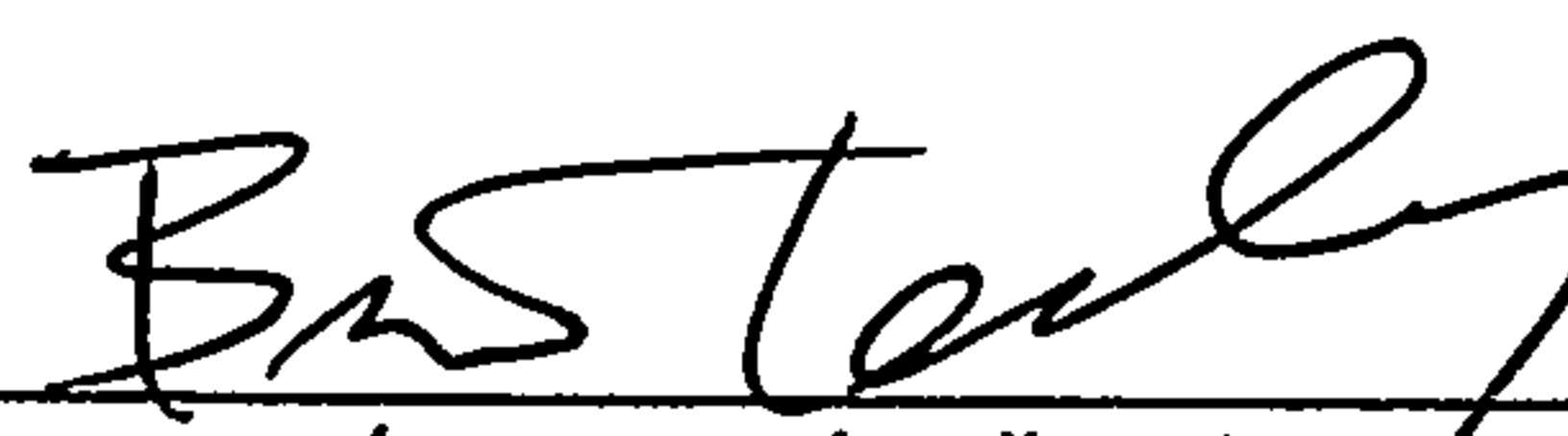
- SIDEWALK VARIANCE (DRB20)**
  - SIDEWALK WAIVER (DRB21)**
    - \_\_\_ Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") 6 copies
    - \_\_\_ Zone Atlas map with the entire property(ies) clearly outlined
    - \_\_\_ Letter briefly describing, explaining, and justifying the variance or waiver
    - \_\_\_ List any original and/or related file numbers on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

- SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)**
    - \_\_\_ Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14") **24 copies**
    - \_\_\_ Zone Atlas map with the entire property(ies) clearly outlined
    - \_\_\_ Letter briefly describing, explaining, and justifying the variance
    - \_\_\_ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
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- TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**
  - EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)**
    - ✓ Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**
    - ✓ Zone Atlas map with the entire property(ies) clearly outlined
    - ✓ Letter briefly describing, explaining, and justifying the deferral or extension
    - ✓ List any original and/or related file numbers on the cover application
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  - VACATION OF RECORDED PLAT (DRB29)**
    - \_\_\_ The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") **6 copies**
    - \_\_\_ Scale drawing showing the easement to be vacated (8.5" by 11") **6 copies**
    - \_\_\_ Zone Atlas map with the entire property(ies) clearly outlined
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    - \_\_\_ Letter of authorization from the grantors and the beneficiaries (private easement only)
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    - \_\_\_ List any original and/or related file numbers on the cover application
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**DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

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

  
 Applicant name (print)  
Brent Lesley 4/30/17  
 Applicant signature / date



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

Application case numbers  
13 - DRB - 70530  
 Form revised 4/07  
  
 Planner signature / date  
4-30-13  
 Project # 1002739



Supplemental Form (SF)

**SUBDIVISION**

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

**SITE DEVELOPMENT PLAN**

- for Subdivision
- for Building Permit
- Administrative Amendment/Approval (AA)
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- Storm Drainage Cost Allocation Plan

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- Annexation
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 ADDRESS: \_\_\_\_\_ FAX: \_\_\_\_\_  
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APPLICANT: DR Horton, Inc. PHONE: 505-797-4245  
 ADDRESS: 4400 Alameda NE, Suite B FAX: 505-797-9881  
 CITY: Albuquerque STATE NM ZIP 87113 E-MAIL: pblesley@drhorton.com  
 Proprietary interest in site: Owner List all owners: \_\_\_\_\_

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 Subdiv/Addn/TBKA: Anderson Heights, Units 7 and 8  
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**CASE INFORMATION:**

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SIGNATURE Brent Lesley DATE 4/30/13  
 (Print Name) Brent Lesley Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>13 DRB - 70530</u>	<u>ESIA</u>	_____	<u>\$50.00</u>
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<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
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<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	Total
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	<u>\$70.00</u>

Hearing date May 8, 2013  
4-30-13 Staff signature & Date  
 Project # 1002739

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(PUBLIC HEARING CASE)

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- Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
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TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)

EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)

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

*Brent Lesley*  
 Applicant name (print)  
 Brent Lesley 4/30/13  
 Applicant signature / date



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

Application case numbers  
 13 - PRB - 70530

Eprm revised 4/07  
*[Signature]*  
 Planner signature / date  
 Project # 1002739

April 30, 2013

44  
44  
44  
44

Design Review Board  
City of Albuquerque  
600 2<sup>nd</sup> St. NW  
Albuquerque, NM 87102

**RE: SIA Extension, Sidewalk Deferral, Project # 753987**

Dear Madam or Sir:

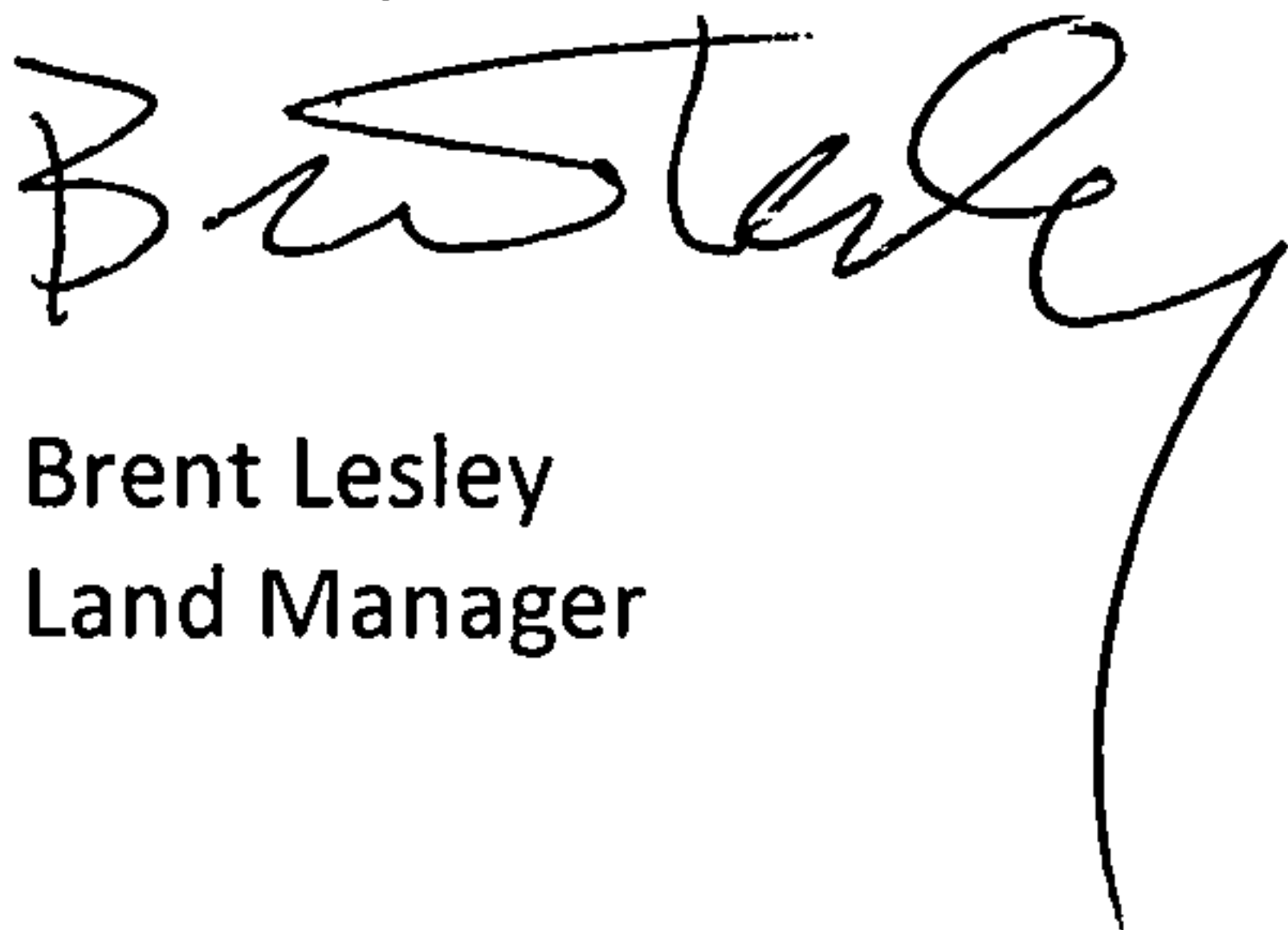
This letter accompanies our application request for an extension of the SIA for temporary deferral of sidewalk construction for 88 lots located in Anderson Heights, Units 7 and 8.

On November 30, 2009, DR Horton, Inc. ("Horton") acquired 166 residential lots situated in the Plat for Anderson Heights Units 7 & 8, dated March 2007, recorded on June 1, 2007 as Document number 2007081477. The lots had been developed and were previously owned by KB Home. On March 3, 2010, Horton entered into an Assignment and Amendment to Sidewalk Deferral Agreement to Construct Subdivision Improvements with KB Home and the City of Albuquerque. Horton's financial guarantee was provided at that time. The Amendment was extended on May 26, 2011 with a construction deadline of May 7, 2013.

Horton has completed homes on 78 of the 166 lots. As you will appreciate, the 2009 acquisition arrived at a time of depressed real estate activity. Nonetheless, Horton constructed model and spec homes and deployed a sales staff to set about the task of completing the project. The subdivision has been challenged by both general market conditions as well as the inability of prospective customers to qualify for home mortgages. Still, the effort to complete and sell homes continues. Horton currently has 6 completed specs homes on site and sales agents that present the community on a daily basis.

Thank you for your review and consideration.

Sincerely,



Brent Lesley  
Land Manager

1500

\*\*  
\*\*  
\*\*  
\*\*

**ASSIGNMENT AND AMENDMENT  
TO SIDEWALK DEFERRAL AGREEMENT  
TO CONSTRUCT SUBDIVISION IMPROVEMENTS**

NAME OF PROJECT: Anderson Heights Units 7 and 8  
ORIGINAL DEVELOPER/ASSIGNOR: KB Home New Mexico Inc.  
NEW OWNER/ASSIGNEE: D.R. Horton, Inc.  
CITY PROJECT # 753987

THIS ASSIGNMENT AND AMENDMENT is made this 3 day of March, 2010, by the City of Albuquerque, New Mexico ("City") and (the original developer) KB Home New Mexico Inc. ("Assignor") and (the new developer) D.R. Horton, Inc. ("Assignee") a, (state type of business entity, for instance "corporation," "general partnership", "joint venture", "individual," etc.): corporation whose address is 4400 Alameda NE, Albuquerque, NM 87113 and whose telephone number is (505) 797-4245, is made in Albuquerque, New Mexico and is effective as of the date of final execution on this Agreement.

WHEREAS, the Assignor was the developer/subdivider of the (Name of Project:) Anderson Heights Units 7 & 8, City Project No: 753987; and

WHEREAS, the City and KB Home New Mexico Inc. entered into a Sidewalk Deferral Agreement ("Original Agreement") on May 7, 2007, which was recorded on May 8, 2007 in the records of the Bernalillo County Clerk at Book A136, Page 8009, wherein KB Home New Mexico Inc. agreed to construct sidewalks as shown on Plans and Specifications submitted to and approved by the City; and

WHEREAS, the Earlier Agreement was amended by a \_\_\_\_\_ Extension Agreement dated \_\_\_\_\_ recorded \_\_\_\_\_, in Book Misc. \_\_\_\_\_, pages \_\_\_\_\_ through \_\_\_\_\_, records of Bernalillo County, New Mexico, extending the construction deadline to \_\_\_\_\_; and

WHEREAS, the Earlier Agreement was amended by a \_\_\_\_\_ Extension Agreement dated \_\_\_\_\_ recorded \_\_\_\_\_, in Book Misc. \_\_\_\_\_, pages \_\_\_\_\_ through \_\_\_\_\_, records of Bernalillo County, New Mexico, extending the construction deadline to \_\_\_\_\_; and

WHEREAS, the Original Agreement provides that if the Subdivision or any part thereof is sold, conveyed or assigned the City will not release the Assignor from its obligations, nor will the City release Assignor's financial guaranty until a successor in interest to the Assignor has entered into an Assignment and Amendment to the Sidewalk Deferral Agreement with of the City and posted a substitute financial guaranty satisfactory to the City; and

Doc# 2010018772

03/05/2010 10:38 AM Page: 1 of 4  
ASSN R: \$15.00 M. Toulouse Oliver, Bernalillo County



WHEREAS, Assignee will become the new owner of Anderson Heights Units 7 & 8, having acquired its interest by a Warranty Deed, which was recorded on November 30, 2009 in the records of the Bernalillo County Clerk at Document Number 2009130449; and

THEREFORE, the Assignor, Assignee and the City agree:

1. Assignment: Assignor hereby assigns to Assignee all of Assignor's right, title and interest in and to the Original Agreement as amended. Assignee hereby accepts said assignment, and assumes the Original Agreement as amended, and all of the duties and obligations of Assignor thereunder. All references in the Original Agreement as amended to the Assignor as "Developer" or "Subdivider" are deleted and the Assignee is substituted hereafter. Assignee agrees that the terms and conditions of the Original Agreement as amended which previously applied to Assignor are hereby ratified and confirmed by, and made applicable to Assignee.

2. Financial Guaranty: Section 2, Page 5-94 of the Original Agreement, specifically the information regarding the financial guaranty, is amended to read:

Type of Financial Guaranty: Subdivision Bond SU1105405 amount: \$128,834.11

Name of Financial Institution or Surety providing Guaranty: Arch Insurance Company

Date City first able to call Guaranty: May 7, 2011

Construction Completion Deadline: May 7, 2011

If Guaranty other than a Bond, last day City able to call Guaranty is: May 7, 2011

Additional Information: \_\_\_\_\_

3. Other Terms Unchanged: Except as amended herein, the terms and conditions of the Original Agreement will remain unchanged and will continue in full force and effect unless there is a conflict between the terms and conditions of this Assignment and Amendment, and the terms and conditions of the Original Agreement, in which case the terms and conditions of this Assignment to Original Agreement will control.

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

5. Changes to Agreement: Changes to this Assignment and Amendment are not binding unless made in writing, signed by all parties.

6. Form not Changed: Assignor and Assignee agree that changes to this form are not binding unless initialed by both on this form.

7. Authority to Execute: If the Assignor signing below was not the prior owner of the subdivision, or the Assignee is not the present owner of the Subdivision, the true past and/or



present owner(s) must execute and deliver to the City a Power of Attorney or other evidence of authority which is acceptable to the City, establishing the authority of the Assignor and/or Assignee to sign this Assignment and Amendment.

Executed on the date stated in the first paragraph of this Assignment and Amendment.

ASSIGNOR: KB HOME N.M. INC.

ASSIGNEE: DR HORTON

By (signature): [Signature]  
Name (printed): A. Anthony Sciarrillo  
Title: VP LAND  
Date: 1/19/10

By (signature): [Signature]  
Name (printed): Mark Ferguson  
Title: NM DIVISION PRESIDENT  
Date: 1/19/10

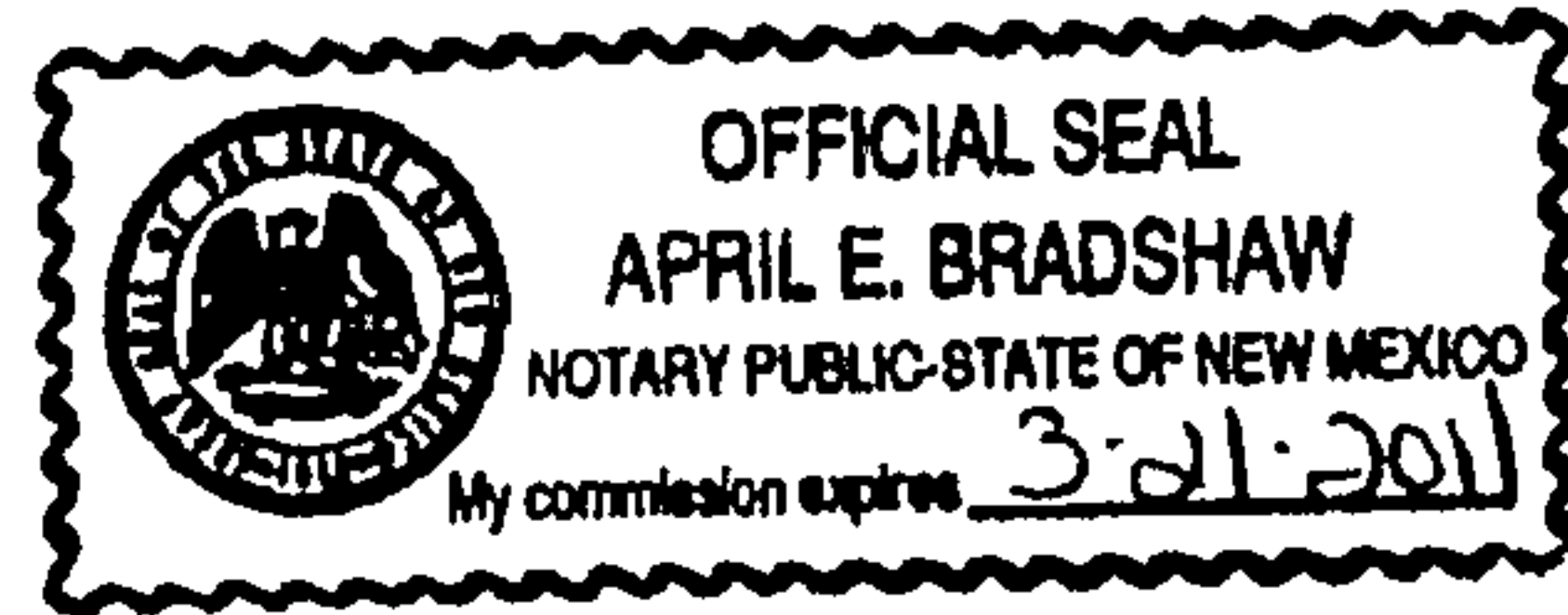
**ASSIGNOR'S NOTARY**

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

This instrument was acknowledged before me on Jan 19, 2010 by A. Anthony Sciarrillo (name of person) VP land, (title or capacity, for instance, "President" or "Owner"), on behalf of KB HOME N.M. Inc.

[Signature]  
Notary Public

My Commission Expires: 3-21-2011



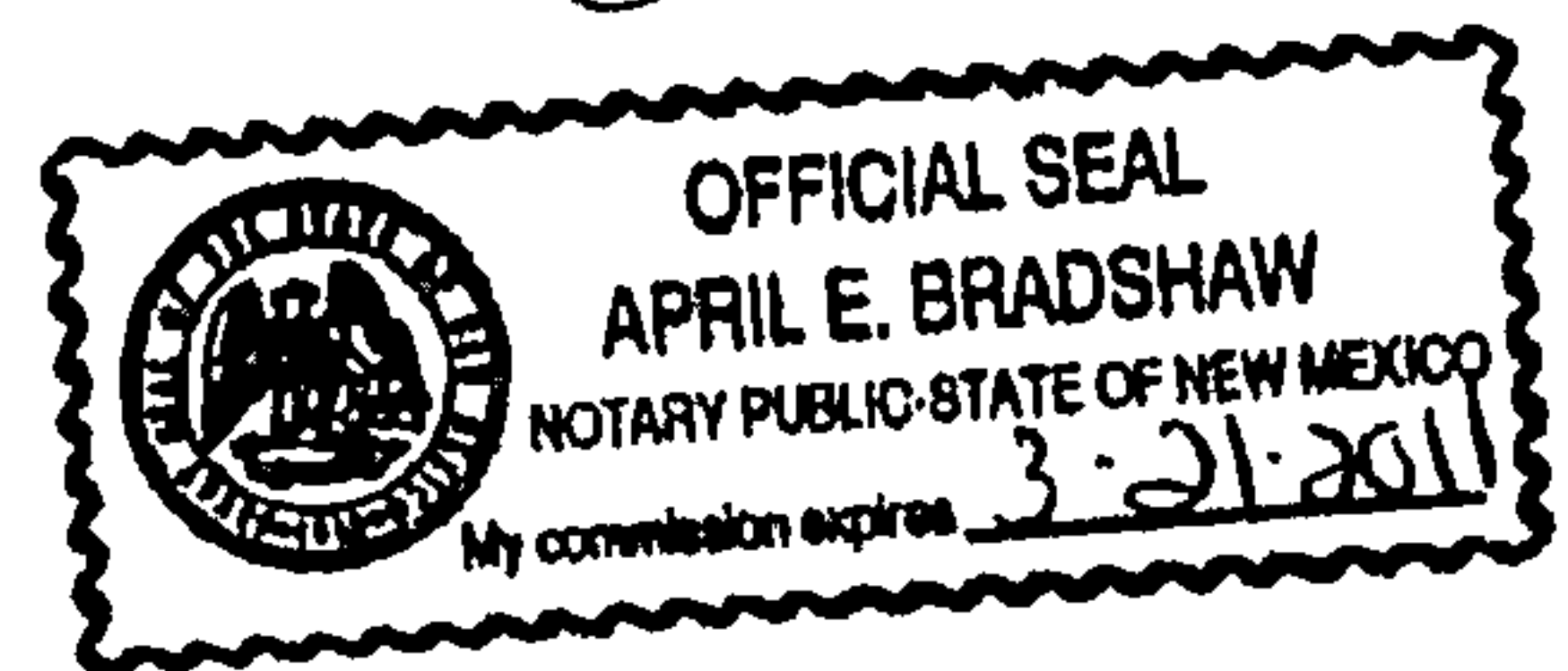
**ASSIGNEE'S NOTARY**

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

This instrument was acknowledged before me on Jan. 19, 2010 by NM Division President (name of person) Mark Ferguson, (title or capacity, for instance, "President" or "Owner"), on behalf of DR Horton.

[Signature]  
Notary Public

My Commission Expires: 3-21-2011



CITY OF ALBUQUERQUE:  
By: [Signature]  
Richard Dourte, City Engineer

Date: 3-2-10

1/2 3/2/10

3-10

\*\*\*

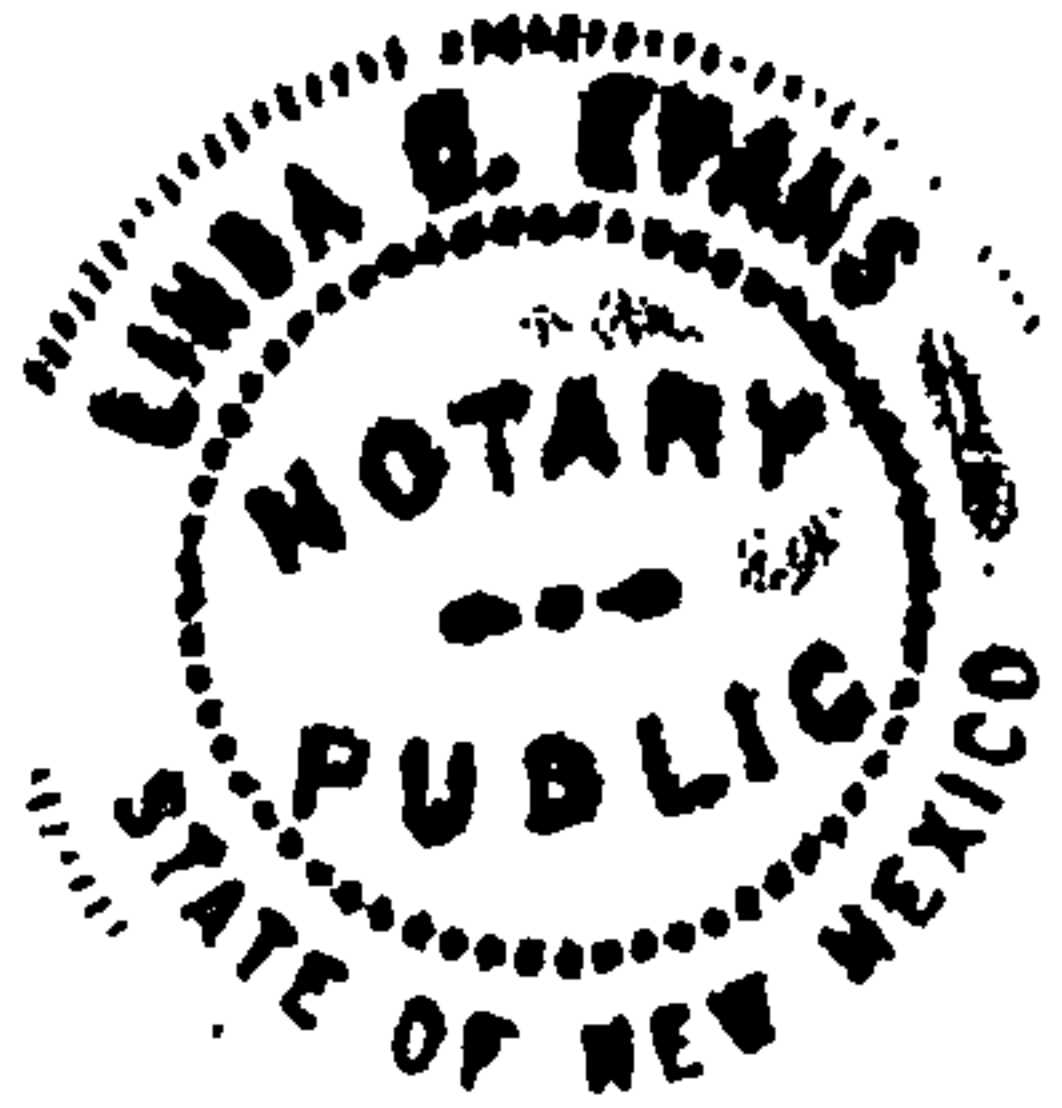
CITY'S NOTARY

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

This instrument was acknowledged before me on 2<sup>ND</sup> of March 2010 by Richard Dourte, City Engineer of the City of Albuquerque, a municipal corporation, on behalf of the municipal corporation.

Linda C. Evans  
Notary Public

My Commission Expires:  
10-07-12



1<sup>st</sup> EXTENSION AGREEMENTSIDEWALK DEFERRALPROJECT NO.: 753987

This Agreement made this 26<sup>th</sup> day of May, 2011, by and between the City of Albuquerque, New Mexico, a municipal corporation ("City") and (name of developer:) D.R. Horton, Inc. ("Developer"), whose address is 4400 Alameda NE, Suite B, Albuquerque, NM 87113 and whose telephone number is (505) 797-4245, is made in Albuquerque, New Mexico and is entered into as of the date of final execution of this Agreement.

WHEREAS, the City and the Developer entered into an Agreement on the 7<sup>th</sup> day of May, 2007, which was recorded in the office of the Clerk of Bernalillo County, New Mexico on May 8, 2007, at Book Misc. A136, page 8009, ("Earlier Agreement"), by which the Developer agreed to complete the construction of certain infrastructure improvements on or before the 25<sup>th</sup> day of August, 2010; and

WHEREAS, the Earlier Agreement was amended by an Assignment and Amendment Agreement dated March 3, 2010 recorded March 5, 2010, in Document No. 2010018772, pages 1 through 4, records of Bernalillo County, New Mexico, extending the construction deadline to May 7, 2011; and

WHEREAS, the Earlier Agreement was amended by a \_\_\_\_\_ Extension Agreement dated \_\_\_\_\_ recorded \_\_\_\_\_, in Book Misc. \_\_\_\_\_, pages \_\_\_\_\_ through \_\_\_\_\_, records of Bernalillo County, New Mexico, extending the construction deadline to \_\_\_\_\_; and

WHEREAS, it appears that the Developer will be unable to complete construction of the improvements by the deadline specified in the Agreement; and

WHEREAS, the City is willing to grant Developer an extension of time in which to complete construction of all or part of the improvements, provided the Developer posts an acceptable financial guaranty, as required by the City's Subdivision Ordinance and the Development Process Manual; and

WHEREAS, the Developer is able to provide the required financial guaranty.

NOW THEREFORE in consideration of the above and the mutual promises contained herein, the parties agree:

Doc# 2011049609

05/26/2011 02:09 PM Page: 1 of 4  
AGRE R \$15.00 M. Toulouse Oliver, Bernalillo County

1 of 3



§  
§  
§  
§

1. The required completion date for construction of the improvements, as set forth in the attached Exhibit A, is extended (Complete either A or B:)

A. For all improvements, the 7th day of May, 2013.

B. On portions of the improvements as follows:

<u>IMPROVEMENTS</u>	<u>COMPLETION DATE</u>
_____	_____
_____	_____
_____	_____

2. With this Extension Agreement, Subdivider has provided the City with the following financial guaranty:

Type of Financial Guaranty: Subdivision Bond SU1105405

Amount: \$128,834.11

Name of Financial Institution or Surety providing Guaranty: Arch Insurance Company

Date City first able to call Guaranty: May 7<sup>th</sup> 2013

[Construction Completion Deadline]: May 7<sup>th</sup>, 2013.

If Guarantee other than a Bond, last day City able to call on Guaranty is: \_\_\_\_\_, 20\_\_.

Additional information: \_\_\_\_\_

3. The parties agree that all terms and conditions of the Earlier Agreement not in conflict with this Extension Agreement shall remain valid, in force, and binding upon the parties. By executing this Agreement, the parties only intention is to extend the construction completion deadline established in the Earlier Agreement and establish a revised financial guaranty for the benefit of the City.

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

SUBDIVIDER: DR Horton, Inc.

CITY OF ALBUQUERQUE:

By [signature]: [Signature]  
Name [print]: J. Mark Ferguson

By: [Signature]  
Richard Dourte, City Engineer

Title: NM Division President

Dated: 5-26-11

Dated: May 21, 2011

we 5/25/11 5-24-11

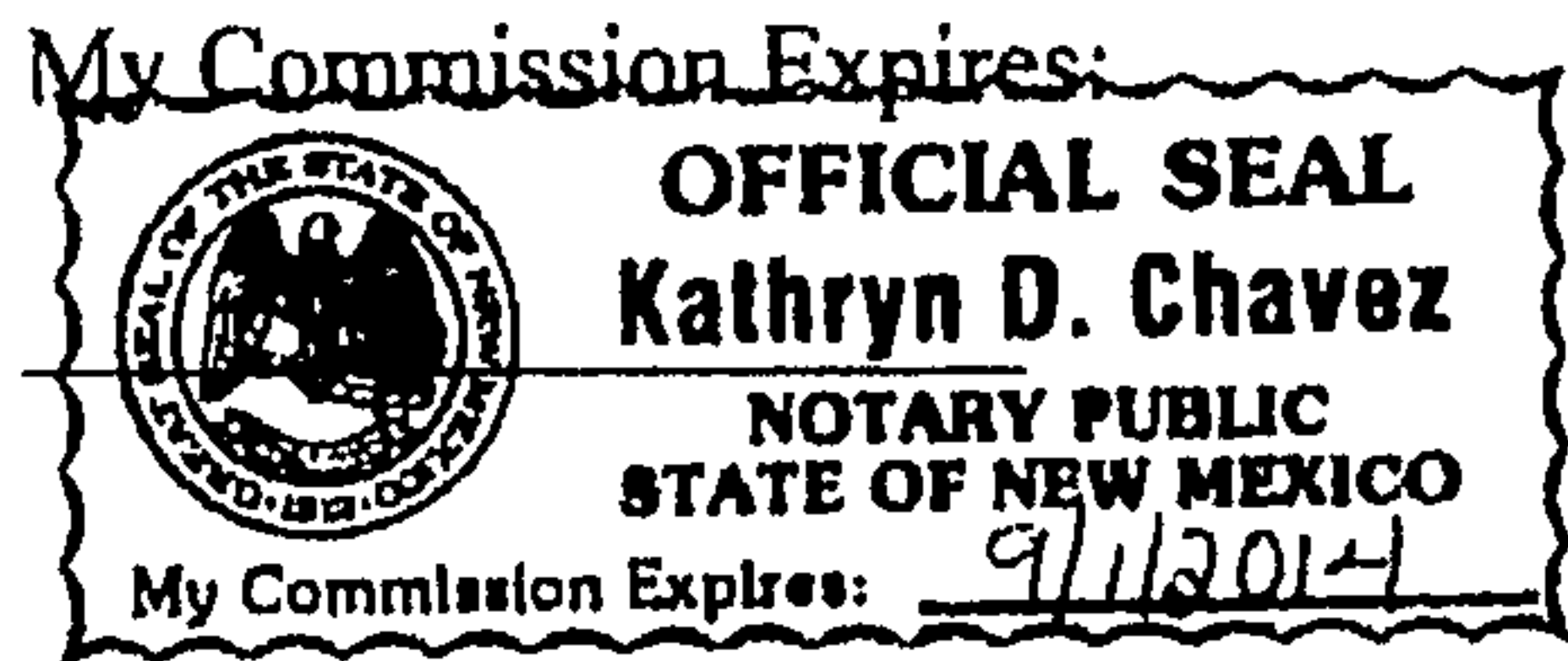
§  
§  
§  
§

SUBDIVIDER'S NOTARY

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

This instrument was acknowledged before me on this 5 day of May,  
2011 by [name of person:] J. Mark Ferguson, [title or capacity,  
for instance, "President" or "Owner"] NM Division President  
of [Subdivider:] D.R. Horton Inc.

Kathryn D. Chavez  
Notary Public



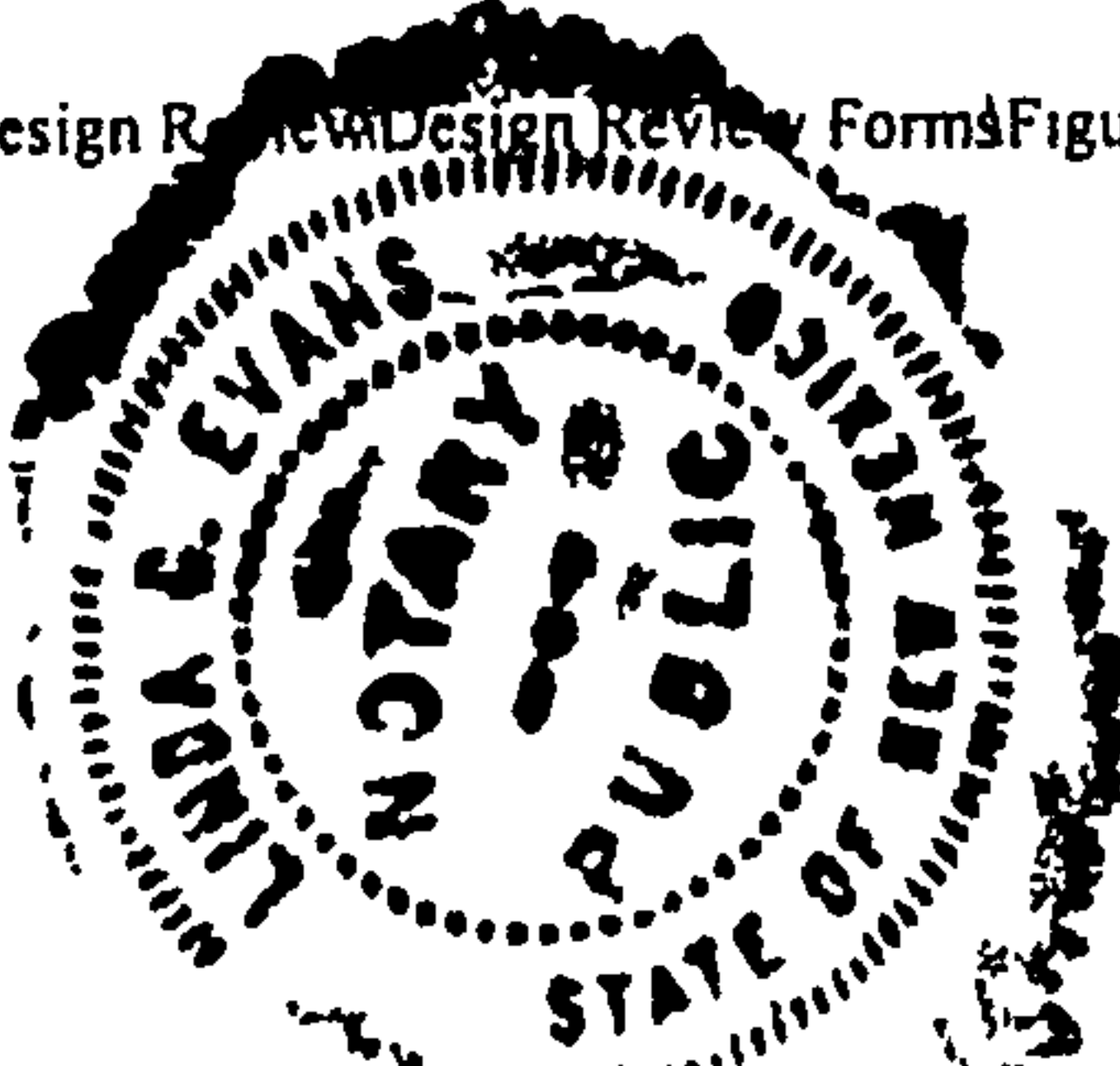
CITY'S NOTARY

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

This instrument was acknowledged before me on this 2<sup>nd</sup> day of May,  
20 11 by Richard Dourte, City Engineer of the City of Albuquerque, a municipal corporation,  
on behalf of said corporation.

Linda Collins  
Notary Public

My Commission Expires:  
10-07-12





OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

May 4, 2011

**Project# 1002739**

11DRB-70104 EXT OF SIA FOR TEMP DEFR SDWK CONST

DR HORTON HOMES INC. agent(s) for DR HORTON HOMES INC. request(s) the above action(s) for all or a portion of **ANDERSON HEIGHTS UNIT 7 & 8** zoned RLT, located on DENNIS CHAVEZ BLVD AND 118TH ST (P-8 & N-8)

At the May 4, 2011 Development Review Board meeting, a 2 year extension to the agreement for the deferral of sidewalks was approved. Please provide an exhibit to the Design Review Committee indicating the lot number/addresses where sidewalks are still deferred.

If you wish to appeal this decision, you must do so by May 19, 2011, in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal.

If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

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

Jack Cloud, DRB Chair

Cc: DR Horton – 4400 Alameda NE, Ste B – Albuquerque, NM 87113  
Marilyn Maldonado  
file

## EXTENSION RIDER

To be attached to and form part of Bond No. SU1105405

Issued to (*Principal*): D.R. Horton, Inc.

Type of Bond: Subdivision Improvements Bond

dated the 7<sup>th</sup> day of January, 2010, and issued by Arch Insurance Company in the penal sum of: **One Hundred Twenty Eight Thousand Eight Hundred Thirty Four and 11/100 Dollars (\$128,834.11)** and in favor of (*Obligee*): City of Albuquerque.

In consideration of the agreed premium charged for this bond, it is understood and agreed that Arch Insurance Company consents that effective the 9<sup>th</sup> day of May, 2011 said bond shall be amended as follows:

### **Extend the bond term to May 7, 2013**

Provided, however that the attached bond shall be subject to all its agreements, limitations and conditions except herein expressly modified, and further that the liability of the Surety under the attached bond and the bond as amended by this rider shall not be cumulative.

Signed, sealed and dated this 9<sup>th</sup> day of May, 2011

By: **D.R. Horton, Inc.**

By: 

**Arch Insurance Company**

By: 

**Margaret A. Ginem, Attorney-in-Fact**  
c/o Willis of Florida, Inc.  
3000 Bayport Dr., Ste. 300  
Tampa, FL 33607  
Inquiries: (813) 281-2095

1733987

# POWER OF ATTORNEY

Know All Men By These Presents:

That the Arch Insurance Company, a corporation organized and existing under the laws of the State of Missouri, having its principal office in Kansas City, Missouri (hereinafter referred to as the "Company") does hereby appoint

Anett Cardinale, David H. Carr, James W. Dunn, Carol H. Hermes, Linda Horn and Margaret A. Ginem of Tampa, FL (EACH)

its true and lawful Attorney(s)-in-Fact, to make, execute, seal, and deliver from the date of issuance of this power for and on its behalf as surety, and as its act and deed:

Any and all bonds and undertakings

**EXCEPTION:** NO AUTHORITY is granted to make, execute, seal and deliver bonds or undertakings that guarantee the payment or collection of any promissory note, check, draft or letter of credit.

This authority does not permit the same obligation to be split into two or more bonds in order to bring each such bond within the dollar limit of authority as set forth herein.

The Company may revoke this appointment at any time.

The execution of such bonds and undertakings in pursuance of these presents shall be as binding upon the said Company as fully and amply to all intents and purposes, as if the same had been duly executed and acknowledged by its regularly elected officers at its principal office in Kansas City, Missouri.

This Power of Attorney is executed by authority of resolutions adopted by unanimous consent of the Board of Directors of the Company on March 3, 2003, true and accurate copies of which are hereinafter set forth and are hereby certified to by the undersigned Secretary as being in full force and effect:

"VOTED, That the Chairman of the Board, the President, or any Vice President, or their appointees designated in writing and filed with the Secretary, or the Secretary shall have the power and authority to appoint agents and attorneys-in-fact, and to authorize them to execute on behalf of the Company, and attach the seal of the Company thereto, bonds and undertakings, recognizances, contracts of indemnity and other writings, obligatory in the nature thereof, and any such officers of the Company may appoint agents for acceptance of process."

This Power of Attorney is signed, sealed and certified by facsimile under and by authority of the following resolution adopted by the unanimous consent of the Board of Directors of the Company on March 3, 2003:

VOTED, That the signature of the Chairman of the Board, the President, or any Vice President, or their appointees designated in writing and filed with the Secretary, and the signature of the Secretary, the seal of the Company, and certifications by the Secretary, may be affixed by facsimile on any power of attorney or bond executed pursuant to the resolution adopted by the Board of Directors on March 3, 2003, and any such power so executed, sealed and certified with respect to any bond or undertaking to which it is attached, shall continue to be valid and binding upon the Company.

Doc# 2011049610

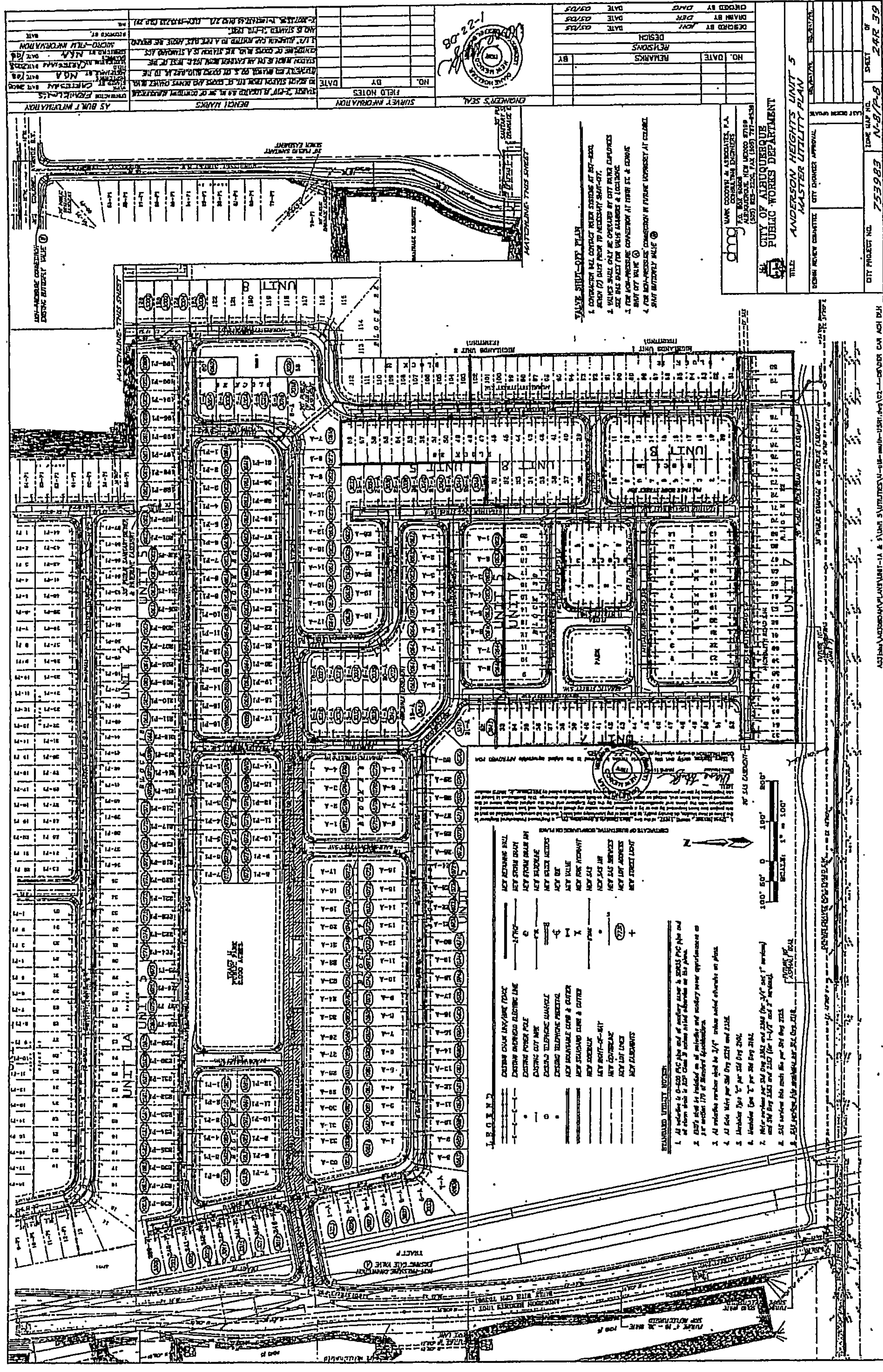
05/26/2011 02:09 PM Page: 1 of 2  
PAT R \$9 00 M. Toulouse Oliver, Bernalillo County







RECORD DRAWINGS



III = Side  
 (11) = Completed Units

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CITY PROJECT NO. 753988	DATE ISSUED 04/18/88	SHEET NO. 248 OF 39
CITY PROJECT NO. 753988	DATE ISSUED 04/18/88	SHEET NO. 248 OF 39
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CITY PROJECT NO. 753988	DATE ISSUED 04/18/88	SHEET NO. 248 OF 39

VALVE SHUT-OFF PLAN  
 1. CONTRACTOR SHALL CONTACT WITH UTILITIES AT 48" BELOW GRADE TO LOCATE ALL EXISTING UTILITY LINES.  
 2. UTILITIES SHALL BE LOCATED BY CITY PUBLIC WORKS DEPARTMENT.  
 3. SEE THIS PLAN FOR VALVE LOCATIONS & LOCATIONS.  
 4. FOR NON-PRESSURE CONNECTIONS AT 18" ST. & ABOVE.  
 5. FOR NON-PRESSURE CONNECTIONS AT 18" ST. & ABOVE.  
 6. SHUT DOWN VALVE.

MARK COVANN & ASSOCIATES, P.A.  
 1500 BROADWAY, SUITE 1000  
 ALBUQUERQUE, NEW MEXICO 87102  
 (505) 262-2500, FAX (505) 747-4533

CITY OF ALBUQUERQUE  
 PUBLIC WORKS DEPARTMENT  
 TITLE ANDERSON HEIGHTS UNIT 5  
 MASTER UTILITY PLAN

DESIGNED BY DMS DATE 03/20/88  
 DRAWN BY DMS DATE 03/20/88  
 CHECKED BY DMS DATE 03/20/88

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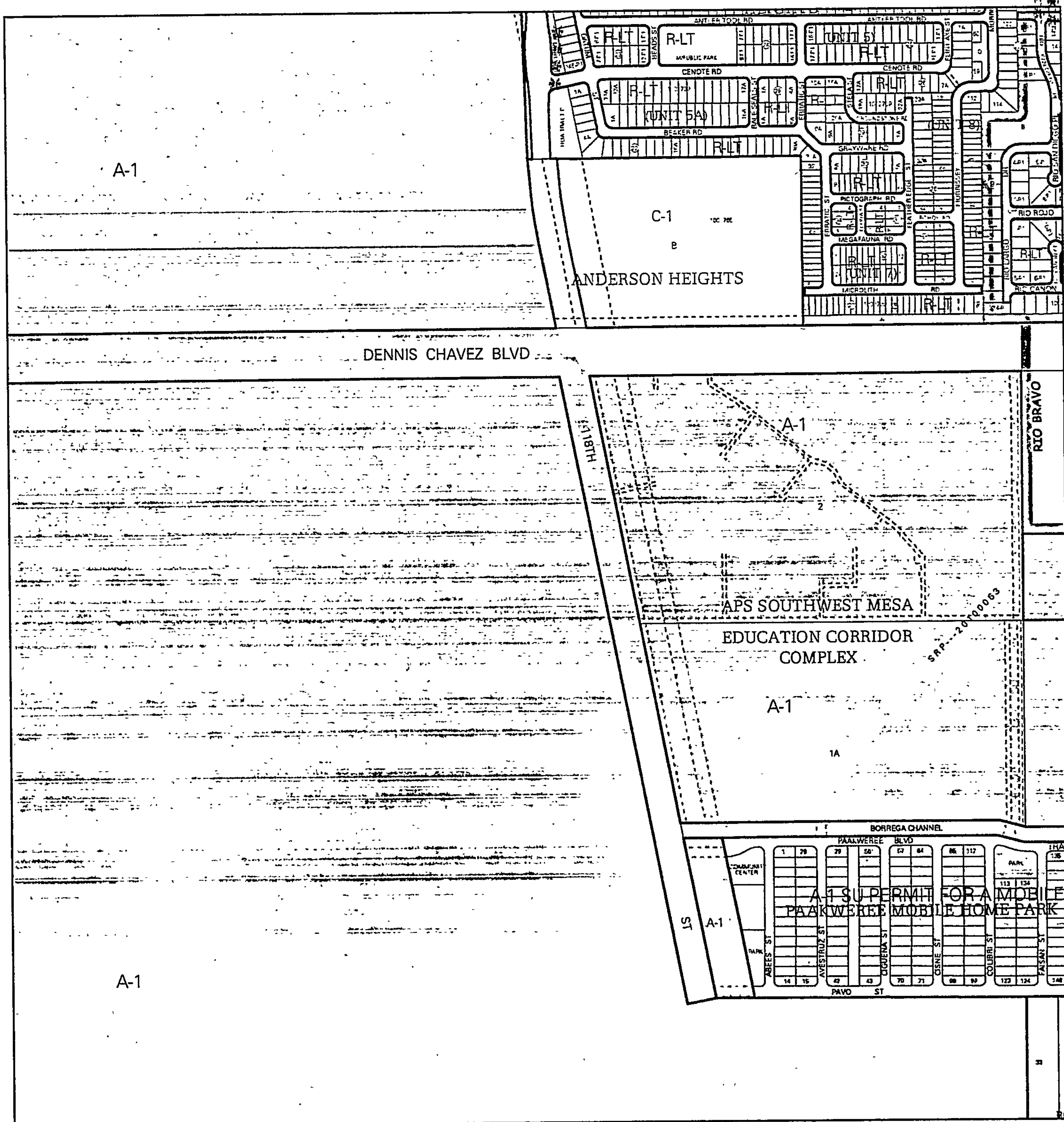
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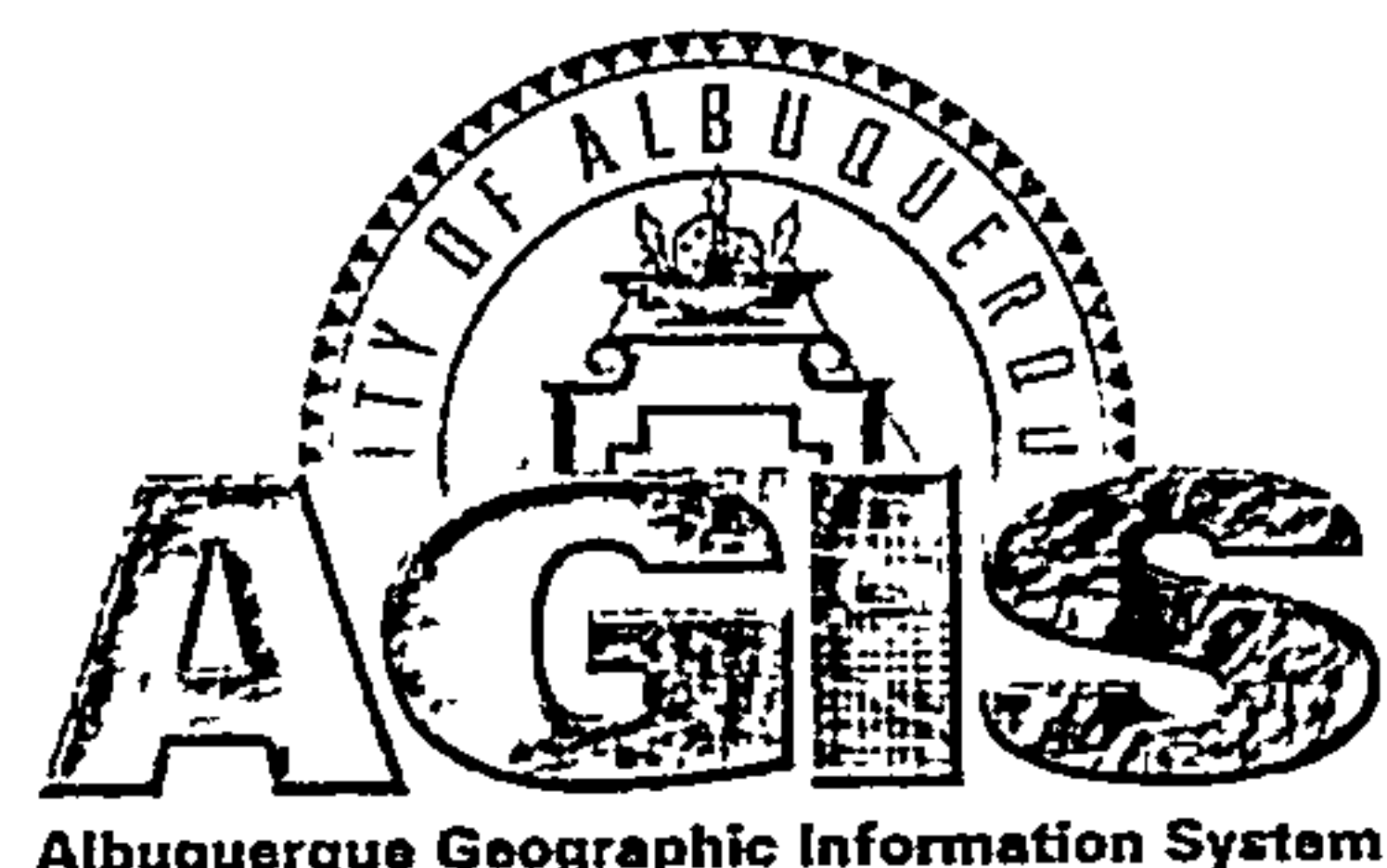
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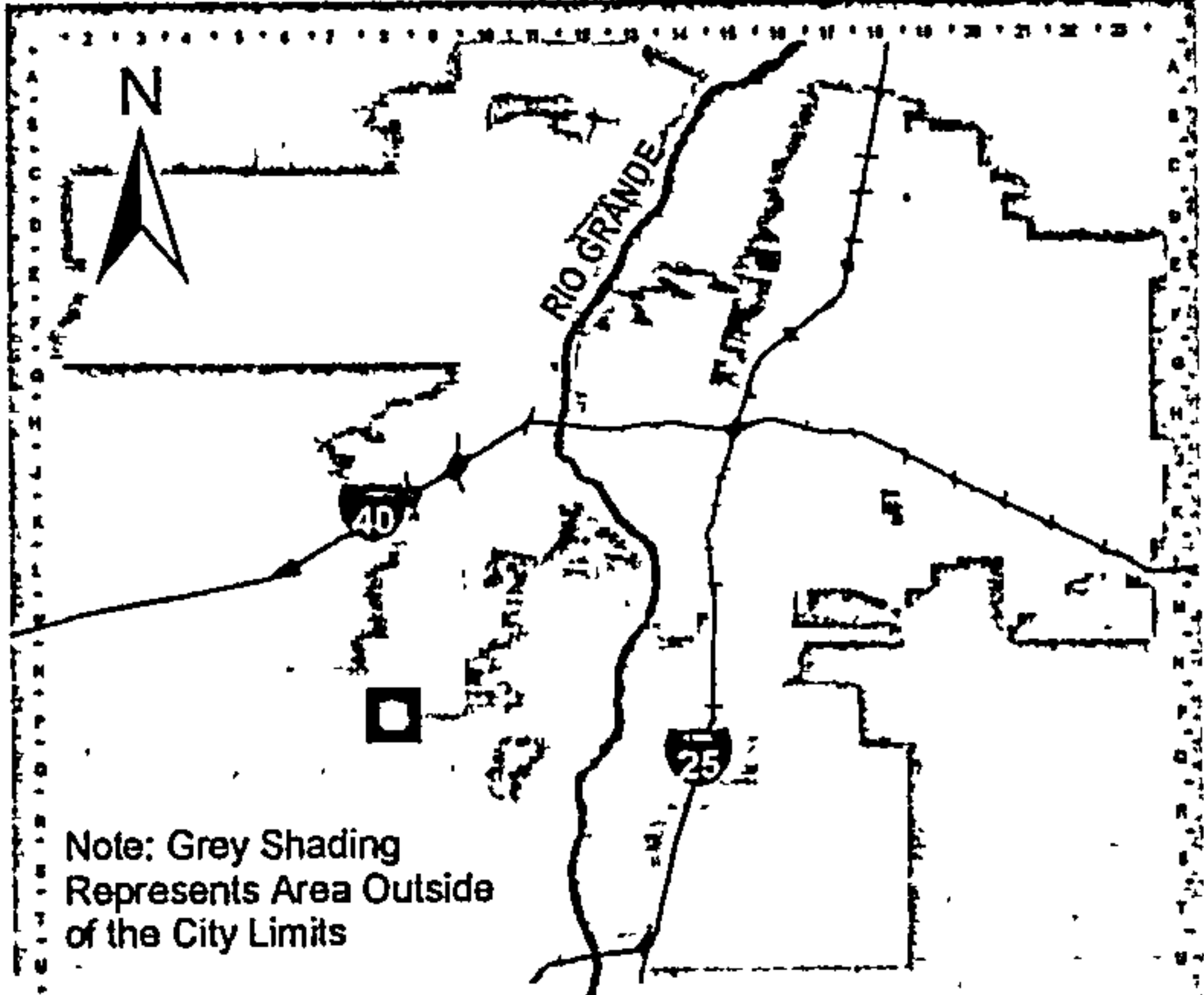
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For more current information and details visit: <http://www.cabq.gov/gis>



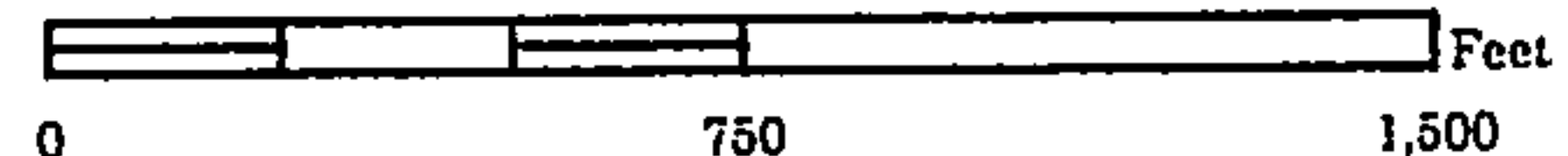
Map amended through: 1/10/2013



Zone Atlas Page:  
**P-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



MAY 8. 2013

\*\*\*\*

Current DRC  
Project Number: \_\_\_\_\_

FIGURE 12

Date Submitted: 05/18/2005

**INFRASTRUCTURE LIST**

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**

4 7/6/06  
10-6-06  
added sheets 13-18  
12/20/06

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
<b>UNIT 1A PAVING</b>									
		32' FF	Res Pvmt C & G (Both Sides)	Gentry Lane	Cabral Trail	Duerson Trail	/	/	/
		4'	Sidewalk (Both Sides) (1)						
		32' FF	Res Pvmt C & G (Both Sides)	Duerson Trail	McMichael Lane	Gentry Lane	/	/	/
		4'	Sidewalk (Both Sides) (1)						
<b>WATER</b>									
		6"	Water Line	Gentry Lane	Cabral Trail	Duerson Trail	/	/	/
<b>STORM DRAIN</b>									
		18", 24"	Storm Drain	Gentry Lane at Duerson			/	/	/
<b>UNIT 2 NEEDS TO BE COMPLETED PRIOR TO UNIT 3</b>									
<b>UNIT 2 PAVING</b>									
		32' FF (Private)	Res Pvmt C & G (Both Sides)	Humphries Lane SW	McKinnon Way SW	Duerson Trail SW	/	/	/
		4'	Sidewalk (Both Sides) (1)						
		32' FF (Private)	Res Pvmt C & G (Both Sides)	Fencik Lane SW	Duerson Trail SW	McKinnon Way SW	/	/	/
		4'	Sidewalk (Both Sides) (1)						
		32' FF (Private)	Res Pvmt C & G (Both Sides)	Richardson Way SW	Fencik Lane SW	Terminus	/	/	/
		4'	Sidewalk (Both Sides) (1)						
		32' FF (Private)	Res Pvmt C & G (Both Sides)	McKinnon Way SW	McMichael Lane SW	Terminus	/	/	/
		4'	Sidewalk (Both Sides) (1)						
		32' FF (Private)	Res Pvmt C & G (Both Sides)	McMichael Ln SW	Payton Trail SW	Duerson Trail SW	/	/	/
		4'	Sidewalks (Both Sides) (1)						
		32' FF (Private)	Res Pvmt C & G (Both Sides)	Gentry Ln SW	Duerson Trail SW	Payton Trail SW	/	/	/
		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 (Private)	Res Pvmnt C & G (Both Sides) 4' Sidewalks (Both Sides) (1)	Payton Trail SW	Gentry Ln SW	Lot 35	/	/	/
		25' FF (Private)	Res Pvmnt C & G (Both Sides) 4' Sidewalks (East Sides) (1)	Payton Trail	Gentry Lane	Terminus	/	/	/
			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 (Private)	Res Pvmnt C & G (Both Sides) 4' Sidewalks (Both Sides)(1)	Humphrieu Ln SW	McKinnon Way SW	Vanhorne Way SW	/	/	/
		32' FF (Private)	Res Pvmnt C & G (Both Sides) 4' Sidewalks (Both Sides)(1)	Covert Ln SW	Payton Trail SW	Gault Trail SW	/	/	/
		32' FF (Private)	Res Pvmnt C & G (Both Sides) 4' Sidewalk (Both Sides) (1)	Gault Trail SW	Covert Ln SW	Thayer Ln SW	/	/	/
		32' FF (Private)	Res Pvmnt C & G (Both Sides) 4' Sidewalk (Both Sides) (1)	Thayer Ln SW	Gault Trail SW	Terminus	/	/	/
		32' FF (Private)	Res Pvmnt C & G (Both Sides) 4' Sidewalk (Both Sides) (1)	Hilgenberg Ln SW	Gault Trail SW	Vanhorne Way 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
			<b>30'-E-E TEMP PMT w/ 36" hurs</b>	<b>GIBSON BLVD</b>	<b>118th ST</b>	<b>LOT 247</b>			
		24' FF	Res Pvmf C & G (Both Sides)	Morrissey St SW	Colobel Ave SW	North Side of Park	/	/	/
		6"	Sidewalk (Both Sides)						
		40' FF	Res Pvmf C & G (Both Sides)	Morrissey St Sw	South Side of Park	North Side of Park	/	/	/
		6"	Sidewalk (Both Sides)						
		32' FF (Private)	Res Pvmf C & G (Both Sides)	Vanhome Way SW	Humphnes Ln SW	Terminus	/	/	/
		4"	Sidewalk (Both Sides) (1)						
<b>WATER</b>									
		6"	Water Line	20" WL Easement	Thayer Ln Terminus	Colobel Ave SW	/	/	/
		6"	Water Line	Covert Ln SW	Payton Trail SW	Gault Trail SW	/	/	/
		6"	Water Line	Gault Trail SW	Covert Ln SW	Thayer Ln SW	/	/	/
		6"	Water Line	Thayer Ln SW	Gault Trail SW	Terminus	/	/	/
		6"	Water Line	Hilgenberg Ln SW	Gault Trail SW	Vanhome Way SW	/	/	/
		6"	Water Line	Humphries Ln SW	McKinnon Way SW	Vanhome Way SW	/	/	/
		6"	Water Line	Vanhome 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	Vanhome Way	Colobel Ave SW	/	/	/
		<b>36"</b>	<b>STORM DRAIN</b>						
		18", 42"	Storm Drain	Hilgenberg Ln SW	Vanhome Way SW	Gault Trail SW	/	/	/
		18", 78", 84"	Storm Drain	Gault Trail SW	Thayer Ln SW	20' SD Easement	/	/	/
		84"	Storm Drain	20' SD Easement	Gault Trail SW	Pond	/	/	/
		78"	Storm Drain	20' SD Easement	Colobel Ave SW	Thayer Ln	/	/	/
		<b>18"</b>	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	Vanhome Way SW	/	/	/
		18", 42"	Storm Drain	Vanhome Way SW	Humphries Ln SW	Hilgenberg Ln SW	/	/	/
		36"	Storm Drain	Morrissey 30' SAS Arroyo Esmt	Pond	Exist Slub	/	/	/
<b>SAS</b>									
		8"	SAS	Covert Ln SW	Payton Trail SW	Gault Trail SW	/	/	/
		8"	SAS	Gault Trail SW	Covert Ln SW	Thayer Ln SW	/	/	/
		8"	SAS	Thayer Ln SW	Gault Trail SW	Terminus	/	/	/
		8"	SAS	Hilgenberg Ln SW	Gault Trail SW	Vanhome Way SW	/	/	/
		8"	SAS	Vanhome Way SW	Terminus	Humphries Ln SW	/	/	/
		8"	SAS	Humphries Ln SW	Lot 24	Vanhome 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
			<b>UNIT 4 PAVING</b>						
		28' FF	Res Pvmt C & G (Both Sides) 4' Sidewalk (Both Sides) (1)	Ulu Court SW	Terminus	Basket Maker Sw	/	/	/
		28' FF	Res Pvmt C & G (Both Sides) Sidewalk (Both Sides) (1)	Um Ct SW	Terminus	Basket Maker SW	/	/	/
		28' FF	Res Pvmt C & G (Both Sides) 4' Sidewalk (Both Sides) (1)	Weir Court SW	Terminus	Basket Maker Sw	/	/	/
		32' FF	Res Pvmt C & G (Both Sides) 4' Sidewalk (Both Sides) (1)	Cache Rd Sw	Gorget Place SW	Lol 2, Blk 5	/	/	/
		32' FF	Res Pvmt C & G (Both Sides) 4' Sidewalk (Both Sides) (1)	Drumlin St SW	Cache Rd SW	Barrow Rd SW	/	/	/
		32' FF	Res Pvmt C & G (Both Sides) 4' Sidewalk (Both Sides) (1)	Barrow Rd SW	Drumlin St SW	Caim St SW	/	/	/
		36' FF	Res Pvmt C & G (Both Sides) 4' Sidewalk (South Side) (1) 4' Sidewalk (North Side) (7)	Barrow Rd SW	Caim St SW	Gorget Pl SW	/	/	/
		32' FF	Res Pvmt C & G (Both Sides) 4' Sidewalk (Both Sides) (1)	Burin Rd SW	Drumlin St SW	Caim St SW	/	/	/
		36' FF	Res Pvmt C & G (Both Sides) 4' Sidewalk (North Side) (1) 4' Sidewalk (South Side) (7)	Burin Rd SW	Gorget Pl SW	Caim St SW	/	/	/
		36' FF	Res Pvmt C & G (Both Sides) 4' Sidewalk (East Side) (1) 4' Sidewalk (West Side) (7)	Caim St SW	Barrow Rd SW	Burin Rd SW	/	/	/
		32' FF	Res Pvmt C & G (Both Sides) 4' Sidewalk (Both Sides) (1)	Gorget Pl St	Cache Rd SW	Burin Rd SW	/	/	/
		32' FF	Res Pvmt C & G (Both Sides) 4' Sidewalk (Both Sides) (1)	Gorget Pl SW	Barrow Rd SW	Terminus	/	/	/

NEEDS TO BE COMPLETED PRIOR TO UNIT 6

30'E-E TEMP PVMT w/ SHOULDRS 118<sup>th</sup> ST  
PAGE 4 OF 18

Ando Mura Gibson Blvd

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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 C & G (Both Sides) 4' Sidewalk (Both Sides) (1)	Basket Maker Rd SW	Gorget PI SW	Lot 9, Blk 7	/	/	/
		36' FF	Res Pvmt C & G (Both Sides) 4' Sidewalk (West Sides) (1) 4' Sidewalk (East Sides) (7)	Gorget PI SW	Barrow Rd SW	Burin Rd SW	/	/	/
		48' FF	Res Pvmt C & G (Both Sides) 6' Sidewalk (Both Sides)	Drumlin St Sw	Amole Mesa Ave Sw	Cache Rd SW	/	/	/
		48' FF	Res Pvmt C & G (Both Sides) 6' Sidewalk (Both Sides)	Barrow Rd. SW	Gorget PI SW	118th St SW	/	/	/
		24' FF	Res Pvmt C & G (South Side) 6' Sidewalk (South Side)	Amole Mesa Ave	118th St	Lot 2, Blk 5	/	/	/
			<b>WATER</b>						
		6"	Water Line	Drumlin St SW	Cache Rd SW	Barrow Rd SW	/	/	/
		6"	Water Line	Burin Rd SW	Drumlin St	Gorget PI jSW	/	/	/
		6"	Water Line	Cache Rd SW	Gorget PI SW	Lot 2, Blk 5	/	/	/
		6"	Water Line	Barrow Rd SW	Drumlin St	118th St SW	/	/	/
		6"	Water Line	Gorget PI SW	Cache Rd SW	Terminus	/	/	/
		6"	Water Line	Basket Maker Rd Sw	Gorget PI SW	Lot 9, Blk 7	/	/	/
		6"	Water Line	Weir Court SW	Terminus	Basket Maker SW	/	/	/
		6"	Water Line	10' WL Esmt	Gorget PI 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	Urn Court SW	Terminus	BasketMaker SW	/	/	/
		6"	Water Line	15' WL Esmt	Urn 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.	<del>E to Stub</del> DELGADO	/	/	/
		20"	"	<del>DELGADO</del>	GIBSON	<del>N to stub</del> N TO SUB	/	/	/
		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	Urn 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	/	/	/
			<b>SAS</b>						
		8"	SAS	Cache Rd SW	Kula Ring Rd SW	Gorget PI SW	/	/	/
		8"	SAS	Drumlin St SW	Amole Mesa Av SW	Barrow Rd SW	/	/	/
		8"	SAS	Burin Rd. SW	Drumlin St Sw	Gorget PI SW	/	/	/
		8"	SAS	Barrow Rd SW	Drumlin St Sw	Gorget PI SW	/	/	/
		8"	SAS	Gorget PI SW	Barrow Rd	30' SAS & SD Esmt	/	/	/

MOVE TO UNIT 5

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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 PI SW	Cache Rd SW	Barrow Rd	/	/	/
		8"	SAS	Basket Maker Rd SW	Gorget PI 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	Um Court SW	30' SAS &SD Esmt	Lot 18	/	/	/
		8"	SAS	30' SAS & SD Esmt	Gorget PI 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	Um 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 PI Terminus	Colobel Ave SW	/	/	/
		8"	SAS	Pitoche PI SW	Reaves Rd SW	40'SD, SAS & WL Esmt	/	/	/
<b>UNIT 6 NEEDS TO BE COMPLETED PRIOR TO UNIT 9</b>									
		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)	Nephrite 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	Nephrite 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 C & G (South Sides) 6' Sidewalk (South Sides)	Amole Mesa Ave SW	Lot 2, Blk 5	Lot 26, Blk 5	/	/	/
		48' FF	Perm Pvmt C & G (Both Sides) 6' Sidewalk (Both Sides)	Colobel Ave SW	Duerson Trail SW	Lot 47	/	/	/
			<b>WATER</b>						
		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	/	/	/
			<b>STORM DRAIN</b>						
		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"	SAS	TEJA CT 20' SAS / SD ESMT	TERMINUS TEJA CT	BASKETMAKER COLOBEL AVE	/	/	/
		8"	SAS	Hammerstone SW	Cache Rd SW	Basketmaker SW	/	/	/
		8"	SAS	Nephrite Rd SW	Hammerstone 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	30' SAS / SD ESMT TEJA CT	LOT 7, BLK 11 COLOBEL AVE	/	/	/
			<b>UNIT 9 PAVING</b>						
		28' FF	Res Pvmt C & G (Both Sides) 4' Sidewalk (Both Sides) (1)	Pitoche Pl SW	Terminus	Reaves Rd SW	/	/	/
		28' FF	Res Pvmt C & G (Both Sides) 4' Sidewalk (Both Sides) (1)	Reaves Rd SW	Pitoche Pl SW	Ironstone St SW	/	/	/
		28' FF	Res Pvmt C & G (Both Sides) 4' Sidewalk (Both Sides) (1)	Situla Rd SW	Pitoche Pl SW	Ironstone St SW	/	/	/
		28' FF	Res Pvmt C & G (Both Sides) 4' Sidewalk (Both Sides) (1)	Shard Court SW	Terminus	Shard Rd 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
		28' FF	Res Pvmt C & G (Both Sides)	Quern 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	Quern 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	Morrissey 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	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	/	/	/
		<del>6"</del>	<del>Water Line</del>	<del>Potshard St SW</del>	<del>Colobel Ave SW</del>	<del>Shard Rd SW</del>	/	/	/
		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	Quern Rd SW	Ironstone St SW	Kula Ring St SW	/	/	/
		6"	Water Line	Cache Rd SW	Kula Ring Rd SW	Lot 26, Blk 5	/	/	/

4

32'

4

4

Duerson  
Trail

4

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 Crst Engineer
		6"	Water Line	Kula Ring St SW	Cache Rd SW	Quem 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	Pitoché PI Terminus	/	/	/
		10"	Water Line	Amola Mesa Av SW	Lot 26, Blk 5	E. Property Line	/	/	/
<b>STORM DRAIN</b>									
		18",60",66"	Storm Drain	Pitoché PI 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	Quem 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	Pitoché PI SW	Colobel Ave SW	/	/	/
		18", 24"	Storm Drain	Quem Rd SW	Lot 18	Kula Ring St SW	/	/	/
<b>SAS</b>									
		8"	SAS	Shard Rd SW	Pitoché PI SW	Ironstone SW	/	/	/
		8"	SAS	Situla Rd SW	Pitoché PI SW	Lot 1	/	/	/
		8"	SAS	Reaves Rd SW	Pitoché PI 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	Quem Rd SW	Lot 29	Kula Ring St SW	/	/	/
		8"	SAS	30' SAS & SD Esmt	Shard Court SW	Colobel Ave SW	/	/	/
<b>UNIT 5 NEEDS TO BE COMPLETED PRIOR TO UNITS 7+8</b>									
<b>PAVING</b>									
		28' FF	Res Pvmt C & G (Both Sides)	Erratic St SW	Lot 32, Blk 22	Antler Tool SW	/	/	/
		4'	Sidewalk (Both Sides) (1)						
		28' FF	Res Pvmt C & G (Both Sides)	Beaker Rd SW	Lot 29, Blk 25	Erratic St SW	/	/	/
		4'	Sidewalk (Both Sides) (1)						
		28' FF	Res Pvmt C & G (Both Sides)	Bale Seals St SW	Beaker Rd SW	Antler Tool Rd SW	/	/	/
		4'	Sidewalk (Both Sides) (1)						
		28' FF	Res Pvmt C & G (Both Sides)	Feather Edge	Lot 29, Blk 25	Groundstone	/	/	/
		4'	Sidewalk (Both Sides) (1)						
		36' FF	Res Pvmt C & G (Both Sides)	Bead's St SW	Cenote Rd SW	Cenote Road	/	/	/
		4'	Sidewalk (West Side) (1)						
		4'	Sidewalk (East Side) (7)						
		36' FF	Res Pvmt C & G (Both Sides)	Antler Tool Rd SW	Lot 7, Blk 24	Beads St SW	/	/	/
		4'	Sidewalk (North Side) (1)						
		4'	Sidewalk (South Side) (7)						
		32' FF	Res Pvmt C & G (Both Sides)	Datum	Antler Tool Rd	Beaker Rd	/	/	/
		4'	Sidewalk (Both Sides) (1)						
		28' F-F	RES PAVT C & G (Both Sides)	MORRISSEY ST	ANTLER TOOL	LOT 56, BLK 26	/	/	/
		4'	SIDWALK (Both Sides) (1)						

See sheets 13-18

LET 18, BLK 30

CONSTR

ANTLER

CENOTE

LOT 56, BLK 26

28' F-F RES PAVT

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Datum

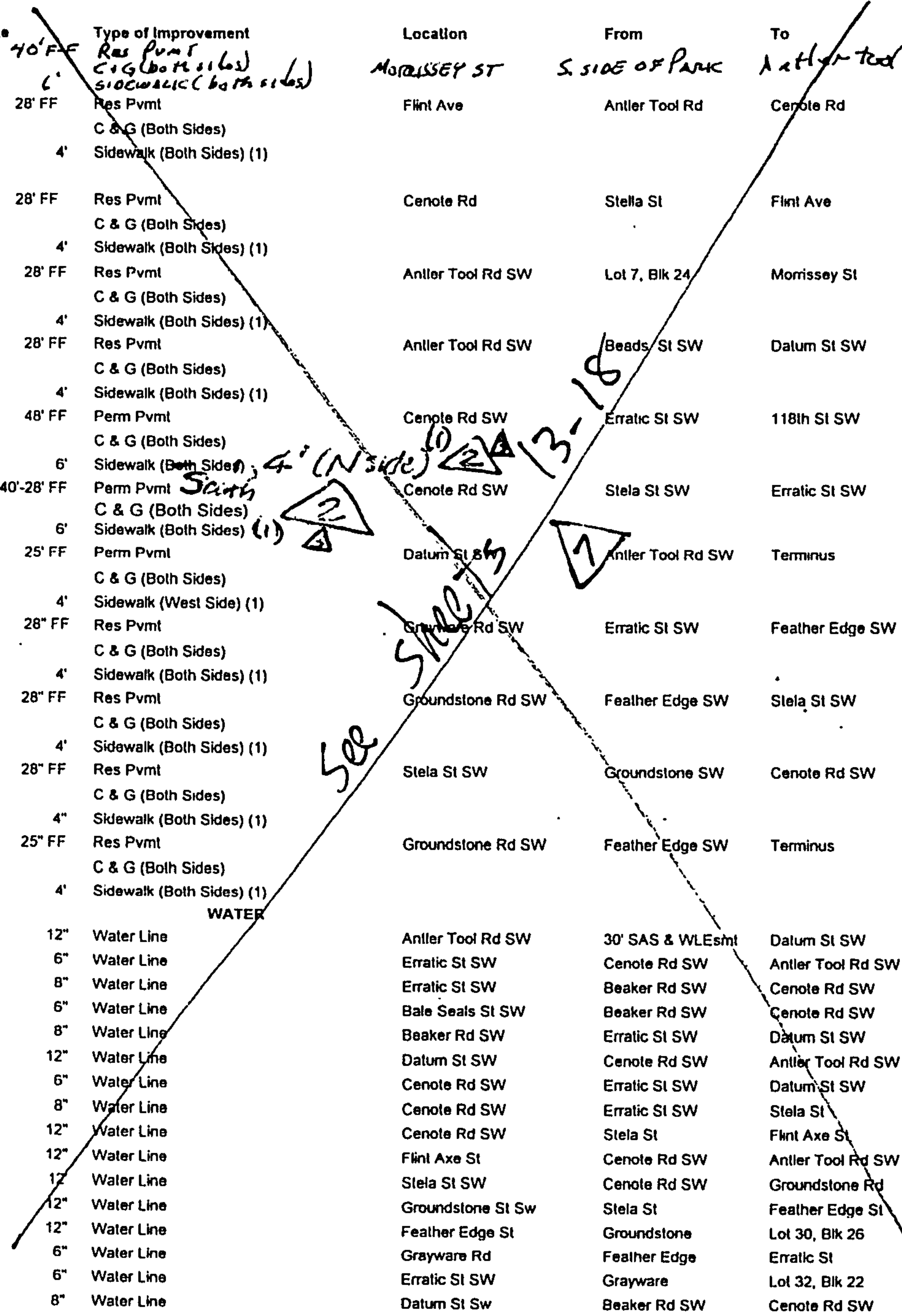
Cenote

Beaker Rd

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ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		40' FF	Res Pvmt C & G (both sides) sidewalk (both sides)	MORRISSEY ST	S. SIDE OF PARK	Antler Tool Rd	/	/	/
		28' FF	Res Pvmt C & G (Both Sides)	Flint Ave	Antler Tool Rd	Cenote Rd	/	/	/
		4'	Sidewalk (Both Sides) (1)						
		28' FF	Res Pvmt C & G (Both Sides)	Cenote Rd	Stella St	Flint Ave	/	/	/
		4'	Sidewalk (Both Sides) (1)						
		28' FF	Res Pvmt C & G (Both Sides)	Antler Tool Rd SW	Lot 7, Blk 24	Morrissey St	/	/	/
		4'	Sidewalk (Both Sides) (1)						
		28' FF	Res Pvmt C & G (Both Sides)	Antler Tool Rd SW	Beads St SW	Datum St SW	/	/	/
		4'	Sidewalk (Both Sides) (1)						
		48' FF	Perm Pvmt C & G (Both Sides)	Cenote Rd SW	Erratic St SW	118th St SW	/	/	/
		6'	Sidewalk (Both Sides) (1)						
		40'-28' FF	Perm Pvmt C & G (Both Sides)	Cenote Rd SW	Stela St SW	Erratic St SW	/	/	/
		6'	Sidewalk (Both Sides) (1)						
		25' FF	Perm Pvmt C & G (Both Sides)	Datum St SW	Antler Tool Rd SW	Terminus	/	/	/
		4'	Sidewalk (West Side) (1)						
		28' FF	Res Pvmt C & G (Both Sides)	Groundstone Rd SW	Erratic St SW	Feather Edge SW	/	/	/
		4'	Sidewalk (Both Sides) (1)						
		28' FF	Res Pvmt C & G (Both Sides)	Groundstone Rd SW	Feather Edge SW	Stela St SW	/	/	/
		4'	Sidewalk (Both Sides) (1)						
		28' FF	Res Pvmt C & G (Both Sides)	Stela St SW	Groundstone SW	Cenote Rd SW	/	/	/
		4'	Sidewalk (Both Sides) (1)						
		25' FF	Res Pvmt C & G (Both Sides)	Groundstone Rd SW	Feather Edge SW	Terminus	/	/	/
		4'	Sidewalk (Both Sides) (1)						
		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	/	/	/



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	/	/	/
			<b>STORM DRAIN</b>						
		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	/	/	/
			<b>SAS</b>						
		8"	SAS	Microlith	Morrissey	Exist 8" stub at EPL	/	/	/
		8"	SAS	Morrissey	Morrissey	Microlith	/	/	/
		8"	SAS	Pihos 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	Pihos Rd	/	/	/
			<b>UNIT 7 PAVING</b>						
		28' FF	Res Pvmf C & G (Both Sides)	Microlith Rd SW	Morrissey St SW	Erratic	/	/	/
		4'	Sidewalk (Both Sides) (1)						
		28' FF	Res Pvmf C & G (Both Sides)	Mega fauna Rd SW	Erratic St Sw	Feather Edge SW	/	/	/
		4'	Sidewalk (Both Sides) (1)						
		28' FF	Res Pvmf C & G (Both Sides)	Pictograph Rd SW	Erratic St SW	Feather Edge SW	/	/	/
		4'	Sidewalk (Both Sides) (1)						
		28' FF	Res Pvmf C & G (Both Sides)	Erratic St SW	Microlith	Lot 32, Blk 22	/	/	/
		4'	Sidewalk (Both Sides) (1)						
		25' FF	Res Pvmf C & G (Both Sides)	Microlith Rd SW	Erratic St SW	Terminus	/	/	/
		4"	Sidewalk (Both Sides) (1)						

See sheets 13-18  
 17

ORIGINAL

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

See Sharp 13-15



**ORIGINAL**

Current DRC  
Project Number: \_\_\_\_\_

FIGURE 12

**INFRASTRUCTURE LIST**

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

Anderson Heights Unit 5 & 5A, Unit 7, Unit 8 (REVISED)  
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Date Submitted: 12/13/2006  
Date Site Plan Approved: \_\_\_\_\_  
Date Preliminary Plat Approved: \_\_\_\_\_  
Date Preliminary Plat Expires: \_\_\_\_\_  
DRB Project No.: 1002739  
DRB Application No.: \_\_\_\_\_

7 added sheets 13-18  
12/20/06

Anderson Heights Unit 5  
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
<b>UNIT 5 &amp; 5A</b>									
(to be completed prior to Units 7 & 8)									
<b>PAVING</b>									
<input type="text"/>	<input type="text"/>	28' FF	Res Pvmt C & G (Both Sides) 4' Sidewalk (Both Sides) (1)	Erratic St SW	Lot 31, Blk 22	Antler Tool SW	<u>  /  </u>	<u>  /  </u>	<u>  /  </u>
<input type="text"/>	<input type="text"/>	32' FF	Res Pvmt C & G (Both Sides) 4' Sidewalk (Both Sides) (1)	Erratic St SW	Lot 30-A, Blk 22	Lot 9, Blk 30	<u>  /  </u>	<u>  /  </u>	<u>  /  </u>
<input type="text"/>	<input type="text"/>	32' FF	Res Pvmt C & G (Both Sides) 4' Sidewalk (Both Sides) (1)	Beaker Rd SW	Datum St SW	Erratic St SW	<u>  /  </u>	<u>  /  </u>	<u>  /  </u>
<input type="text"/>	<input type="text"/>	28' FF	Res Pvmt C & G (Both Sides) 4' Sidewalk (Both Sides) (1)	Bale Seals St SW	Beaker Rd SW	Cenote Rd SW	<u>  /  </u>	<u>  /  </u>	<u>  /  </u>
<input type="text"/>	<input type="text"/>	32' FF	Res Pvmt C & G (Both Sides) 4' Sidewalk (Both Sides) (1)	Feather Edge St SW	Lot 20, Blk 30	Groundstone	<u>  /  </u>	<u>  /  </u>	<u>  /  </u>
<input type="text"/>	<input type="text"/>	25' FF	Res Pvmt C & G (Both Sides) 4' Sidewalk (East Side) (1)	Feather Edge St SW	Groundstone	Terminus (N)	<u>  /  </u>	<u>  /  </u>	<u>  /  </u>
<input type="text"/>	<input type="text"/>	36' FF	Res Pvmt C & G (Both Sides) 4' Sidewalk (West Side) (1) 4' Sidewalk (East Side) (7)	Bead's St SW	Cenote Rd SW	Antler Tool Rd SW	<u>  /  </u>	<u>  /  </u>	<u>  /  </u>
<input type="text"/>	<input type="text"/>	36' FF	Res Pvmt C & G (Both Sides) 4' Sidewalk (North Side) (1) 4' Sidewalk (South Side) (7)	Antler Tool Rd SW	Lot 7, Blk 24	Beads St SW	<u>  /  </u>	<u>  /  </u>	<u>  /  </u>
<input type="text"/>	<input type="text"/>	32' FF	Res Pvmt C & G (Both Sides) 4' Sidewalk (Both Sides) (1)	Datum St SW	Antler Tool Rd SW	Beaker Rd SW	<u>  /  </u>	<u>  /  </u>	<u>  /  </u>

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7 added sheets 13-18  
12/20/06

ORIGINAL

SIA Sequence #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		<b>WATER</b>						
	6"	Water Line	30' Easmt, Lot 200	Payton St SW	Antler Tool Rd SW	/	/	/
	12"	Water Line	Antler Tool Rd SW	Morrissey St SW	Datum St SW	/	/	/
	18"	Water Line	Morrissey St SW	Ex.WLColobel Ave	Lot 122, Bl 22	/	/	/
	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 SW	/	/	/
	12"	Water Line	Cenote Rd SW	Stela St SW	Flint Axe St SW	/	/	/
	12"	Water Line	Flint Axe St	Cenote Rd SW	Antler Tool Rd SW	/	/	/
	12"	Water Line	Stela St SW	Cenote Rd SW	Groundstone SW	/	/	/
	12"	Water Line	Groundstone St Sw	Stela St SW	Feather Edge SW	/	/	/
	12"	Water Line	Feather Edge St	Groundstone SW	Lot 20, Blk 30	/	/	/
	6"	Water Line	Grayware Rd	Feather Edge SW	Erratic St SW	/	/	/
	6"	Water Line	Erratic St SW	Grayware SW	Lot 32, Blk 22	/	/	/
	8"	Water Line	Datum St Sw	Beaker Rd SW	Cenote Rd SW	/	/	/
	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	Feather Edge St SW	Groundstone SW	Terminus	/	/	/
		<b>STORM DRAIN</b>						
	18"	Storm Drain	Antler Tool Rd SW	Lot 217	Erratic St SW	/	/	/
	18",24"	Storm Drain	Erratic St SW	Antler Tool Rd SW	Beaker Rd SW	/	/	/
	18",24"	Storm Drain	Beaker Rd SW	Erratic Rd SW	Lot 7-A, Blk 28	/	/	/
	18",30"	Storm Drain	Cenote Rd SW	Erratic Rd SW	Lot 6-A Public Esmt	/	/	/
	24"	Storm Drain	Flint Axe	Antler Tool Rd SW	Lot 6-A Public Esmt	/	/	/
	18",24"	Storm Drain	Antler Tool Rd SW	Lot 6, Blk 25	Flint Axe St SW	/	/	/
	42"	Storm Drain	Lot 6-A 20' Public Esmt	Flint Axe St SW	Morrissey St SW	/	/	/
		<b>SAS</b>						
	10"	SAS	Morrissey St SW	20' Easmt Lot 78	Ex. MH 30' Easmt	/	/	/
	8"	SAS	Morrissey St SW	Ex.Stub Colobel	20' Easmt Lot 78	/	/	/
	8"	SAS	Microolith Rd SW	Morrissey St SW	Exist 8" stub at EPL	/	/	/
	8"	SAS	Morrissey St SW	Pithos Rd SW	Microolith Rd SW	/	/	/
	8"	SAS	Pithos Rd SW	Feather Edge SW	Morrissey St SW	/	/	/
	8"	SAS	Feather Edge SW	Pithos Rd SW	Terminus (N)	/	/	/
	8"	SAS	Grayware	Feather Edge SW	Erratic St SW	/	/	/
	8"	SAS	Groundstone Rd SW	Stela St SW	Feather Edge SW	/	/	/
	8"	SAS	Stela St SW	Lot 16, Blk 29	Groundstone SW	/	/	/
	8"	SAS	Antler Tool Rd SW	30' WL & SAS Esmt	Datum St SW	/	/	/
	8"	SAS	Cenote Rd SW	Flint Axe St SW	Datum St SW	/	/	/
	8"	SAS	Erratic St SW	Beaker RD SW	Cenote Rd SW	/	/	/
	8"	SAS	Beaker Rd SW	Erratic St SW	Datum St SW	/	/	/
	8"	SAS	Datum St SW	Beaker RD SW	Terminus(N)	/	/	/
	8"	SAS	Flint Axe St SW	Cenote Rd SW	Antler Tool Rd SW	/	/	/

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added 13-18 SHEETS

12/20/06

ORIGINAL

SIA Sequence #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
<b>UNIT 7 PAVING</b>								
[ ] [ ]	32' FF	Res Pvmnt C & G (Both Sides) 4' Sidewalk (Both Sides) (1)	Microolith Rd SW	Morrissey St SW	Erratic St SW	/	/	/
[ ] [ ]	32' FF	Res Pvmnt C & G (Both Sides) 4' Sidewalk (Both Sides) (1)	Megafauna Rd SW	Erratic St Sw	Feather Edge SW	/	/	/
[ ] [ ]	32' FF	Res Pvmnt C & G (Both Sides) 4' Sidewalk (Both Sides) (1)	Pictograph Rd SW	Erratic St SW	Feather Edge SW	/	/	/
[ ] [ ]	32' FF	Res Pvmnt C & G (Both Sides) 4' Sidewalk (East Side) (1)	Flora St SW	Megafauna Rd SW	Pictograph Rd SW	/	/	/
[ ] [ ]	32' FF	Res Pvmnt C & G (Both Sides) 4' Sidewalk (Both Sides) (1)	Erratic St SW	Microolith Rd SW	Lot 8, Blk 30	/	/	/
[ ] [ ]	25' FF	Res Pvmnt C & G (Both Sides) 4' Sidewalk (South Side) (1)	Microolith Rd SW	Erratic St SW	Terminus (W)	/	/	/
[ ] [ ]	25' FF	Res Pvmnt C & G (Both Sides) 4' Sidewalk (South Side) (1)	Microolith Rd SW	Morrissey St SW	Terminus (E)	/	/	/
[ ] [ ]	10'	Asphalt Trail	All along Frontage of Dennis Chavez Blvd.			/	/	/
[ ] [ ]	6'	Sidewalk	Lot 80 - 30' public Esmt	Microolith Rd SW	Dennis Chavez Blvd	/	/	/
<b>WATER</b>								
[ ] [ ]	6"	Water	Microolith Rd SW	Erratic St SW	Feather Edge SW	/	/	/
[ ] [ ]	6"	Water	Erratic St SW	Microolith 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	Microolith Rd SW	Erratic St SW	Terminus (W)	/	/	/
[ ] [ ]	4"	Water	Microolith Rd SW	Morrissey St SW	Terminus (E)	/	/	/
[ ] [ ]	12"	Water	Microolith Rd SW	Feather Edge SW	Morrissey St SW	/	/	/
[ ] [ ]	18"	Water	Microolith Rd SW	Morrissey St SW	Lot 80-30' P.Esmt	/	/	/
[ ] [ ]	18"	Water	Lot 80-30' P. Esmt	Microolith Rd SW	Dennis Chavez Blvd	/	/	/
[ ] [ ]	6"	Water	Flora St SW	Megafauna Rd SW	Pictograph Rd SW	/	/	/
<b>STORM DRAIN</b>								
[ ] [ ]	18",24",54"	Storm Drain	Microolith Rd SW	Lot 80-30' P.Easmt	Morrissey St SW	/	/	/
[ ] [ ]	54"	Storm Drain	Lot 80-30' P. Esmt	Microolith Rd SW	Dennis Chavez R/W	/	/	/
[ ] [ ]	54"	Storm Drain	Dennis Chavez ROW	Lot 80-30' P.Esmt	Rio Bravo Channel	/	/	/

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ORIGINAL

17 added sheets 13-18  
12/20/06

Anderson Heights Units 5 & 5A, Unit 7, Unit 8 (REVISED)

SIA Sequence #		Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		<b>SAS</b>							
		8"	SAS	Microolith Rd SW	West Pl	Morrissey	/	/	/
		8"	SAS	Erratic St SW	Microolith 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	/	/	/
		8"	SAS	Flora St SW	Megafauna Rd SW	Pictograph Rd SW	/	/	/
		<b>UNIT 8 PAVING</b>							
		32' FF	Res Pvmt C & G (Both Sides)	Morrissey St SW	Lot 123, Blk 22	Microolith Rd SW	/	/	/
		4'	Sidewalk ( Both Sides) (1)						
		32' FF	Res Pvmt C & G (Both Sides)	Pithos Rd SW	Morrissey St SW	Feather Edge SW	/	/	/
		4'	Sidewalk ( Both Sides) (1)						
		32' FF	Res Pvmt C & G (Both Sides)	Feather Edge	Lot 1-A, Blk 30	Microolith Rd SW	/	/	/
		4'	Sidewalk ( Both Sides) (1)						
		<b>WATER</b>							
		12"	Water Line	Feather Edge	Lot 30, Blk 26	Microolith	/	/	/
		12"	Water Line	Morrissey St SW	Microolith Rd SW	Lot 123, Blk 22	/	/	/
		<b>STORM DRAIN</b>							
		18",24",30"	Storm Drain	Pithos Rd SW	Feather Edge SW	Morrissey St SW	/	/	/
		18",42",48"	Storm Drain	Morrissey St SW	Lot 6-A-20' P.Esmt	Microolith Rd SW	/	/	/
		18",24"	Storm Drain	Feather Edge St SW	Pictograph Rd SW	Megafauna Rd SW	/	/	/
		<b>STORM DRAIN</b>							
		8"	SAS	Morrissey St SW	Antler Tool Rd SW	Pithos Rd SW	/	/	/
		8"	SAS	Feather Edge St SW	Pithos Rd SW	Microolith Rd SW	/	/	/

ORIGINAL

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)	Pithos Rd SW	Morrissey St SW	Feather Edge SW	/	/	/
		4'	Sidewalk ( Both Sides) (1)				/	/	/
		28' FF	Res Pvmt C & G (Both Sides)	Feather Edge	Lol 30, Blk 26	Microolith	/	/	/
		4'	Sidewalk ( Both Sides) (1)				/	/	/
			WATER						
		12"	Water Line	Feather Edge	Lol 30, Blk 26	Microolith	/	/	/
		12"	Water Line	Morrissey St SW	Microolith 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	Microolith 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	/	/	/

see sheets 13-18

- 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 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

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

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:

*[Signature]* 08/12/2010  
DRB CHAIR - date

*[Signature]* 5/18/05  
PARKS & GENERAL SERVICES - date

*[Signature]* 5-18-05  
TRANSPORTATION DEVELOPMENT - date

12-21-06  
AMAFCA - date

*[Signature]* 5/18/05  
UTILITY DEVELOPMENT - date

12/20/06  
- date

Bradley D. Byrnes 5/18/05  
CITY ENGINEER - date

12/20/06  
- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER
1	6-7-05	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>
2	12/16/06	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>
3	3-24-06	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>
4	7-6-06	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>
5	9-26-06	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>
6	10-6-06	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>
7	12-20-06	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>

\*\*\*



Supplemental Form (SF)

**SUBDIVISION**

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

**SITE DEVELOPMENT PLAN**

- for Subdivision
- for Building Permit
- Administrative Amendment/Approval (AA)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

**STORM DRAINAGE (Form D)**

- Storm Drainage Cost Allocation Plan

**S Z ZONING & PLANNING**

- Annexation
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
  - Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

**APPLICATION INFORMATION:**

Professional/Agent (if any): Mark Goodwin & Associates PA PHONE: 828-2200  
 ADDRESS: Po Box 9000 FAX: 797-9539  
 CITY: Albuquerque STATE NM ZIP 87199 E-MAIL: lcbrashear & goodwin  
engineers.com  
 APPLICANT: KB Home New Mexico PHONE: 602-282-3064  
 ADDRESS: 4127 Van Buren Street Ste 150 FAX: 602-282-3068  
 CITY: Phoenix STATE AZ ZIP 85008 E-MAIL: j.speake@kbhome.com  
 Proprietary interest in site: owners List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: 2 year Extension for Procedure "B" for Anderson Heights Unit 9.

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

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

Lot or Tract No. \_\_\_\_\_ Block: \_\_\_\_\_ Unit: 9  
 Subdiv/Addn/TBKA: Anderson Heights  
 Existing Zoning: R-LT Proposed zoning: R-LT MRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s): N8 UPC Code: 1668 0544 7819141925

**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

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill? no  
 No. of existing lots: \_\_\_\_\_ No. of proposed lots: \_\_\_\_\_ Total site area (acres): \_\_\_\_\_  
 LOCATION OF PROPERTY BY STREETS: On or Near: Iron Stone Street SW  
 Between: Amole Mesa Ave SW and Colobel Ave SW

Check if project was previously reviewed by: Sketch Plat/Plan  or Pre-application Review Team(PRT)  Review Date: \_\_\_\_\_

SIGNATURE Martha Goodwin DATE 11/28/12  
 (Print Name) Martha Goodwin Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

Revised: 4/2012

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>12 DRB - 70369</u>	<u>SIA</u>	_____	<u>\$50.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>CMF</u>	_____	<u>\$20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	<u>ADV</u>	_____	<u>\$75.00</u>
<input type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
	Hearing date <u>Dec. 19, 2012</u>			Total <u>\$145.00</u>

[Signature] 11-29-12  
 Staff signature & Date

Project # 1002739

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

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

**MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL (DRB13)**

- 5 Acres or more: Certificate of No Effect or Approval
- Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) **24 copies**
- Proposed Infrastructure List
- Signed Preliminary Pre-Development Facilities Fee Agreement for Residential development only
- Design elevations & cross sections of perimeter walls **3 copies** (11" x 17" maximum)
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Property owner's and City Surveyor's signature on the proposed plat
- FORM DRWS Drainage Report, Water & Sewer availability statement filing information
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Signed** Pre-Annexation Agreement if Annexation required.
- TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

**Preliminary plat approval expires after one year.**

**DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

**MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT (DRB11) (with significant changes)**

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

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

**Amended preliminary plat approval expires after one year.**

**DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

**MAJOR SUBDIVISION IMPROVEMENTS AGREEMENT EXTENSION (DRB09)**

**(Temporary sidewalk deferral extension use FORM-V)**

- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Plat or plan reduced to 8.5" x 11"
- Official D.R.B. Notice of the original approval
- Approved Infrastructure List. If not applicable, please initial. \_\_\_\_\_
- Previous SIA extension notice, if one has been issued. If not applicable, please initial. \_\_\_\_\_
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- List any original and/or related file numbers on the cover application
- Fee (see schedule)

**DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

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

Martha Goodwin  
Applicant name (print)  
Martha 11/28/12  
Applicant signature / date



Form revised October 2007

- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers  
12 - DRB - 70369

[Signature] 11-29-12  
Planner signature / date  
Project # 1002739



# SIGN POSTING AGREEMENT

## REQUIREMENTS

### POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of \$3.75 each.

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from Dec 4, 2012 To Dec. 19, 2012

5. REMOVAL

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

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

Martna Goodwin  
(Applicant or Agent)

11/28/12  
(Date)

I issued 4 signs for this application, 11-29-12  
(Date)

[Signature]  
(Staff Member)

DRB PROJECT NUMBER: 1002739



\*\*\*

## INTER-OFFICE MEMORANDUM

### COMMENTING AGENCIES

DEBBIE BAUMAN, Transportation Development  
SHABIH RIZVI, Transit & Parking Department  
STEVE MONTIEL, Council of Governments  
LYNN MAZUR, AMAFCA  
STEVE SINK, APD Crime Prevention  
JAY LEE EVANS, Open Space Division  
RAY SANCHEZ, Fire Department  
DAVID KILPATRICK, Zoning Enforcement Inspector  
STEPHANI WINKLEPLECK, Neighborhood Coordination  
DANIEL ARAGON, Public Service Company of New Mexico  
PATRICK SANCHEZ, New Mexico Gas Company  
APRIL WINTERS, Albuquerque Public Schools  
MICHELE RAMIREZ, CenturyLink  
MIKE MORTUS, Comcast Cable  
RAY GOMEZ, Middle Rio Grande Conservancy District (MRGCD)  
SUZANNE BUSCH, Environmental Health

Your comments on the following case(s) are requested. Board hearing date:

PROJECT # 1002739

**Wednesday, December 19, 2012**

Comments must be received by:

**Friday, December 14, 2012**

If comments are not received by this date, "no comments" will be listed on the staff report. Attached are copies of the requests.

**If you have any questions, please contact me at 924-3946 or [agomez@cabq.gov](mailto:agomez@cabq.gov)**



**SUBDIVISION**

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

**SITE DEVELOPMENT PLAN**

- for Subdivision
- for Building Permit
- Administrative Amendment/Approval (AA)
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**STORM DRAINAGE (Form D)**

- Storm Drainage Cost Allocation Plan

Supplemental Form (SF)

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- Annexation
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
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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 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

**APPLICATION INFORMATION:**

Professional/Agent (if any): Mark Goodwin & Associates PA PHONE: 828-2200  
 ADDRESS: Po Box 90606 FAX: 797-9539  
 CITY: Albuquerque STATE NM ZIP 87199 E-MAIL: lcbrashear & goodwin  
engineers.com  
 APPLICANT: KB Home New Mexico PHONE: 602-282-3064  
 ADDRESS: 4127 Van Buren Street Ste 150 FAX: 602-282-3068  
 CITY: Phoenix STATE AZ ZIP 85008 E-MAIL: j.spenke @ kbhome.com  
 Proprietary interest in site: owners List all owners: Heights

DESCRIPTION OF REQUEST: 2 year Extension for Procedure "B" for Anderson Heights Unit 9.

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

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

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**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

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 No. of existing lots: \_\_\_\_\_ No. of proposed lots: \_\_\_\_\_ Total site area (acres): \_\_\_\_\_  
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Check if project was previously reviewed by: Sketch Plat/Plan  or Pre-application Review Team(PRT)  Review Date: \_\_\_\_\_

SIGNATURE [Signature] DATE 11/28/12  
 (Print Name) Martha Goodwin Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

- INTERNAL ROUTING
- All checklists are complete
- All fees have been collected
- All case #s are assigned
- AGIS copy has been sent
- Case history #s are listed
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Application case numbers  
12 DRB-70369  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Action	S.F.	Fees
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<u>CMF</u>	_____	<u>\$20.00</u>
<u>ADV</u>	_____	<u>\$75.00</u>
_____	_____	\$ _____
_____	_____	\$ _____
Total		<u>\$145.00</u>

Hearing date Dec. 19, 2012

[Signature] 11-29-12  
 Staff signature & Date

Project # 1002739

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

✽  
✽  
✽

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

Martina Goodwin  
Applicant name (print)  
Martina 11/28/12  
Applicant signature / date



Form revised October 2007

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

Application case numbers  
12 - DRB - 70369

[Signature] 11-29-12  
Planner signature / date  
Project # 1002739



D. Mark Goodwin & Associates, P.A.  
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199  
(505) 828-2200 FAX 797-9539

\*\*  
\*\*  
\*\*

November 28, 2012

Mr. Jack Cloud  
DRB Chair  
City of Albuquerque  
PO Box 1293  
Albuquerque, NM 87103

**Re: Anderson Heights, Unit 9 - 1002739  
Request 2 Year SIA Extension**

Dear Mr. Cloud:

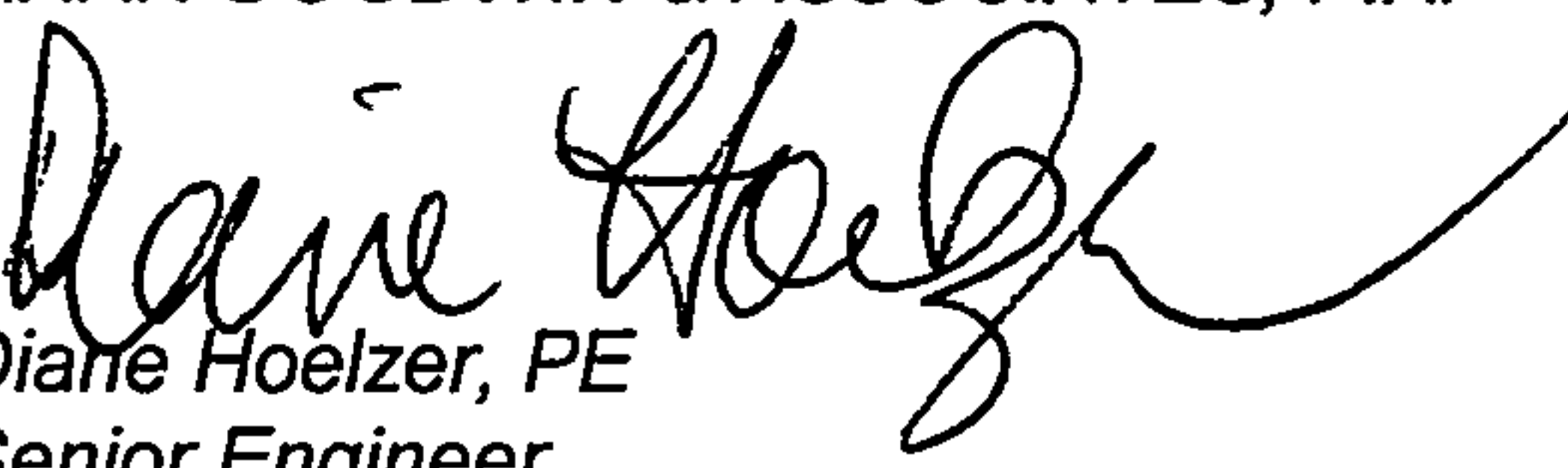
*On behalf of our client, KB HOME New Mexico Inc., I am requesting approval of a 2 year extension for the Anderson Heights, Unit 9 SIA. The final plat has been approved and recorded, and the construction plans have been completed for the improvements and approved through DRC.*

*Due to the current economy the developer has not been able to develop this property, but still plans to do so.*

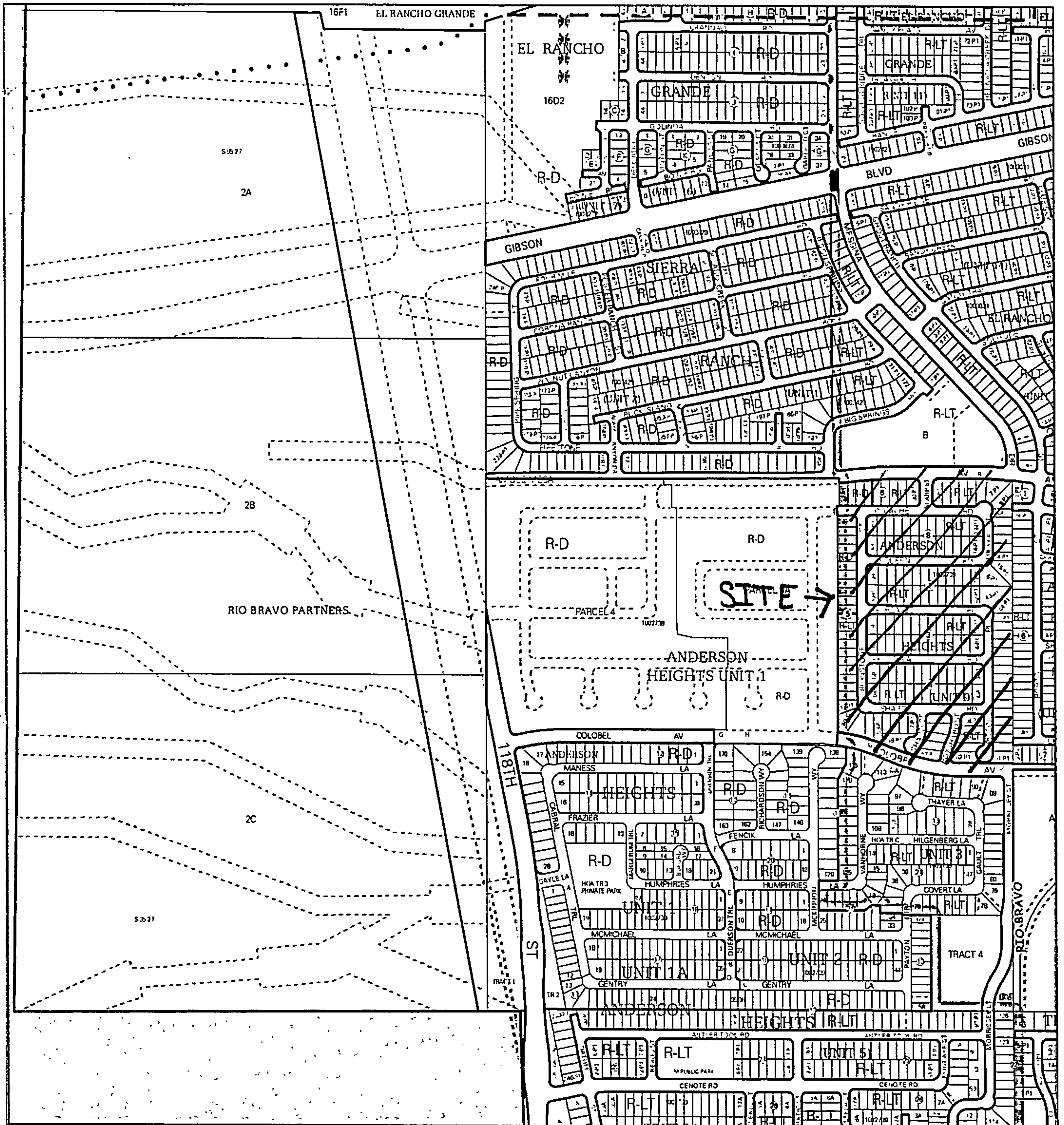
*Please call me if you have any questions.*

Sincerely,

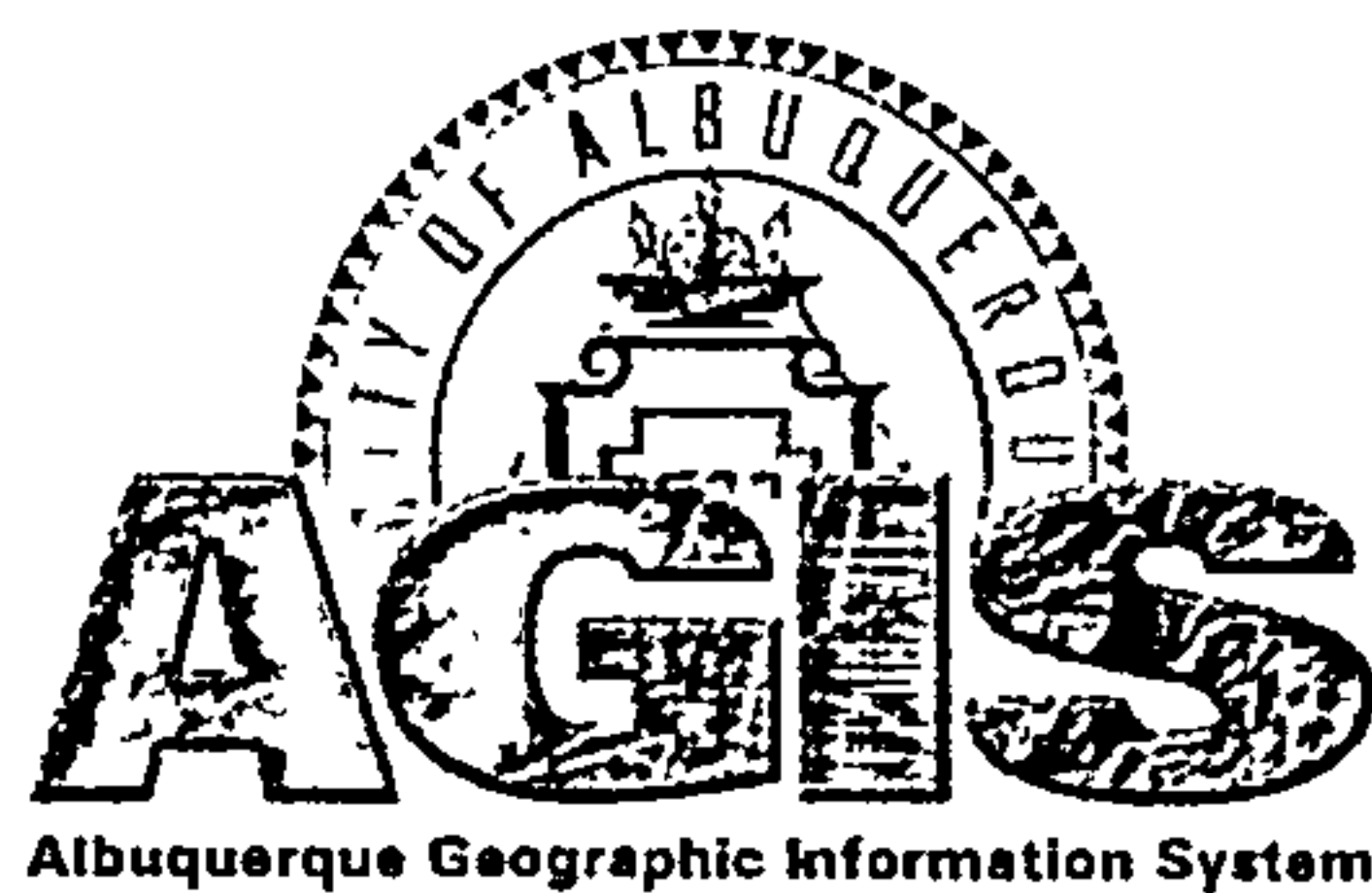
MARK GOODWIN & ASSOCIATES, P.A.

  
Diane Hoelzer, PE  
Senior Engineer

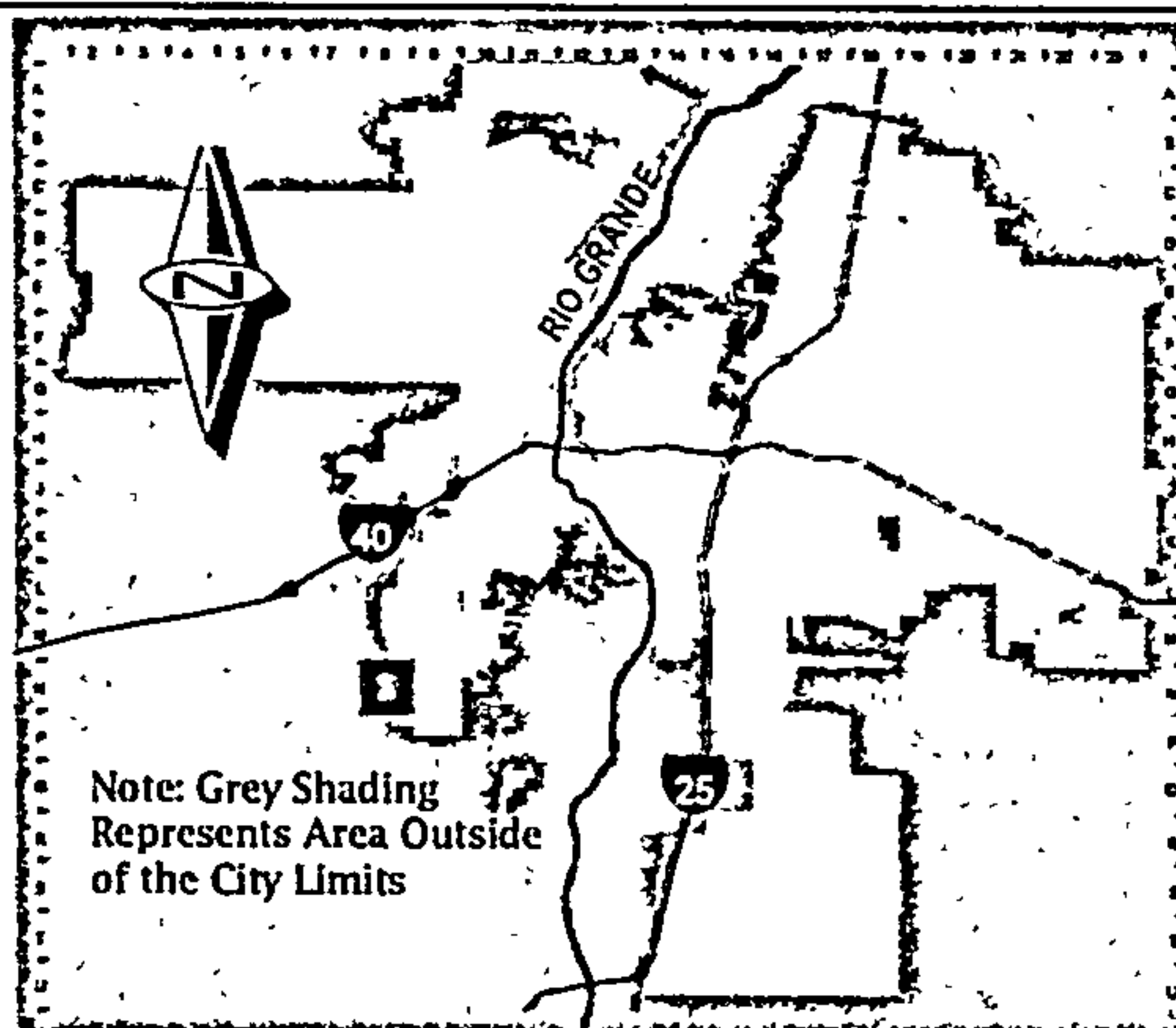
DLH/kb



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



Map amended through: 2/4/2010



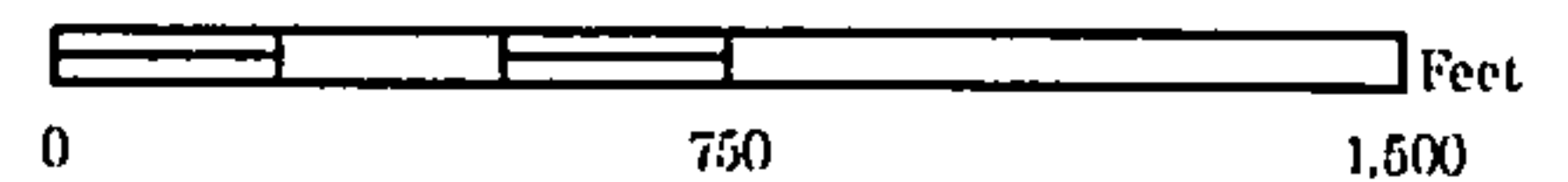
Note: Grey Shading Represents Area Outside of the City Limits

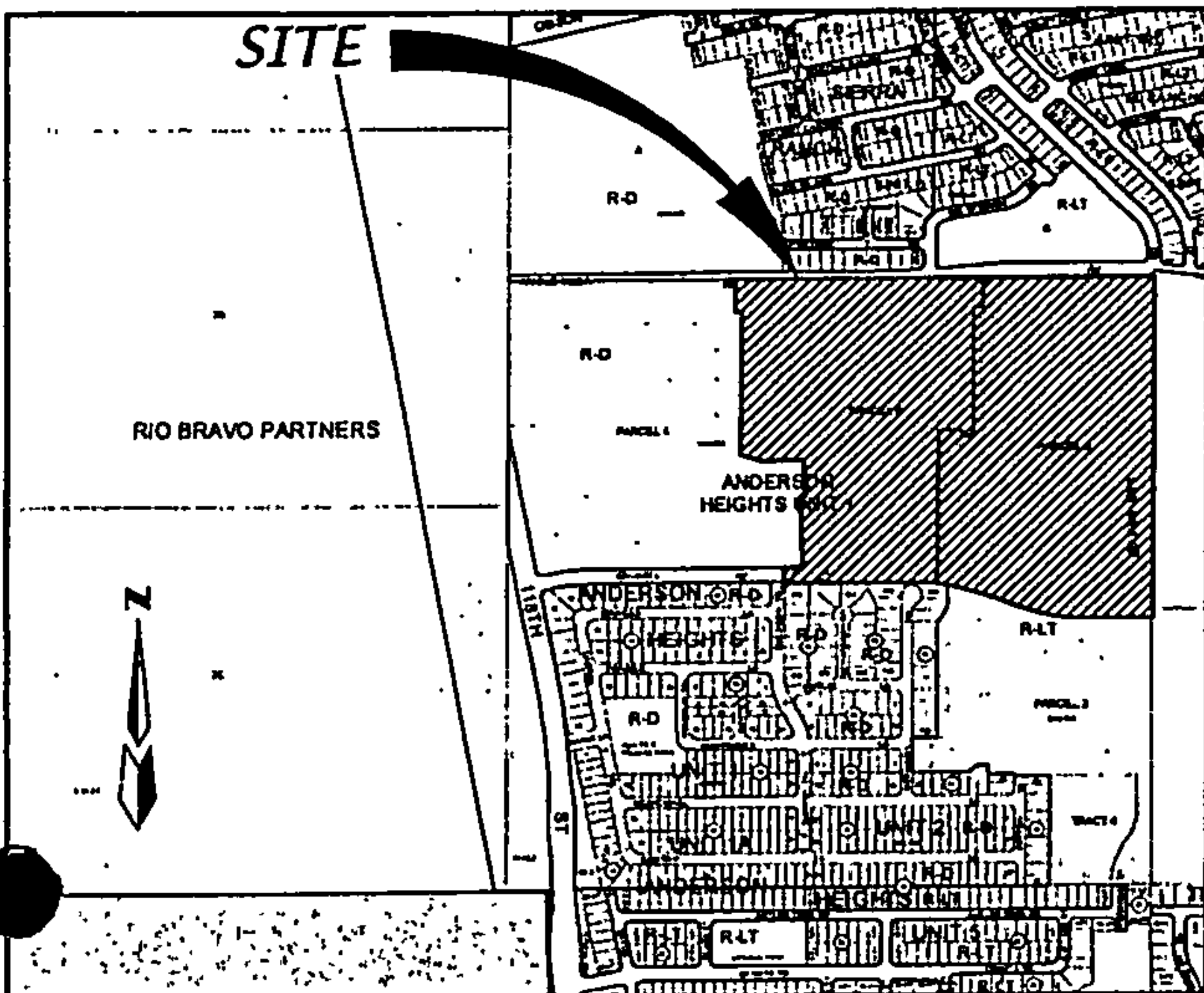
Zone Atlas Page:

**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





VICINITY MAP SCALE: 1"=750' ZONE ATLAS: N-8

**SUBDIVISION DATA**

GROSS ACREAGE 56.3327 Acres  
 ZONE ATLAS NO. N-8-Z  
 NO. OF EXISTING PARCELS 2 PARCELS  
 NO. OF LOTS/TRACTS/PARCELS CREATED 189 LOTS, 8 TRACTS, 1 PARCEL  
 NO. OF PARCELS ELIMINATED 2  
 MILES OF FULL WIDTH STREETS CREATED 1.35  
 AREA DEDICATED TO CITY OF ALBUQUERQUE 7.9288 Acres  
 DATE OF SURVEY November, 2003  
 ZONING R-D/RLT  
 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 dedicate all streets and public rights-of-way and public marks shown hereon to the City of Albuquerque in fee simple with warranty covenants 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, and the right to trim interfering trees and shrubs. Said owner(s) and/or proprietor(s) do hereby consent to all of the foregoing and do hereby certify that this subdivision is their free act and deed. Said owner(s) warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided.

OWNER: KB HOME New Mexico Inc  
 BY: Gary C. Jenkins  
 TITLE: Director of Land Development

*[Signature]* 6/19/2006  
 Gary C. Jenkins DATE

**OWNER'S ACKNOWLEDGMENT**

STATE OF NEW MEXICO SS  
 COUNTY OF: BERNALILLO

This instrument was acknowledged before me on June 19, 2006  
 By Gary C. Jenkins, Director of Land Development, KB HOME New Mexico Inc, A New Mexico Corporation on behalf of said corporation

*[Signature]* 12-21-08  
 NOTARY PUBLIC MY COMMISSION EXPIRES



**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 PARCELS 8 AND 9, 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 May 04, 2005 in Book 2005C, Page 138 and containing 56.3327 acres more or less.

**PURPOSE OF PLAT**

1. SUBDIVIDE ONE (1) PARCEL INTO ONE HUNDRED AND SEVENTY FOUR (174) LOTS, EIGHT (8) TRACTS FOR HOME OWNERS ASSOCIATION AND PUBLIC UTILITY EASEMENT.
2. GRANT NEW EASEMENTS AS SHOWN HEREON.
3. DEDICATE NEW RIGHT-OF-WAY AS SHOWN HEREON.

**FEMA FLOODPLAIN AND LOMR NOTES**

1. FINAL CONFIRMATION AND RELEASE OF A.M.A.F.C.A.'S DRAINAGE EASEMENTS WILL BE COMPLETED UPON ISSUANCE OF A LETTER OF MAP REVISION (LOMR) BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND UPON ISSUANCE OF A QUITCLAIM DEED FROM A.M.A.F.C.A.
2. UNTIL SUCH TIME THAT THE LOMR IS ISSUED BY FEMA TO REMOVE THE FLOODPLAIN, THIS AREA AND ANY FUTURE LOTS THAT DEVELOP IN THIS AREA, FLOOD INSURANCE MAY BE REQUIRED.

**SURVEY NOTES**

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
2. Distances are ground distances.
3. Bearings and distances in parenthesis are record.
4. Basis of boundary are the following plats of record entitled:  
 "ANDERSON HEIGHTS UNIT 2", (03-17-2006, BK-2006C PG-87)  
 "ANDERSON HEIGHTS UNIT 1", (05-04-2005, BK-2005C PG-138)  
 "ANDERSON HEIGHTS UNIT 1-A", (08-05-2005, BK-2005C PG-272)  
 "ANDERSON HEIGHTS UNIT 5", (12-21-2005, BK-2005C PG-403)  
 "LANDS OF RIO BRAVO PARTNERS", (04-17-96, 96C-160)  
 "ROSNER TRACT, TRACT A-1, A-2 AND B-1", (03-27-03, 03C-80)  
 "LANDS OF SALAZAR FAMILY TRUST, SALAZAR QUATRO TRUST, JSJ INVESTMENT COMPANY AND FALBA HANNETT" (07-23-03, 03C-223)  
 "ANDERSON HEIGHTS, PARCELS A AND B", (12-03-03, 2003C - 361)  
 all being records of Bernalillo County, New Mexico.
5. Field Survey performed on November, 2003.
6. Title Report: None provided.
7. UTILITY COUNCIL LOCATION SYSTEM LOG NO.: 2003473085

**NOTE:**

1. THE PROPERTY ON THIS PLAT IS SUBJECT TO A PRE-DEVELOPMENT FACILITIES FEE AGREEMENT WITH THE ALBUQUERQUE PUBLIC SCHOOLS, RECORDED AT (8-17-2007, Doc# 2007119935).
2. SOLAR NOTE NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALL ON BUILDINGS OR ERCTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT OR SITE DEVELOPMENT PLAN FOR SUBDIVISION
3. TOTAL REMAINING OPEN SPACE REQUIREMENTS ARE MET VIA THE PROVISION OF DETACHED OPEN SPACE PER THE PROVISIONS OF SECTION 14-16-3-B(A)(3).



THIS IS TO CERTIFY THAT THESE ARE CURRENT AND PAID ON OFF. 11/05/2006 12:05:07  
 KB HOME NM INC  
 12-4-07

PLAT FOR  
**ANDERSON HEIGHTS UNIT 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  
 June, 2006

**APPROVED AND ACCEPTED BY:**

APPROVAL AND CONDITIONAL ACCEPTANCE as specified by the Albuquerque subdivision Ordinance, Chapter 14 Article 14 of the Revised Ordinances of Albuquerque, New Mexico, 1994.

Project Number: 1002739

Application Number: 07DRB-70207

**PLAT APPROVAL**

Utility Approvals:

<i>[Signature]</i> PNM Electric Services	10-08-07 Date
<i>[Signature]</i> PNM Gas Services	10-08-07 Date
<i>[Signature]</i> Qwest Telecommunications	10/8/07 Date
<i>[Signature]</i> Comcast	10-7-07 Date

City Approvals:

<i>[Signature]</i> City Surveyor	8-7-06 Date
<i>[Signature]</i> Real Property Division	11-1-07 Date
<i>[Signature]</i> Traffic Engineering, Transportation Division	8-21-07 Date
<i>[Signature]</i> Water Utility Department ABCUSA	8-27-07 Date
<i>[Signature]</i> Christina Santoral Parks and Recreation Department	9/14/07 Date
<i>[Signature]</i> Bradley D. Bingham AMAFCA	8/29/07 Date
<i>[Signature]</i> Bradley D. Bingham City Engineer	8/29/07 Date
<i>[Signature]</i> DRB Chairperson, Planning Department	..... Date

**SURVEYOR'S CERTIFICATION:**

"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico, and is true and correct to the best of my knowledge and belief."

*[Signature]* 08-07-06  
 Timothy Aldrich, No. 7719 Date



**ALDRICH LAND SURVEYING**

P.O. BOX 30701, ALBQ., N.M. 87190  
 505-884-1990

DOC# 2887142918

18/09/2007 04:51:20 Page 1 of 7  
 PLAT # 237 00 8 2007 0 0291 8 Toulouse, Bernalillo County

Dwg: COVER.dwg	Drawn: Stephen	Checked: ALS	Sheet 1 of 7
Scale: AS SHOWN	Date: 6/15/2006	Job: A03080	

PLAT FOR  
**ANDERSON HEIGHTS UNIT 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  
 June, 2006

DOC# 2687142918  
 10/09/2007 04:01 PM Page 2 of 7  
 PLAT # 337 00 8 2007C P 6291 N Toulouse, Bernalillo County  
 JUNE 15 2006 10:00 AM

ACS MONUMENT  
 "TRANS"  
 Y=1471822.67  
 X=354899.45  
 G-G=0.99967921  
 Δα=-0°16'42"  
 CENTRAL ZONE  
 ELEVATION=5118.370  
 (NAD 1927/SLD 1929)

ACS MONUMENT  
 "1-N8"  
 Y=1470679.06  
 X=348455.82  
 G-G=0.99967260  
 Δα=-0°17'26"  
 CENTRAL ZONE  
 (NAD 1927)

FEMA FLOODPLAIN  
 SEE FEMA FLOODPLAIN  
 AND LOMR NOTES ON  
 COVER SHEET

LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°58'06"W	265.80
L2	N00°01'54"E	68.00
L3	S89°58'06"E	67.24
L4	S89°58'06"E	10.79
L5	N00°01'54"E	155.00
L6	N89°58'06"W	180.00
L7	N78°50'03"W	92.42
L8	N07°14'10"W	59.07
L9	N00°11'49"W	50.00
L10	S89°48'30"W	24.25
L11	N00°11'49"W	117.00
L12	S89°48'11"W	41.21
L13	N00°11'49"W	34.00

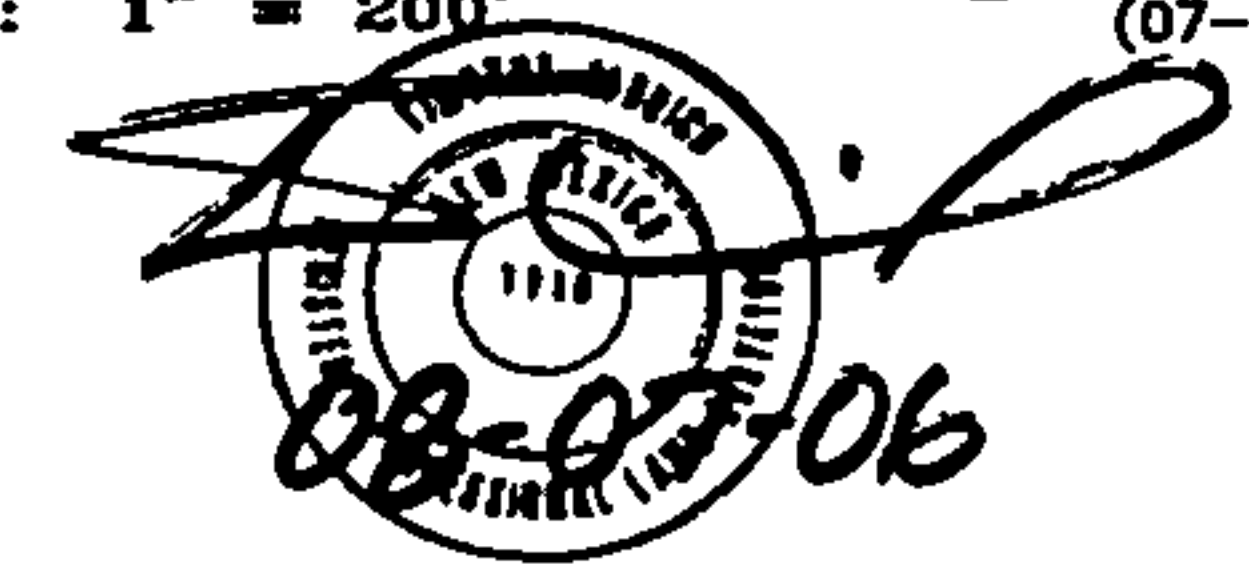
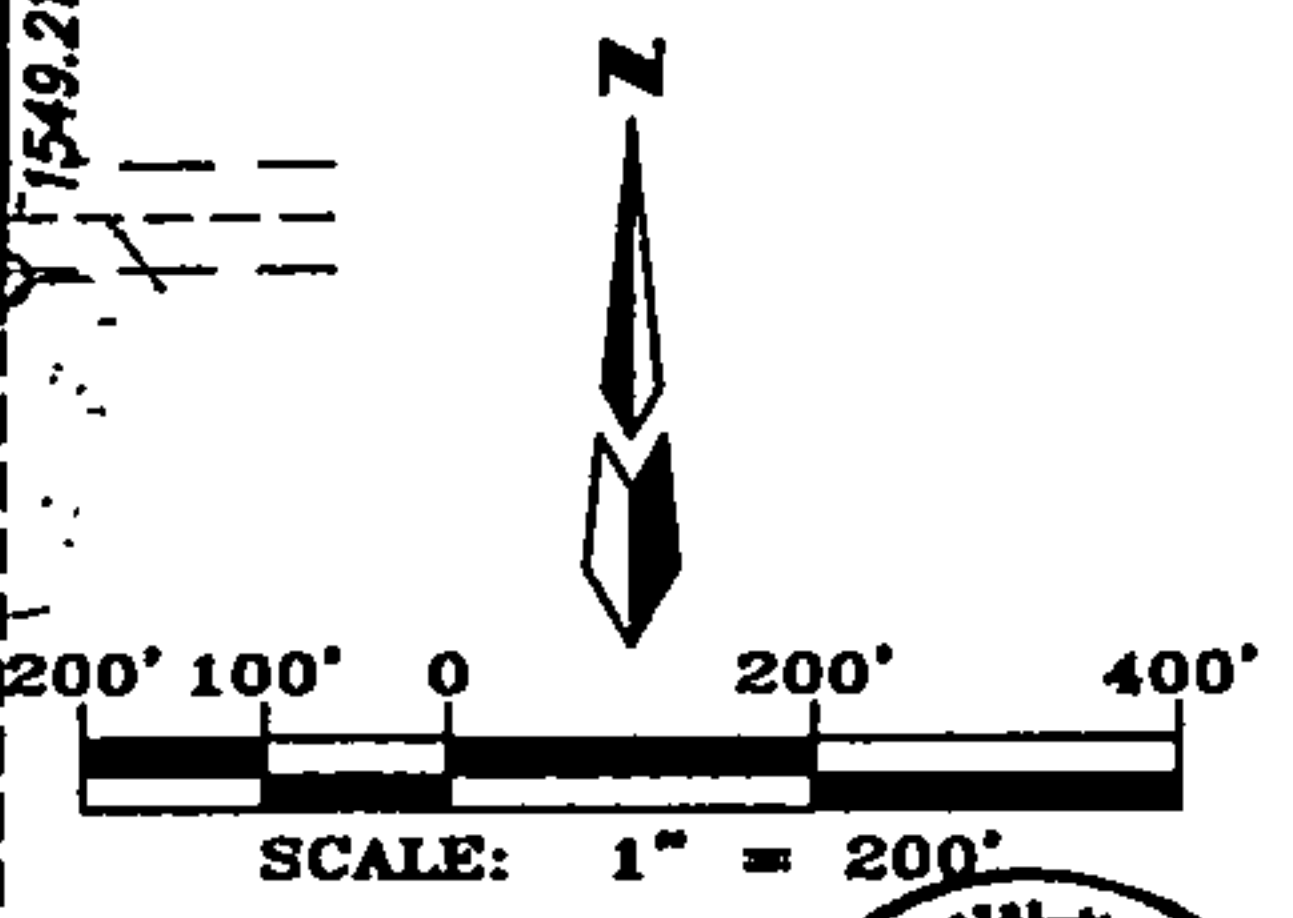
CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH-BEARING	CH-DIST
C1	424.77	1034.00	23°32'15"	215.42	S78°11'58"E	421.79
C2	396.84	966.00	23°32'15"	201.26	N78°11'58"W	394.05

PROPERTY CORNERS

- SET/FND REBAR WITH CAP "ALS LS 7719" (TYP)
- △ EXISTING CENTERLINE MONUMENT "PLS # 7719" (TYP).

EASEMENTS

- Ⓐ EXISTING PUBLIC ACCESS EASEMENT, STORM DRAIN EASEMENT, PUBLIC SANITARY SEWER AND WATER LINE EASEMENT (05/04/2005, BK-2005C, PG-138)
- Ⓑ EXISTING 10' UTILITY EASEMENT (07-23-03, 03C-223)



**ALDRICH LAND SURVEYING**

P.O. BOX 30701, ALBQ., N.M. 87190  
 505-884-1990

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Scale: AS SHOWN	Date: 6/15/2006	Job: A03080	

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PLAT FOR  
**ANDERSON HEIGHTS UNITS 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  
 August, 2007

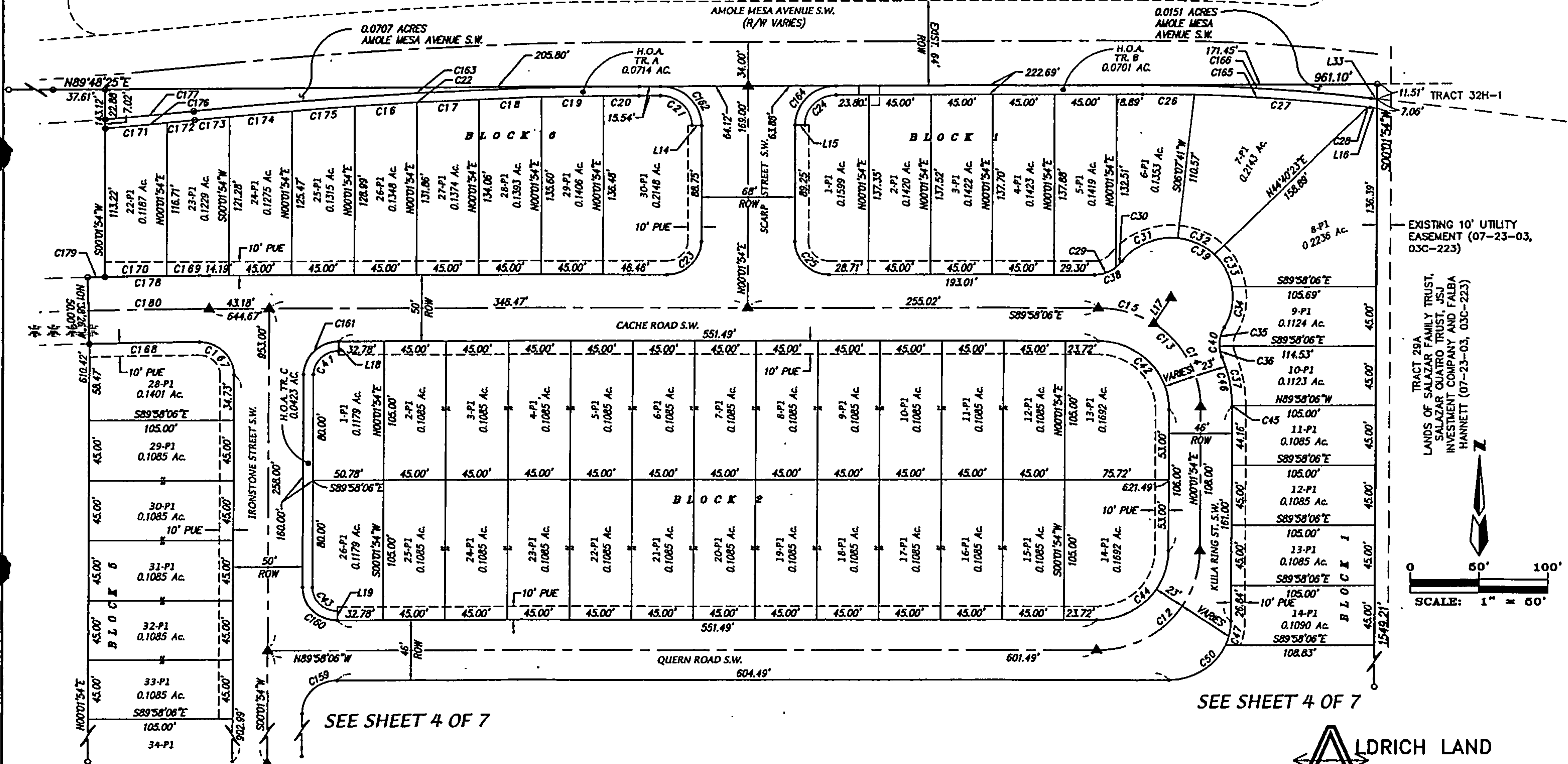
ALL STREETS AND ROADS SHOWN  
 HEREON IS HEREBY DEDICATED IN FEE  
 SIMPLE WITH WARRANTY COVENANTS  
 AS PUBLIC RIGHT-OF-WAY

HOMEOWNERS ASSOCIATION TRACTS A, B, C, D,  
 E, F, G AND H IS TO BE JOINT LANDSCAPING  
 AND PUBLIC UTILITY EASEMENT GRANTED BY THIS  
 PLAT AND TO BE OWNED AND MAINTAINED BY  
 THE HOMEOWNERS ASSOCIATION.

DOC# 2007142918  
 10/09/2007 04:01 PM Page 3 of 7  
 PLAT # 137 00 0 2007C 0291 N Toluosa, Bernalillo County

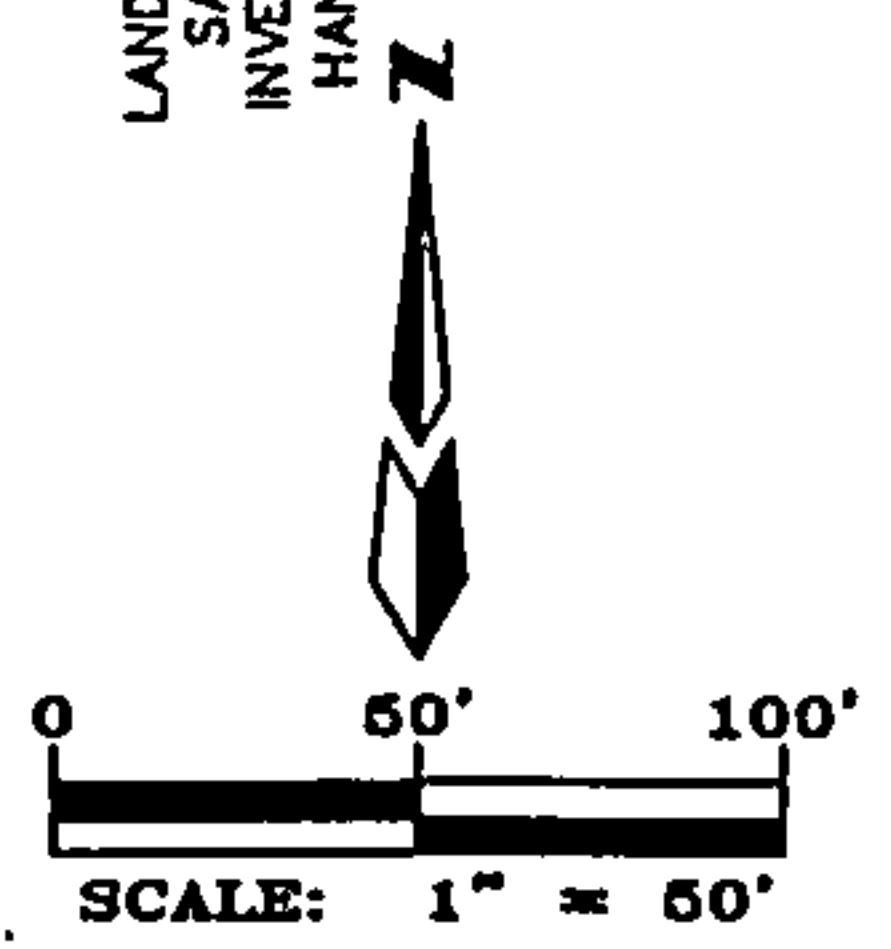
PROPERTY CORNERS  
 ○ FOUND REBAR WITH CAP  
 "ALS LS 7719" (TYP)

TRACT B  
 SIERRA RANCH UNIT 1  
 ( / /2005, BK-2005C, PG- )



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

TRACT 29A  
 LANDS OF SALAZAR FAMILY TRUST,  
 SALAZAR QUATRO TRUST, JSJ  
 INVESTMENT COMPANY AND FALBA  
 HANNETT (07-23-03, 03C-223)



SEE SHEET 4 OF 7

SEE SHEET 4 OF 7

NOTE: ▲  
 CENTERLINE (IN LIEU OF R/W) MONUMENTATION IS TO BE INSTALLED  
 AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET  
 INTERSECTIONS AS SHOWN HEREON, AND WILL CONSIST OF A FOUR  
 INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE",  
 "CENTERLINE MONUMENT", "DO NOT DISTURB", "PLS # 7719".

SEE SHEET 7 OF 7 FOR CURVE & LINE TABLE

ABBREVIATIONS  
 10' PUE = PUBLIC UTILITY EASEMENTS  
 ROW = RIGHT-OF-WAY  
 H.O.A. = HOME OWNERS ASSOCIATION  
 C.O.A. = CITY OF ALBUQUERQUE

FEMA FLOODPLAIN  
 SEE FEMA FLOODPLAIN  
 AND LMR NOTES ON  
 COVER SHEET

**ALDRICH LAND SURVEYING**

P.O. BOX 30701, ALBQ., N.M. 87190  
 505-884-1990

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Scale: AS SHOWN	Date: 8/29/2007	Job: A03080	3 of 7

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PLAT FOR  
**ANDERSON HEIGHTS UNITS 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  
 August, 2007

ALL STREETS AND ROADS SHOWN  
 HEREON IS HEREBY DEDICATED IN FEE  
 SIMPLE WITH WARRANTY COVENANTS  
 AS PUBLIC RIGHT-OF-WAY

HOMEOWNERS ASSOCIATION TRACTS A, B, C, D,  
 E, F, G AND H IS TO BE JOINT LANDSCAPING  
 AND PUBLIC UTILITY EASEMENT GRANTED BY THIS  
 PLAT AND TO BE OWNED AND MAINTAINED BY  
 THE HOMEOWNERS ASSOCIATION.

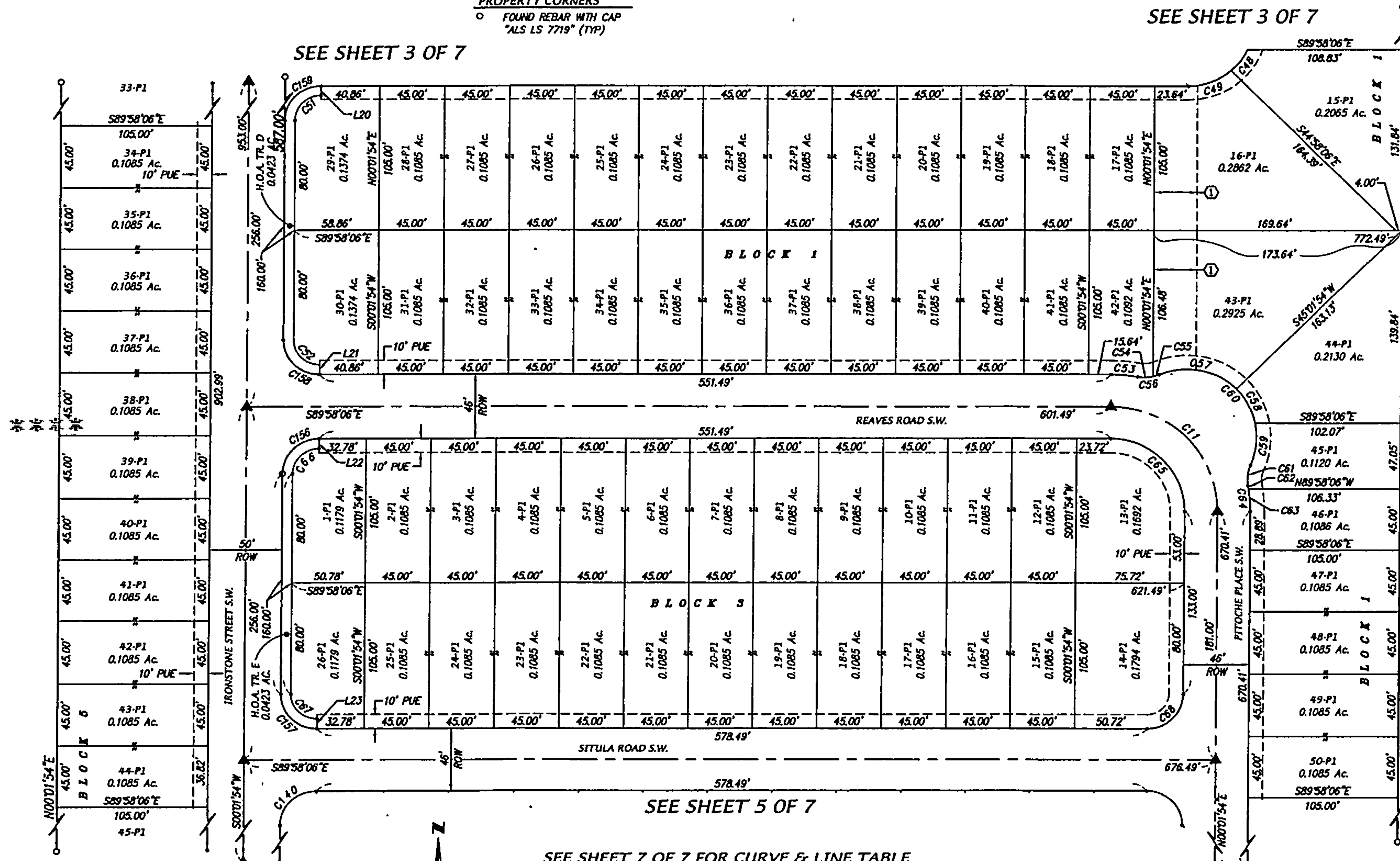
PROPERTY CORNERS  
 ○ FOUND REBAR WITH CAP  
 "ALS LS 7719" (TYP)

SEE SHEET 3 OF 7

SEE SHEET 3 OF 7

NEW 30" PUBLIC STORM DRAIN  
 GRANTED TO C.O.A. AND PUBLIC  
 SANITARY SEWER EASEMENT GRANTED  
 EXCLUSIVELY TO C.O.A. WITH THIS  
 PLAT

LANDS OF SALAZAR FAMILY TRUST,  
 (07-23-03, 036-223)  
 TRACT 29A  
 SALAZAR CUATRO TRUST,  
 (07-23-03, 036-223)



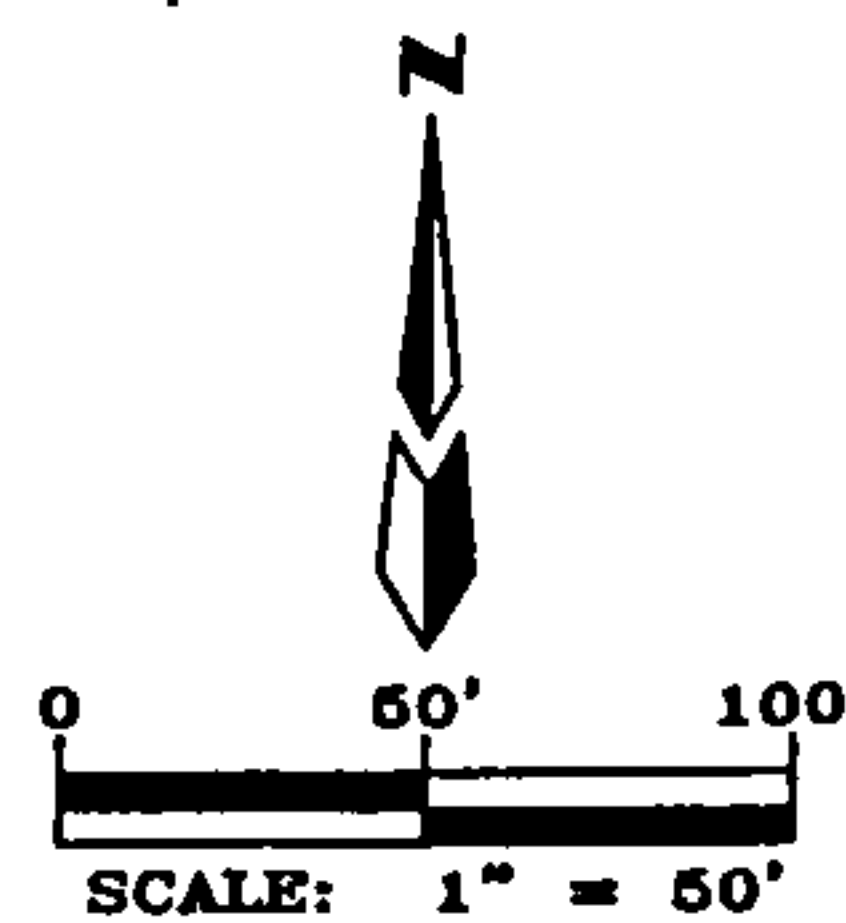
SEE SHEET 5 OF 7

SEE SHEET 5 OF 7

SEE SHEET 7 OF 7 FOR CURVE & LINE TABLE

SEE SHEET 5 OF 7

NOTE: ▲  
 CENTERLINE (IN LIEU OF R/W) MONUMENTATION IS TO BE INSTALLED  
 AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET  
 INTERSECTIONS AS SHOWN HEREON, AND WILL CONSIST OF A FOUR  
 INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE",  
 "CENTERLINE MONUMENT", "DO NOT DISTURB", "PLS # 7719".



ABBREVIATIONS  
 10' PUE = PUBLIC UTILITY EASEMENTS  
 ROW = RIGHT-OF-WAY  
 H.O.A. = HOME OWNERS ASSOCIATION  
 C.O.A. = CITY OF ALBUQUERQUE

DOCN 2007142916  
 10/09/2007 04:01 PM Page 4 of 7  
 PLAT R 337 00 8 2007C P 0291 N Toulouse, Bernalillo County  
 [Barcode]



P.O. BOX 30701, ALBU., N.M. 87190  
 505-884-1990

Dwg: 50base.dwg	Drawn: STEPHEN	Checked: ALS	Sheet 4 of 7
Scale: AS SHOWN	Date: 8/29/2007	Job: A03080	

PLAT FOR  
**ANDERSON HEIGHTS UNITS 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  
 August, 2007

ALL STREETS AND ROADS SHOWN  
 HEREON IS HEREBY DEDICATED IN FEE  
 SIMPLE WITH WARRANTY COVENANTS  
 AS PUBLIC RIGHT-OF-WAY

HOMEOWNERS ASSOCIATION TRACTS A, B, C, D,  
 E, F, G AND H IS TO BE JOINT LANDSCAPING  
 AND PUBLIC UTILITY EASEMENT GRANTED BY THIS  
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 THE HOMEOWNERS ASSOCIATION.

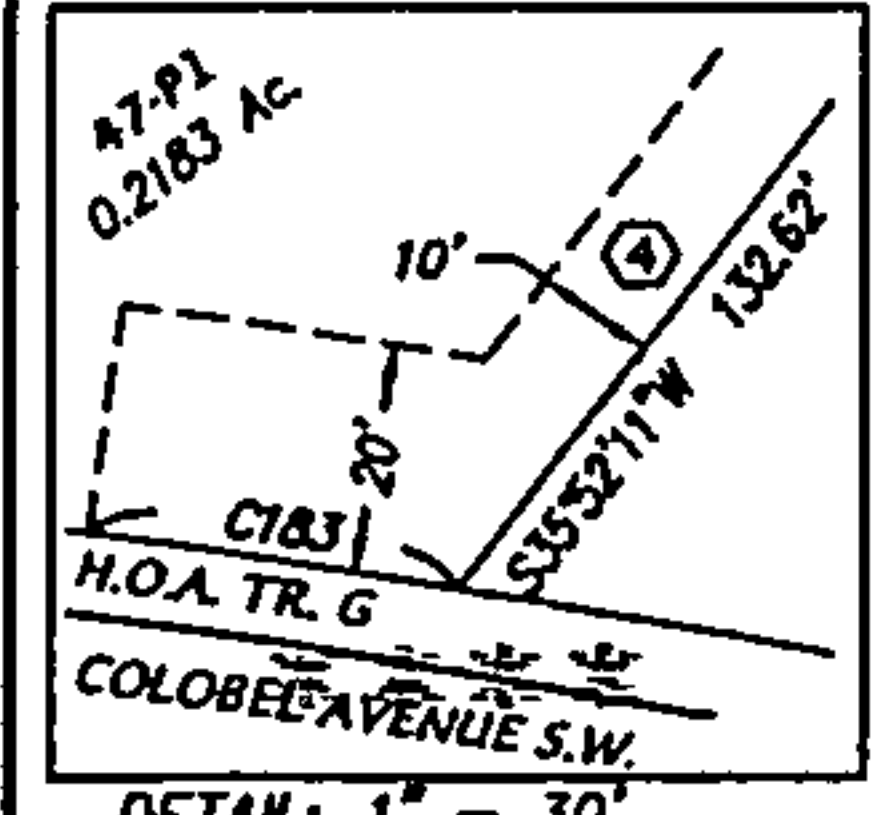
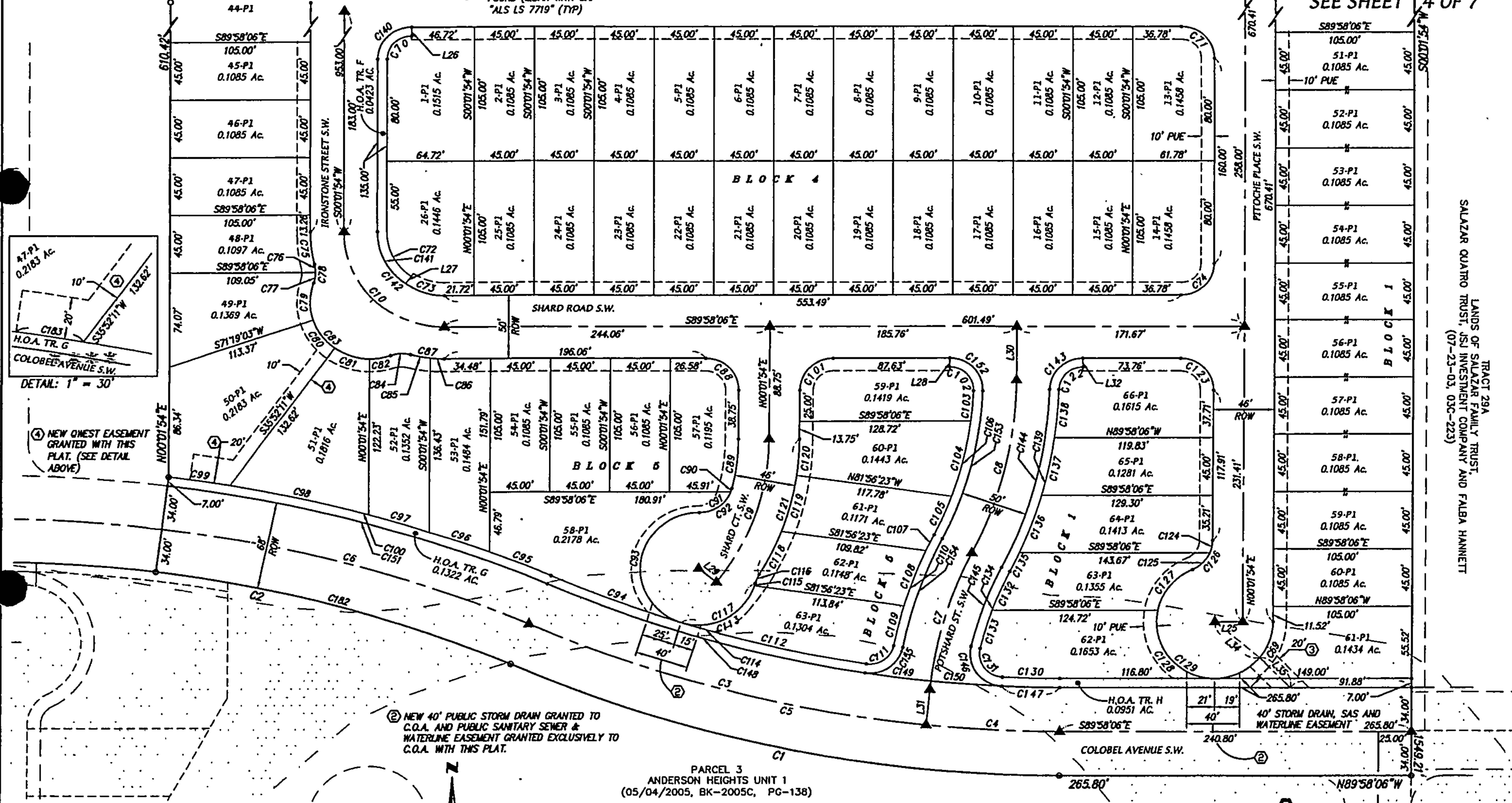
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 10/09/2007 04:01 PM Page 8 of 7  
 Plot # 137 86 01 2507E P 0291 H Toulouse, Bernalillo County  
 BERNALILLO COUNTY, NEW MEXICO

SEE SHEET 4 OF 7

PROPERTY CORNERS

○ FOUND REBAR WITH CAP  
 "ALS LS 7719" (TYP)

SEE SHEET 4 OF 7



NEW ONE-STEP EASEMENT  
 GRANTED WITH THIS  
 PLAT. (SEE DETAIL  
 ABOVE)

NEW 40' PUBLIC STORM DRAIN GRANTED TO  
 C.O.A. AND PUBLIC SANITARY SEWER &  
 WATERLINE EASEMENT GRANTED EXCLUSIVELY TO  
 C.O.A. WITH THIS PLAT.

PARCEL 3  
 ANDERSON HEIGHTS UNIT 1  
 (05/04/2005, BK-2005C, PG-138)

SEE SHEET 7 OF 7 FOR CURVE & LINE TABLE

NOTE: ▲  
 CENTERLINE (IN LIEU OF R/W) MONUMENTATION IS TO BE INSTALLED  
 AT ALL CENTERLINE P.C.'S, P.T.'S, ANGLE POINTS AND STREET  
 INTERSECTIONS AS SHOWN HEREON, AND WILL CONSIST OF A FOUR  
 INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE",  
 "CENTERLINE MONUMENT", "DO NOT DISTURB", "PLS # 7719".



FEMA FLOODPLAIN  
 SEE FEMA FLOODPLAIN  
 AND LOMR NOTES ON  
 COVER SHEET

ABBREVIATIONS  
 10' PUE = PUBLIC UTILITY EASEMENTS  
 ROW = RIGHT-OF-WAY  
 H.O.A. = HOME OWNERS ASSOCIATION  
 C.O.A. = CITY OF ALBUQUERQUE

NEW 20' PUBLIC SANITARY  
 SEWER EASEMENT GRANTED  
 EXCLUSIVELY TO C.O.A. WITH  
 THIS PLAT.

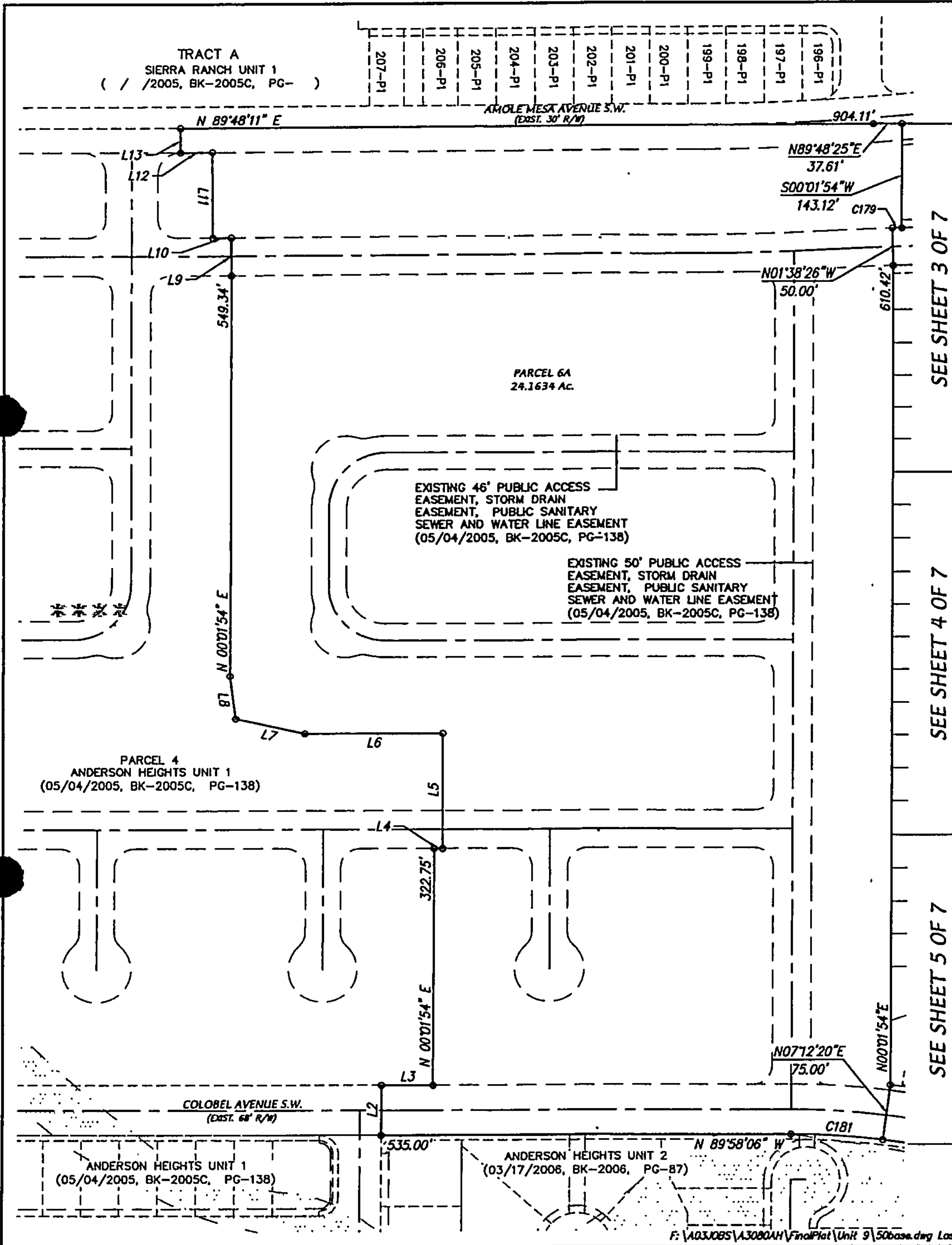
**ALDRICH LAND  
 SURVEYING**

P.O. BOX 30701, ALBU., N.M. 87190  
 505-884-1990

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Scale: AS SHOWN	Date: 8/29/2007	Job: A03080	5 of 7

PLAT FOR  
**ANDERSON HEIGHTS UNITS 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  
 August, 2007

DOC# 2887142816  
 10/09/2007 04:01 PM Page 6 of 7  
 PLAT # 537 00 8 2007C P 0281 A Toulouse, Bernalillo County  
 BERNALILLO COUNTY, NEW MEXICO

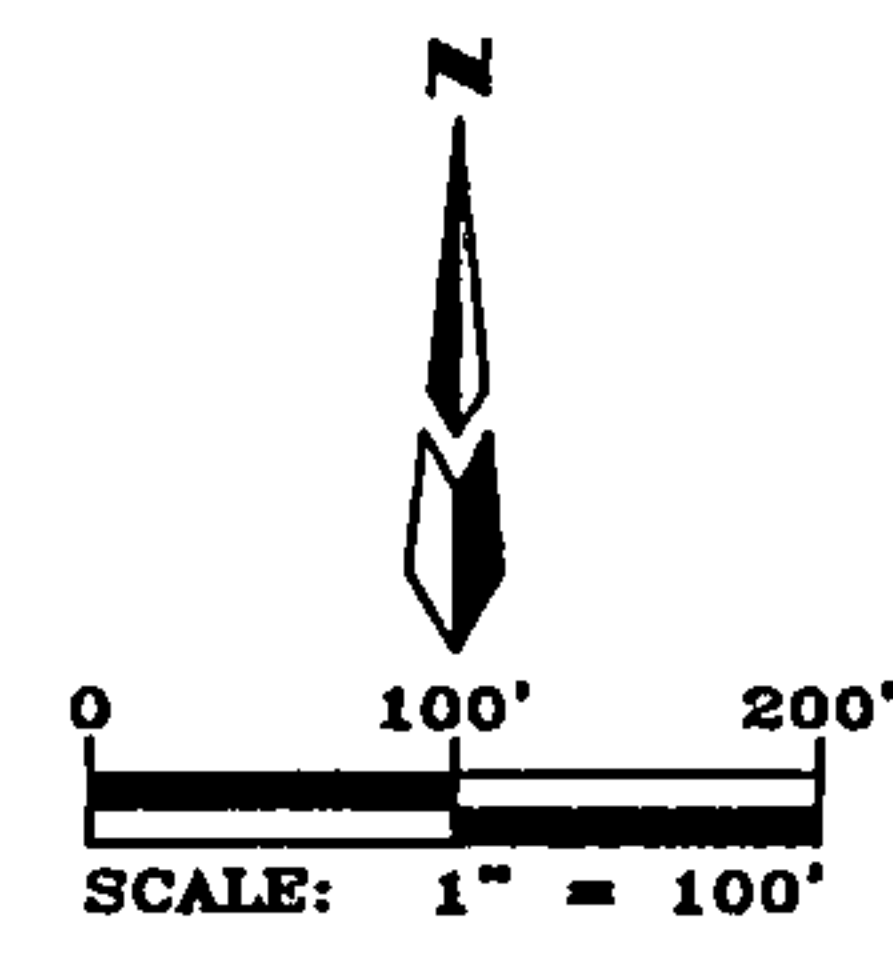


SEE SHEET 3 OF 7

SEE SHEET 4 OF 7

SEE SHEET 5 OF 7

FEMA FLOODPLAIN  
 SEE FEMA FLOODPLAIN  
 AND LOMR NOTES ON  
 COVER SHEET



**ALDRICH LAND SURVEYING**

P.O. BOX 30701, ALBU., N.M. 87190  
 505-884-1990

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Scale: AS SHOWN	Date: 8/29/2007	Job: A03080	

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PLAT FOR  
ANDERSON HEIGHTS UNITS 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  
August, 2007

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH-BEARING=	CH-DIST=
C1	424.77	1034.00	2332.19°	215.42	S78°11'58"E	421.79
C2	396.84	966.00	2332.15°	201.26	N07°11'58"W	394.05
C3	310.28	1000.00	17°45'40"	156.40	S78°19'11"E	308.04
C4	100.52	1000.00	5°55'34"	50.30	S92°02'18"E	100.48
C5	410.81	1000.00	2332.15°	202.34	S78°11'58"E	407.92
C6	285.60	1000.00	16°21'49"	143.78	N74°36'45"W	284.63
C7	111.04	300.00	2112.25°	56.16	S16°23'40"W	110.40
C8	141.19	300.00	26°27'58"	71.93	N13°30'53"E	138.89
C9	120.73	180.00	38°25'30"	62.74	N19°14'49"E	118.48
C10	112.81	75.00	90°00'00"	75.00	S44°58'06"E	106.07
C11	112.81	75.00	90°00'00"	75.00	N44°58'06"W	106.07
C12	117.81	75.00	90°00'00"	75.00	N44°58'06"W	106.07
C13	117.81	75.00	90°00'00"	75.00	N44°58'06"W	106.07
C14	75.19	75.00	57°38'40"	41.10	N28°41'25"W	72.08
C15	42.62	75.00	32°53'20"	21.90	N73°41'25"W	42.04
C16	45.05	3090.42	0°50'19"	22.55	S86°23'40"W	45.09
C17	45.05	3090.42	0°50'19"	22.55	S86°23'40"W	45.09
C18	45.05	3090.42	0°50'19"	22.55	S86°23'40"W	45.09
C19	45.05	3090.42	0°50'19"	22.55	S86°23'40"W	45.09
C20	25.83	3090.42	0°28'49"	12.91	S89°34'00"W	25.83
C21	36.22	21.00	90°17'29"	21.00	N45°04'50"W	32.59
C22	321.71	3090.42	5°59'02"	161.00	S86°48'54"W	321.57
C23	39.27	21.00	90°00'00"	22.91	N45°01'54"E	32.46
C24	39.27	21.00	89°46'31"	22.91	S44°58'06"E	32.46
C25	39.27	21.00	90°00'00"	22.91	S44°58'06"E	32.46
C26	37.95	1274.12	13°22'4"	18.99	N89°20'23"W	37.95
C27	122.16	1274.12	5°43'06"	61.63	N85°37'59"W	122.11
C28	1.56	1274.12	0°04'12"	0.78	N82°43'59"W	1.56
C29	16.97	25.00	35°53'42"	8.63	N70°35'04"E	16.65
C30	6.22	25.00	141°50'5"	3.13	N44°00'41"E	6.20
C31	46.53	45.00	59°14'32"	25.59	S86°30'26"W	44.48
C32	30.27	45.00	35°30'42"	15.73	N84°55'58"W	29.71
C33	27.76	45.00	35°30'42"	14.34	N27°38'13"W	27.32
C34	71.71	45.00	40°22'17"	16.54	N107°12'19"E	31.06
C35	15.05	25.00	34°28'55"	7.76	S13°09'01"W	14.82
C36	8.14	25.00	16°59'49"	4.11	S13°25'19"E	8.11
C37	36.13	25.00	22°17'45"	19.31	N11°56'22"W	37.09
C38	23.19	25.00	53°08'45"	12.50	N63°27'32"E	22.37
C39	136.27	45.00	173°50'18"	793.08	N56°24'41"W	89.86
C40	23.19	25.00	53°08'45"	12.50	S63°49'07"W	22.37
C41	28.27	18.00	90°00'00"	18.00	S45°01'54"W	25.46
C42	81.68	52.00	90°00'00"	52.00	N44°58'06"W	73.54
C43	28.27	18.00	90°00'00"	18.00	S44°58'06"E	25.46
C44	81.68	52.00	90°00'00"	52.00	N45°01'54"E	73.54
C45	0.84	98.00	0°29'25"	0.42	N00°12'48"W	0.84
C46	38.97	98.00	2°47'08"	19.75	N11°21'40"W	38.72
C47	18.69	45.00	23°48'08"	9.48	N11°55'58"E	18.55
C48	19.48	45.00	24°48'06"	9.89	N36°14'05"E	18.33
C49	32.51	45.00	41°23'47"	17.00	N69°20'02"E	31.81
C50	70.69	45.00	90°00'00"	45.00	N45°01'54"E	63.64
C51	28.27	18.00	90°00'00"	18.00	S45°01'54"E	25.46
C52	28.27	18.00	90°00'00"	18.00	S44°58'06"E	25.46
C53	18.67	98.00	10°54'56"	9.36	N84°30'39"W	18.64
C54	10.90	25.00	24°58'19"	5.54	N88°27'41"E	10.81
C55	4.19	25.00	9°36'48"	2.10	N71°07'07"E	4.19
C56	15.09	25.00	34°55'08"	7.78	N63°39'16"E	14.86
C57	58.73	48.00	68°40'12"	33.47	N79°18'11"W	55.77
C58	28.25	48.00	33°01'54"	14.53	N28°27'08"E	27.86
C59	30.48	48.00	35°38'18"	15.75	N65°32'37"E	29.89
C60	112.45	48.00	137°02'24"	125.48	N44°58'06"W	91.29
C61	15.09	25.00	34°55'08"	7.78	S86°23'42"W	14.86
C62	2.49	98.00	1°27'15"	1.24	N107°09'24"W	2.49
C63	16.18	98.00	9°27'40"	8.11	N04°41'56"W	16.16
C64	81.68	98.00	10°54'56"	9.36	N44°58'06"W	73.54
C65	81.68	98.00	10°54'56"	9.36	N44°58'06"W	73.54
C66	28.27	18.00	90°00'00"	18.00	S45°01'54"W	25.46
C67	28.27	18.00	90°00'00"	18.00	S44°58'06"E	25.46
C68	39.27	25.00	90°00'00"	25.00	N45°01'54"E	35.36
C69	69.12	44.00	90°00'00"	44.00	N45°01'54"E	62.23
C70	28.27	18.00	90°00'00"	18.00	S45°01'54"W	25.46
C71	39.27	25.00	90°00'00"	25.00	N44°58'06"W	35.36
C72	40.87	41.00	54°27'05"	22.12	S27°11'38"E	39.34
C73	31.02	50.00	35°32'55"	16.03	S72°11'38"E	30.53
C74	39.27	25.00	90°00'00"	25.00	N45°01'54"E	35.36
C75	25.51	100.00	14°07'04"	12.83	S07°16'37"E	25.44
C76	6.57	25.00	15°03'46"	3.31	N07°01'16"W	6.55
C77	4.35	25.00	19°07'31"	4.21	N10°02'32"E	4.31
C78	14.92	25.00	19°07'31"	7.69	N02°30'39"E	14.70
C79	30.07	45.00	38°17'25"	15.62	S00°27'45"W	29.52

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH-BEARING=	CH-DIST=
C80	27.84	45.00	35°28'52"	14.39	S36°24'23"E	27.40
C81	27.84	45.00	35°28'52"	14.27	S71°43'12"E	27.40
C82	15.89	45.00	20°14'04"	8.03	N60°34'23"E	15.81
C83	101.44	45.00	129°09'07"	94.67	S44°58'06"E	81.28
C84	14.92	25.00	34°11'37"	7.69	S87°33'10"W	14.70
C85	14.92	25.00	34°11'37"	7.50	S79°38'27"E	14.96
C86	10.54	100.00	6°22'15"	5.27	S86°36'59"E	10.53
C87	25.51	100.00	14°37'04"	12.83	S79°38'27"E	25.44
C88	39.27	152.00	14°07'05"	19.51	S82°39'34"E	38.72
C89	38.83	152.00	14°07'05"	19.51	N07°01'16"W	38.72
C90	2.95	25.00	6°46'17"	1.49	N17°35'18"E	2.95
C91	30.24	25.00	69°10'10"	17.28	N55°37'31"E	28.43
C92	33.19	25.00	76°04'37"	19.56	N52°14'33"E	30.81
C93	125.14	44.00	162°57'18"	293.62	S88°47'57"E	87.03
C94	104.57	959.00	6°14'51"	52.34	S89°33'16"E	104.52
C95	49.83	1041.00	2°44'54"	24.97	N07°48'18"W	49.93
C96	47.74	1041.00	2°37'38"	23.87	N20°29'34"W	47.73
C97	47.03	1041.00	2°35'18"	23.52	N21°08'02"W	47.02
C98	106.10	1041.00	5°50'23"	53.10	N27°16'52"W	106.06
C99	46.51	1041.00	5°30'35"	23.26	N61°30'52"W	46.51
C100	297.31	1041.00	16°21'49"	199.67	N74°36'45"W	296.30
C101	39.27	25.00	90°00'00"	25.00	S45°01'54"W	35.36
C102	28.85	18.00	91°50'17"	18.59	N44°03'05"E	28.88
C103	24.51	288.00	51°47'1"	12.26	N04°29'07"E	24.50
C104	60.35	288.00	12°54'07"	30.30	N13°33'21"E	60.22
C105	32.70	288.00	6°59'28"	16.37	N23°30'08"E	32.68
C106	117.56	288.00	25°01'58"	59.74	N42°25'54"E	116.62
C107	14.17	332.00	2°28'45"	7.09	S25°46'30"W	14.17
C108	46.13	332.00	7°57'07"	23.10	S20°34'17"W	46.09
C109	31.50	332.00	5°28'07"	15.76	S13°34'23"W	31.49
C110	91.80	332.00	15°50'33"	46.19	S19°04'36"W	91.51
C111	27.52	18.00	87°35'18"	17.26	N54°56'58"E	24.91
C112	143.29	959.00	8°34'31"	71.92	N62°36'21"E	143.44
C113	68.69	44.00	89°25'56"	43.57	S26°26'12"E	61.92
C114	248.14	959.00	14°49'42"	124.77	S73°50'37"E	247.45
C115	2.12	44.00	2°45'47"	1.06	N16°30'29"E	2.12
C116	7.18	25.00	16°27'02"	3.61	S23°10'77"W	7.15
C117	70.80	44.00	92°11'43"	45.72	N61°13'27"E	63.41
C118	37.94	203.00	104°4'35"	19.03	N82°13'21"E	37.88
C119	45.38	203.00	12°49'37"	22.78	N42°27'50"E	45.28
C120	28.44	203.00	80°14'2"	14.25	N04°02'46"E	28.42
C121	111.77	203.00	31°32'44"	57.34	N15°48'16"E	110.36
C122	27.86	18.00	88°41'25"	17.59	S45°41'12"W	25.16
C123	39.27	25.00	90°00'00"	25.00	N44°58'06"E	35.36
C124	10.06	25.00	23°03'41"	5.10	N11°33'45"E	9.99
C125	19.16	25.00	43°54'10"	10.08	N49°02'41"E	18.69
C126	29.22	25.00	68°51'32"	16.54	N33°30'50"E	27.86
C127	42.66	44.00	55°13'13"	23.18	S19°13'10"W	41.01
C128	77.88	44.00	101°24'39"	53.77	S39°15'46"E	68.10
C129	189.63	44.00	246°57'32"	88.52	S58°29'10"E	73.40
C130	31.65	18.00	100°44'41"	21.74	S17°00'54"E	27.21
C131	30.91	288.00	7°01'55"	16.47	S88°40'40"E	43.20
C132	32.89	288.00	7°01'55"	16.47	S23°28'55"W	30.89
C133	30.91	288.00	13°59'25"	15.47	S16°38'42"W	30.89
C134	63.80	288.00	13°59'25"	32.05	S20°10'39"W	63.65
C135	16.45	332.00	2°50'23"	8.23	N28°34'41"E	16.45
C136	47.93	332.00	7°56'16"	24.01	N20°12'11"E	47.89
C137	46.02	332.00	8°16'16"	23.05	N11°54'57"E	45.99
C138	38.28	332.00	6°36'11"	19.15	N04°36'35"E	38.24
C139	39.27	332.00	6°36'11"	19.15	N14°10'11"E	147.43
C140	47.52	50.00	54°27'05"	25.72	S27°11'38"E	45.75
C141	78.54	50.00	100°44'41"	21.76	S88°40'40"E	70.71
C142	38.70	25.00	88°41'25"	24.43	S45°41'12"W	34.85
C143	145.53	325.00	88°41'25"	74.01	N14°10'11"E	144.32
C144	65.47	275.00	13°38'25"	32.89	S20°10'39"W	65.31
C145	43.96	25.00	100°44'41"	30.19	S17°00'54"E	38.51
C146	43.96	25.00	2°34'52"	21.76	S88°40'40"E	43.51
C147	249.96	986.00	14°49'32"	125.68	S73°50'37"E	249.26
C148	49.85	986.00	2°57'24"	24.93	S82°44'04"E	49.84
C149	53.52	986.00	3°10'28"	26.77	S89°46'00"E	53.51
C150	295.31	1034.00	16°21'49"	148.67	N74°36	

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH-BEARING	CH-DIST
C1	424.77	1034.00	2332.15°	215.42	S78°11'58"E	421.79
C2	306.84	968.00	2332.15°	201.28	N78°11'58"E	394.05
C3	310.28	1000.00	1746.40°	156.50	S73°19'11"E	308.04
C4	100.52	1000.00	545.34°	50.30	S87°05'16"E	100.48
C5	410.81	1000.00	2332.15°	208.34	S78°11'58"E	407.92
C6	285.60	1000.00	1671.49°	143.78	N74°56'45"W	284.63
C7	111.04	300.00	2122.25°	56.16	S16°33'40"W	110.40
C8	141.19	300.00	2857.90°	71.93	N13°30'53"E	139.89
C9	120.73	180.00	3875.90°	62.74	N19°14'49"E	118.48
C10	117.81	75.00	90°00'00"	73.00	S44°58'06"E	108.07
C11	117.81	75.00	90°00'00"	73.00	N44°58'06"E	108.07
C12	117.81	75.00	90°00'00"	73.00	N45°01'54"E	106.07
C13	117.81	75.00	90°00'00"	73.00	N44°58'06"E	106.07
C14	42.62	75.00	57°26'40"	41.10	N28°41'25"W	72.08
C15	45.09	3080.42	0°50'19°	21.90	N73°11'25"W	42.04
C16	45.09	3080.42	0°50'19°	22.55	S86°23'40"W	45.09
C17	45.03	3080.42	0°50'19°	22.53	S87°13'58"W	45.05
C18	45.03	3080.42	0°50'19°	22.51	S89°14'14"W	45.03
C19	45.01	3080.42	0°50'19°	22.50	S88°54'29"W	45.01
C20	25.83	3080.42	0°28'14°	12.91	S89°34'00"W	25.83
C21	37.71	3080.42	0°28'14°	21.09	N45°04'50"W	32.59
C22	37.71	3080.42	0°28'14°	18.00	S86°48'54"W	32.57
C23	38.27	25.00	90°00'00"	25.00	N45°01'54"E	32.46
C24	38.04	21.00	89°46'31"	22.91	S44°58'06"E	35.36
C25	39.27	25.00	90°00'00"	23.00	S44°58'06"E	35.36
C26	37.95	1274.12	142°24°	18.98	N85°20'23"W	37.95
C27	127.16	1274.12	54°30'06"	63.63	N85°27'38"W	127.11
C28	1.56	1274.12	0°04'12"	0.78	N82°43'59"W	1.56
C29	16.97	25.00	38°53'42"	8.83	N70°33'04"E	16.85
C30	6.22	25.00	14°15'02"	3.13	N64°00'41"E	6.20
C31	46.53	45.00	59°14'32"	25.59	S86°23'40"W	44.48
C32	30.27	45.00	38°32'42"	15.73	N64°35'58"W	29.71
C33	27.78	45.00	35°20'47"	14.34	N27°39'13"W	27.32
C34	31.71	45.00	40°22'17"	16.54	N107°19'19"E	31.06
C35	15.05	25.00	34°28'53"	7.76	S13°09'07"W	14.82
C36	15.05	25.00	18°39'49"	4.11	S13°25'19"E	8.11
C37	38.13	98.00	22°17'43"	19.31	N1°38'22"W	37.89
C38	21.19	25.00	53°08'45"	12.50	N63°27'32"E	22.37
C39	136.27	45.00	173°30'18"	79.08	N85°21'41"W	89.86
C40	23.19	25.00	53°08'41"	12.50	S03°49'07"W	22.37
C41	28.27	18.00	90°00'00"	18.00	S45°01'54"W	25.46
C42	81.89	18.00	90°00'00"	52.00	N44°58'06"E	73.54
C43	81.89	18.00	90°00'00"	18.00	S44°58'06"E	25.46
C44	81.89	52.00	90°00'00"	52.00	N45°01'54"E	73.54
C45	0.64	98.00	0°29'25"	0.42	N00°12'49"W	0.64
C46	38.97	98.00	22°47'08"	19.75	N11°21'40"W	38.72
C47	18.68	45.00	23°49'08"	9.89	N36°14'05"E	18.56
C48	18.48	45.00	24°49'06"	9.89	N36°14'05"E	18.56
C49	32.51	45.00	41°23'47"	17.00	N89°20'02"E	31.81
C50	70.69	18.00	90°00'00"	45.00	N45°01'54"E	63.64
C51	28.27	18.00	90°00'00"	18.00	S45°01'54"W	25.46
C52	28.27	18.00	90°00'00"	18.00	S44°58'06"E	25.46
C53	18.67	25.00	10°54'36"	9.36	N84°30'38"E	18.64
C54	18.90	25.00	24°58'19"	5.54	N88°27'41"E	18.81
C55	4.19	25.00	9°56'48"	2.10	N71°07'07"E	4.19
C56	15.09	25.00	34°35'06"	7.78	N63°39'16"E	14.86
C57	28.73	49.00	69°40'12"	14.33	N29°18'11"W	55.77
C58	28.25	49.00	33°01'54"	14.33	N28°22'08"W	27.86
C59	30.48	49.00	35°38'16"	15.75	N25°32'37"E	29.89
C60	117.45	49.00	137°20'24"	125.48	N44°58'06"E	91.29
C61	15.09	25.00	34°35'06"	7.78	S06°24'32"W	14.86
C62	2.49	98.00	9°27'40"	1.24	N10°09'24"W	2.49
C63	16.18	98.00	10°54'55"	8.11	N04°41'56"W	16.16
C64	16.18	98.00	9°27'40"	8.38	N05°28'33"W	16.64
C65	81.68	52.00	90°00'00"	52.00	N44°58'06"W	73.54
C66	28.27	18.00	90°00'00"	18.00	S45°01'54"W	25.46
C67	28.27	18.00	90°00'00"	18.00	S44°58'06"E	25.46
C68	39.27	25.00	90°00'00"	25.00	N45°01'54"E	35.36
C69	69.12	44.00	90°00'00"	44.00	N45°01'54"E	62.23
C70	28.27	18.00	90°00'00"	18.00	S45°01'54"W	25.46
C71	39.27	25.00	90°00'00"	25.00	N44°58'06"W	35.36
C72	40.87	43.00	54°27'05"	22.12	S27°11'39"E	39.34
C73	31.02	50.00	35°32'55"	16.03	S72°11'39"E	30.53
C74	39.27	25.00	90°00'00"	25.00	N45°01'54"E	35.36
C75	25.51	100.00	14°37'04"	12.83	S02°16'37"E	25.44
C76	6.57	25.00	15°03'46"	3.31	N07°07'16"W	6.55
C77	8.35	25.00	19°07'51"	4.21	N10°02'32"E	8.31
C78	14.92	45.00	34°11'37"	7.69	N10°20'39"E	14.70
C79	30.07	45.00	37°12'25"	15.62	S00°27'45"W	29.52

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH-BEARING	CH-DIST
C80	27.84	45.00	35°28'52"	14.38	S62°42'33"E	27.40
C81	27.84	45.00	35°10'45"	14.27	S71°34'12"E	27.20
C82	15.89	45.00	20°14'04"	8.03	N80°34'23"E	15.81
C83	101.44	45.00	129°09'07"	94.67	S44°58'06"E	81.28
C84	14.82	25.00	34°11'37"	7.69	S87°33'10"W	14.70
C85	14.88	100.00	6°34'50"	7.50	S79°38'37"E	14.86
C86	10.54	100.00	6°02'13"	5.27	S86°56'59"E	10.53
C87	25.51	100.00	14°37'04"	12.83	S82°39'34"E	25.44
C88	39.27	25.00	90°00'00"	25.00	N44°58'06"E	35.36
C89	38.83	25.00	14°10'15"	19.51	N07°07'02"E	38.73
C90	2.95	25.00	6°46'17"	1.48	N17°35'18"E	2.85
C91	30.24	25.00	69°18'10"	17.28	N55°37'31"E	28.43
C92	33.19	25.00	78°04'27"	19.56	N52°14'23"E	30.81
C93	123.14	44.00	162°57'18"	293.62	S06°47'57"E	87.03
C94	104.57	959.00	6°14'51"	52.34	S89°33'16"E	104.52
C95	49.93	1041.00	2°44'54"	24.97	N07°48'18"W	49.93
C96	47.74	1041.00	2°37'38"	23.87	N07°28'54"W	47.73
C97	47.03	1041.00	2°50'23"	23.52	N13°08'02"W	47.02
C98	106.10	1041.00	5°50'23"	53.10	N27°18'32"W	106.06
C99	46.51	1041.00	2°33'36"	23.26	N01°30'52"W	46.51
C100	297.31	1041.00	16°21'49"	149.67	N74°38'45"W	296.30
C101	39.27	25.00	90°00'00"	25.00	S45°01'54"W	35.36
C102	28.65	18.00	91°50'01"	18.59	N44°05'05"E	28.66
C103	24.51	268.00	5°14'21"	12.26	N04°29'07"E	24.50
C104	60.35	268.00	12°54'07"	30.30	N13°33'21"E	60.22
C105	32.70	268.00	6°59'20"	16.37	N23°30'08"E	32.68
C106	117.56	268.00	25°02'56"	59.74	N42°25'44"E	116.82
C107	14.17	332.00	2°28'45"	7.09	S25°48'30"W	14.17
C108	46.13	332.00	7°57'41"	23.10	S20°34'17"W	46.09
C109	31.50	332.00	5°28'07"	15.76	S19°04'36"W	31.48
C110	91.80	332.00	15°50'33"	46.19	S19°04'36"W	91.51
C111	27.52	18.00	87°35'18"	17.26	N54°56'58"E	24.91
C112	143.98	959.00	8°25'56"	71.92	S76°58'02"E	143.44
C113	68.68	44.00	89°25'56"	43.57	N62°56'21"E	61.92
C114	248.14	959.00	14°49'32"	124.77	S73°30'37"E	247.45
C115	2.12	44.00	2°45'47"	1.05	N16°30'29"E	2.12
C116	7.18	44.00	16°21'02"	3.61	S23°21'07"W	7.18
C117	70.80	44.00	92°11'43"	45.72	N01°13'27"E	63.41
C118	45.38	203.00	10°42'35"	22.78	N42°27'50"E	45.28
C119	28.44	203.00	8°01'42"	14.25	N04°02'46"E	28.42
C120	28.44	203.00	8°01'42"	14.25	N13°40'16"E	110.36
C121	111.77	203.00	31°32'44"	57.34	S45°41'12"W	25.16
C122	77.86	18.00	89°41'25"	47.59	N44°58'06"E	35.36
C123	39.27	25.00	90°00'00"	25.00	N45°01'54"E	8.99
C124	10.06	25.00	23°03'41"	5.10	N11°33'45"E	10.06
C125	18.16	25.00	43°54'10"	10.09	N42°02'41"E	18.09
C126	29.22	25.00	66°57'52"	16.54	N33°30'50"E	27.88
C127	42.66	44.00	55°33'13"	23.18	S39°13'10"W	41.01
C128	77.88	44.00	101°24'39"	53.77	S39°13'10"W	62.10
C129	189.65	44.00	246°51'52"	66.52	S88°29'10"E	73.40
C130	41.20	959.00	2°34'52"	21.60	S88°40'40"E	41.20
C131	31.65	18.00	100°44'41"	21.74	S17°00'54"E	27.73
C132	32.89	268.00	7°01'55"	16.47	S23°29'55"W	32.87
C133	30.91	268.00	6°36'31"	15.47	S16°39'42"W	30.89
C134	63.80	268.00	13°38'25"	32.05	S20°10'39"W	63.65
C135	16.43	332.00	2°50'23"	8.23	N29°18'11"W	16.43
C136	47.93	332.00	8°16'16"	24.01	N11°54'57"E	47.89
C137	46.02	332.00	7°56'33"	23.05	N11°54'57"E	45.99
C138	38.26	332.00	6°36'11"	19.15	N04°38'35"E	38.24
C139	148.66	332.00	25°00'00"	25.00	N44°58'06"E	147.43
C140	47.52	50.00	54°27'05"	25.72	S27°11'39"E	45.75
C141	78.54	50.00	54°27'05"	25.72	S44°58'06"E	70.71
C142	38.70	25.00	68°41'25"	24.43	S45°41'12"W	34.95
C143	145.53	25.00	25°39'22"	24.01	N14°10'11"E	144.32
C144	65.47	275.00	13°58'25"	32.89	S20°10'39"W	65.31
C145	43.96	25.00	100°44'41"	30.19	S17°00'54"E	38.51
C146	43.52	956.00	2°34'52"	21.76	S88°40'40"E	43.51
C147	249.98	956.00	14°49'32"	126.68	S73°30'37"E	249.26
C148	49.85	956.00	2°57'24"	26.77	S82°48'04"E	49.84
C149	53.52	956.00	3°10'28"	26.77	S88°48'04"E	53.51
C150	295.31	1034.00	16°21'49"	148.67	N74°38'45"W	294.31
C151	40.07	25.00	91°50'01"	25.81	N44°05'05"E	35.92
C152	120.63	275.00				



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## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

May 18, 2005

### 2. Project # 1002739

05DRB-00681 Major-Preliminary Plat Approval  
05DRB-00683 Minor-Subd Design (DPM) Variance  
05DRB-00684 Minor-Sidewalk Variance  
05DRB-00685 Minor-Sidewalk Waiver  
05DRB-00686 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES PA agent(s) for KB HOME NEW MEXICO INC request(s) the above action(s) for all or a portion of Tract(s) 2D, LANDS OF RIO BRAVO PARTNERS and Tract(s) B-1, ROSNER TRACTS, (to be known as **ANDERSON HEIGHTS, UNITS 1A THRU 9**) zoned R-D residential and related uses zone, developing area, located on 118<sup>TH</sup> ST SW, between DENNIS CHAVEZ BLVD SW and GIBSON BLVD SW containing approximately 248 acre(s). [REF: 05DRB00681, 05DRB00683, 05DRB00684, 05DRB00685, 05DRB00686] (N-8/P-8)

At the May 18, 2005, Development Review Board meeting, with the signing of the infrastructure list dated 5/18/05 and approval of the grading plan engineer stamp dated 4/27/05 the preliminary plat was approved.

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

05DRB-00693 Minor-Amnd SiteDev Plan Subd

MARK GOODWIN & ASSOCIATES PA agent(s) for KB HOME NEW MEXICO INC request(s) the above action(s) for all or a portion of Tract(s) 2D, LANDS OF RIO BRAVO PARTNERS, (to be known as **ANDERSON HEIGHTS, UNITS 1A THRU 9**) zoned RD, located on 118<sup>TH</sup> ST SW, between DENNIS CHAVEZ BLVD SW and GIBSON BLVD SW containing approximately 119 acre(s). [REF: 05DRB00681, 05DRB00683, 05DRB00684, 05DRB00685, 05DRB00686] (N-8/P-8)



24  
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OFFICIAL NOTICE OF DECISION  
PAGE 2

The amended site plan for subdivision was approved and signed off by the Board.

If you wish to appeal this decision, you must do so by June 2, 2005, in the manner described below.

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

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

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

  
Sheran Matson, AICP, DRB Chair

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



75-3985



**OFFICIAL NOTICE OF DECISION**

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD**

December 22, 2010

**Project# 1002739  
10DRB-70326 MAJOR - 2YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS  
(2YR SIA)**

**MARK GOODWIN AND ASSOCIATES PA agent(s) for KB HOME NEW MEXICO,  
INC request(s) the referenced/ above action(s) for all or a portion of ANDERSON  
HEIGHTS Unit 9, zoned R-LT, located east of 118TH ST SW between AMOLE MESA  
SW and COLOBEL AVE SW containing approximately 56.3327 acre(s). (N-8)**

At the December 22, 2010 Development Review Board meeting, a two year extension of the Subdivision Improvements Agreement was approved.

If you wish to appeal this decision, you must do so by January 6, 2011 in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal.

If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

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

  
Jack Cloud, AICP, DRB Chair

Cc: Mark Goodwin & Assoc. – P.O. Box 90606 – Albuquerque, NM 87199  
KB Home New Mexico, Inc. – 601 Menaul Blvd NE – Albuquerque, NM 87107  
Marilyn Maldonado  
File



# DEVELOPER INQUIRY SHEET

(To be completed prior to application submittal)

The Office of Neighborhood Coordination (ONC) located in Room 120 (basement) of the Plaza Del Sol Building, 600 Second Street NW, Fax: (505) 924-3913 – will need the following information **BEFORE** neighborhood and/or homeowner association information will be released to the applicant/agent on any project being presented to the Planning Department of the City of Albuquerque. If you have any questions, please feel free to contact our office at (505) 924-3914. **Your Developer Inquiry is for the following:**

Cell Tower & Type:  Free-Standing Tower -OR-  Concealed Tower

Private Development  EPC  DRB  LUCC  Liquor Submittal

Administrative Amendments (AA's)

City Project

Special Exception Application (ZHE)

CONTACT NAME: Kay Brashear

COMPANY NAME: Mark Goodwin & Associates, PA

ADDRESS/ZIP: P.O. Box 90606, Albuquerque, NM 87199

PHONE: (505) 828-2200 FAX: (505) 797-9539

### LEGAL DESCRIPTION INFORMATION

PLEASE FORWARD INFORMATION ON ANY NEIGHBORHOOD AND/OR HOMEOWNER ASSOCIATION IN THE AREA OF THE PROPERTY DESCRIBED BELOW:

### LEGAL DESCRIPTION

Anderson Heights, Unit 9

LOCATED ON South of Amole Mesa SW

Street Name or Other Identifying Landmark

BETWEEN 118th Street SW AND

Street Name or Other Identifying Landmark

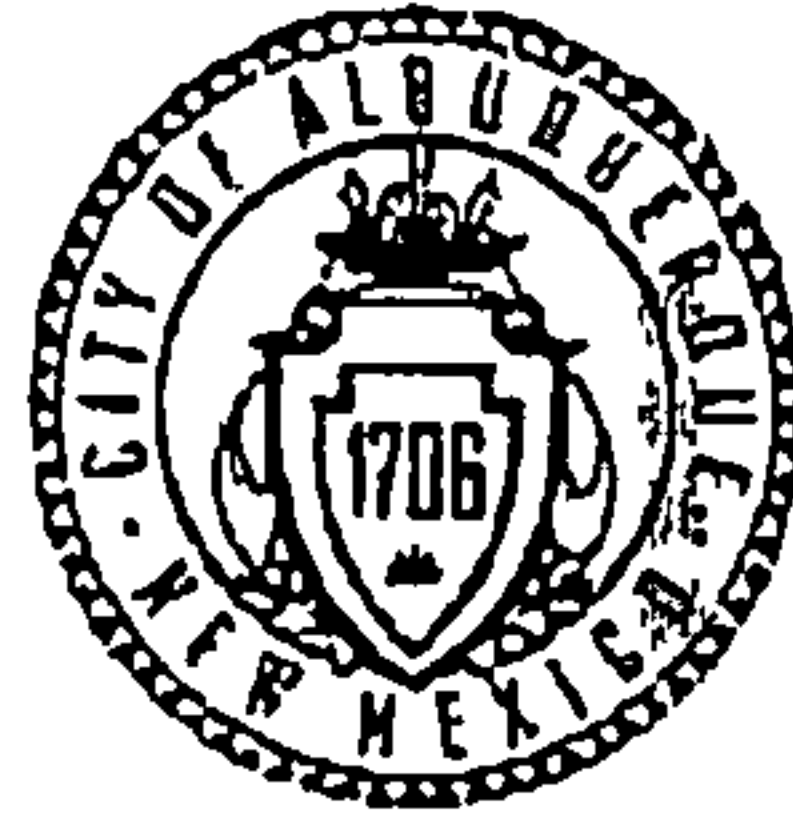
Colobel Street SW

Street Name or Other Identifying Landmark

THE SITE IS INDICATED ON THE FOLLOWING ZONE ATLAS PAGE ( N-8 ).

(PLEASE MARK/HATCH ZONE MAP WHERE PROPERTY IS LOCATED)

(Zone Map **MUST** be provided with request)



## City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

November 21, 2012

Kay Brashear

Mark Goodwin & Associates, PA

P.O. Box 90606/87199

Phone: 505-828-2200 Fax: 505-797-9539

Dear Kay:

Thank you for your inquiry of November 21, 2012 requesting the names of ALL Neighborhood and/or Homeowners Associations who would be affected under the provisions of O-92 by your proposed project at (DRB SUBMITTAL) ANDERSON HEIGHTS, UNIT 9 LOCATED ON SOUTH OF AMOLE MESA SW BETWEEN 118<sup>TH</sup> STREET SW AND COLOBEL STREET SW zone map N-8.

Our records indicate that the ALL Neighborhood and/or Homeowners Associations affected by this proposal and the contact names are as follows:

### ANDERSON HILLS H.O.A. (AHH)

\*Larry La Pitz

e-mail: [lapitzlj@comcast.net](mailto:lapitzlj@comcast.net)

3120 Rio Plata Dr. SW/87121

Neal Kloepfer

e-mail: [nkpar345@comcast.net](mailto:nkpar345@comcast.net)

3120 Rio Diego Pl. SW/87121

### ORCHARDS AT ANDERSON HEIGHTS SUBASSOC., INC. (OAH)

\*Chris Perkins

e-mail: [cperkins001@gmail.com](mailto:cperkins001@gmail.com) 2924 Margerum Trail SW/87121 710-3344 (h)

Robert Banagay

e-mail: [robtax@yahoo.com](mailto:robtax@yahoo.com) 2902 McKinnon Way SW/87121 301-7136 (h)

Please note that according to O-92 you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing. **IMPORTANT! Failure of adequate notification may result in your Application Hearing being deferred for 30 days.** If you have any questions about the information provided, please contact me at (505) 924-3906 or via an e-mail message at [dcarmona@cabq.gov](mailto:dcarmona@cabq.gov) or by fax at (505) 924-3913.

Sincerely,

*Dalaina Carmona*

Senior Administrative Assistant

OFFICE OF NEIGHBORHOOD COORDINATION

Planning Department

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

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

# !!!Notice to Applicants!!!

## SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, etc. are required under Council Bill O-92 to notify all affected recognized neighborhood associations **PRIOR TO FILING THE APPLICATION TO THE PLANNING DEPARTMENT**. Because the purpose of the notification is to ensure communication as a means of identifying and resolving problems early, it is essential that the notification be fully informative.

### WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

1. The street address of the subject property.
2. The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.
3. A physical description of the location, referenced to streets and existing land uses.
4. A complete description of the actions requested of the EPC:
  - a) If a **ZONE CHANGE OR ANNEXATION**, the name of the existing zone category and primary uses and the name of the proposed category and primary uses (i.e., "from the R-T Townhouse zone, to the C-2 Community Commercial zone").
  - b) If a **SITE DEVELOPMENT OR MASTER DEVELOPMENT PLAN** approval or amendment describe the physical nature of the proposal (i.e., "an amendment to the approved plan to allow a drive-through restaurant to be located just east of the main shopping center entrance off Montgomery Blvd.>").
  - c) If a **SECTOR DEVELOPMENT PLAN OR PLAN AMENDMENT** a general description of the plan area, plan concept, the mix of zoning and land use categories proposed and description of major features such as location of significant shopping centers, employment centers, parks and other public facilities.
  - d) The name, address and telephone number of the applicant and of the agent (if any). In particular the name of an individual contact person will be helpful so that neighborhood associations may contact someone with questions or comments.

## Information from the Office of Neighborhood Coordination

The following information should always be in each application packet that you submit for an EPC or DRB application. Listed below is a "Checklist" of the items needed.

~~ONC "Official" Letter to the applicant (if there are associations). A copy must be submitted with application packet -OR-~~

The ONC "Official" Letter (if there are no associations). A copy must be submitted with application packet.

~~Copies of letters to neighborhood associations (if there are associations). A copy must be submitted with application packet.~~

~~Copies of the notified responses to neighborhood associations (if there are associations). A copy must be submitted with application packet.~~

**Just a reminder - Our ONC "Official" Letter is only valid for a one (1) month period and if you haven't submitted your application by this date, you will need to get an updated letter from our office.**

Any questions, please feel free to contact Dalaina at 924-3906 or via an e-mail message at [dcarmona@cabq.gov](mailto:dcarmona@cabq.gov).

Thank you for your cooperation on this matter.

.....  
(below this line for ONC use only)

Date of Inquiry: 11/21/12 Time Entered: 3:30 p.m. ONC Rep. Initials: DC



D. Mark Goodwin & Associates, P.A.  
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199  
(505) 828-2200 FAX 797-9539

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November 26, 2012

Mr. Chris Perkins  
Orchards at Anderson Heights  
2924 Margerum Trail SW  
Albuquerque, NM 87121

Mr. Robert Banagay  
Orchards at Anderson Heights  
2902 McKinnon Way SW  
Albuquerque, NM 87121

**Re: Anderson Heights, Unit 9**

Dear Mr. Perkins and Mr. Banagay:

Enclosed please find a copy of the DRB Application requesting an extension of the Subdivision Improvements Agreement for the referenced project. The anticipated date to be heard is January 2, 2013. Please contact Diane Hoelzer of our office if you have any questions or concerns.

Sincerely,

MARK GOODWIN & ASSOCIATES, PA

Kay Brashear  
Office Manager

/kb

Enclosure



D. Mark Goodwin & Associates, P.A.  
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199  
(505) 828-2200 FAX 797-9539

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November 26, 2012

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Sincerely,

MARK GOODWIN & ASSOCIATES, PA

Kay Brashear  
Office Manager

/kb

Enclosure



D. Mark Goodwin & Associates, P.A.  
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199  
(505) 828-2200 FAX 797-9539

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November 26, 2012

Mr. Larry La Pitz  
Anderson Hills H.O.A.  
3120 Rio Plata Dr. SW  
Albuquerque, NM 87121

Mr. Neal Kloepfer  
Anderson Hills H.O.A.  
3120 Rio Diego Pl. SW  
Albuquerque, NM 87121

**Re: Anderson Heights, Unit 9**

Dear Mr. La Pitz, and Mr. Kloepfer:

Enclosed please find a copy of the DRB Application requesting an extension of the Subdivision Improvements Agreement for the referenced project. The anticipated date to be heard is January 2, 2013. Please contact Diane Hoelzer of our office if you have any questions or concerns.

Sincerely,

MARK GOODWIN & ASSOCIATES, PA

Kay Brashear  
Office Manager

/kb

Enclosure



D. Mark Goodwin & Associates, P.A.  
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199  
(505) 828-2200 FAX 797-9539

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November 26, 2012

Mr. Larry La Pitz  
Anderson Hills H.O.A.  
3120 Rio Plata Dr. SW  
Albuquerque, NM 87121

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3120 Rio Diego Pl. SW  
Albuquerque, NM 87121

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Sincerely,

MARK GOODWIN & ASSOCIATES, PA

Kay Brashear  
Office Manager

/kb

Enclosure



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<b>Total Postage &amp; Fees</b>	<b>\$ 5.75</b>	11/26/2012

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 Mr. Larry La Pitz  
 Street, Apt. No.;  
 or PO Box No. 3120 Rio Plata Dr. SW  
 City, State, ZIP+4  
 Albuquerque NM 87121

PS Form 3800, June 2002 See Reverse for Instructions

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Restricted Delivery Fee (Endorsement Required)	\$0.00	
<b>Total Postage &amp; Fees</b>	<b>\$ 5.75</b>	11/26/2012

Sent To  
 Mr. Neal Kloepfer  
 Street, Apt. No.;  
 or PO Box No. 3120 Rio Diego Pl. SW  
 City, State, ZIP+4  
 Albuquerque NM 87121

PS Form 3800, June 2002 See Reverse for Instructions

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<b>Total Postage &amp; Fees</b>	<b>\$ 5.75</b>	11/26/2012

Sent To  
 Mr. Chris Perkins  
 Street, Apt. No.;  
 or PO Box No. 2924 Margerum Trail SW  
 City, State, ZIP+4  
 Albuquerque NM 87121

PS Form 3800, June 2002 See Reverse for Instructions

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<b>Total Postage &amp; Fees</b>	<b>\$ 5.75</b>	11/26/2012

Sent To  
 Mr. Robert Bonagay  
 Street, Apt. No.;  
 or PO Box No. 2902 McKinnon Way SW  
 City, State, ZIP+4  
 Albuquerque NM 87121

PS Form 3800, June 2002 See Reverse for Instructions



Supplemental Form (SF)

**SUBDIVISION**

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

**SITE DEVELOPMENT PLAN**

- for Subdivision
- for Building Permit
- Administrative Amendment/Approval (AA)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

**STORM DRAINAGE (Form D)**

- Storm Drainage Cost Allocation Plan

**S Z ZONING & PLANNING**

- Annexation
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
  - Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

**APPLICATION INFORMATION:**

Professional/Agent (if any): Mark Goodman and Associates, PA PHONE: 828-2200  
 ADDRESS: PO Box 90406 Albuquerque FAX: 797-9539  
 CITY: Albuquerque STATE nm ZIP 87199 E-MAIL: kbrashear@goodmanengineers.com  
 APPLICANT: KB Home New Mexico PHONE: 602-282-3064  
 ADDRESS: 4127 Van Buren Street FAX: 602-282-3068  
 CITY: Phoenix STATE AZ ZIP 85008 E-MAIL: jspanka@kbhome.com  
 Proprietary interest in site: owners List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: 2 year Sidewalk Deferral Extension for Anderson Heights Unit 3

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

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

Lot or Tract No. \_\_\_\_\_ Block: \_\_\_\_\_ Unit: 3  
 Subdiv/Addn/TBKA: Anderson Heights  
 Existing Zoning: \_\_\_\_\_ Proposed zoning: \_\_\_\_\_ MRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s): 28 UPC Code: \_\_\_\_\_

**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  
10-DRB 70276 10-DRB 70277

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill? no  
 No. of existing lots: \_\_\_\_\_ No. of proposed lots: \_\_\_\_\_ Total site area (acres): \_\_\_\_\_  
 LOCATION OF PROPERTY BY STREETS: On or Near: Hilgenberg Lane  
 Between: van Horne way SW and Morrissey St. SW

Check if project was previously reviewed by: Sketch Plat/Plan  or Pre-application Review Team(PRT)  Review Date: \_\_\_\_\_

SIGNATURE Diane Hoelzer DATE 9-17-12  
 (Print Name) DIANE HOELZER Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

INTERNAL ROUTING		Application case numbers	Action	S.F.	Fees
<input type="checkbox"/>	All checklists are complete	<u>12 DRB 70292</u>	<u>ESIA</u>	_____	\$ <u>50.00</u>
<input type="checkbox"/>	All fees have been collected	_____	<u>CMF</u>	_____	\$ <u>20.00</u>
<input type="checkbox"/>	All case #s are assigned	_____	_____	_____	\$ _____
<input type="checkbox"/>	AGIS copy has been sent	_____	_____	_____	\$ _____
<input type="checkbox"/>	Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/>	Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/>	F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input type="checkbox"/>	F.H.D.P. fee rebate	_____	_____	_____	\$ _____
					Total
					\$ <u>70.00</u>

Hearing date Sept. 26, 2012

[Signature]  
 9-17-12  
 Staff signature & Date

Project # 1002739

Revised: 4/2012

FORM V: SUBDIVISION VARIANCES & VACATIONS

DRB

- BULK LAND VARIANCE (DRB04)** **(PUBLIC HEARING CASE)**
    - \_\_\_ Application for Minor Plat on FORM S-3, including those submittal requirements. **24 copies**
    - \_\_\_ Letter briefly describing and explaining: the request, compliance with the Development Process Manual, and all improvements to be waived.
    - \_\_\_ Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
    - \_\_\_ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
    - \_\_\_ Sign Posting Agreement
    - \_\_\_ Fee (see schedule)
    - \_\_\_ List any original and/or related file numbers on the cover application
- DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

- VACATION OF PUBLIC EASEMENT (DRB27)**
  - VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)**
    - \_\_\_ The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies.**  
(Not required for City owned public right-of-way.)
    - \_\_\_ Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
    - \_\_\_ Zone Atlas map with the entire property(ies) clearly outlined
    - \_\_\_ Letter briefly describing, explaining, and justifying the request
    - \_\_\_ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
    - \_\_\_ Sign Posting Agreement
    - \_\_\_ Fee (see schedule)
    - \_\_\_ List any original and/or related file numbers on the cover application
- Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.  
**DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

- SIDEWALK VARIANCE (DRB20)**
  - SIDEWALK WAIVER (DRB21)**
    - \_\_\_ Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6 copies**
    - \_\_\_ Zone Atlas map with the entire property(ies) clearly outlined
    - \_\_\_ Letter briefly describing, explaining, and justifying the variance or waiver
    - \_\_\_ List any original and/or related file numbers on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

- SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)**
    - \_\_\_ Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14") **24 copies**
    - \_\_\_ Zone Atlas map with the entire property(ies) clearly outlined
    - \_\_\_ Letter briefly describing, explaining, and justifying the variance
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- TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**
  - EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)**
    - ✓ Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**
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    - ✓ List any original and/or related file numbers on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

- VACATION OF PRIVATE EASEMENT (DRB26)**
  - VACATION OF RECORDED PLAT (DRB29)**
    - \_\_\_ The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") **6 copies**
    - \_\_\_ Scale drawing showing the easement to be vacated (8.5" by 11") **6 copies**
    - \_\_\_ Zone Atlas map with the entire property(ies) clearly outlined
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**DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

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

DIANE HOEZZER  
 Applicant name (print)  
Alvin Hoegger 9/14/12  
 Applicant signature / date



Form revised 4/07

- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers  
12 - DRB - 70292

[Signature] 9-17-12  
 Planner signature / date  
 Project # 1002739



Supplemental Form (SF)

**SUBDIVISION**

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

**SITE DEVELOPMENT PLAN**

- for Subdivision
- for Building Permit
- Administrative Amendment/Approval (AA)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

**STORM DRAINAGE (Form D)**

- Storm Drainage Cost Allocation Plan

**S Z ZONING & PLANNING**

- Annexation
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
- Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

**APPLICATION INFORMATION:**

Professional/Agent (if any): Mark Gooduan and Associates, PA PHONE: 828-2200  
 ADDRESS: PO Box 90404 Albuquerque FAX: 797-9539  
 CITY: Albuquerque STATE nm ZIP 87199 E-MAIL: kbroshar@gooduanengineers.com  
 APPLICANT: KB Home New Mexico PHONE: 602-282-3064  
 ADDRESS: 4127 Van Buren Street FAX: 602-282-3068  
 CITY: Phoenix STATE AZ ZIP 85008 E-MAIL: jspane@kbhome.com  
 Proprietary interest in site: owners List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: 2 year Sidewalk Deferred Extension for Anderson Heights Unit 3

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

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

Lot or Tract No. \_\_\_\_\_ Block: \_\_\_\_\_ Unit: 3  
 Subdiv/Addn/TBKA: Anderson Heights  
 Existing Zoning: \_\_\_\_\_ Proposed zoning: \_\_\_\_\_ MRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s): 28 UPC Code: \_\_\_\_\_

**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  
10-DRB-70276 10-DRB-70277

**CASE INFORMATION:**

Within city limits?  Within 1000FT of a landfill? no  
 No. of existing lots: \_\_\_\_\_ No. of proposed lots: \_\_\_\_\_ Total site area (acres): \_\_\_\_\_  
 LOCATION OF PROPERTY BY STREETS: On or Near: Hilgenberg Lane  
 Between: van Horne way SW and Morrissey St. SW  
 Check if project was previously reviewed by: Sketch Plat/Plan  or Pre-application Review Team(PRT)  Review Date: \_\_\_\_\_

SIGNATURE Diane Hoelzer DATE 9-17-12  
 (Print Name) DIANE HOELZER Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

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

Application case numbers  
12 DRB 70292

Action	S.F.	Fees
<u>ESIA</u>	_____	\$ <u>50.00</u>
<u>CMF</u>	_____	\$ <u>20.00</u>
_____	_____	\$ _____
_____	_____	\$ _____
_____	_____	\$ _____
		Total
		\$ <u>70.00</u>

Hearing date Sept. 26, 2012

9-17-12  
 Staff signature & Date

Project # 1002739

FORM V: SUBDIVISION VARIANCES & VACATIONS

BULK LAND VARIANCE (DRB04)

- \_\_\_ Application for Minor Plat on FORM S-3, including those submittal requirements.
  - \_\_\_ Letter briefly describing and explaining: the request, compliance with the Development Process Manual, and all improvements to be waived.
  - \_\_\_ Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
  - \_\_\_ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
  - \_\_\_ Sign Posting Agreement
  - \_\_\_ Fee (see schedule)
  - \_\_\_ List any original and/or related file numbers on the cover application
- DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

(PUBLIC HEARING CASE)  
24 copies

VACATION OF PUBLIC EASEMENT (DRB27)

VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)

- \_\_\_ The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) 24 copies.  
(Not required for City owned public right-of-way.)
  - \_\_\_ Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") 24 copies
  - \_\_\_ Zone Atlas map with the entire property(ies) clearly outlined
  - \_\_\_ Letter briefly describing, explaining, and justifying the request
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SIDEWALK VARIANCE (DRB20)

SIDEWALK WAIVER (DRB21)

- \_\_\_ Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") 6 copies
  - \_\_\_ Zone Atlas map with the entire property(ies) clearly outlined
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SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)

- \_\_\_ Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14") 24 copies
  - \_\_\_ Zone Atlas map with the entire property(ies) clearly outlined
  - \_\_\_ Letter briefly describing, explaining, and justifying the variance
  - \_\_\_ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
  - \_\_\_ Sign Posting Agreement
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TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)

EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)

- ✓ Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") 6 copies
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DIANE HOZZER  
Applicant name (print)  
Diane Hozzer 9/17/12  
Applicant signature / date



Form revised 4/07

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

Application case numbers  
12 - DRB - 70292

[Signature] 9-17-12  
Planner signature / date  
Project # 1002739



D. Mark Goodwin & Associates, P.A.  
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199  
(505) 828-2200 FAX 797-9539

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*~ 2012 ACEC/NM Award Winner for Engineering Excellence ~  
~ 2008 ACEC/NM Award Winner for Engineering Excellence ~*

September 18, 2012

Mr. Jack Cloud  
DRB Chair  
City of Albuquerque  
PO Box 1293  
Albuquerque, NM 87103

**Re: Anderson Heights, Unit 3 – 1002739  
Sidewalk Deferral Extension Request**

Dear Mr. Cloud:

On behalf of our client, KB HOME New Mexico, Inc., we are requesting a 2-year extension of the Sidewalk Deferral Agreement. Due to the economy, home construction has been slow, thus completion of the deferred sidewalks has been slow.

Please contact our office if you have any questions or comments.

Sincerely,

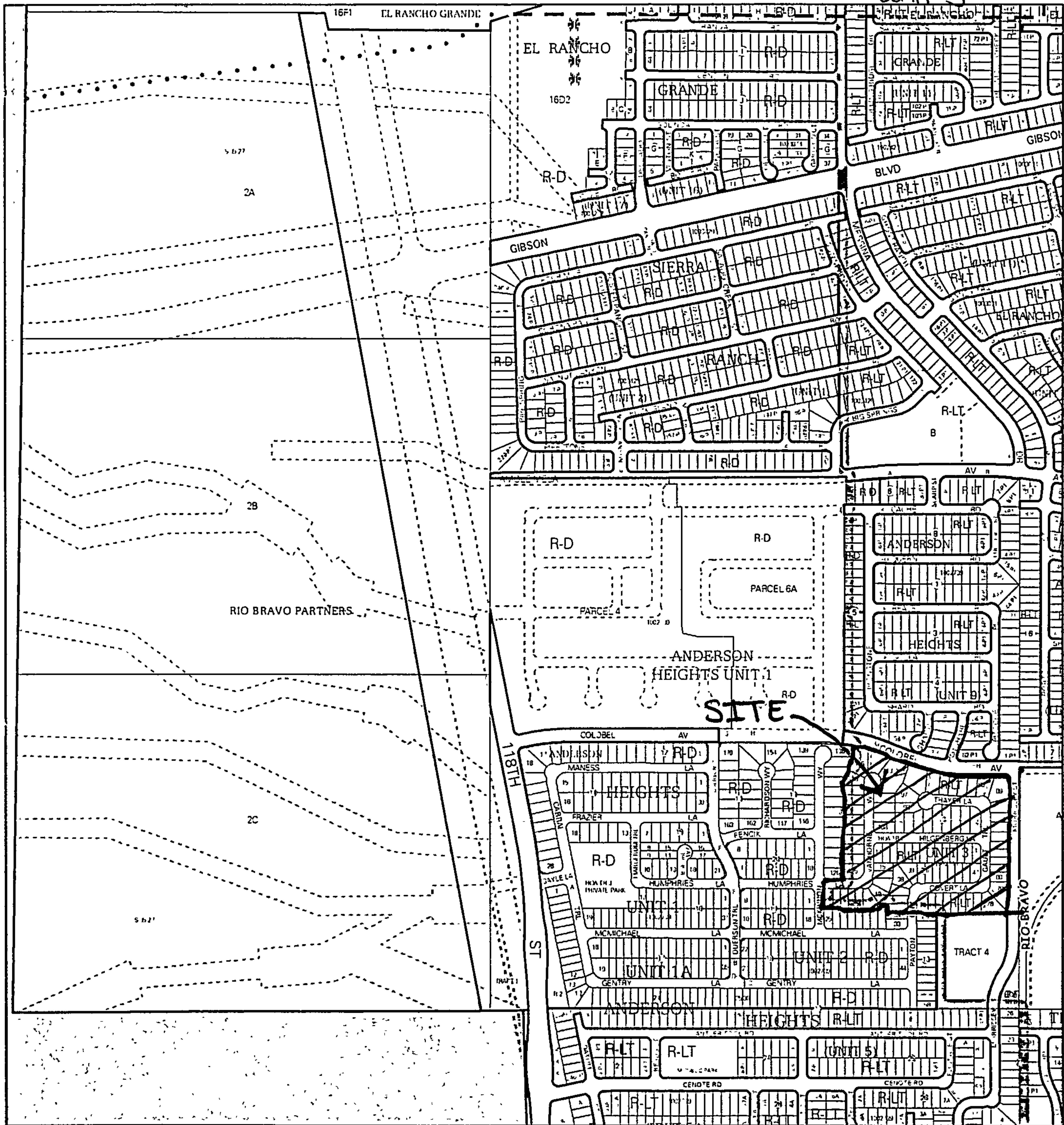
MARK GOODWIN & ASSOCIATES, PA

Diane L. Hoelzer  
Senior Engineer

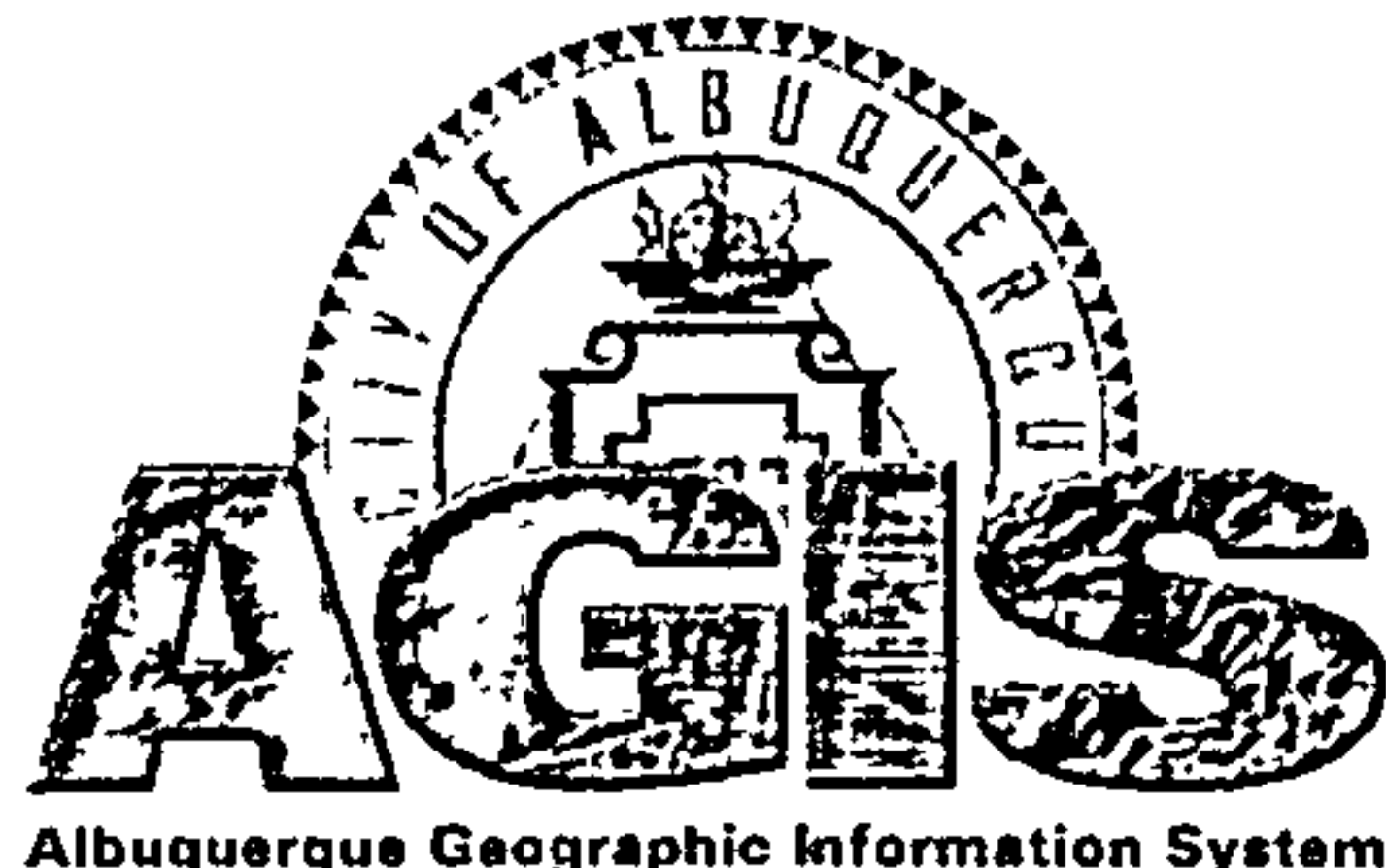
DLH/kb

Attachments

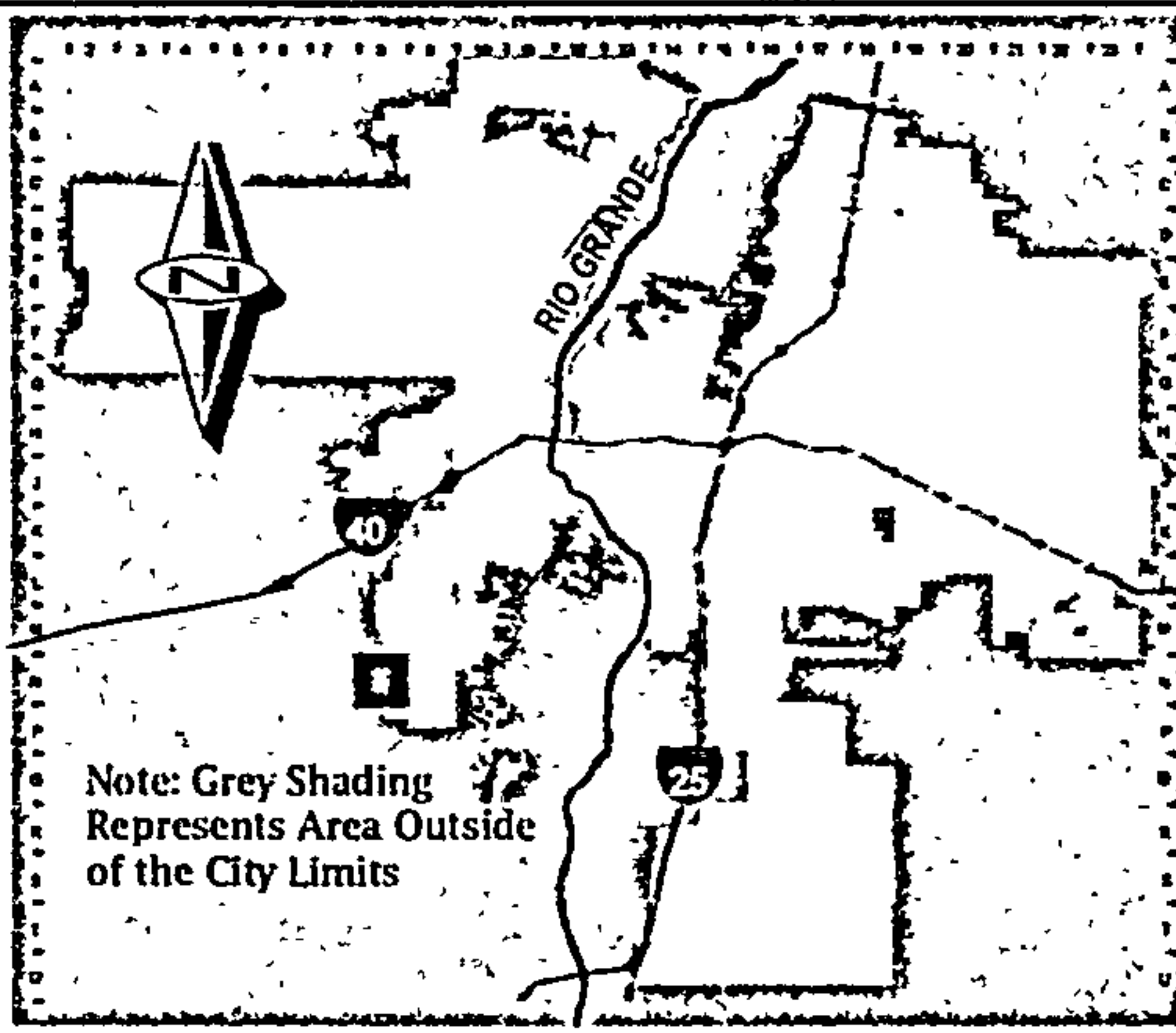
unit 3



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



Map amended through: 2/4/2010

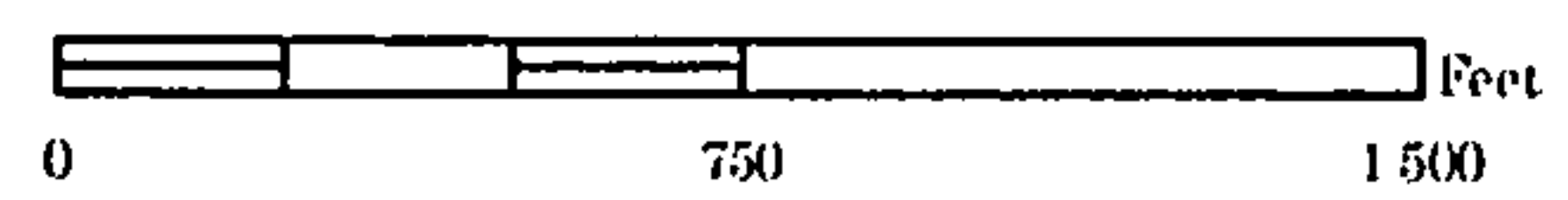


Note: Grey Shading Represents Area Outside of the City Limits

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





Supplemental Form (SF)

**SUBDIVISION**

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

**SITE DEVELOPMENT PLAN**

- for Subdivision
- for Building Permit
- Administrative Amendment/Approval (AA)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

**STORM DRAINAGE (Form D)**

- Storm Drainage Cost Allocation Plan

**S Z ZONING & PLANNING**

- Annexation
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- Adoption of Rank 2 or 3 Plan or similar
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**APPLICATION INFORMATION:**

Professional/Agent (if any): mark Goodwin and Associates, PA PHONE: 828-2800

ADDRESS: PO Box 90606 FAX: 797-9539

CITY: Albuquerque STATE nm ZIP 87199 E-MAIL: kbrashear & goodwin engineers.com

APPLICANT: KB Home New Mexico PHONE: 602-282-3064

ADDRESS: 4127 Van Buren Street Ste # 150 FAX: 602-282-3068

CITY: Phoenix STATE AZ ZIP 85008 E-MAIL: j.speake@kbhome.com

Proprietary interest in site: owner List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: 2 year Request for Sidewalk Deferral Extension  
Anderson Heights Unit 9

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

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

Lot or Tract No. \_\_\_\_\_ Block: \_\_\_\_\_ Unit: 9

Subdiv/Addn/TBKA: Anderson Heights

Existing Zoning: R-LT Proposed zoning: R-LT MRGCD Map No \_\_\_\_\_

Zone Atlas page(s): 28 UPC Code: 1608 0344 7819141925

**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

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill? no

No. of existing lots: \_\_\_\_\_ No. of proposed lots: \_\_\_\_\_ Total site area (acres): \_\_\_\_\_

LOCATION OF PROPERTY BY STREETS: On or Near: Ironstone Street S.W

Between: Amole mesa Ave. Sw and Colobel Ave. Sw

Check if project was previously reviewed by: Sketch Plat/Plan  or Pre-application Review Team(PRT)  Review Date: \_\_\_\_\_

SIGNATURE Diane Hoelzer DATE 9-17-12

(Print Name) DIANE HOELZER Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

Revised: 4/2012

**INTERNAL ROUTING**

- All checklists are complete
- All fees have been collected
- All case #s are assigned
- AGIS copy has been sent
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- 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
<u>12 DRB - 70293</u>	<u>ESIA</u>	_____	<u>\$50.00</u>
_____	<u>CMF</u>	_____	<u>\$26.00</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____

Hearing date Sept: 26, 2012

Total \$70.00

[Signature]  
9-17-12  
Staff signature & Date

Project # 1002739



FORM V: SUBDIVISION VARIANCES & VACATIONS

DRB  
DRB  
DRB

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RIANE HOELZEL  
Applicant name (print)  
Aline Hoelzel 9-17-12  
Applicant signature / date



Form revised 4/07

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

[Signature] 9-17-12  
Planner signature / date  
Project # 1002739



Supplemental Form (SF)

<b>SUBDIVISION</b>	<b>S</b>	<b>Z</b>	<b>ZONING &amp; PLANNING</b>
<input checked="" type="checkbox"/> Major subdivision action			<input type="checkbox"/> Annexation
<input type="checkbox"/> Minor subdivision action			
<input type="checkbox"/> Vacation	<b>V</b>		<input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
<input type="checkbox"/> Variance (Non-Zoning)			
<b>SITE DEVELOPMENT PLAN</b>	<b>P</b>		<input type="checkbox"/> Adoption of Rank 2 or 3 Plan or similar
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<input type="checkbox"/> for Building Permit			
<input type="checkbox"/> Administrative Amendment/Approval (AA)			
<input type="checkbox"/> IP Master Development Plan	<b>D</b>		<input type="checkbox"/> Street Name Change (Local & Collector)
<input type="checkbox"/> Cert. of Appropriateness (LUCC)			
<b>STORM DRAINAGE (Form D)</b>	<b>L A</b>		<b>APPEAL / PROTEST of...</b>
<input type="checkbox"/> Storm Drainage Cost Allocation Plan			<input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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 CITY: Albuquerque STATE nm ZIP 87199 E-MAIL: kbrashear@goodwinengineers.com  
 APPLICANT: KB Home New Mexico PHONE: 602-282-3064  
 ADDRESS: 4127 Van Buren Street Ste # 150 FAX: 602-282-3068  
 CITY: Phoenix STATE AZ ZIP 85068 E-MAIL: j3penke@kbhome.com  
 Proprietary interest in site: owner List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: 2 year request for Sidewalk Deferral Extension  
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 LOCATION OF PROPERTY BY STREETS: On or Near: Ironstone Street S.W  
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SIGNATURE Diane Hoelzer DATE 9-17-12  
 (Print Name) DIANE HOELZER Applicant:  Agent:

FOR OFFICIAL USE ONLY

- INTERNAL ROUTING
- All checklists are complete
- All fees have been collected
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- Site is within 1000ft of a landfill
- F.H.D.P. density bonus
- F.H.D.P. fee rebate

Application case numbers  
12 DRB - 70793  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Action	S.F.	Fees
<u>ESIA</u>	_____	<u>\$50.00</u>
<u>CMF</u>	_____	<u>\$26.00</u>
_____	_____	\$ _____
_____	_____	\$ _____
_____	_____	\$ _____
		Total
		<u>\$70.00</u>

Hearing date Sept: 26, 2012

9-17-12  
 Staff signature & Date

Project # 1002739

FORM V: SUBDIVISION VARIANCES & VACATIONS

(PUBLIC HEARING CASE)  
24 copies

- BULK LAND VARIANCE (DRB04)**
    - \_\_\_ Application for Minor Plat on FORM S-3, including those submittal requirements.
    - \_\_\_ Letter briefly describing and explaining: the request, compliance with the Development Process Manual, and all improvements to be waived.
    - \_\_\_ Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
    - \_\_\_ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
    - \_\_\_ Sign Posting Agreement
    - \_\_\_ Fee (see schedule)
    - \_\_\_ List any original and/or related file numbers on the cover application
- DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

- VACATION OF PUBLIC EASEMENT (DRB27)**
  - VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)**
    - \_\_\_ The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) 24 copies. (Not required for City owned public right-of-way.)
    - \_\_\_ Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") 24 copies
    - \_\_\_ Zone Atlas map with the entire property(ies) clearly outlined
    - \_\_\_ Letter briefly describing, explaining, and justifying the request
    - \_\_\_ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
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**DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

- SIDEWALK VARIANCE (DRB20)**
  - SIDEWALK WAIVER (DRB21)**
    - \_\_\_ Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") 6 copies
    - \_\_\_ Zone Atlas map with the entire property(ies) clearly outlined
    - \_\_\_ Letter briefly describing, explaining, and justifying the variance or waiver
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- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

- SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)**
    - \_\_\_ Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14") 24 copies
    - \_\_\_ Zone Atlas map with the entire property(ies) clearly outlined
    - \_\_\_ Letter briefly describing, explaining, and justifying the variance
    - \_\_\_ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
    - \_\_\_ Sign Posting Agreement
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- TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**
  - EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)**
    - ✓ Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") 6 copies
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I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

RIANE HOELZEL  
Applicant name (print)  
Riane Hoelzel 9-17-12  
Applicant signature / date



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

Form revised 4/07  
[Signature] 9-17-12  
Planner signature / date  
Project # 1002739



D. Mark Goodwin & Associates, P.A.  
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199  
(505) 828-2200 FAX 797-9539

\*\*\*

~ 2012 ACEC/NM Award Winner for Engineering Excellence ~  
~ 2008 ACEC/NM Award Winner for Engineering Excellence ~

September 18, 2012

Mr. Jack Cloud  
DRB Chair  
City of Albuquerque  
PO Box 1293  
Albuquerque, NM 87103

**Re: Anderson Heights, Unit 9 – 1002739  
Sidewalk Deferral Extension Request**

Dear Mr. Cloud:

On behalf of our client, KB HOME New Mexico, Inc., we are requesting a 2-year extension of the Sidewalk Deferral Agreement. Due to the economy, home construction has been slow, thus completion of the deferred sidewalks has been slow.

Please contact our office if you have any questions or comments.

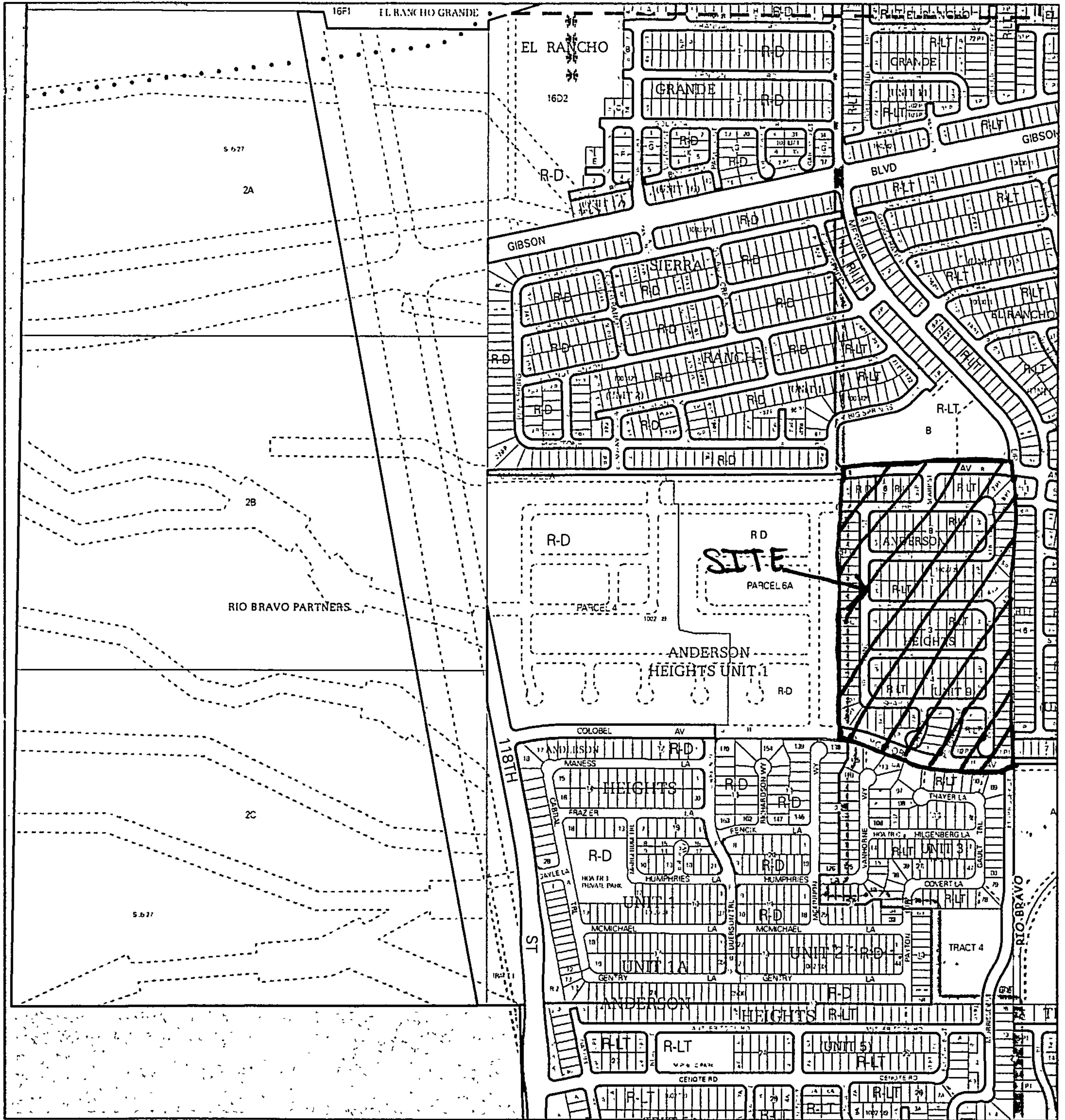
Sincerely,

MARK GOODWIN & ASSOCIATES, PA

Diane L. Hoelzer  
Senior Engineer

DLH/kb

Attachments



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

**AGIS**  
Albuquerque Geographic Information System

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**N-08-Z**

Selected Symbols

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

0 750 1500 Feet

Map amended through: 2/4/2010







Supplemental Form (SF)

**SUBDIVISION**

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

**SITE DEVELOPMENT PLAN**

- for Subdivision
- for Building Permit
- Administrative Amendment/Approval (AA)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

**STORM DRAINAGE (Form D)**

- Storm Drainage Cost Allocation Plan

**S Z ZONING & PLANNING**

- Annexation
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plan boundaries)
- 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 APPEAL / PROTEST of...**
  - Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, 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 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

**APPLICATION INFORMATION:**

Professional/Agent (if any): Mark Goodwin and Associates, P.A. PHONE: 505-828-2200  
 ADDRESS: PO Box 90606 FAX: \_\_\_\_\_

CITY: Albuquerque STATE NM ZIP 87199 E-MAIL: Kbrashear@goodwinengineers.com

APPLICANT: KB Home PHONE: 602-282-3064

ADDRESS: 4127 E. Van Buren Street Suite 150 FAX: 602-282-3068

CITY: Phoenix STATE AZ ZIP 85008 E-MAIL: Jspeake@kbhome.com

Proprietary interest in site: owner List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: 2 year sidewalk deferral extension  
Anderson Heights Unit 1

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

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

Lot or Tract No. \_\_\_\_\_ Block: \_\_\_\_\_ Unit: 1

Subdiv/Addn/TBKA: Anderson Heights

Existing Zoning: R-D Proposed zoning: R-D MRGCD Map No \_\_\_\_\_

Zone Atlas page(s): n-8 UPC Code: 100805429513940212

**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,  
07DRB-60172, 09DRB-70097 11DRB-70043

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill? no

No. of existing lots: \_\_\_\_\_ No. of proposed lots: \_\_\_\_\_ Total site area (acres): 248

LOCATION OF PROPERTY BY STREETS: On or Near: 118<sup>th</sup> Street SW

Between: Gibson Blvd, SW and Dennis Chavez SW

Check if project was previously reviewed by: Sketch Plat/Plan  or Pre-application Review Team(PRT)  Review Date: \_\_\_\_\_

SIGNATURE Diane Hoelzer DATE 3/1/12

(Print Name) Diane Hoelzer, PE Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

Revised: 6/2011

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>12 DRB-70072</u>	<u>ESIA</u>	_____	<u>\$50.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>CMF</u>	_____	<u>\$20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
Hearing date <u>3-21-12</u>				Total <u>\$70.00</u>

[Signature]  
 Staff signature & Date 3-2-12

Project # 1002739



FORM V: SUBDIVISION VARIANCES & VACATIONS

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※

- BULK LAND VARIANCE (DRB04)** (PUBLIC HEARING CASE)
  - \_\_\_ Application for Minor Plat on FORM S-3, including those submittal requirements. **24 copies**
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- VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)**
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(Not required for City owned public right-of-way.)
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  - \_\_\_ Zone Atlas map with the entire property(ies) clearly outlined
  - \_\_\_ Letter briefly describing, explaining, and justifying the variance
  - \_\_\_ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
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- EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SEWALK CONSTRUCTION (DRB07)**
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Diane Doelzer, PE  
Applicant name (print)  
Diane Doelzer  
Applicant signature / date



<input checked="" type="checkbox"/> Checklists complete	Application case numbers	Form revised 4/07
<input checked="" type="checkbox"/> Fees collected	<u>12 - DRB - 70072</u>	<u>3-2-12</u>
<input checked="" type="checkbox"/> Case #s assigned	_____	Planner signature / date
<input checked="" type="checkbox"/> Related #s listed	_____	Project # <u>1002739</u>



D. Mark Goodwin & Associates, P.A.  
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199  
(505) 828-2200 FAX 797-9539

\*\*\*

*~ 2011 ACEC/NM Award Winner for Engineering Excellence ~  
~ 2008 ACEC/NM Award Winner for Engineering Excellence ~*

March 2, 2012

Mr. Jack Cloud  
DRB Chair  
City of Albuquerque  
PO Box 1293  
Albuquerque, NM 87103

**Re: Anderson Heights, Unit 1 - 1002739**

Dear Mr. Cloud:

On behalf of our client, KB HOME New Mexico, Inc., we are requesting a 2-year extension of the Sidewalk Deferral Agreement. Due to the economy, home construction has been slow, thus completion of the deferred sidewalks has been slow.

Please contact our office if you have any questions or comments.

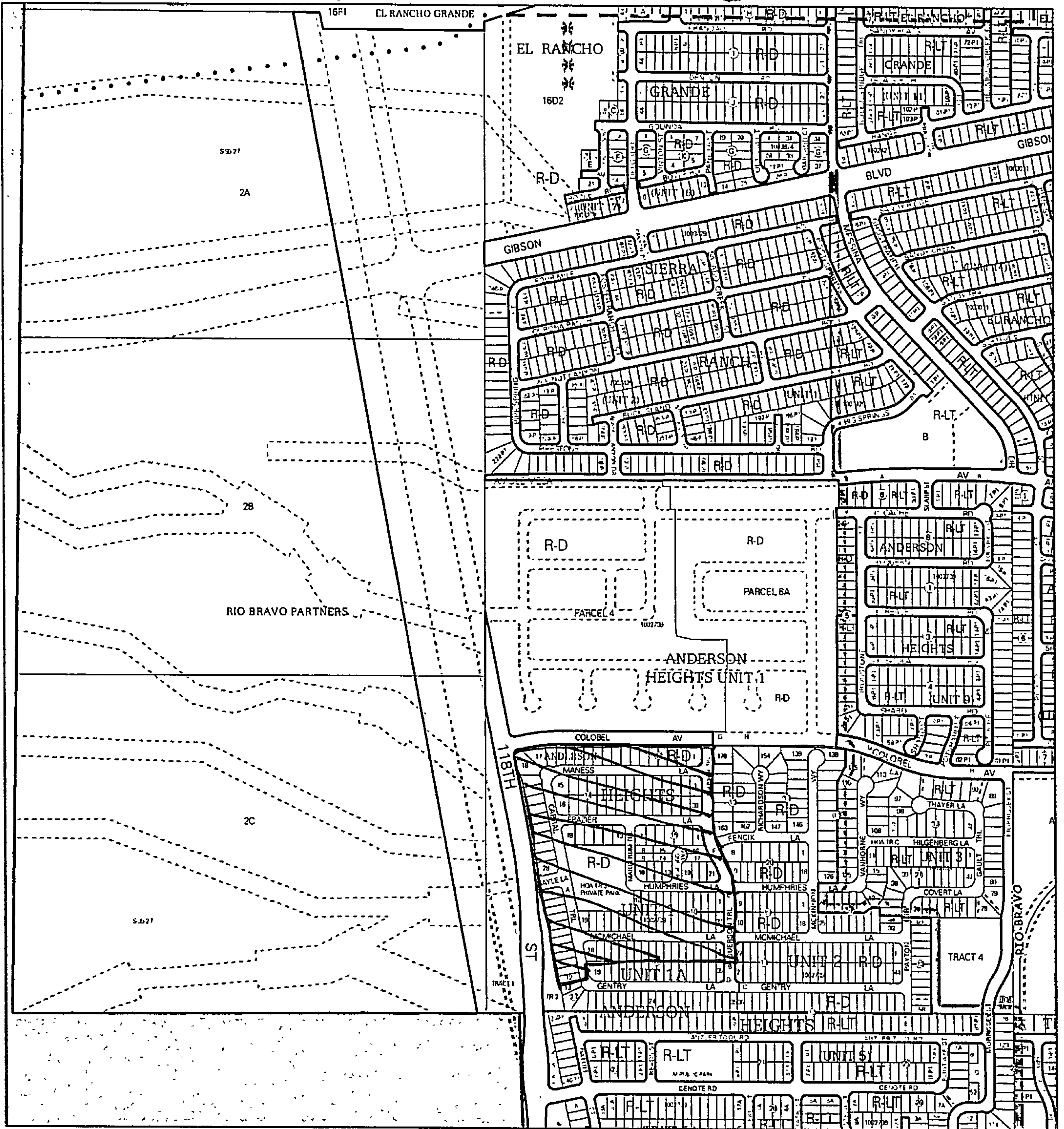
Sincerely,

MARK GOODWIN & ASSOCIATES, PA

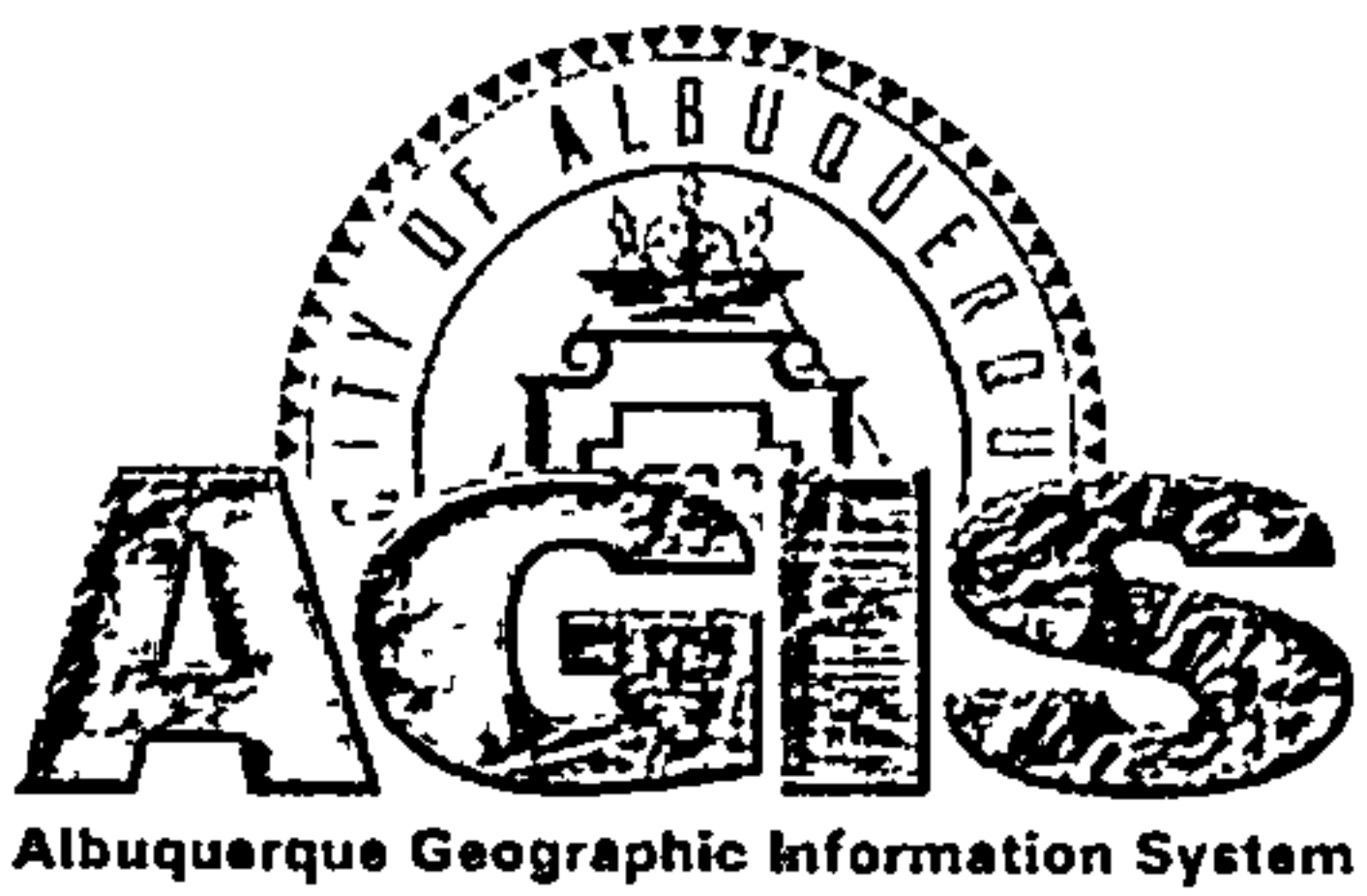
Diane L. Hoelzer  
Senior Engineer

DLH/kb

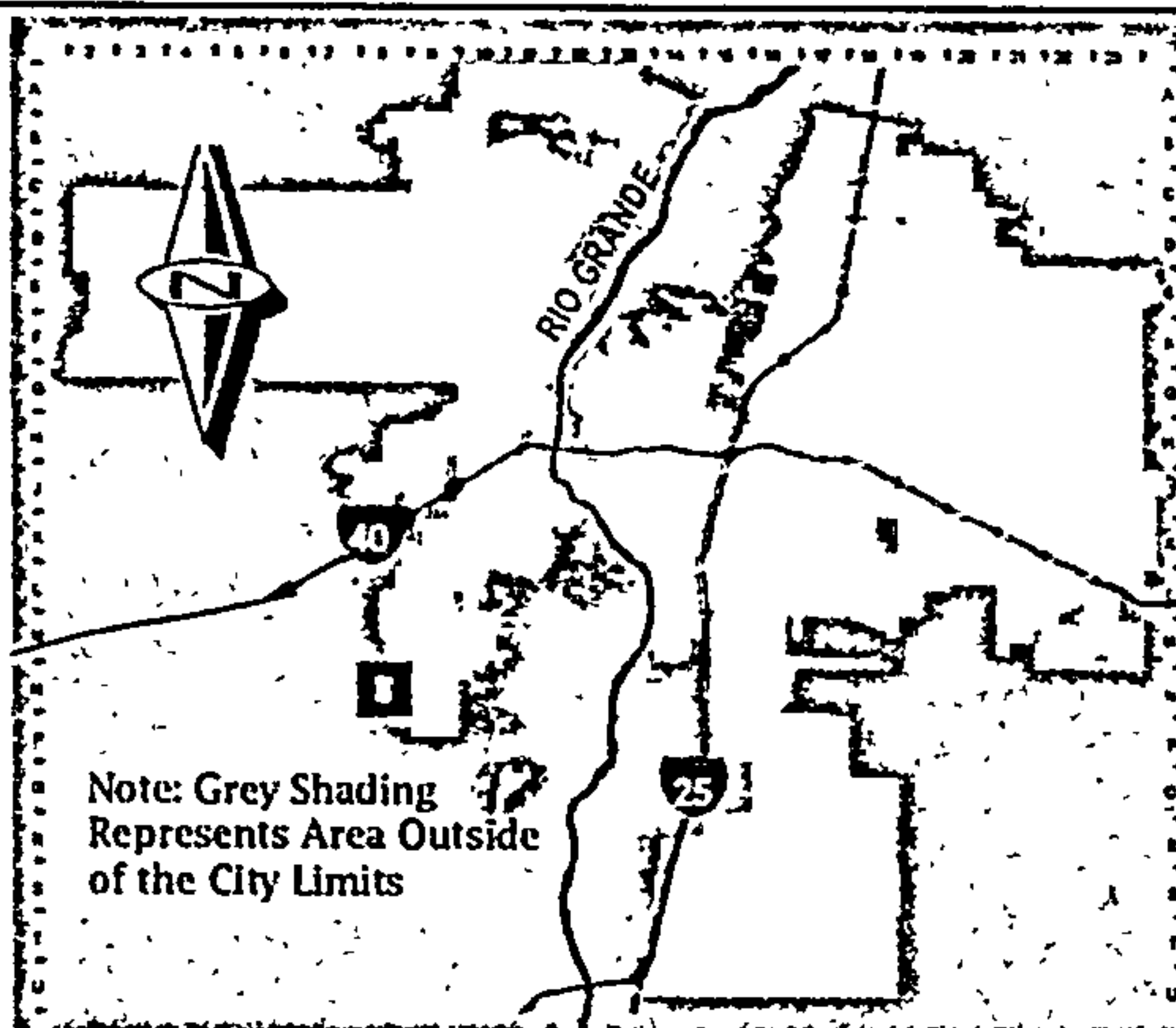
Attachments



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



Map amended through: 2/4/2010

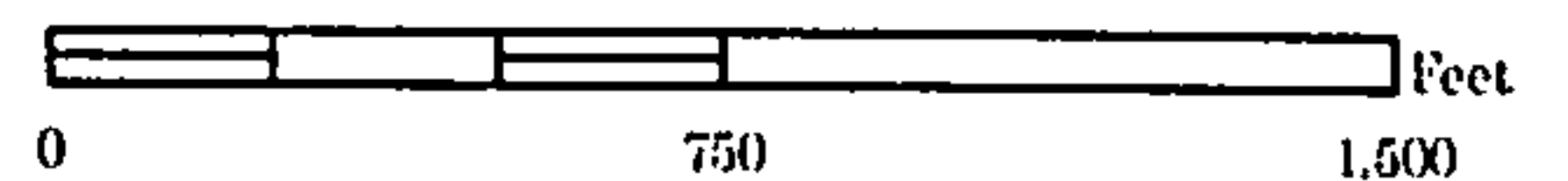


Zone Atlas Page:

**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







Supplemental Form (SF)

**SUBDIVISION**

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

**SITE DEVELOPMENT PLAN**

- for Subdivision
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**STORM DRAINAGE (Form D)**

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- Street Name Change (Local & Collector)
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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 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

**APPLICATION INFORMATION:**

Professional/Agent (if any): Mark Goodwin & Associates, PA PHONE: 828-2200  
 ADDRESS: PO Box 90606 FAX: \_\_\_\_\_  
 CITY: Albuquerque STATE nm ZIP 87199 E-MAIL: kbrashear@goodwinengineers.com  
 APPLICANT: KB Home of New Mexico PHONE: 1002-282-3063  
 ADDRESS: PO Box 65355 FAX: \_\_\_\_\_  
 CITY: Albuquerque STATE nm ZIP 87193 E-MAIL: hlauremore@kbhome.com  
 Proprietary interest in site: owner List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: Anderson Heights Unit 2 - 2 year Sidewalk Deferral Agreement Extension

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

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

Lot or Tract No. \_\_\_\_\_ Block: \_\_\_\_\_ Unit: 2  
 Subdiv/Addn/TBKA: Anderson Heights  
 Existing Zoning: R-D Proposed zoning: R-D MRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s): N 8 UPC Code: 100805441203140902

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_Z\_, V\_, S\_, etc.): 100 2739  
04-DRB-00646 04 DRB-00648

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill? no  
 No. of existing lots: \_\_\_\_\_ No. of proposed lots: \_\_\_\_\_ Total site area (acres): 24.07  
 LOCATION OF PROPERTY BY STREETS: On or Near: 118th Street SW  
 Between: Dennis Chavez SW and Gibson Blvd SW

Check if project was previously reviewed by: Sketch Plat/Plan  or Pre-application Review Team(PRT)  Review Date: \_\_\_\_\_

SIGNATURE Diane Hoelzer DATE 1/4/12  
 (Print Name) Diane Hoelzer Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

Revised: 6/2011

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>DRB - 70005</u>	<u>ESIA</u>	_____	<u>\$ 50.00</u>
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<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
	Hearing date <u>Jan. 18, 2012</u>			Total <u>\$ 70.00</u>

[Signature]  
 Staff signature & Date 1-5-12

Project # 100 2739

FORM V: SUBDIVISION VARIANCES & VACATIONS

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Diane Hoelzer  
Applicant name (print)  
Diane Hoelzer  
Applicant signature / date



- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers  
12DRB-70005

Form revised 4/07  
[Signature] 1-5-12  
Planner signature / date  
Project # 1002739



D. Mark Goodwin & Associates, P.A.  
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199  
(505) 828-2200 FAX 797-9539

*~ 2011 ACEC/NM Award Winner for Engineering Excellence, Small Firm ~  
~ 2008 ACEC/NM Award Winner for Engineering Excellence, Small Firm ~*

January 4, 2012

Mr. Jack Cloud  
DRB Chair  
City of Albuquerque  
PO Box 1293  
Albuquerque, NM 87103

**Re: Anderson Heights, Unit 2 - 1002739**

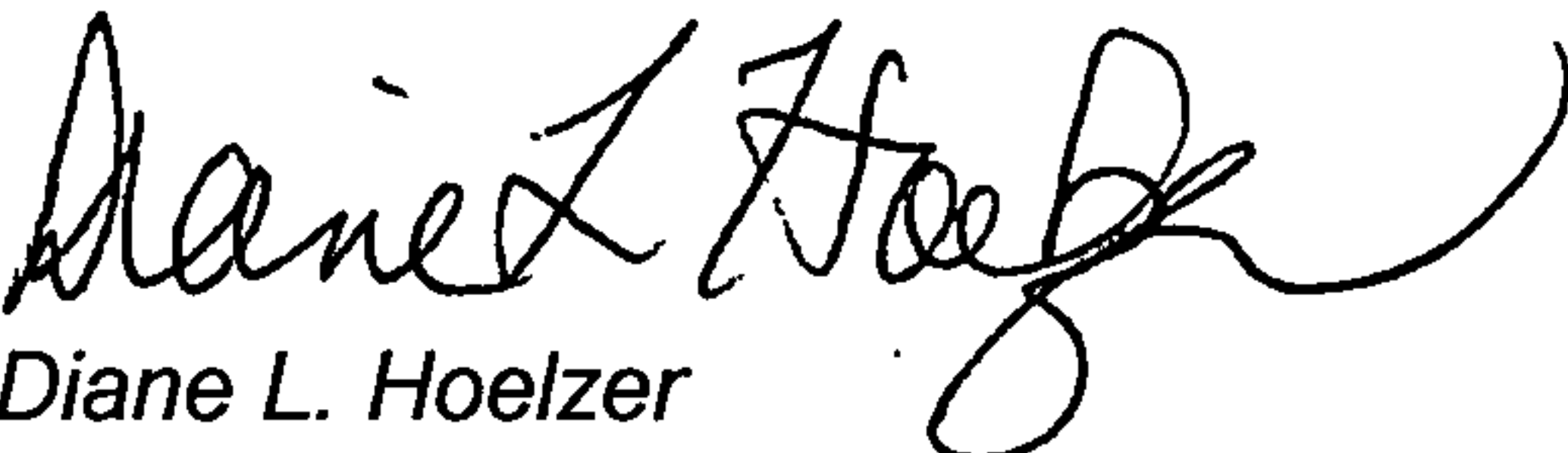
Dear Mr. Cloud:

On behalf of our client, KB HOME New Mexico, Inc., we are requesting a 2-year extension of the Sidewalk Deferral Agreement. Due to the economy, home construction has been slow, thus completion of the deferred sidewalks has been slow.

Please contact our office if you have any questions or comments.

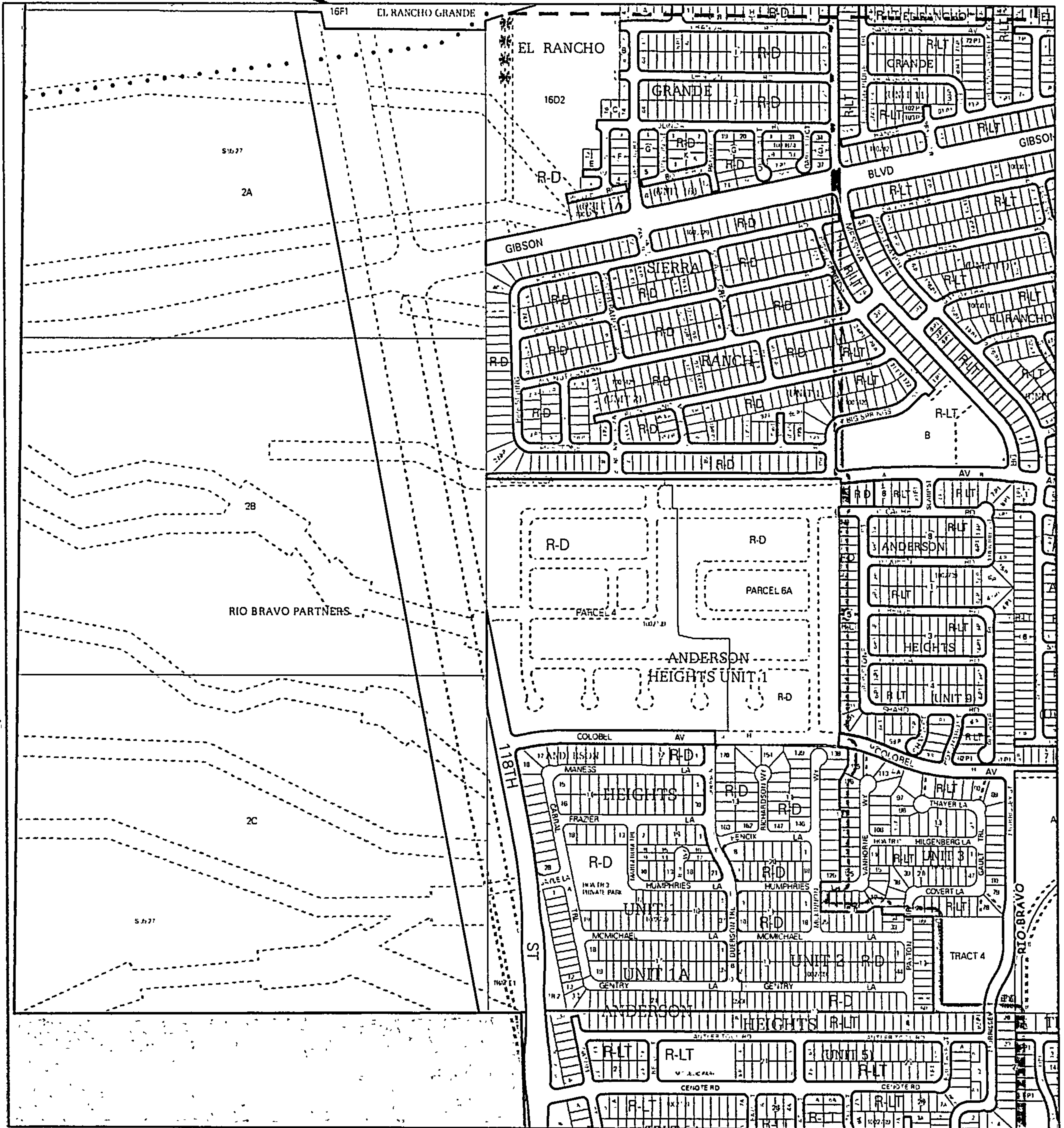
Sincerely,

MARK GOODWIN & ASSOCIATES, PA

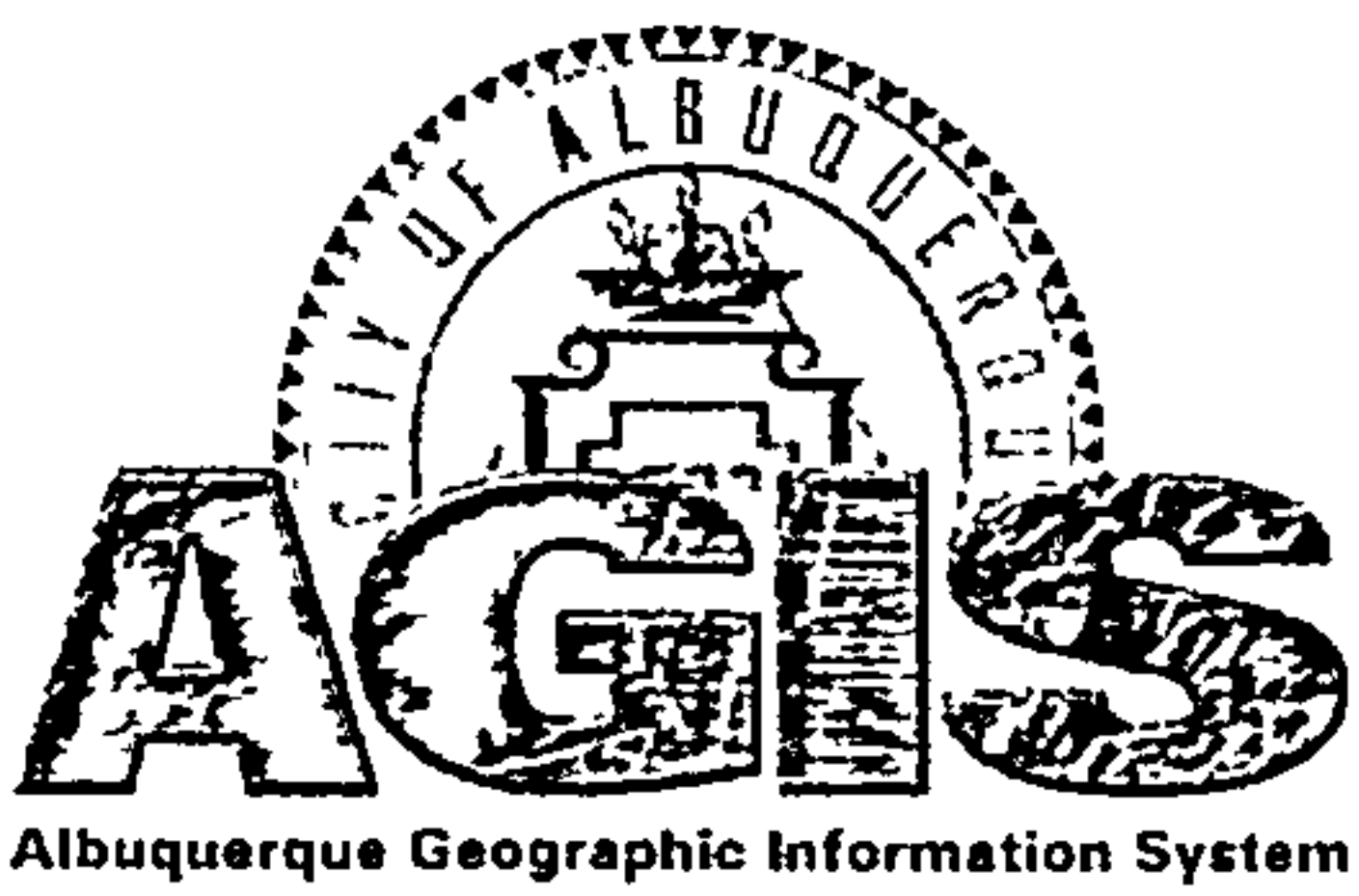
  
Diane L. Hoelzer  
Senior Engineer

DLH/kb

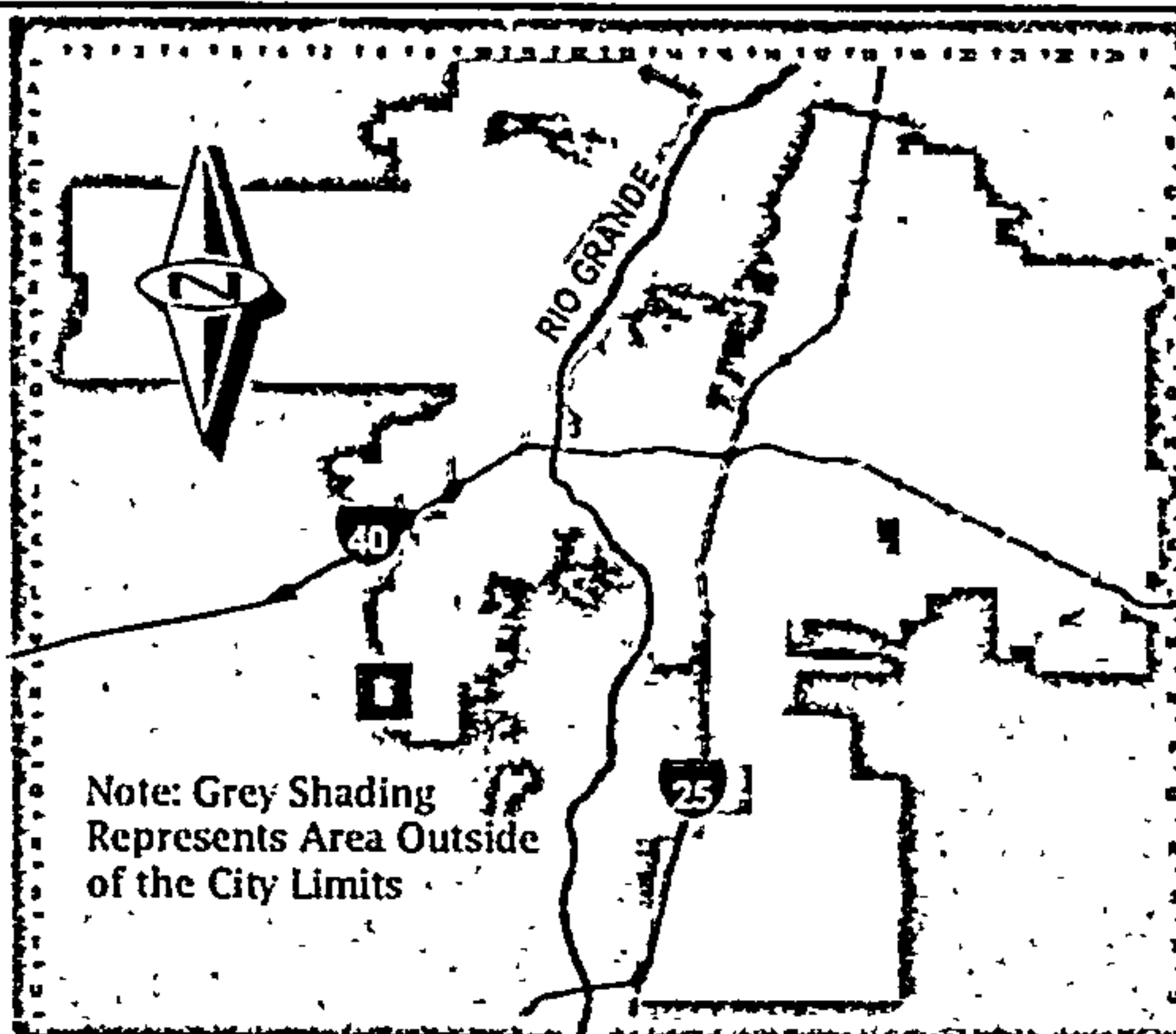
Attachments



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



Map amended through: 2/4/2010



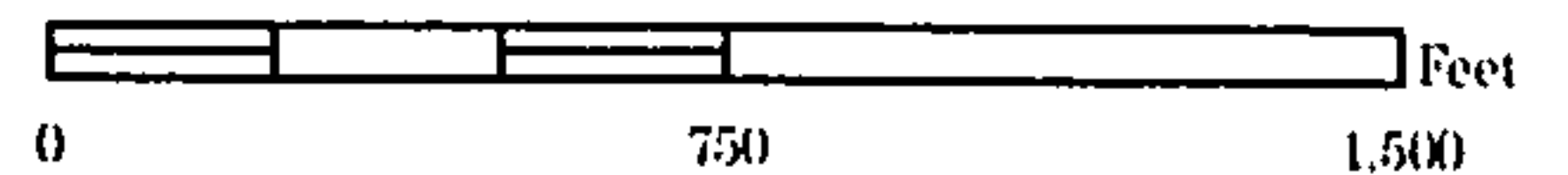
Note: Grey Shading Represents Area Outside of the City Limits

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











Supplemental Form (SF)

<b>SUBDIVISION</b>	<b>S</b>	<b>Z</b>	<b>ZONING &amp; PLANNING</b>
___ Major subdivision action			___ Annexation
___ Minor subdivision action			
___ Vacation	<b>V</b>		___ Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plan boundaries)
___ Variance (Non-Zoning)			___ Sector Plan (Phase I, II, III)
<b>SITE DEVELOPMENT PLAN</b>	<b>P</b>		___ Amendment to Sector, Area, Facility or Comprehensive Plan
___ for Subdivision			___ Text Amendment (Zoning Code/Sub Regs)
___ for Building Permit			___ Street Name Change (Local & Collector)
___ Administrative Amendment/Approval (AA)	<b>D</b>		
___ IP Master Development Plan			
___ Cert. of Appropriateness (LUCC)	<b>L A</b>		<b>APPEAL / PROTEST of...</b>
<b>STORM DRAINAGE (Form D)</b>			___ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Board of Appeals
___ Storm Drainage Cost Allocation Plan			

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 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

**APPLICATION INFORMATION:**

Professional/Agent (if any): \_\_\_\_\_ PHONE: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_ FAX: \_\_\_\_\_  
 CITY: \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_ E-MAIL: \_\_\_\_\_

APPLICANT: D.R. HORTON INC. PHONE: 797-4245  
 ADDRESS: 4400 ALAMOSA NE, SUITE B FAX: 797-9881  
 CITY: ALBUQUERQUE STATE NM ZIP 87113 E-MAIL: DPNEWELL@DRHORTON.COM  
 Proprietary interest in site: D.R. HORTON List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: SIDEWALK PERMANENT SIX EXTENSION

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

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

Lot or Tract No. \_\_\_\_\_ Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv/Addn/TBKA: ANDERSON HEIGHTS UNIT 5  
 Existing Zoning: RLT Proposed zoning: \_\_\_\_\_ MRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s): P-8, N-8 UPC Code: \_\_\_\_\_

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_Z\_, V\_, S\_, etc.): \_\_\_\_\_  
PROJECT # 753983

**CASE INFORMATION:**

Within city limits? X Yes Within 1000FT of a landfill? NO  
 No. of existing lots: 120 No. of proposed lots: 120 Total site area (acres): 40.6530  
 LOCATION OF PROPERTY BY STREETS: On or Near: DENNIS CLAVER BLVD. & 118<sup>TH</sup> ST  
 Between: \_\_\_\_\_ and \_\_\_\_\_

Check if project was previously reviewed by: Sketch Plat/Plan  or Pre-application Review Team(PRT) . Review Date: \_\_\_\_\_

SIGNATURE David Newell DATE 8/30/11  
 (Print Name) DAVID NEWELL Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

Revised: 6/2011

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>UDRB - 70254</u>	<u>ESIA</u>	___	<u>\$30.00</u>
<input checked="" type="checkbox"/> All fees have been collected	___	___	___	<u>\$20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	___	___	___	\$
<input checked="" type="checkbox"/> AGIS copy has been sent	___	___	___	\$
<input checked="" type="checkbox"/> Case history #s are listed	___	___	___	\$
<input type="checkbox"/> Site is within 1000ft of a landfill	___	___	___	\$
<input type="checkbox"/> F.H.D.P. density bonus	___	___	___	Total
<input type="checkbox"/> F.H.D.P. fee rebate	___	___	___	<u>\$70.00</u>

Hearing date September 21, 2011

[Signature] 9-9-11  
 Staff signature & Date

Project # 1002739

FORM V: SUBDIVISION VARIANCES & VACATIONS

- BULK LAND VARIANCE (DRB04)** (PUBLIC HEARING CASE)
  - \_\_\_ Application for Minor Plat on FORM S-3, including those submittal requirements. **24 copies**
  - \_\_\_ Letter briefly describing and explaining: the request, compliance with the Development Process Manual, and all improvements to be waived.
  - \_\_\_ Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
  - \_\_\_ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
  - \_\_\_ Sign Posting Agreement
  - \_\_\_ Fee (see schedule)
  - \_\_\_ List any original and/or related file numbers on the cover application

**DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

- VACATION OF PUBLIC EASEMENT (DRB27)**
- VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)**
  - \_\_\_ The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies.**  
(Not required for City owned public right-of-way.)
  - \_\_\_ Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
  - \_\_\_ Zone Atlas map with the entire property(ies) clearly outlined
  - \_\_\_ Letter briefly describing, explaining, and justifying the request
  - \_\_\_ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
  - \_\_\_ Sign Posting Agreement
  - \_\_\_ Fee (see schedule)
  - \_\_\_ List any original and/or related file numbers on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.  
**DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

- SIDEWALK VARIANCE (DRB20)**
- SIDEWALK WAIVER (DRB21)**
  - \_\_\_ Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6 copies**
  - \_\_\_ Zone Atlas map with the entire property(ies) clearly outlined
  - \_\_\_ Letter briefly describing, explaining, and justifying the variance or waiver
  - \_\_\_ List any original and/or related file numbers on the cover application

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

- SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)**
  - \_\_\_ Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14") **24 copies**
  - \_\_\_ Zone Atlas map with the entire property(ies) clearly outlined
  - \_\_\_ Letter briefly describing, explaining, and justifying the variance
  - \_\_\_ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
  - \_\_\_ Sign Posting Agreement
  - \_\_\_ Fee (see schedule)
  - \_\_\_ List any original and/or related file numbers on the cover application

**DRB meetings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

- TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**
- EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)**
  - Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter briefly describing, explaining, and justifying the deferral or extension
  - List any original and/or related file numbers on the cover application

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

- VACATION OF PRIVATE EASEMENT (DRB26)**
- VACATION OF RECORDED PLAT (DRB29)**
  - \_\_\_ The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") **6 copies**
  - \_\_\_ Scale drawing showing the easement to be vacated (8.5" by 11") **6 copies**
  - \_\_\_ Zone Atlas map with the entire property(ies) clearly outlined
  - \_\_\_ Letter/documents briefly describing, explaining, and justifying the vacation **6 copies**
  - \_\_\_ Letter of authorization from the grantors and the beneficiaries (private easement only)
  - \_\_\_ Fee (see schedule)
  - \_\_\_ List any original and/or related file numbers on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.  
**DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

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

DAVID NEWELL  
 Applicant name (print)  
 [Signature] 8/30/11  
 Applicant signature / date



Form revised 4/07

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

Application case numbers  
 11DRB - 70254

[Signature] 9-9-11  
 Planner signature / date  
 Project # 1002739

August 30, 2011

City of Albuquerque  
Development Review Board  
c/o Planning Department  
600 2<sup>nd</sup> Street NW  
Albuquerque, NM 87102

RE: Project Number 753983

Dear Board Members:

D.R. Horton respectfully requests a one-year extension to its subdivision improvements agreement for deferred sidewalks at Anderson Heights Unit 5. Horton previously took assignment of the SIA entered into by KB Home subsequent to Horton's purchase of the remaining lots owned by KB Home in Anderson Heights Unit 5. The construction deadline for the improvements under that assignment is October 5, 2011. While Horton has been successful in selling homes in this unit, the company has ten vacant lots remaining and several homes still under construction and needing sidewalks. Out of approximately 100 lots purchased, 69 have closed with homeowners. Therefore, a one-year extension should be sufficient, provided the housing market does not change drastically. Of note, there are 54 remaining vacant lots in Anderson Heights Unit 5 that are not owned by Horton and are not the subject of this request.

Thank you for your consideration.

Sincerely,



David Newell  
Land Manager

\*\*  
\*\*  
SIDEWALK VERIFICATION  
AND  
CALCULATIONS

PROJECT NO.: 753983

PROJECT NAME: Anderson Heights Unit 5

CALCULATIONS:

<u>3,976.96</u> (Total Linear Feet)	X 4=	<u>15,907.84</u> (Square Feet)	: 9	=	<u>1,767.54</u> (Square Yards)
<u>\$40.00</u> (Unit Price)	=	<u>\$70,701.60</u> (Base Price)	X	<u>7.00%</u> (Gross Rcpt. Tax Rate)	=
<u>\$4,949.11</u> (Gross Rcpt. Amt.)	+	<u>\$70,701.60</u> (Base Price)	=	<u>\$75,650.71</u> (Total Cost of Const.)	
<u>\$75,650.71</u> (Total Cost of Const.)	X	125%	=	<u>\$94,563.39</u> (Amount of Financial Guaranty)	

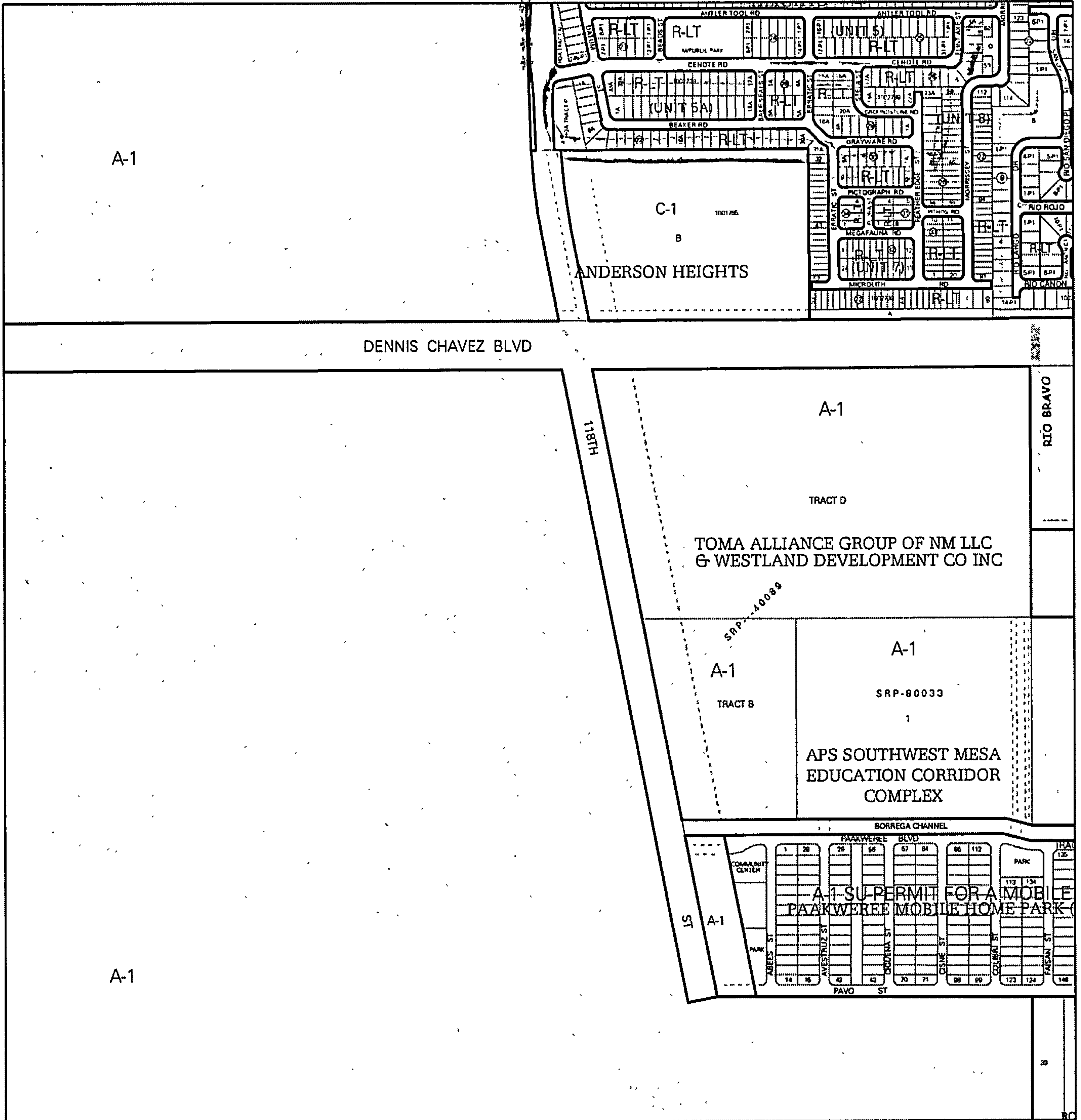
REVIEWED/APPROVED:

Marilyn Maldonado,  
Contract Specialist  
Design Review Section

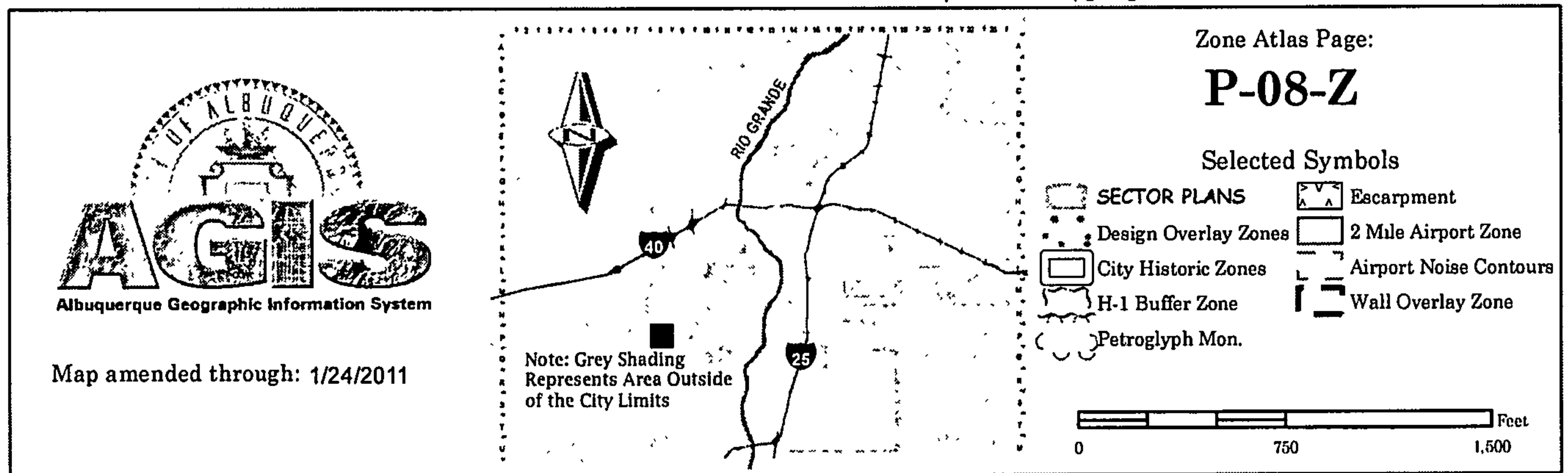
Verification Performed By: Mike Stickler

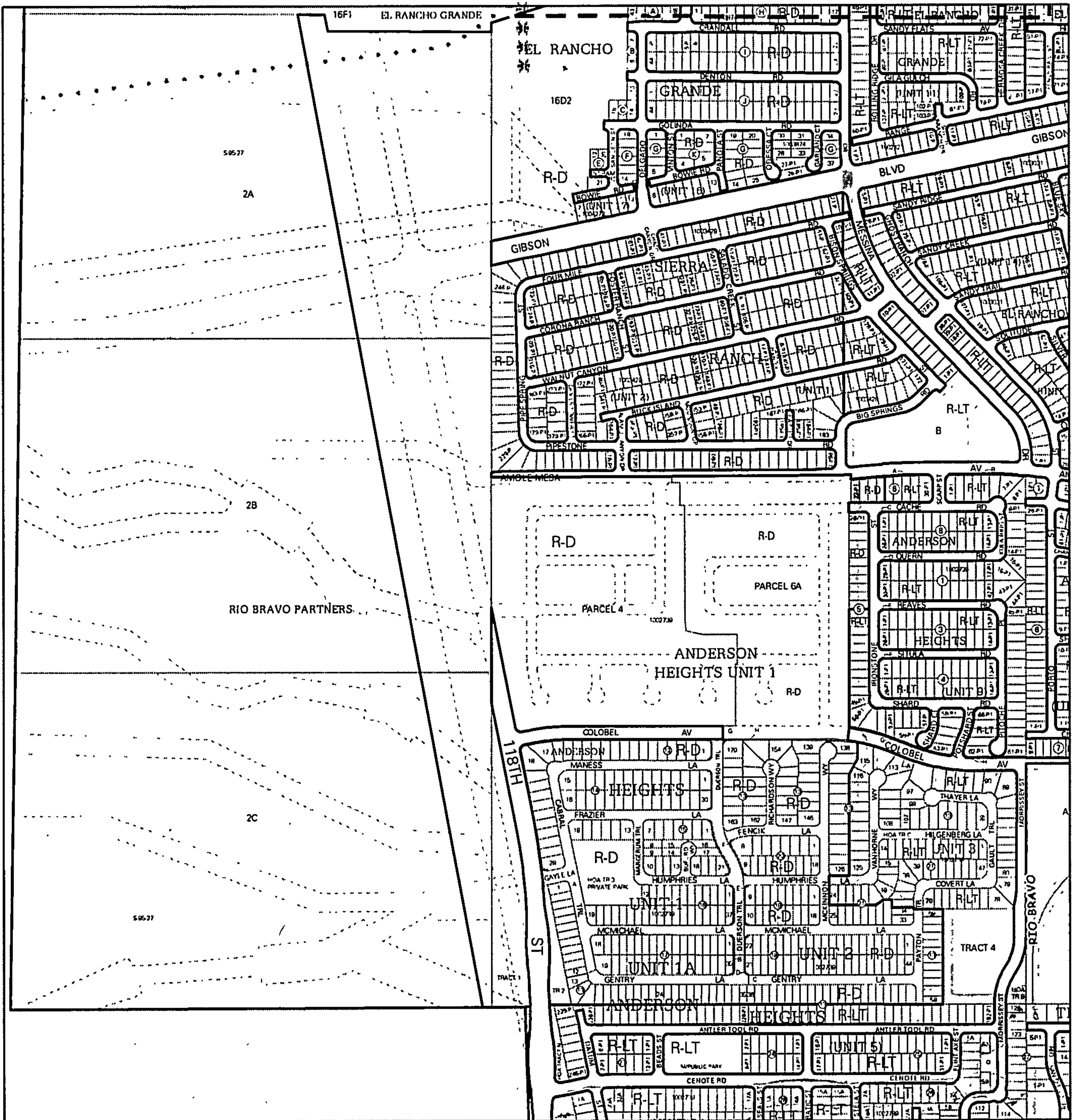
Date of Verification: 08/19/2011

Gross Receipts Tax Rates:  
City Tax Rate = 7.00%

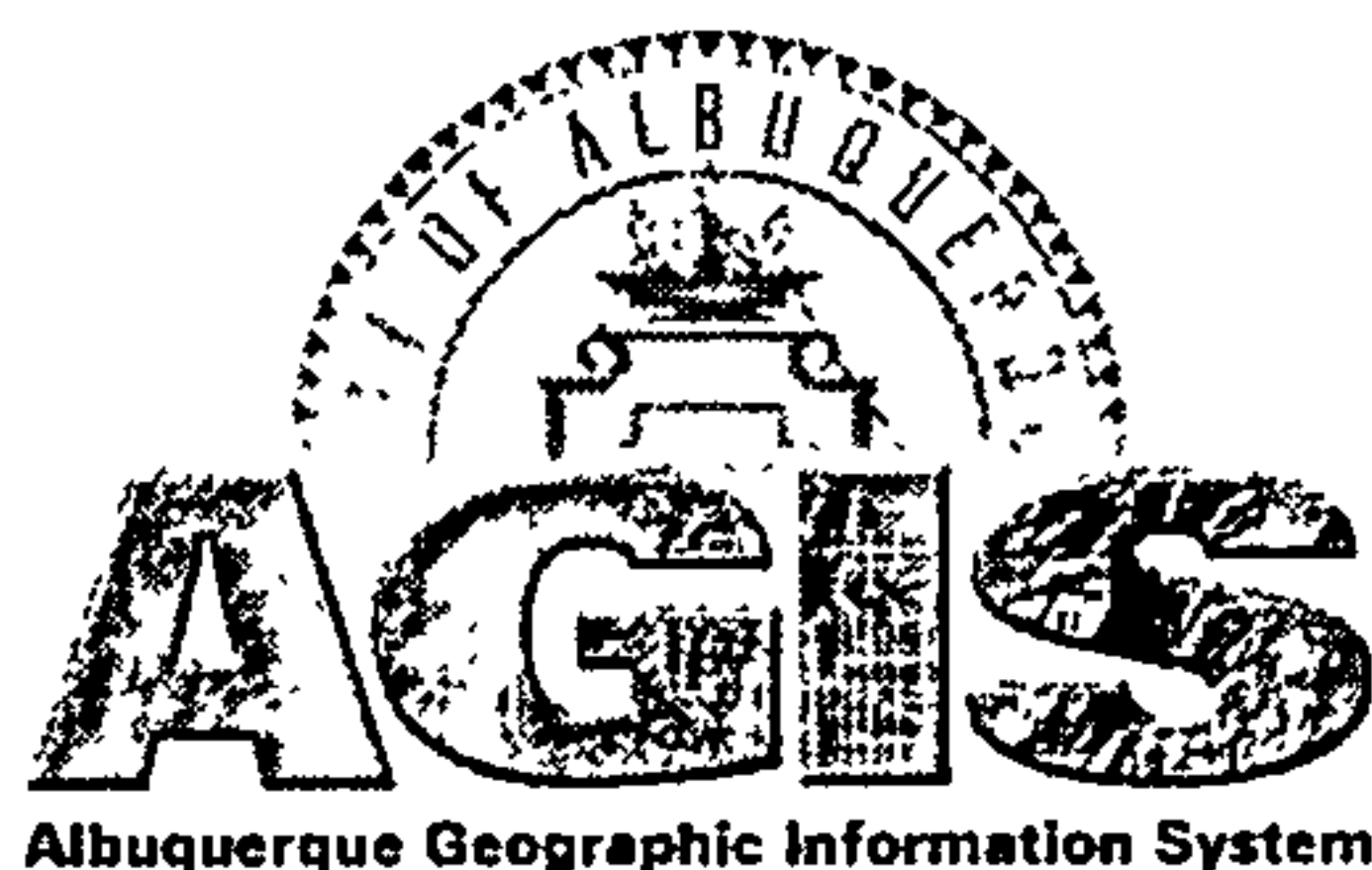


For more current information and more details visit: <http://www.cabq.gov/gis>

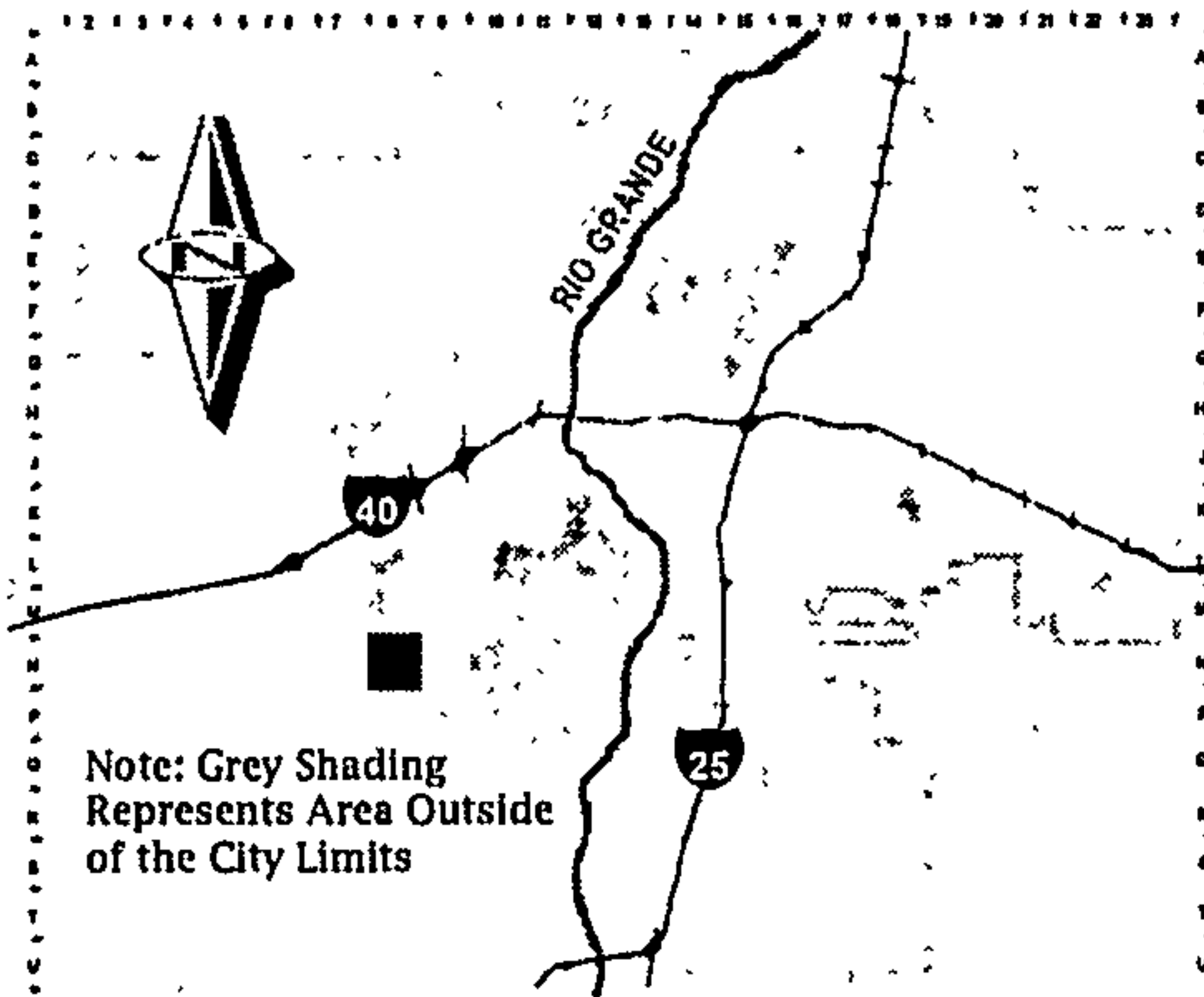




For more current information and more details visit: <http://www.cabq.gov/gis>



Map amended through: 1/24/2011



Note: Grey Shading Represents Area Outside of the City Limits

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





1502

\*\*\*  
\*\*\*  
\*\*\*

**ASSIGNMENT AND AMENDMENT  
TO SIDEWALK DEFERRAL AGREEMENT  
TO CONSTRUCT SUBDIVISION IMPROVEMENTS**

**NAME OF PROJECT:** Anderson Heights Unit 5  
**ORIGINAL DEVELOPER/ASSIGNOR:** KB Home New Mexico Inc.  
**NEW OWNER/ASSIGNEE:** D.R. Horton, Inc.  
**CITY PROJECT #** 753983

THIS ASSIGNMENT AND AMENDMENT is made this 3 day of March, 2010, by the City of Albuquerque, New Mexico ("City") and (the original developer) KB Home New Mexico Inc. ("Assignor") and (the new developer) D.R. Horton, Inc. ("Assignee") a, (state type of business entity, for instance "corporation," "general partnership", "joint venture", "individual," etc. :) corporation whose address is 4400 Alameda NE, Albuquerque, NM 87113 and whose telephone number is (505) 797-4245, is made in Albuquerque, New Mexico and is effective as of the date of final execution on this Agreement.

WHEREAS, the Assignor was the developer/subdivider of the (Name of Project:) Anderson Heights Unit 5, City Project No: 753983; and

WHEREAS, the City and KB Home New Mexico Inc. entered into a Sidewalk Deferral Agreement ("Original Agreement") on October 20, 2005, which was recorded on October 21, 2005 in the records of the Bernalillo County Clerk at Book A105, Page 6266, wherein KB Home New Mexico Inc. agreed to construct sidewalks as shown on Plans and Specifications submitted to and approved by the City; and

WHEREAS, the Earlier Agreement was amended by a First Amendment dated January 29, 2008 recorded January 30, 2008, as Document Number 2008009763, pages 1 through 2, records of Bernalillo County, New Mexico, extending the construction deadline to October 5, 2009; and

WHEREAS, the Earlier Agreement was amended by a First Extension Agreement dated September 18, 2009 recorded September 21, 2009, as Document Number 2009105526, pages 1 through 4, records of Bernalillo County, New Mexico, extending the construction deadline to October 5, 2011; and

WHEREAS, the Original Agreement provides that if the Subdivision or any part thereof is sold, conveyed or assigned the City will not release the Assignor from its obligations, nor will the City release Assignor's financial guaranty until a successor in interest to the Assignor has entered into an Assignment and Amendment to the Sidewalk Deferral Agreement with of the City and posted a substitute financial guaranty satisfactory to the City; and

Doc# 2010018773

WHEREAS, Assignee will become the new owner of Anderson Heights Unit 5, having acquired its interest by a Warranty Deed, which was recorded on November 30, 2009 in the records of the Bernalillo County Clerk at Document Number 2009130449; and

THEREFORE, the Assignor, Assignee and the City agree:

1. **Assignment:** Assignor hereby assigns to Assignee all of Assignor's right, title and interest in and to the Original Agreement as amended. Assignee hereby accepts said assignment, and assumes the Original Agreement as amended, and all of the duties and obligations of Assignor thereunder. All references in the Original Agreement as amended to the Assignor as "Developer" or "Subdivider" are deleted and the Assignee is substituted hereafter. Assignee agrees that the terms and conditions of the Original Agreement as amended which previously applied to Assignor are hereby ratified and confirmed by, and made applicable to Assignee.

2. **Financial Guaranty:** Section 2, Page 5-94 of the Original Agreement, specifically the information regarding the financial guaranty, is amended to read:

Type of Financial Guaranty: Subdivision Bond#SU1105404 amount: \$195,693.76

Name of Financial Institution or Surety providing Guaranty: Arch Insurance Company

Date City first able to call Guaranty: October 20, 2011

Construction Completion Deadline: October 20, 2011

If Guaranty other than a Bond, last day City able to call Guaranty is: October 20, 2011

Additional Information: \_\_\_\_\_

3. **Other Terms Unchanged:** Except as amended herein, the terms and conditions of the Original Agreement will remain unchanged and will continue in full force and effect unless there is a conflict between the terms and conditions of this Assignment and Amendment, and the terms and conditions of the Original Agreement, in which case the terms and conditions of this Assignment to Original Agreement will control.

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

5. **Changes to Agreement:** Changes to this Assignment and Amendment are not binding unless made in writing, signed by all parties.

6. **Form not Changed:** Assignor and Assignee agree that changes to this form are not binding unless initialed by both on this form.

7. **Authority to Execute:** If the Assignor signing below was not the prior owner of the subdivision, or the Assignee is not the present owner of the Subdivision, the true past and/or

¶  
¶  
¶  
¶

present owner(s) must execute and deliver to the City a Power of Attorney or other evidence of authority which is acceptable to the City, establishing the authority of the Assignor and/or Assignee to sign this Assignment and Amendment.

Executed on the date stated in the first paragraph of this Assignment and Amendment.

ASSIGNOR: KB Home N.M. Inc.

ASSIGNEE: DR Horton

By (signature): [Signature]  
Name (printed): A. Anthony Sciarrillo  
Title: V.P. Land  
Date: 1/19/10

By (signature): [Signature]  
Name (printed): Mark Ferguson  
Title: NM Division President  
Date: 1/19/10

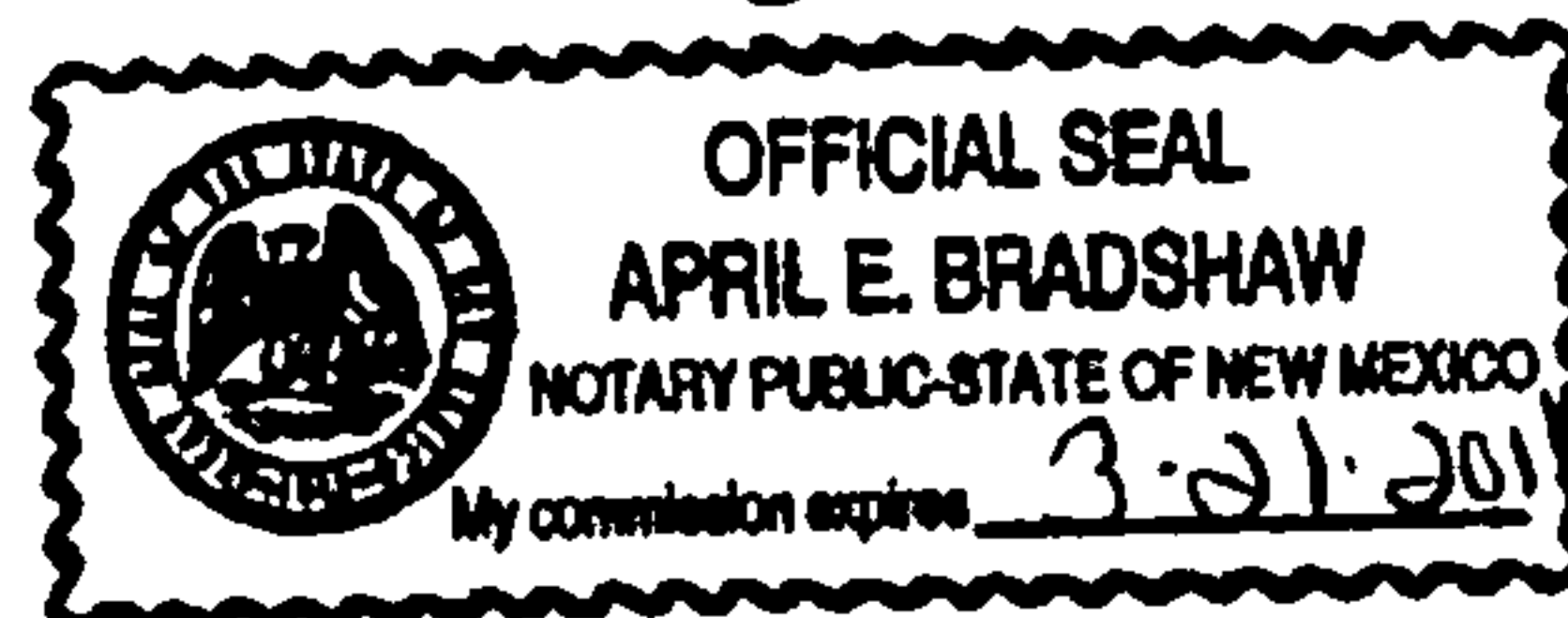
**ASSIGNOR'S NOTARY**

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

This instrument was acknowledged before me on Jan 19, 2010 by KB Home N.M. Inc. / VP Land (name of person) A. Anthony Sciarrillo (title or capacity, for instance, "President" or "Owner"); on behalf of KB Home N.M. Inc.

[Signature]  
Notary Public

My Commission Expires: 3-21-2011



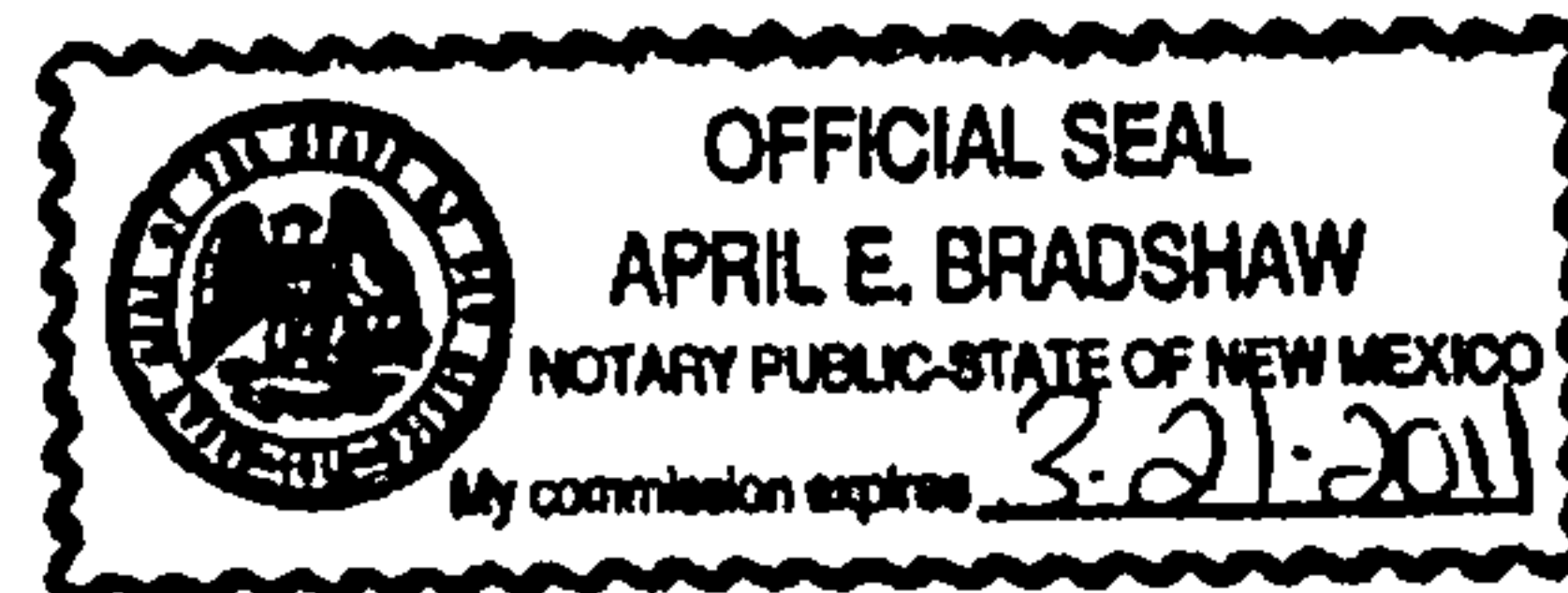
**ASSIGNEE'S NOTARY**

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

This instrument was acknowledged before me on Jan 19, 2010 by NM Division President (name of person) Mark Ferguson (title or capacity, for instance, "President" or "Owner"); on behalf of DR Horton

[Signature]  
Notary Public

My Commission Expires: 3-21-2011



**CITY OF ALBUQUERQUE:**  
By: [Signature]  
Richard Dourte, City Engineer  
Date: 2-2-10

HR 2/2/10  
3-1-10

**CITY'S NOTARY**

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

This instrument was acknowledged before me on 2<sup>nd</sup> March, 2010 by Richard Dourte, City Engineer of the City of Albuquerque, a municipal corporation, on behalf of the municipal corporation.

Linda Evans  
Notary Public

My Commission Expires:  
10-07-12

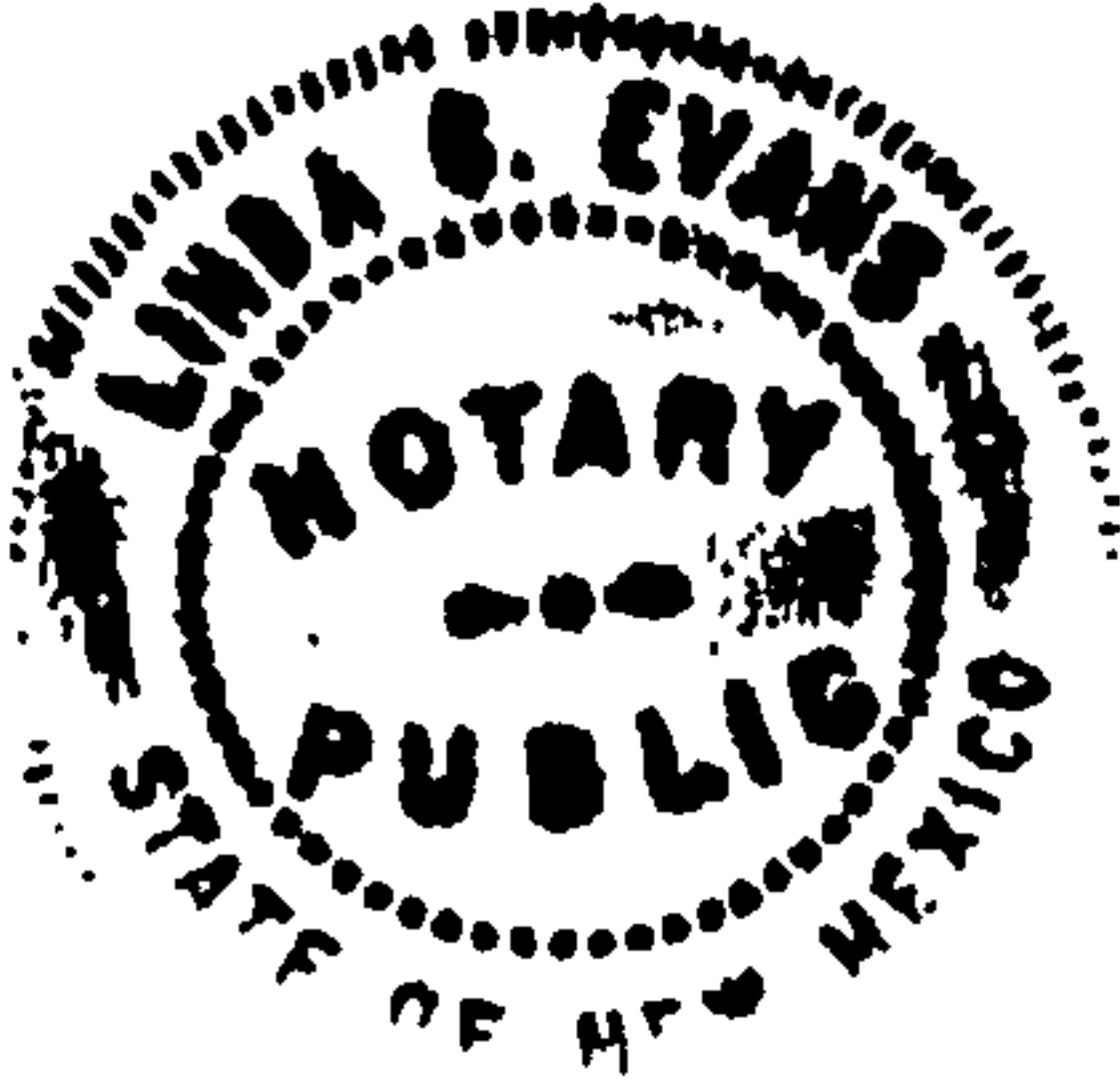


FIGURE 16

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

BOND NO. (SURETYS NO.): SU1105404 Revised  
CONTACT PERSON'S NAME: \_\_\_\_\_

SUBDIVISION IMPROVEMENTS BOND

KNOW ALL MEN BY THESE PRESENTS: That we D.R. Horton, Inc.  
\_\_\_\_\_ a [state type of business entity, for  
instance, "New Mexico corporation," "general partnership", "joint venture",  
"individual", etc.:] Delaware Corporation as  
"Principal", and Arch Insurance Company  
a corporation organized and existing under and by virtue of the laws of the  
State of Missouri and authorized to do business in the  
State of New Mexico, as "Surety," whose address is 135 N. Los Robles Ave., #825,  
Pasadena, CA 91101 and whose telephone number is (626) 639-5256  
are held and firmly bound unto the CITY OF ALBUQUERQUE in the penal sum of  
One Hundred Ninety Five Thousand, Six Hundred Ninety Three and 76/100  
Dollars, ----- \$195,693.76 ----- ], as amended by change orders  
approved by the Surety or changes to the infrastructure list approved by the  
City Development Review Board, the payment of which is well and truly to be  
made, and each of us bind ourselves, our and each of our heirs, executors,  
administrators, successors and assigns, jointly and severally, and firmly by  
these presents.

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

WHEREAS, the Principal is the owner of and/or is interested in or is  
developing land and premises known as Anderson Heights Unit 5 - City Project  
No. 753983

\_\_\_\_\_ ; and

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

WHEREAS, the Subdivision Ordinance also requires the Principal to  
install and construct the following improvements at the Subdivision: [list the  
improvements, e.g., water, sewer, pavement, sidewalks:] Sidewalk Deferral

All construction shall be performed in accordance with the Agreement to  
Construct Public and/or Private Subdivision Improvements Agreement entered  
into between D.R. Horton, Inc.  
and the CITY OF ALBUQUERQUE, as recorded in the office of the Clerk of  
Bernalillo County, New Mexico, in ~~Book Misc.~~ Doc # 2005156702, pages 6266  
through 6266, as amended by change orders or amendments to the Agreement. Bk A105  
on 10-21-2005

NOW, THEREFORE, if the Principal completes construction of the Improvements  
and facilitates and performs the work herein above specified to be performed,  
all on or before OCTOBER 20

\_\_\_\_\_, 2011 ("the Construction  
Completion Deadline"), then this obligation shall be null and void; if the  
Principal does not complete construction by or before the Construction  
Completion Deadline, the City may call on this obligation until released by  
the City.

IN WITNESS WHEREOF, this bond has been executed this 7th day of January, 2010.

Principal: D.R. Horton, Inc.

By [signature:] J. Mark Ferguson  
Name: J. MARK FERGUSON  
Title: NM DIVISION PRESIDENT  
Dated: 2/16/10

SURETY: Arch Insurance Company

By [signature:] Margaret A. Ginen  
Name: Margaret A. Ginen  
Title: Attorney-in-Fact  
Dated: January 7, 2010

STATE OF Florida )  
COUNTY OF Hillsborough ) ss.

Subscribed and sworn to before me this 7th day of January, 2010.

Marianella Barnola  
Notary Public  
Marianella Barnola

My Commission Expires:  
May 5, 2012

\*NOTE: Power of Attorney for Surety must be attached.

NOTARY PUBLIC-STATE OF FLORIDA  
Marianella Barnola  
Commission #DD755498  
Expires: MAY 05, 2012  
BONDED THRU ATLANTIC BONDING CO., INC.

C/O WILLIS OF FLORIDA  
3000 BAYPORT DRIVE, #300  
TAMPA, FL 33607  
INQUIRIES: (813) 281-2095

STATE OF NEW MEXICO )  
COUNTY OF BERNALILLO ) ss.

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16TH DAY  
OF FEBRUARY, 2010.

Debra E. Sanchez  
NOTARY PUBLIC

MY COMMISSION EXPIRES:  
10/29/2011

OFFICIAL SEAL  
Debra E. Sanchez  
NOTARY PUBLIC  
STATE OF NEW MEXICO  
My Commission Expires: 10/29/2011

§  
§  
§  
§  
§

## POWER OF ATTORNEY

Know All Men By These Presents:

That the Arch Insurance Company, a corporation organized and existing under the laws of the State of Missouri, having its principal office in Kansas City, Missouri (hereinafter referred to as the "Company") does hereby appoint

Anett Cardinale, David H. Carr, James W. Dunn, Carol H. Hermes, Linda Horn and Margaret A. Ginem of Tampa, FL (EACH)

its true and lawful Attorney(s)-in-Fact, to make, execute, seal, and deliver from the date of issuance of this power for and on its behalf as surety, and as its act and deed:

Any and all bonds and undertakings

**EXCEPTION: NO AUTHORITY** is granted to make, execute, seal and deliver bonds or undertakings that guarantee the payment or collection of any promissory note, check, draft or letter of credit.

This authority does not permit the same obligation to be split into two or more bonds in order to bring each such bond within the dollar limit of authority as set forth herein.

The Company may revoke this appointment at any time.

The execution of such bonds and undertakings in pursuance of these presents shall be as binding upon the said Company as fully and amply to all intents and purposes, as if the same had been duly executed and acknowledged by its regularly elected officers at its principal office in Kansas City, Missouri.

This Power of Attorney is executed by authority of resolutions adopted by unanimous consent of the Board of Directors of the Company on March 3, 2003, true and accurate copies of which are hereinafter set forth and are hereby certified to by the undersigned Secretary as being in full force and effect:

"VOTED, That the Chairman of the Board, the President, or any Vice President, or their appointees designated in writing and filed with the Secretary, or the Secretary shall have the power and authority to appoint agents and attorneys-in-fact, and to authorize them to execute on behalf of the Company, and attach the seal of the Company thereto, bonds and undertakings, recognizances, contracts of indemnity and other writings, obligatory in the nature thereof, and any such officers of the Company may appoint agents for acceptance of process."

This Power of Attorney is signed, sealed and certified by facsimile under and by authority of the following resolution adopted by the unanimous consent of the Board of Directors of the Company on March 3, 2003:

VOTED, That the signature of the Chairman of the Board, the President, or any Vice President, or their appointees designated in writing and filed with the Secretary, and the signature of the Secretary, the seal of the Company, and certifications by the Secretary, may be affixed by facsimile on any power of attorney or bond executed pursuant to the resolution adopted by the Board of Directors on March 3, 2003, and any such power so executed, sealed and certified with respect to any bond or undertaking to which it is attached, shall continue to be valid and binding upon the Company.

In Testimony Whereof, the Company has caused this instrument to be signed and its corporate seal to be affixed by their authorized officers, this 22nd day of July, 2009.

Arch Insurance Company

Attested and Certified



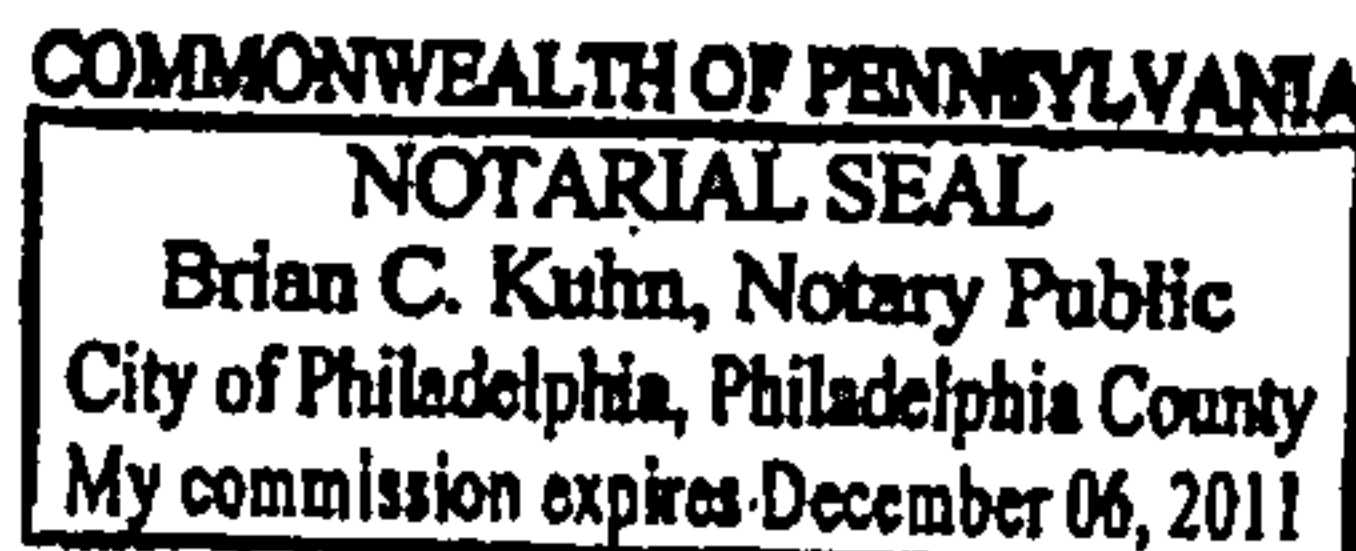
*Martin J. Nilsen*  
Martin J. Nilsen, Secretary

*J. Michael Pete*  
J. Michael Pete, Vice President

STATE OF PENNSYLVANIA SS

COUNTY OF PHILADELPHIA SS

I, Brian C. Kuhn, a Notary Public, do hereby certify that Martin J. Nilsen and J. Michael Pete personally known to me to be the same persons whose names are respectively as Secretary and Vice President of the Arch Insurance Company, a Corporation organized and existing under the laws of the State of Missouri, subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that they being thereunto duly authorized signed, sealed with the corporate seal and delivered the said instrument as the free and voluntary act of said corporation and as their own free and voluntary acts for the uses and purposes therein set forth



*Brian C. Kuhn*  
Brian C. Kuhn, Notary Public  
My commission expires 12-06-2011

CERTIFICATION

I, Martin J. Nilsen, Secretary of the Arch Insurance Company, do hereby certify that the attached Power of Attorney dated July 22, 2009 on behalf of the person(s) as listed above is a true and correct copy and that the same has been in full force and effect since the date thereof and is in full force and effect on the date of this certificate; and I do further certify that the said J. Michael Pete, who executed the Power of Attorney as Vice President, was on the date of execution of the attached Power of Attorney the duly elected Vice President of the Arch Insurance Company.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed the corporate seal of the Arch Insurance Company on this 7th day of January, 2010.

*Martin J. Nilsen*  
Martin J. Nilsen, Secretary

This Power of Attorney limits the acts of those named therein to the bonds and undertakings specifically named therein and they have no authority to bind the Company except in the manner and to the extent herein stated.

PLEASE SEND ALL CLAIM INQUIRIES RELATING TO THIS BOND TO THE FOLLOWING ADDRESS:

Arch Contractors & Developers Group  
135 N. Robles Ave., Ste. 825  
Pasadena, CA 91101





LINE TABLE					
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	198.21	S89°46'47"W	L13	71.38	S00°01'54"W
L2	82.00	N78°44'31"E	L14	48.00	S89°58'08"E
L3	46.00	N82°00'07"E	L15	93.38	N00°01'54"E
L4	130.00	S00°01'54"W	L16	404.28	S89°58'08"E
L5	97.97	S00°01'54"W	L17	133.00	N00°01'54"E
L6	48.00	N89°35'21"E	L18	130.09	S89°58'08"E
L7	202.61	N00°01'44"E	L19	4.30	S00°04'40"E
L8	180.00	S89°58'08"E	L20	48.00	N89°55'20"E
L9	202.02	S00°01'54"W	L21	180.16	N00°04'40"W
L10	46.00	S89°58'08"E	L22	105.00	S89°58'08"E
L11	202.02	N00°01'54"E	L23	8.38	S89°58'08"E
L12	160.00	S89°58'08"E			

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BRG	CHORD
C1	39.27	25.00	90°00'00"	25.00	N56°15'28"W	35.36
C2	42.00	25.00	96°14'55"	27.89	S36°31'58"W	37.23
C3	41.00	466.00	5°02'28"	20.51	S87°30'40"W	40.99
C4	39.27	25.00	90°00'00"	25.00	S45°01'54"W	35.36
C5	39.27	25.00	90°00'00"	25.00	N44°58'06"W	35.36
C6	39.27	25.00	90°00'00"	25.00	S45°01'54"W	35.36
C7	39.27	25.00	90°00'00"	25.00	N44°58'06"W	35.36
C8	39.27	25.00	90°00'00"	25.00	S45°01'54"W	35.36
C9	19.17	98.00	11°12'22"	8.61	N84°25'43"E	19.14
C10	11.27	25.00	25°48'28"	5.73	N88°15'45"W	11.17
C11	82.69	45.00	105°32'08"	59.22	N51°52'55"E	71.88
C12	11.27	25.00	25°48'28"	5.73	S12°01'35"W	11.17
C13	42.60	98.00	24°54'24"	21.64	N12°29'06"E	42.27
C14	39.27	25.00	90°00'00"	25.00	S45°01'54"W	35.36
C15	39.22	25.00	89°53'25"	-24.95	N45°01'23"W	35.32

**PROPERTY CORNERS**

- FOUND 5/8" REBAR WITH CAP "LS 7924" (TYP)
- FOUND 1" IRON PIPE WITH TAG "LS 11893"
- FOUND BRASS CAP "WST-3"
- FOUND/ SET 5/8" REBAR WITH CAP "ALS LS 7719" (TYP)
- FOUND REBAR WITH CAP "PS 11893" (TYP.)

CORRECTION PLAT OF  
**ANDERSON HEIGHTS UNIT 5A**  
 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  
 SEPTEMBER, 2006

Doc# 2807126477

2006-09-11 10:51:30 AM  
 2006-09-11 10:51:30 AM

ACS MONUMENT  
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 X=348455.82  
 G-G=0.99967280  
 ΔG=-0077.26"  
 CENTRAL ZONE  
 (NAD 1927)

TRACT 1  
 ANDERSON HEIGHTS UNIT 1  
 (03/04/2005, BK-2005C, PG-138)

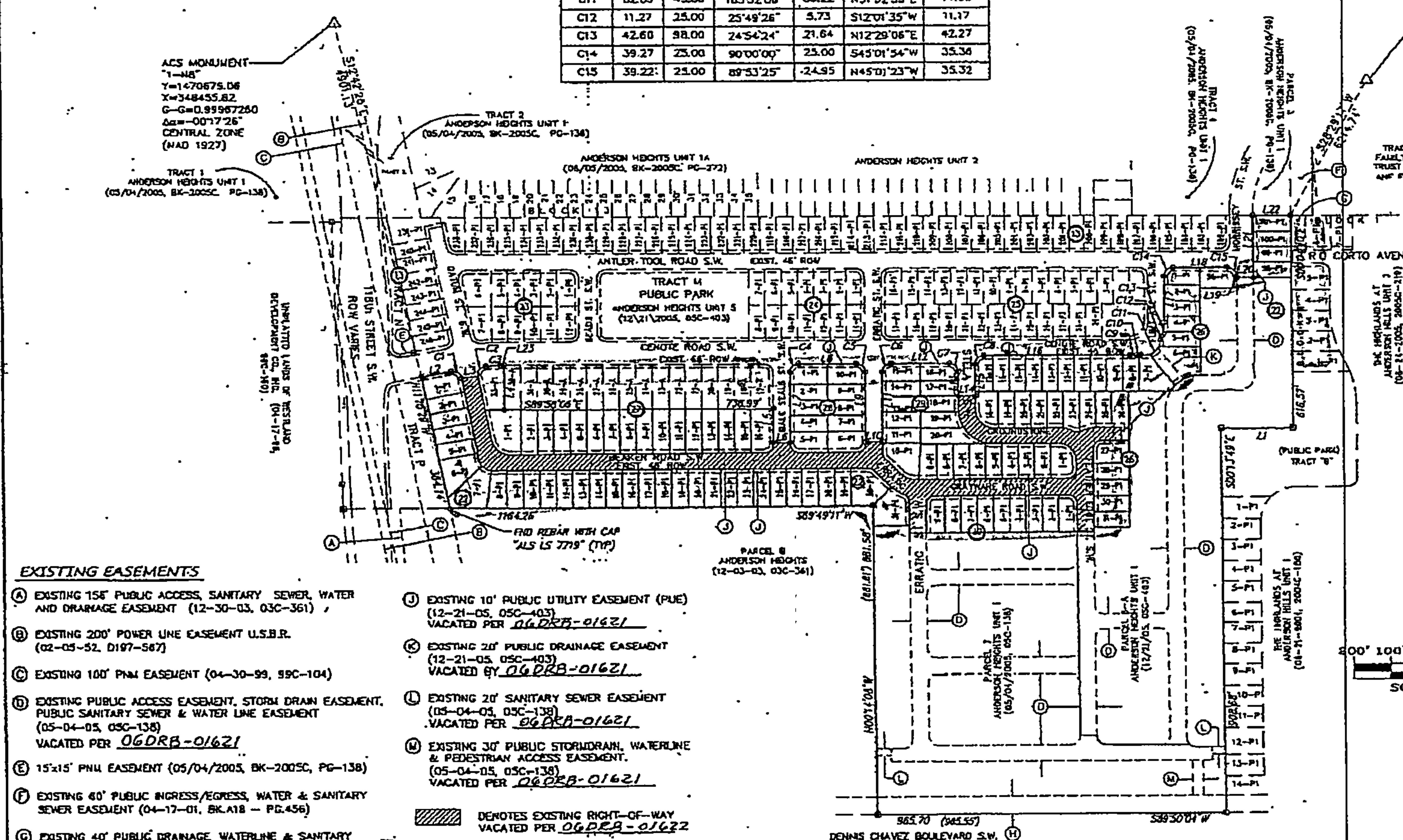
TRACT 2  
 ANDERSON HEIGHTS UNIT 1  
 (05/04/2005, BK-2005C, PG-138)

ANDERSON HEIGHTS UNIT 1A  
 (04/05/2005, BK-2005C, PG-172)

ANDERSON HEIGHTS UNIT 2

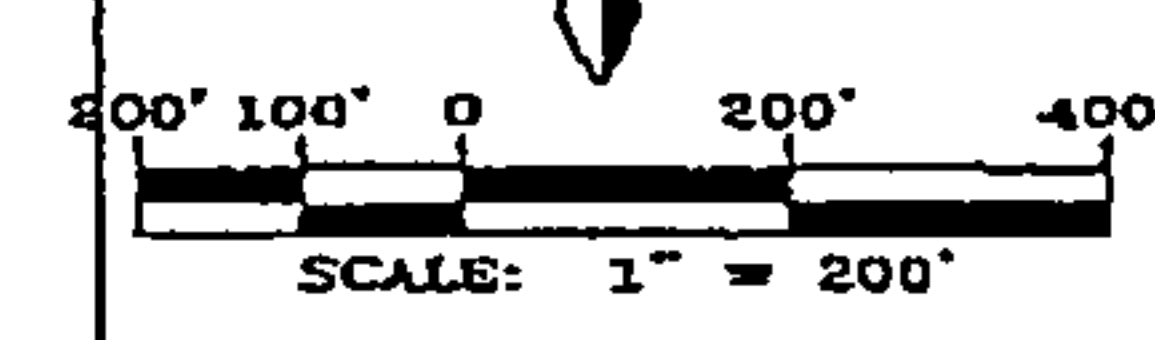
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 ELEVATION=5118.370  
 (NAD 1927/SLD 1929)

TRACT A, LANDS OF SALAZAR  
 FAMILY TRUST SALAZAR QUARTO  
 TRUST JSJ INVESTMENT COMPANY  
 AND PAULA HANNEY (07-23-03,  
 2003C-223)



**EXISTING EASEMENTS**

- (A) EXISTING 15' PUBLIC ACCESS, SANITARY SEWER, WATER AND DRAINAGE EASEMENT (12-30-03, OSC-361)
  - (B) EXISTING 200' POWER LINE EASEMENT U.S.B.R. (02-03-52, D197-587)
  - (C) EXISTING 100' PNM EASEMENT (04-30-99, 99C-104)
  - (D) EXISTING PUBLIC ACCESS EASEMENT, STORM DRAIN EASEMENT, PUBLIC SANITARY SEWER & WATER LINE EASEMENT (05-04-03, OSC-138)  
VACATED PER OGDRB-01621
  - (E) 15x15' PNM EASEMENT (05/04/2005, BK-2005C, PG-138)
  - (F) EXISTING 40' PUBLIC INGRESS/EGRESS, WATER & SANITARY SEWER EASEMENT (04-17-01, BK.A18 - PG.456)
  - (G) EXISTING 40' PUBLIC DRAINAGE, WATERLINE & SANITARY SEWER EASEMENT (08-21-04, 04C-188)
  - (H) EXISTING 50' PNM GAS PIPELINE EASEMENT (03-27-00, A3-9161)
  - (J) EXISTING 10' PUBLIC UTILITY EASEMENT (PUE) (12-21-05, OSC-403)  
VACATED PER OGDRB-01621
  - (K) EXISTING 20' PUBLIC DRAINAGE EASEMENT (12-21-05, OSC-403)  
VACATED BY OGDRB-01621
  - (L) EXISTING 20' SANITARY SEWER EASEMENT (09-04-03, OSC-138)  
VACATED PER OGDRB-01621
  - (M) EXISTING 30' PUBLIC STORMDRAIN, WATERLINE & PEDESTRIAN ACCESS EASEMENT. (05-04-03, OSC-138)  
VACATED PER OGDRB-01621
- DENOTES EXISTING RIGHT-OF-WAY VACATED PER OGDRB-01622



**LORICH LAND SURVEYING**

P.O. BOX 30781, ALBU., N.M. 87199  
 505-834-1990

Dwg: A6066-base100.dwg	Drawn: STEPHEN	Checked: ALS	Sheet: 2 of 7
Scale: 1"=200'	Date: 10/21/06	Job: A6066 (A03080)	



Supplemental form

**SUBDIVISION**

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

**SITE DEVELOPMENT PLAN**

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

**STORM DRAINAGE (Form D)**

- 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)
- 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 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

**APPLICATION INFORMATION:**

Professional/Agent (if any): \_\_\_\_\_ PHONE: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ FAX: \_\_\_\_\_

CITY: \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_ E-MAIL: \_\_\_\_\_

APPLICANT: D.R. HORTON INC. PHONE: (505) 797-4245

ADDRESS: 4400 ALAMEDA NE, SUITE B FAX: (505) 797-9881

CITY: ALBUQUERQUE STATE NM ZIP 87113 E-MAIL: DPNEWELL1@DRHORTON.COM

Proprietary interest in site: D.R. HORTON List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: SIDEWALK REFORMAL SIA EXTENSION

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

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

Lot or Tract No. \_\_\_\_\_ Block: \_\_\_\_\_ Unit: \_\_\_\_\_

Subdiv/Addn/TBKA: ANDERSON HEIGHTS UNITS 7 AND 8

Existing Zoning: RLT Proposed zoning: \_\_\_\_\_ MRGCD Map No \_\_\_\_\_

Zone Atlas page(s): P-8, M-8 UPC Code: \_\_\_\_\_

**CASE HISTORY:**

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

PROJECT # 753987

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill? NO

No. of existing lots: 167 No. of proposed lots: 167 Total area of site (acres): \_\_\_\_\_

LOCATION OF PROPERTY BY STREETS: On or Near: DENNIS CHAVEZ BLVD S 118<sup>TH</sup> ST.

Between: \_\_\_\_\_ and \_\_\_\_\_

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

SIGNATURE David Newell DATE 4/18/11

(Print) DAVID NEWELL Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

Form revised 4/07

- 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

11DRB 70104

Action

SIA  
CMF

S.F.

S.F.	Fees
_____	\$ <u>50.00</u>
_____	\$ <u>20.00</u>
_____	\$ _____
_____	\$ _____
_____	\$ _____
_____	\$ _____
Total	\$ <u>70.00</u>

Hearing date May 4, 2011

V. M. J. 4-26-11  
Planner signature / date

Project # 1002739

FORM V: SUBDIVISION VARIANCES & VACATIONS

- BULK LAND VARIANCE (DRB04)** (PUBLIC HEARING CASE)
    - Application for Minor Plat on FORM S-3, including those <sup>§§</sup>submittal requirements. 24 copies
    - Letter briefly describing and explaining: the request, compliance with the Development Process Manual, and all improvements to be waived.
    - Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
    - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
    - Sign Posting Agreement
    - Fee (see schedule)
    - List any original and/or related file numbers on the cover application
- DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

- VACATION OF PUBLIC EASEMENT (DRB27)**
  - VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)**
    - The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies.**  
(Not required for City owned public right-of-way.)
    - Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
    - Zone Atlas map with the entire property(ies) clearly outlined
    - Letter briefly describing, explaining, and justifying the request
    - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
    - Sign Posting Agreement
    - Fee (see schedule)
    - List any original and/or related file numbers on the cover application
- Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.  
**DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

- SIDEWALK VARIANCE (DRB20)**
  - SIDEWALK WAIVER (DRB21)**
    - Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") 6 copies
    - Zone Atlas map with the entire property(ies) clearly outlined
    - Letter briefly describing, explaining, and justifying the variance or waiver
    - List any original and/or related file numbers on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

- SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)**
    - Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14") **24 copies**
    - Zone Atlas map with the entire property(ies) clearly outlined
    - Letter briefly describing, explaining, and justifying the variance
    - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
    - Sign Posting Agreement
    - Fee (see schedule)
    - List any original and/or related file numbers on the cover application
- DRB meetings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

- TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**
  - EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)**
    - Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**
    - Zone Atlas map with the entire property(ies) clearly outlined
    - Letter briefly describing, explaining, and justifying the deferral or extension
    - List any original and/or related file numbers on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

- VACATION OF PRIVATE EASEMENT (DRB26)**
  - VACATION OF RECORDED PLAT (DRB29)**
    - The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") **6 copies**
    - Scale drawing showing the easement to be vacated (8.5" by 11") **6 copies**
    - Zone Atlas map with the entire property(ies) clearly outlined
    - Letter/documents briefly describing, explaining, and justifying the vacation **6 copies**
    - Letter of authorization from the grantors and the beneficiaries (private easement only)
    - Fee (see schedule)
    - List any original and/or related file numbers on the cover application
- Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.  
**DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

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

DAVID NEWELL  
Applicant name (print)  
David Newell 4/18/11  
Applicant signature / date



Form revised 4/07

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

Application case numbers  
11 DRB- 70104

[Signature] 4-26-11  
Planner signature / date  
Project # 1002739

April 25, 2011

City of Albuquerque  
Development Review Board  
Planning Department  
600 2<sup>nd</sup> Street NW  
Albuquerque, NM 87103

RE: SIA Project #753987 (DRB Project #1002739) Sidewalk Deferral Agreement Extension Request

Dear Development Review Board:

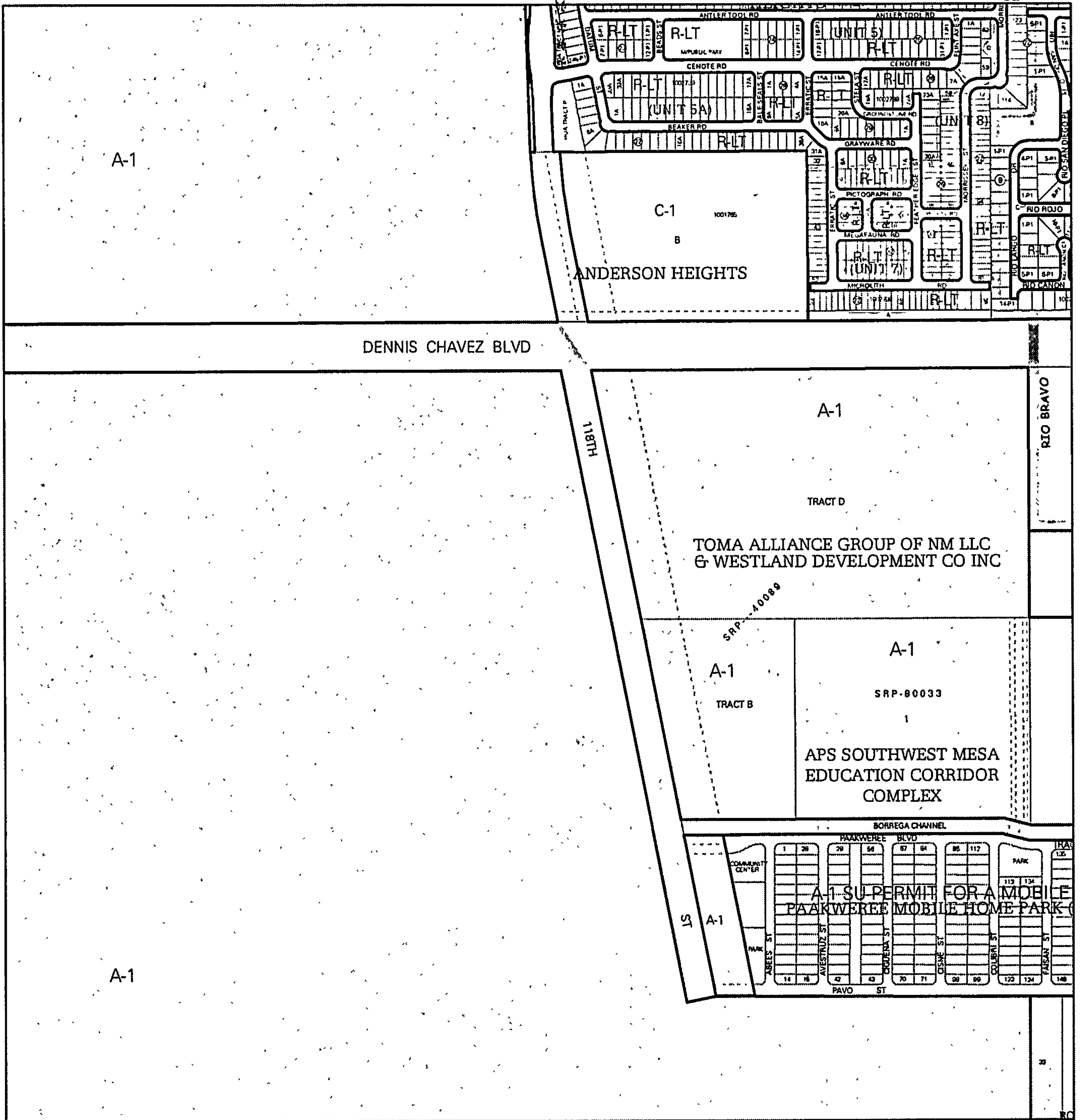
As the owner of Anderson Heights Units 7 and 8, DR Horton is requesting a 2-year extension to its Sidewalk Deferral Agreement as we continue to build homes on the remaining lots in Anderson Heights Units 7 & 8.

DR Horton obtained title to the 167 remaining lots at the end of calendar year 2009. As of today, there are 148 lots remaining vacant. DR Horton is actively selling and building homes in this community at a relatively aggressive pace given the current housing market conditions. Because there remains 148 homes to construct (and adjacent sidewalks to construct), we respectfully request a 2-year extension to the Sidewalk Deferral Agreement.

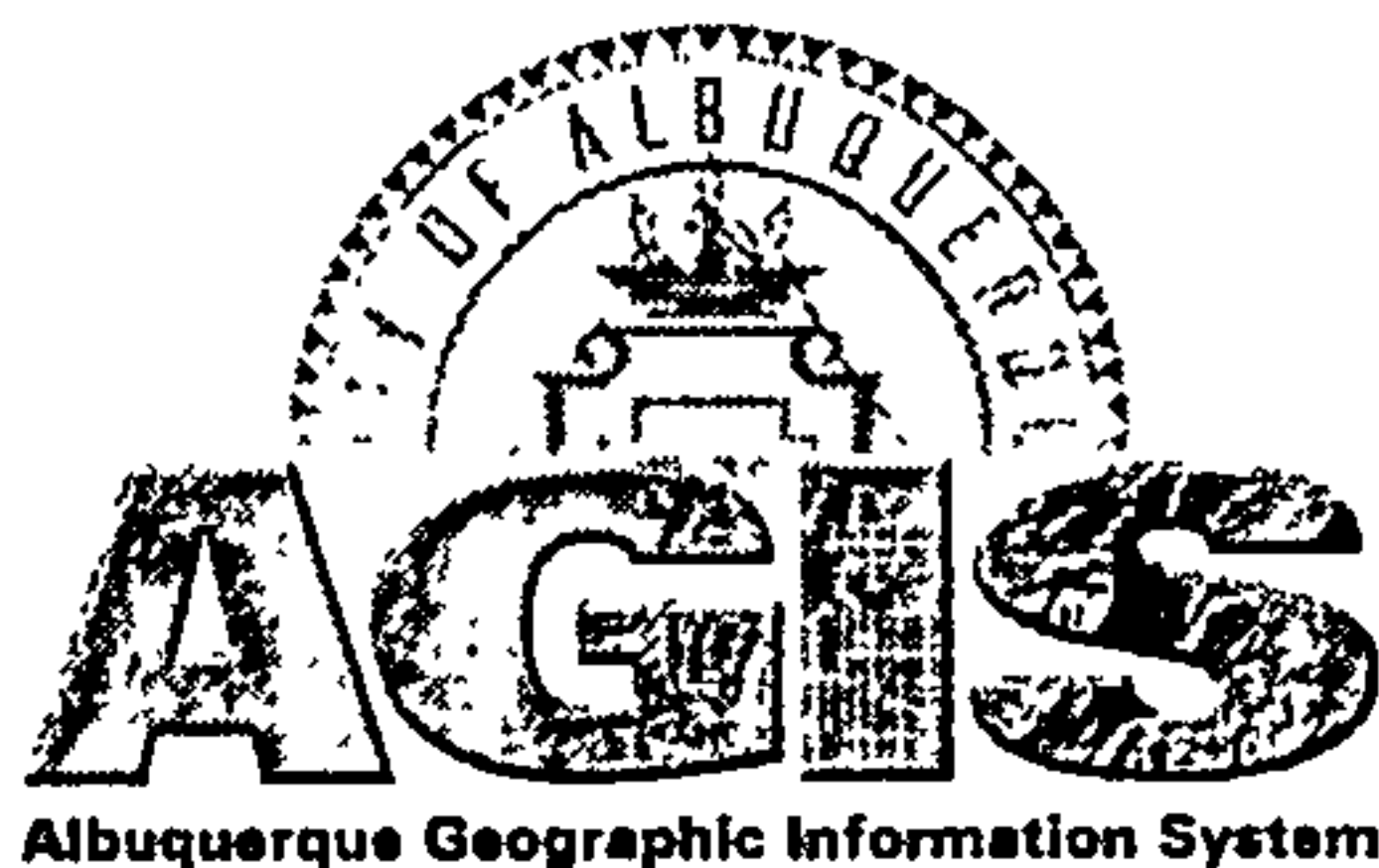
Your consideration is appreciated. Thank you.

Sincerely,

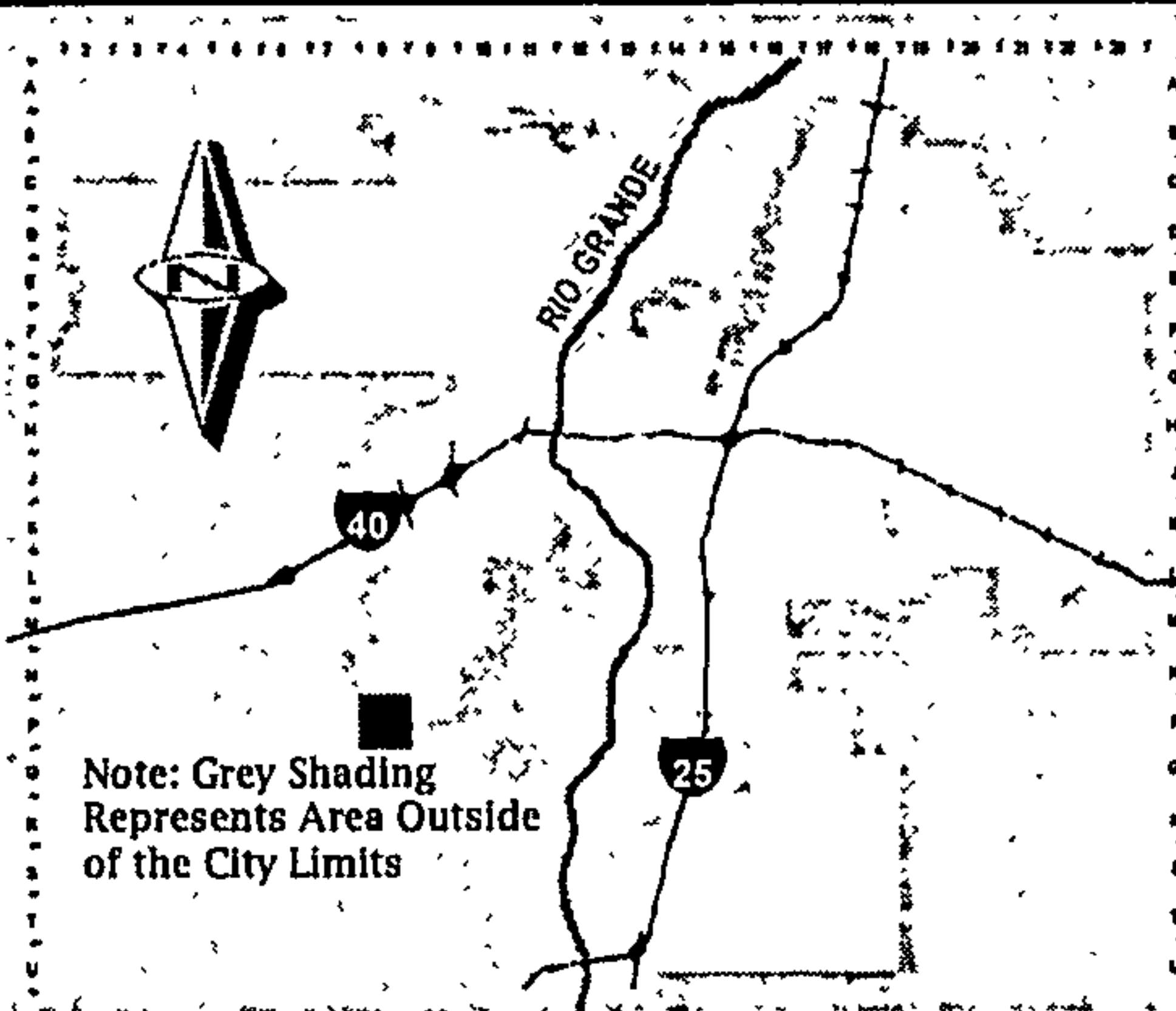
  
David Newell  
Land Acquisition Manager



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



Map amended through: 1/24/2011



Note: Grey Shading Represents Area Outside of the City Limits

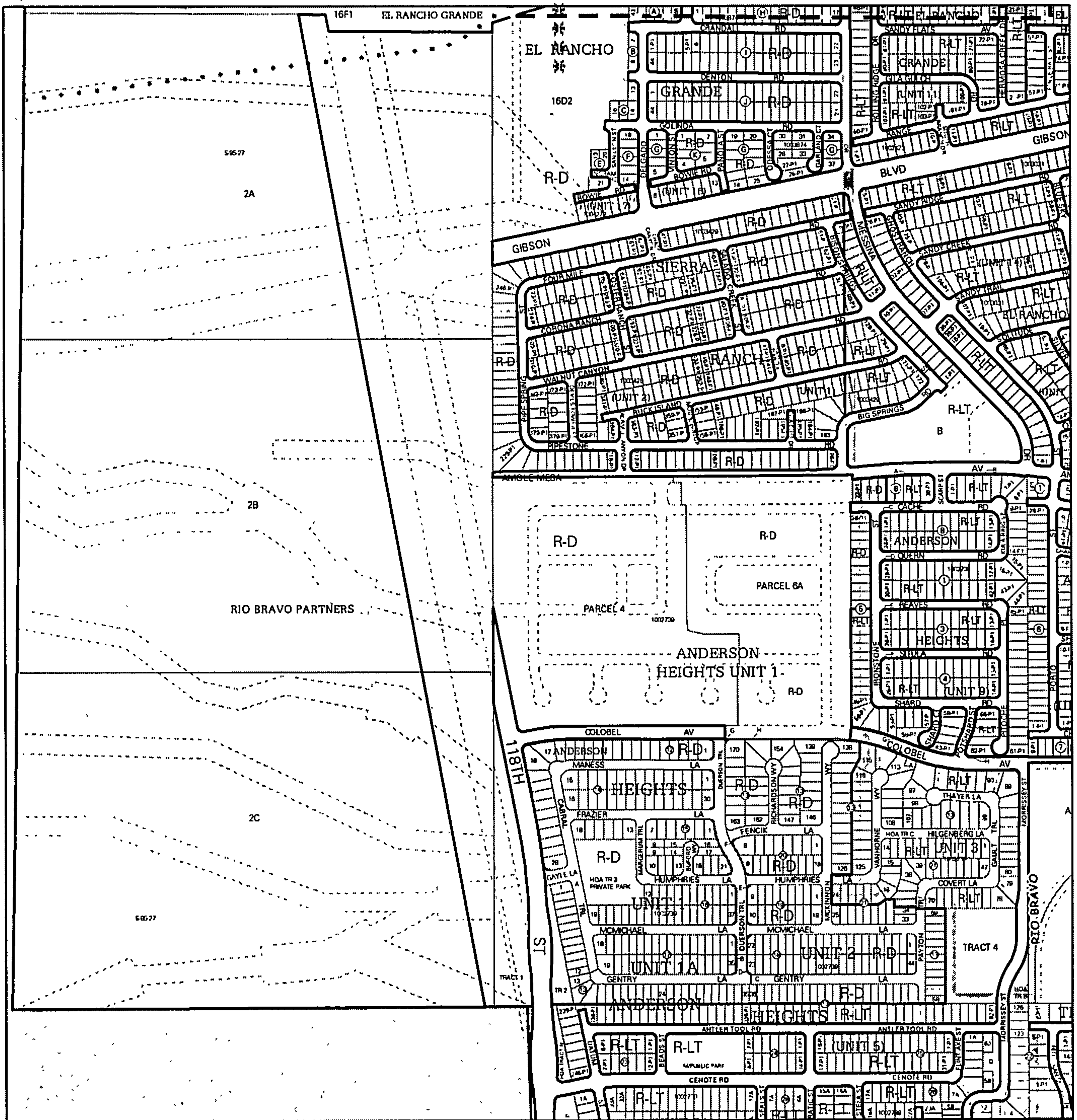
Zone Atlas Page:

**P-08-Z**

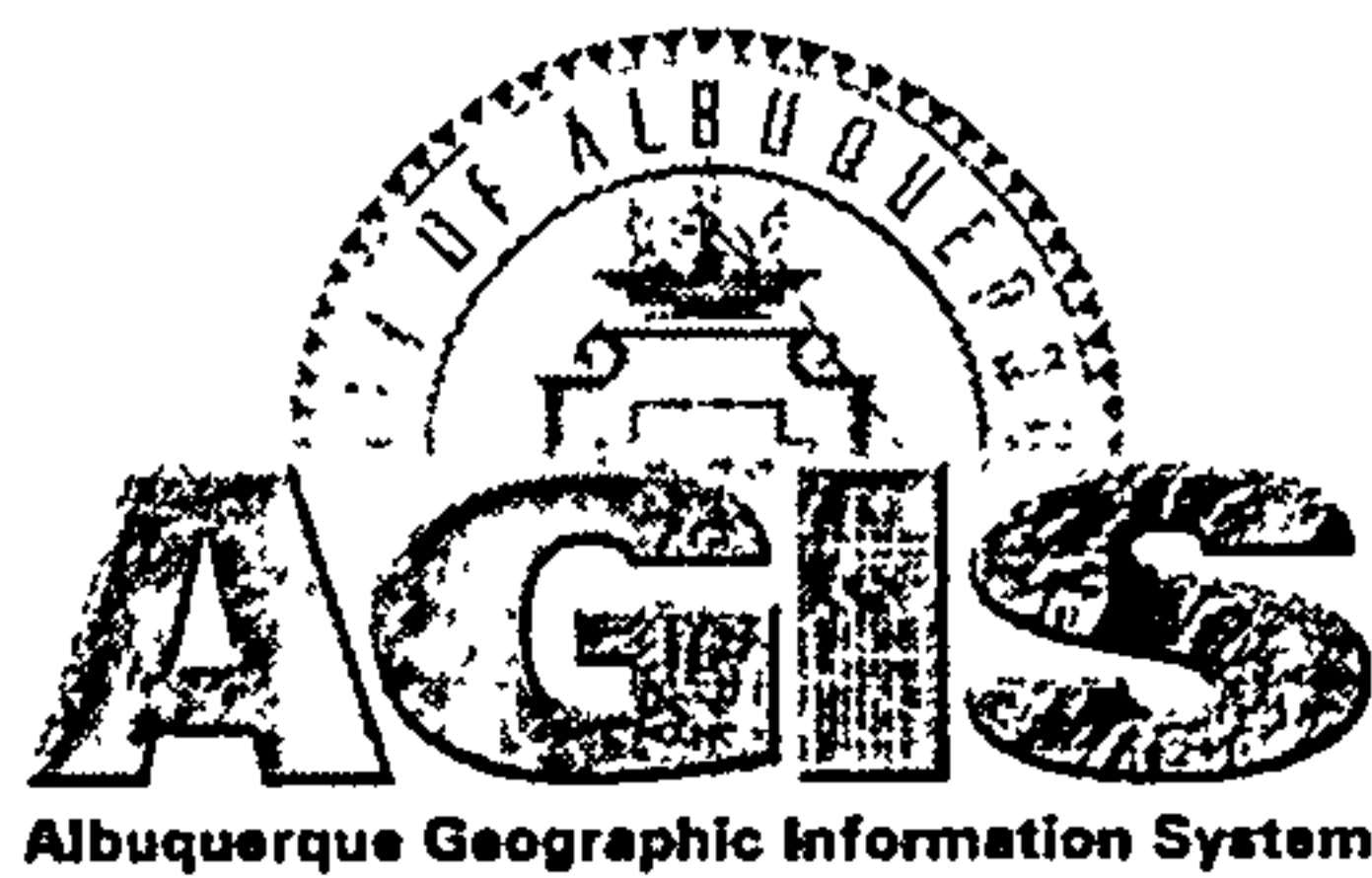
Selected Symbols

- 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



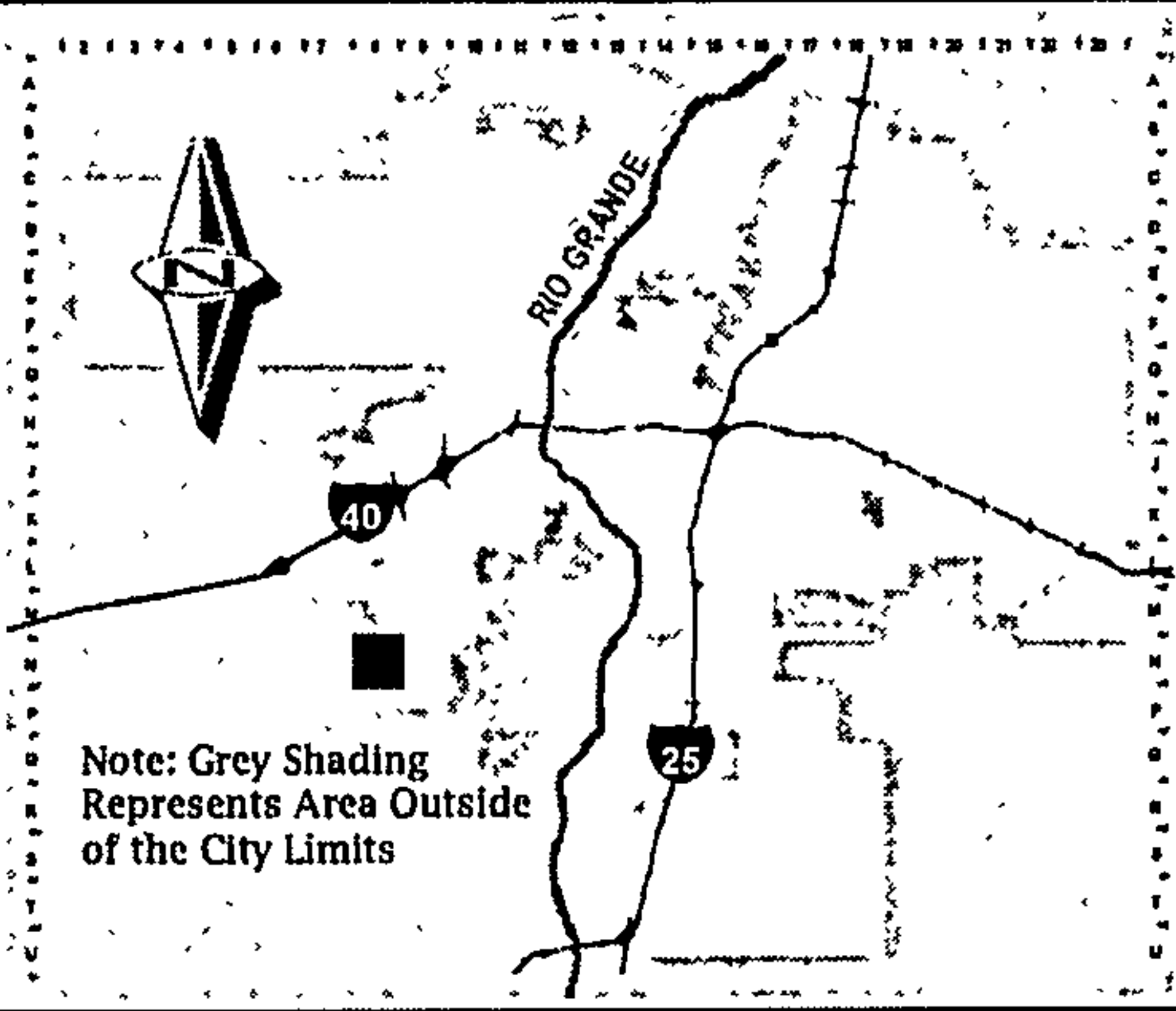


For more current information and more details visit: <http://www.cabq.gov/gis>



Albuquerque Geographic Information System

Map amended through: 1/24/2011



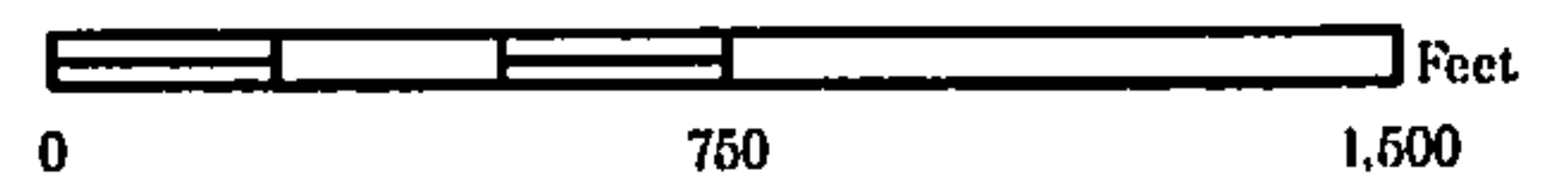
Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:

**N-08-Z**

Selected Symbols

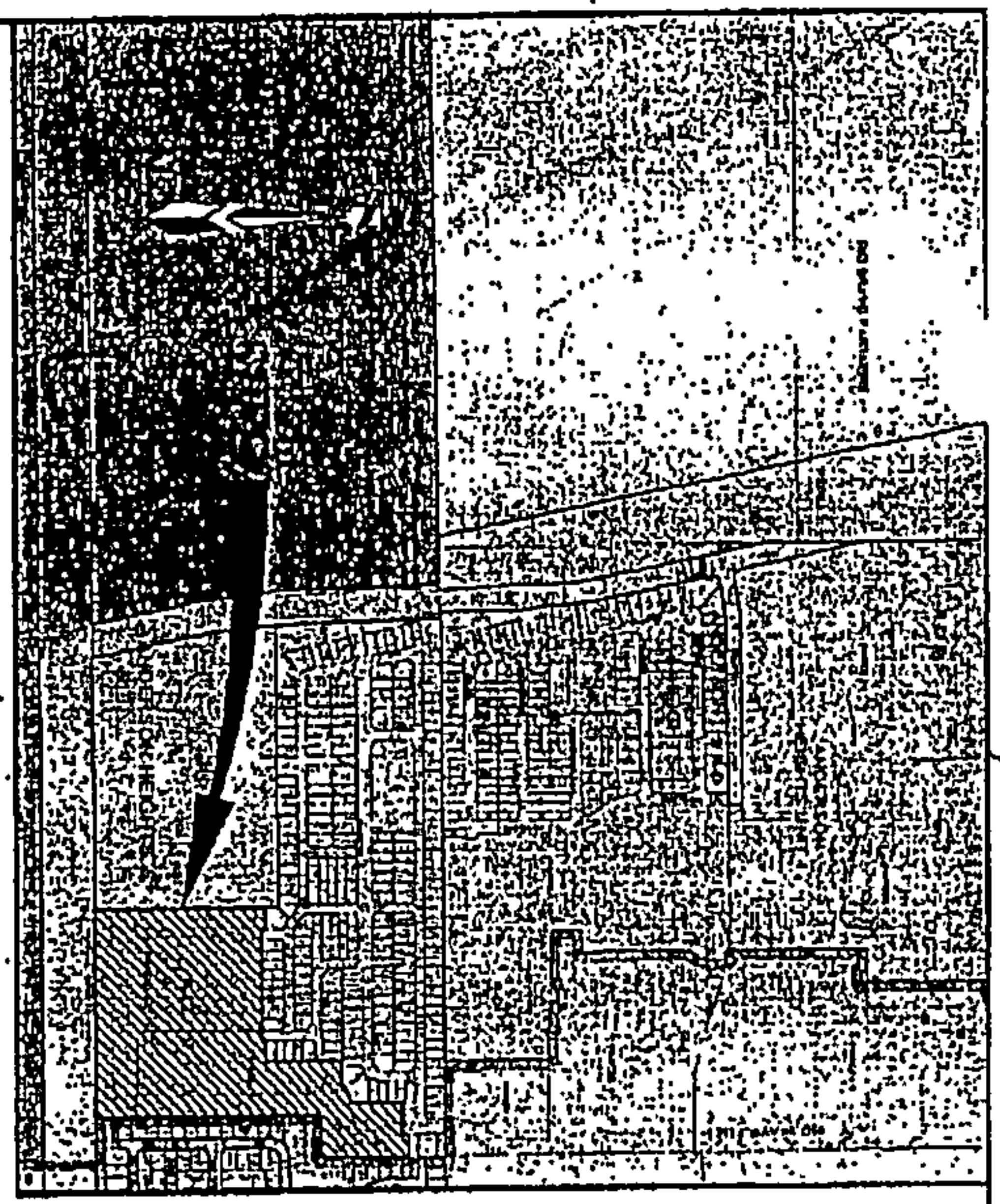
- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone











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

**SUBDIVISION DATA**

GROSS ACREAGE: 22.3948 Acres  
 ZONE ATLAS NO.: N-8-Z & P-8-Z  
 NO. OF EXISTING PARCELS: 2 PARCELS  
 NO. OF LOT/TRACTS: 187 LOTS, 2 TRACTS  
 NO. OF PARCELS ELIMINATED: 2  
 MILES OF FULL WIDTH STREETS CREATED: 0.05  
 AREA DEDICATED TO CITY OF ALBUQUERQUE: 5.4625 Acres  
 DATE OF SURVEY: November, 2003  
 DRAWING: R-1-T  
 UTILITY CONTROL LOCATION SYSTEM LOG NUMBER: 2003473085

**FREE CONSENT AND DEDICATION**

The subdivision herein described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) (hereinafter and said owner(s) and/or proprietor(s) do hereby dedicate all streets and public rights-of-way and public areas shown hereon to the City of Albuquerque in fee simple with warranty covenants 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 thereon; 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, and the right to trim encroaching trees and shrubs. Said owner(s) and/or proprietor(s) do hereby consent to all of the foregoing and do hereby certify that this subdivision is their free and good, valid owner(s) consent that they hold among them complete and indefeasible title in fee simple to the land subdivided.

OWNER: KB HOME New Mexico Inc  
 BY: Gary C. Jenkins  
 TITLE: Director of Land Development  
 Gary C. Jenkins  
 2/20/2007 DATE

**OWNER'S ACKNOWLEDGMENT**

STATE OF NEW MEXICO SS  
 COUNTY OF BERNALILLO

This instrument was acknowledged before me on March 20, 2007  
 By Gary C. Jenkins, Director of Land Development  
 KB HOME New Mexico Inc, A New Mexico Corporation on behalf of said corporation  
Gary C. Jenkins  
 12-21-08  
 MY COMMISSION EXPIRES  
 NOTARY PUBLIC



**LEGAL DESCRIPTION**

A tract of land situated within the Town of Ashton 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 PARCELS 7-A and 8-A-1, ANDERSON HEIGHTS UNIT 5A, 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 MAY 29, 2007 in Book 2007C, Page 1455 and containing 22.3948 acres more or less.

**PURPOSE OF PLAT**

- SUBDIVIDE TWO (2) PARCELS INTO ONE HUNDRED AND EIGHTY SEVEN (187) LOTS, ONE (1) TRACT FOR HOME OWNERS ASSOCIATION.
- GRANT NEW EASEMENTS AS SHOWN HEREON
- DEDICATE RIGHT-OF-WAY AS SHOWN HEREON

**SURVEY NOTES**

- Bearings are New Mexico State Plane Grid Bearings (Central Zone).
- Distances are ground distances.
- Bearings and distances in parenthesis are record.
- Beats of boundary are the following plate of record entitled:

- ANDERSON HEIGHTS UNIT 1\*, (05-04-2005, BK-2005C PG-138)
- ANDERSON HEIGHTS UNIT 1-A\*, (08-05-2005, BK-2005C PG-272)
- ANDERSON HEIGHTS UNIT 5\*, (12-21-2005, BK-2005C PG-403)
- ANDERSON HEIGHTS UNIT 5A\*, (5-29-2007, BK-2007C PG-145)
- LANDS OF RIO BRAVO PARTNERS\*, (04-17-96, 96C-160)
- ROSENER TRACT, TRACT A-1, A-2 AND B-1\*, (03-27-03, 03C-80)
- LANC'S OF SALAZAR FAMILY TRUST, SALAZAR QUATRO TRUST, JSI INVESTMENT COMPANY AND TALBA HANNETT (07-23-04, 03C-223)
- ANDERSON HEIGHTS, PARCELS A AND B\*, (12-03-03, 2003C - 3611) all being records of Bernalillo County, New Mexico.
- Field Survey performed on November, 2003.
- Title Report: None provided.
- UTILITY COUNCIL LOCATION SYSTEM LOG NO.: 2003473085

**NOTE**

- TOTAL REMAINING OPEN SPACE REQUIREMENTS ARE MET VIA THE PROMISION OF DETACHED OPEN SPACE PER THE PROVISIONS OF SECTION 14-10-3(A)(X3).
- HOMEOWNERS ASSOCIATION TRACT 'A' IS COVERED BY AN EXISTING 50 FPM GAS PIPELINE EASEMENT TO BE OWNED AND LANDSCAPE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- HOMEOWNERS ASSOCIATION TRACT 'C' TO BE OWNED AND LANDSCAPE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

PLAT FOR  
 ANDERSON HEIGHTS UNITS 7 & 8  
 WITHIN THE  
 TOWN OF ATRISCO GRANT  
 PROJECTED SECTIONS 5 AND 8  
 TOWNSHIP 9 NORTH, RANGE 2 EAST, N14PM  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 March, 2007

APPROVED AND ACCEPTED BY:

APPROVAL AND CONDITIONAL ACCEPTANCE as specified by the Albuquerque subdivision Ordinance, Chapter 14 Article 14 of the Revised Ordinances of Albuquerque, New Mexico, 1994.

Project Number: 1002739  
 Application Number: 07 DRB-00630

PLAT APPROVAL

Utility Approvals:

PNM Electric Services: 4-18-07  
 PNM Gas Services: 4-18-07  
 City of Albuquerque: 4-15-07

City Approver: 3-29-07  
 City Surveyor: WA  
 Real Property Division: 5-23-07  
 Planning Department: 5-23-07  
 Public Works Department: 5-23-07  
 Parks and Recreation Department: 5/23/07  
 AMRCA: 5/31/07  
 DRB Chairperson, Planning Department: 5/31/07



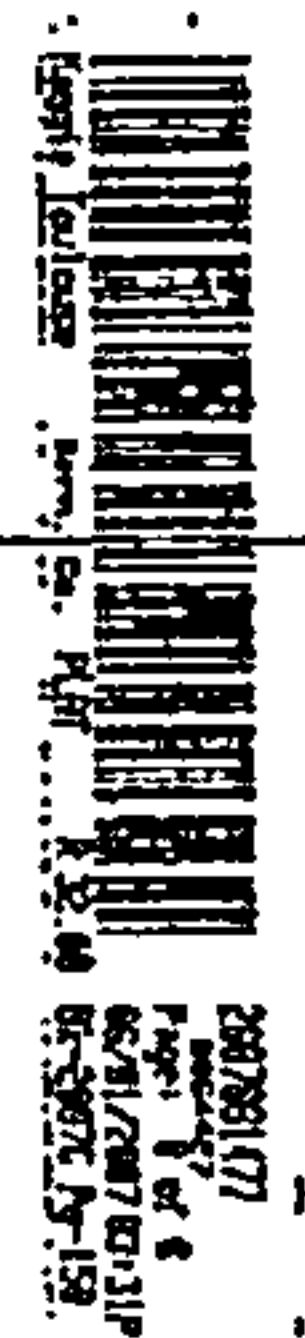
**SURVEYOR'S CERTIFICATION:**

I, Timothy A. Smith, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the minimum requirements for preparation and survey of the Albuquerque Subdivision Ordinance, and further meet the Minimum Standards for Land Surveying of the State of New Mexico, and is true and correct to the best of my knowledge and belief.

03-27-07  
 Date

DWG: COVERING	DRAWN: STEPHEN	CHECKED: ALS	SHEET 1 OF 6
SCALE: AS SHOWN	DATE: 3/16/2007	JOB: A03040	

PLAT FOR  
**ANDERSON HEIGHTS UNITS 7 & 8**  
 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  
 March, 2007



**CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH-BEARING-	CH-DIST-
C1	11.83	100.00	64.0716°	62.57	N62°53'12"E	106.09
C2	19.22	25.00	89.5175°	24.93	S45°07'21"E	35.32
C3	19.20	25.00	89.5002°	24.93	N44°53'00"E	35.30
C4	19.24	25.00	89.5675°	24.97	S45°11'43"E	35.34
C5	19.20	25.00	89.5004°	24.93	S44°53'02"E	35.30
C6	19.24	25.00	89.5807°	24.97	N45°11'32"E	35.34
C7	19.20	25.00	89.5004°	24.93	N44°53'02"E	35.30
C8	19.24	25.00	89.5675°	24.97	S45°11'43"E	35.34
C9	19.20	25.00	89.5002°	24.93	N44°53'00"E	35.30
C10	19.24	25.00	89.5807°	24.97	N45°11'32"E	35.34
C11	19.20	25.00	89.5004°	24.93	S44°53'02"E	35.30
C12	19.24	25.00	89.5675°	24.97	N45°11'43"E	35.34
C13	19.20	25.00	89.5002°	24.93	N44°53'00"E	35.30
C14	19.24	25.00	89.5807°	24.97	N45°11'32"E	35.34
C15	19.20	25.00	89.5004°	24.93	S44°53'02"E	35.30
C16	19.24	25.00	89.5675°	24.97	N45°11'43"E	35.34
C17	19.20	25.00	89.5002°	24.93	N44°53'00"E	35.30
C18	19.24	25.00	89.5807°	24.97	N45°11'32"E	35.34
C19	19.20	25.00	89.5004°	24.93	S44°53'02"E	35.30
C20	19.24	25.00	89.5675°	24.97	N45°11'43"E	35.34
C21	19.20	25.00	89.5002°	24.93	N44°53'00"E	35.30
C22	19.24	25.00	89.5807°	24.97	N45°11'32"E	35.34
C23	19.20	25.00	89.5004°	24.93	S44°53'02"E	35.30
C24	19.24	25.00	89.5675°	24.97	N45°11'43"E	35.34
C25	19.20	25.00	89.5002°	24.93	N44°53'00"E	35.30
C26	19.24	25.00	89.5807°	24.97	N45°11'32"E	35.34
C27	19.20	25.00	89.5004°	24.93	S44°53'02"E	35.30
C28	19.24	25.00	89.5675°	24.97	N45°11'43"E	35.34
C29	19.20	25.00	89.5002°	24.93	N44°53'00"E	35.30
C30	19.24	25.00	89.5807°	24.97	N45°11'32"E	35.34
C31	19.20	25.00	89.5004°	24.93	S44°53'02"E	35.30
C32	19.24	25.00	89.5675°	24.97	N45°11'43"E	35.34
C33	19.20	25.00	89.5002°	24.93	N44°53'00"E	35.30
C34	19.24	25.00	89.5807°	24.97	N45°11'32"E	35.34
C35	19.20	25.00	89.5004°	24.93	S44°53'02"E	35.30
C36	19.24	25.00	89.5675°	24.97	N45°11'43"E	35.34
C37	19.20	25.00	89.5002°	24.93	N44°53'00"E	35.30
C38	19.24	25.00	89.5807°	24.97	N45°11'32"E	35.34
C39	19.20	25.00	89.5004°	24.93	S44°53'02"E	35.30
C40	19.24	25.00	89.5675°	24.97	N45°11'43"E	35.34
C41	19.20	25.00	89.5002°	24.93	N44°53'00"E	35.30
C42	19.24	25.00	89.5807°	24.97	N45°11'32"E	35.34
C43	19.20	25.00	89.5004°	24.93	S44°53'02"E	35.30
C44	19.24	25.00	89.5675°	24.97	N45°11'43"E	35.34
C45	19.20	25.00	89.5002°	24.93	N44°53'00"E	35.30
C46	19.24	25.00	89.5807°	24.97	N45°11'32"E	35.34
C47	19.20	25.00	89.5004°	24.93	S44°53'02"E	35.30
C48	19.24	25.00	89.5675°	24.97	N45°11'43"E	35.34
C49	19.20	25.00	89.5002°	24.93	N44°53'00"E	35.30
C50	19.24	25.00	89.5807°	24.97	N45°11'32"E	35.34
C51	19.20	25.00	89.5004°	24.93	S44°53'02"E	35.30

**LINE TABLE**

LINE	BEARING	LENGTH
L1	N89°46'29"E	106.00
L2	N00°13'11"W	30.50
L3	N89°46'29"E	50.00
L4	N89°46'11"E	50.00
L5	N00°13'49"W	41.60
L6	S89°46'11"W	106.00
L7	N89°58'06"W	115.10
L8	N89°55'20"E	10.71
L9	N89°58'06"W	50.20
L10	N00°04'40"W	106.00
L11	S89°58'06"E	12.09
L12	N00°04'40"W	4.31
L13	N89°55'20"E	156.00

- PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:
- The PNM Electric Services Division for the installation, maintenance and service of overhead and underground electrical lines, transformers, poles and any other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical services.
  - The PNM Gas Services Division for installation, maintenance and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
  - Quest for installation, maintenance and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and closures.
  - Comcast cable for installation, maintenance and service of such lines, cable and other related equipment and facilities reasonably necessary to provide Cable TV services, including the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify,

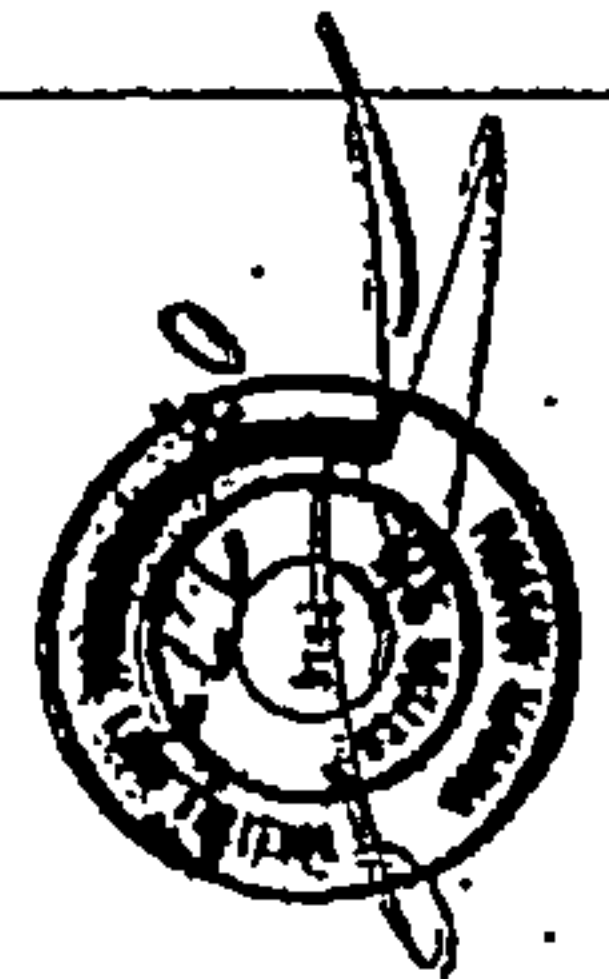
renew, operate and maintain facilities for the purposes described above, together with free access to, from and over said easement, including sufficient working areas for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (above ground or subterranean), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for contacting any holders of National Electrical Safety Code caused by construction of poles, overhead or any structures adjacent to within or near easements shown on this plat.

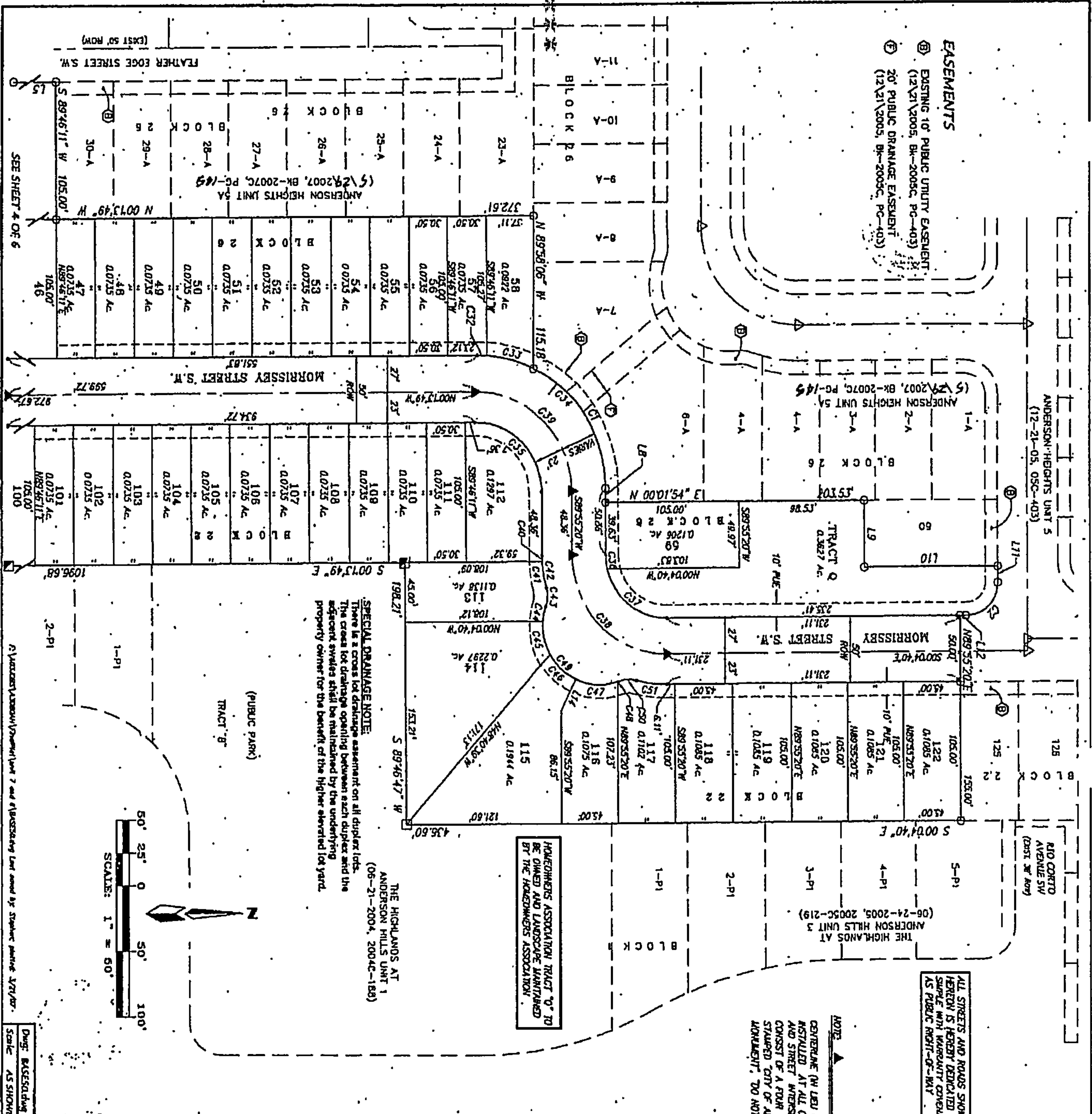
In approving this plat, the utility companies did not conduct a Title Search of the properties shown hereon. Consequently, the utility companies do not waive or release any easement or easement rights which may have been granted by prior plat, report or other document and which are not shown on this plat. Easements for electric transformers, transformers, as installed, shall extend ten feet (10') in front of transformer/switchgear doors and five feet (5') on each side.

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Dwg: BASE60.dwg	Drawn: Stephen	Checked: ALS	Sheet: 6 of 6
Scale: AS SHOWN	Date: 3/21/2007	Job: A03080	

**ADDRICH LAND SURVEYING**  
 P.O. BOX 30701, ALBUQ., N.M. 87190  
 505-884-1990





**EASEMENTS**

- EXISTING 10' PUBLIC UTILITY EASEMENT (12/21/2005, BK-2005C, PG-403)
- 20' PUBLIC DRAINAGE EASEMENT (12/21/2005, BK-2005C, PG-403)

**SPECIAL DRAINAGE NOTE:**  
There is a cross lot drainage easement on all duplex lots. This cross lot drainage easement shall be maintained by the underlying property owners for the benefit of the higher elevated lot yard.

THE HIGHLANDS AT ANDERSON HILLS UNIT 1 (06-21-2004, 2004C-189)

**NOTE:**  
CENTERLINE (IN LEU OF R/W) MONUMENTATION IS TO BE INSTALLED AT ALL CENTERLINE P.C.'S, P.T.'S, ANGLE POINTS AND STREET INTERSECTIONS AS SHOWN HEREON AND WILL CONSIST OF A FOUR INCH (4") ALUMINUM ALLIUM CAP STAMPED 'CITY OF ALBUQUERQUE', 'CENTERLINE MONUMENT', 'DO NOT DISTURB', 'PLS # 7718'.

ALL STREETS AND ROADS SHOWN HEREON IS HEREBY DEDICATED IN FEE SIMPLE WITH NECESSARY CONVEYANTS AS PUBLIC RIGHT-OF-WAY

**PLAT FOR ANDERSON HEIGHTS UNITS 7 & 8**  
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  
March, 2007

- PROPERTY CORNERS**
- FOUND 1" IRON PIPE WITH TAG TS 11993"
  - FOUND REBAR WITH CAP PPS 11993" (TTP)
  - SET/FOUND REBAR WITH CAP ALS LS 7718" (TTP)
  - EXISTING CENTERLINE MONUMENT PLS # 7718" (TTP)
  - SET CENTERLINE MONUMENT (SEE NOTE THIS SHEET)

**ABBREVIATIONS**

10' R/E = PUBLIC UTILITY EASEMENTS GRANTED WITH THIS PLAT

ROW = RIGHT-OF-WAY

C.O.L. = CITY OF ALBUQUERQUE

**LEGEND**

100 LOT NUMBER

BLOCK 22 BLOCK NUMBER

**LD RICH LAND SURVEYING**

P.O. BOX 30701, ALBU, N.M. 87190  
505-884-1990

Drawn: R.ESQUEDA	Checked: ALS	Sheet: 3 of 6
Scale: AS SHOWN	Date: 3/21/2007	Job: A03080

PLAT FOR  
ANDERSON HEIGHTS UNITS 7 & 8

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  
March, 2007

ACS MONUMENT  
"TRANS"  
Y=1471822.67  
X=354899.45  
G-C=0.99967921  
Δα=-00°16'42"  
CENTRAL ZONE  
ELEVATION=6118.370  
(NAD 1927/SLD 1929)



TRACT A LANDS OF SALAZAR  
FAMILY TRUST SALAZAR QUATRO  
TRUST JSJ INVESTMENT COMPANY  
ANF ELBA HANNET (07-23-03,  
2003C-223)

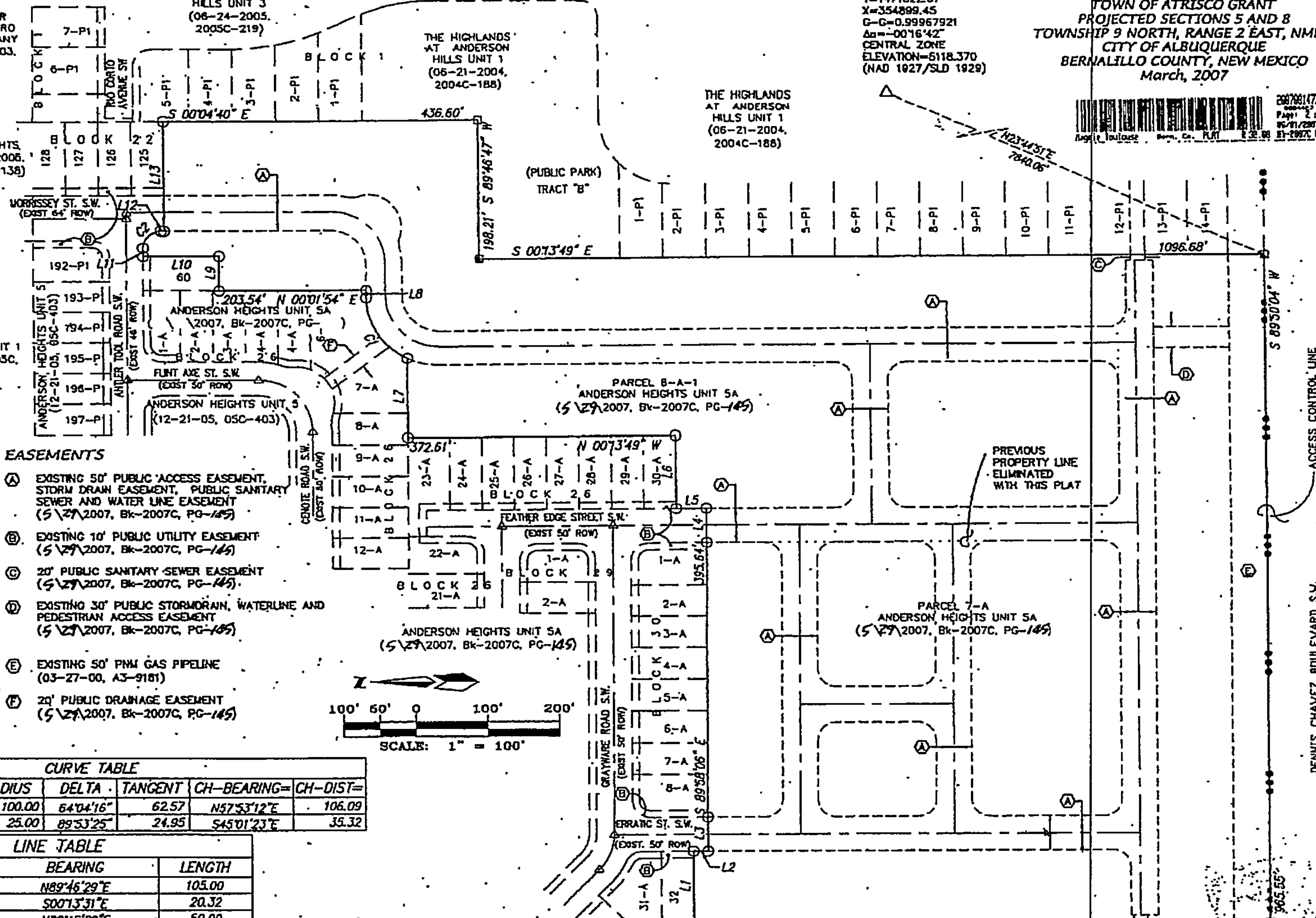
THE HIGHLANDS  
AT ANDERSON  
HILLS UNIT 3  
(06-24-2005,  
2005C-219)

THE HIGHLANDS  
AT ANDERSON  
HILLS UNIT 1  
(06-21-2004,  
2004C-188)

THE HIGHLANDS  
AT ANDERSON  
HILLS UNIT 1  
(06-21-2004,  
2004C-188)

PARCEL 3  
ANDERSON HEIGHTS  
UNIT 1 (05/04/2006,  
BK-2005C, PG-138)

TRACT 4  
ANDERSON HEIGHTS UNIT 1  
(05/04/2005, BK-2005C,  
PG-138)

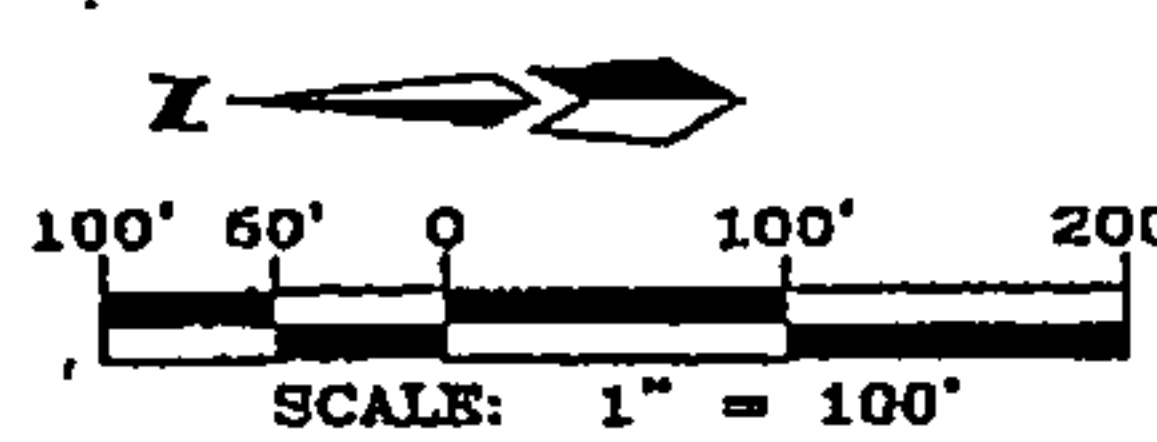


EASEMENTS

- Ⓐ EXISTING 50' PUBLIC ACCESS EASEMENT, STORM DRAIN EASEMENT, PUBLIC SANITARY SEWER AND WATER LINE EASEMENT (5/29/2007, BK-2007C, PG-145)
- Ⓑ EXISTING 10' PUBLIC UTILITY EASEMENT (5/29/2007, BK-2007C, PG-145)
- Ⓒ 20' PUBLIC SANITARY SEWER EASEMENT (5/29/2007, BK-2007C, PG-145)
- Ⓓ EXISTING 30' PUBLIC STORMDRAIN, WATERLINE AND PEDESTRIAN ACCESS EASEMENT (5/29/2007, BK-2007C, PG-145)
- Ⓔ EXISTING 50' PNM GAS PIPELINE (03-27-00, A3-9181)
- Ⓕ 20' PUBLIC DRAINAGE EASEMENT (5/29/2007, BK-2007C, PG-145)

PROPERTY CORNERS

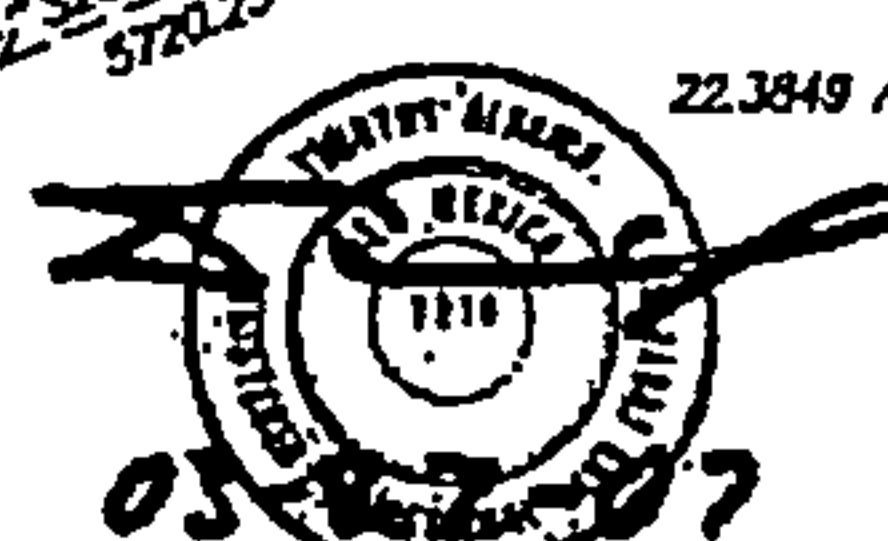
- FOUND 1" IRON PIPE WITH TAG "LS 11993"
- FOUND REBAR WITH CAP "PS 11993" (TYP.)
- SET/FND REBAR WITH CAP "ALS LS 7719" (TYP.)
- △ EXISTING CENTERLINE MONUMENT "PLS # 7719" (TYP.)



CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH-BEARING	CH-DIST
C1	111.83	100.00	64°04'16"	62.57	N57°53'12"E	106.09
C2	39.22	25.00	89°53'25"	24.95	S45°01'23"E	35.32

LINE	BEARING	LENGTH
L1	N89°46'29"E	105.00
L2	S007°3'31"E	20.32
L3	N89°46'29"E	50.00
L4	N89°46'11"E	50.00
L5	N007°3'49"W	41.68
L6	N89°46'11"E	105.00
L7	S89°58'06"E	115.18
L8	N89°57'47"E	10.73
L9	S89°58'06"E	50.20
L10	N000°4'40"W	105.00
L11	S89°58'06"E	12.09
L12	S000°4'40"E	4.31
L13	N89°55'20"E	155.00

ACS MONUMENT  
"1-N8"  
Y=1470679.06  
X=348455.82  
G-C=0.99967260  
Δα=-00°17'26"  
CENTRAL ZONE  
(NAD 1927)



PARCEL B  
ANDERSON HEIGHTS  
(12-03-03, 03C-361)

**ALDRICH LAND SURVEYING**

P.O. BOX 3070, ALBU., N.M. 87190  
505-884-1990

EXISTING CONDITIONS

Dwg: BASE100.dwg	Drawn: —	Checked: ALS	Sheet 2 of 6
Scale: AS SHOWN	Date: 3/21/2007	Job: A03080	

ALL STREETS AND ROADS SHOWN HEREON IS HEREBY DEDICATED IN FEE SIMPLE WITH WARRANTY COVENANTS AS PUBLIC RIGHT-OF-WAY

**NOTE:**  
 CENTERLINE (IN LIEU OF R/W) MONUMENTATION IS TO BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS AS SHOWN HEREON, AND WILL CONSIST OF A FOUR INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENT", "DO NOT DISTURB", "PLS # 7719".

**ABBREVIATIONS**  
 10' PUE = PUBLIC UTILITY EASEMENTS GRANTED WITH THIS PLAT  
 ROW = RIGHT-OF-WAY

**SPECIAL DRAINAGE NOTE:**  
 There is a cross lot drainage easement on all duplex lots. The cross lot drainage opening between each duplex and the adjacent swales shall be maintained by the underlying property owner for the benefit of the higher elevated lot yard.

PLAT FOR  
**ANDERSON HEIGHTS UNITS 7 & 8**  
 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  
 March, 2007



**PROPERTY CORNERS**

- FOUND 1" IRON PIPE WITH TAG "LS 11993".
- FOUND REBAR WITH CAP "PS 11993" (TYP).
- SET/FOUND REBAR WITH CAP "ALS LS 7719" (TYP).
- △ EXISTING CENTERLINE MONUMENT "PLS # 7719" (TYP).
- ▲ SET CENTERLINE MONUMENT (SEE NOTE THIS SHEET).

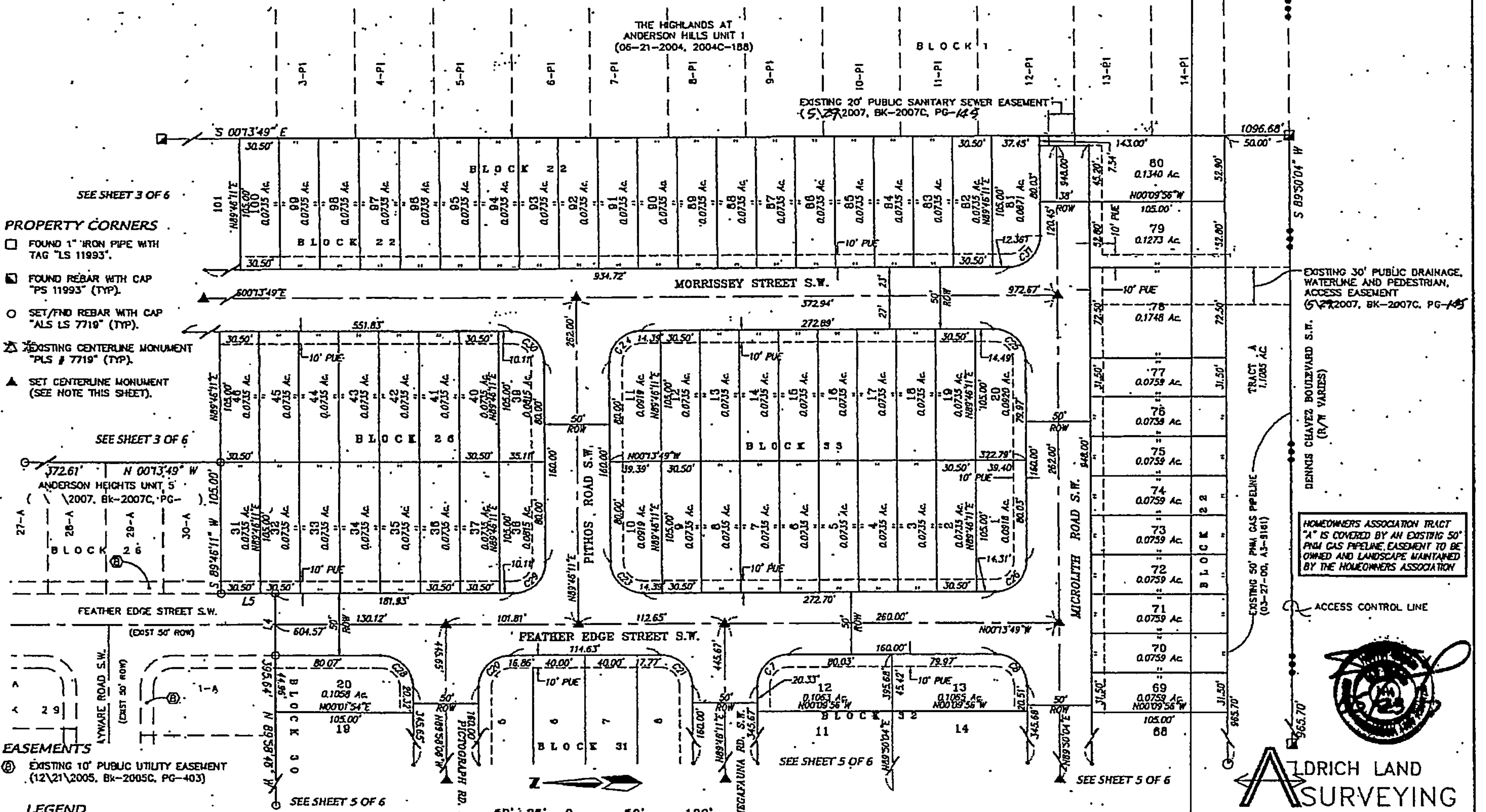
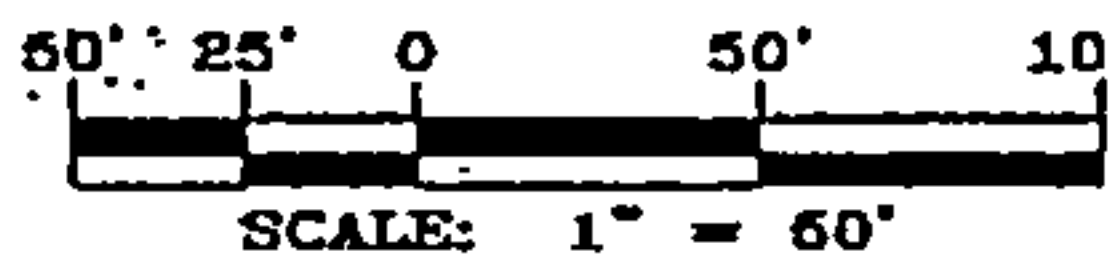
SEE SHEET 3 OF 6

SEE SHEET 3 OF 6  
 ANDERSON HEIGHTS UNIT 5  
 2007, BK-2007C, PG-

**EASEMENTS**  
 (B) EXISTING 10' PUBLIC UTILITY EASEMENT (12/21/2005, BK-2005C, PG-403)

**LEGEND**

100 LOT NUMBER  
 BLOCK 22 BLOCK NUMBER



HOMEOWNERS ASSOCIATION TRACT "A" IS COVERED BY AN EXISTING 50' PMA GAS PIPELINE EASEMENT TO BE OWNED AND LANDSCAPE MAINTAINED BY THE HOMEOWNERS ASSOCIATION



**ALDRICH LAND SURVEYING**

P.O. BOX 30701, ALBU., N.M. 87190  
 505-884-1990

Dwg: BASE50.dwg	Drawn: Stephen	Checked: ALS	Sheet 4 of 6
Scale: AS SHOWN	Date: 3/21/2007	Job: A03080	

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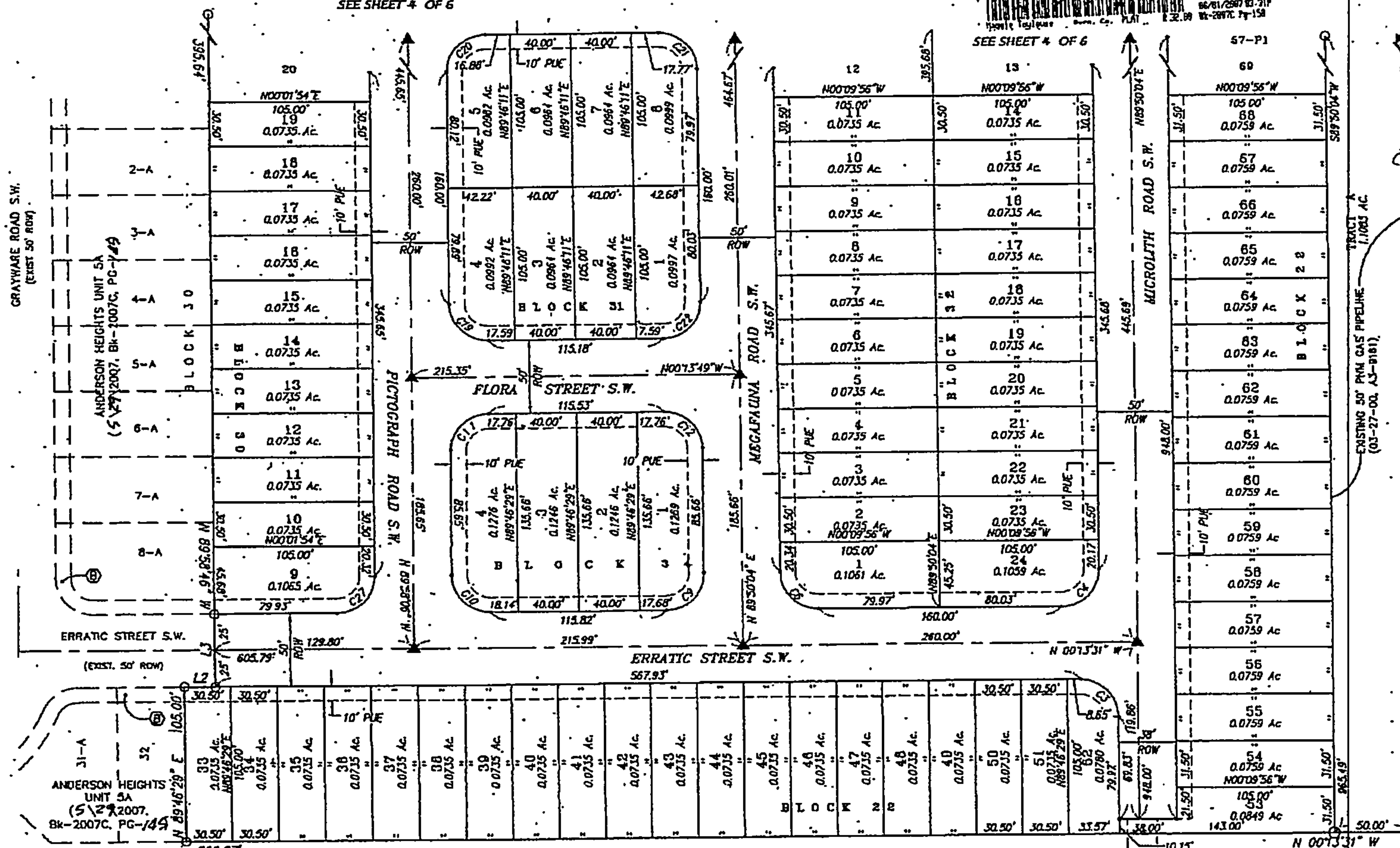
PLAT FOR  
**ANDERSON HEIGHTS UNITS 7 & 8**  
 WITHIN THE  
 TOWN OF ATRISCO GRANT  
 PROJECTED SECTIONS 5 AND 8  
 TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 March, 2007

NOTE: ▲  
 CENTERLINE (IN LIEU OF R/W) MONUMENTATION IS TO BE  
 INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS  
 AND STREET INTERSECTIONS AS SHOWN HEREON, AND WILL  
 CONSIST OF A FOUR INCH (4") ALUMINUM ALLOY CAP  
 STAMPED "CITY OF ALBUQUERQUE", "CENTERLINE  
 MONUMENT", "DO NOT DISTURB", "PLS # 7719".

ALL STREETS AND ROADS SHOWN  
 HEREON IS HEREBY DEDICATED IN FEE  
 SIMPLE WITH WARRANTY COVENANTS  
 AS PUBLIC RIGHT-OF-WAY

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 4481457  
 Page: 5 of 8  
 06/01/2007 03:21P  
 03-2007C PG-158

HOMEOWNERS ASSOCIATION TRACT  
 "A" IS COVERED BY AN EXISTING 50'  
 PFM GAS PIPELINE, EASEMENT TO BE  
 OWNED AND LANDSCAPE MAINTAINED  
 BY THE HOMEOWNERS ASSOCIATION



- ACCESS CONTROL LINE
- PROPERTY CORNERS
- FOUND 1" IRON PIPE WITH TAG "LS 11993".
  - FOUND REBAR WITH CAP "PS 11993" (TYP).
  - SET/FND REBAR WITH CAP "ALS LS 7719" (TYP).
  - EXISTING CENTERLINE MONUMENT "PLS # 7719" (TYP).
  - SET CENTERLINE MONUMENT (SEE NOTE THIS SHEET).

ABBREVIATIONS

- 10' PUE = PUBLIC UTILITY EASEMENTS GRANTED WITH THIS PLAT
- ROW = RIGHT-OF-WAY

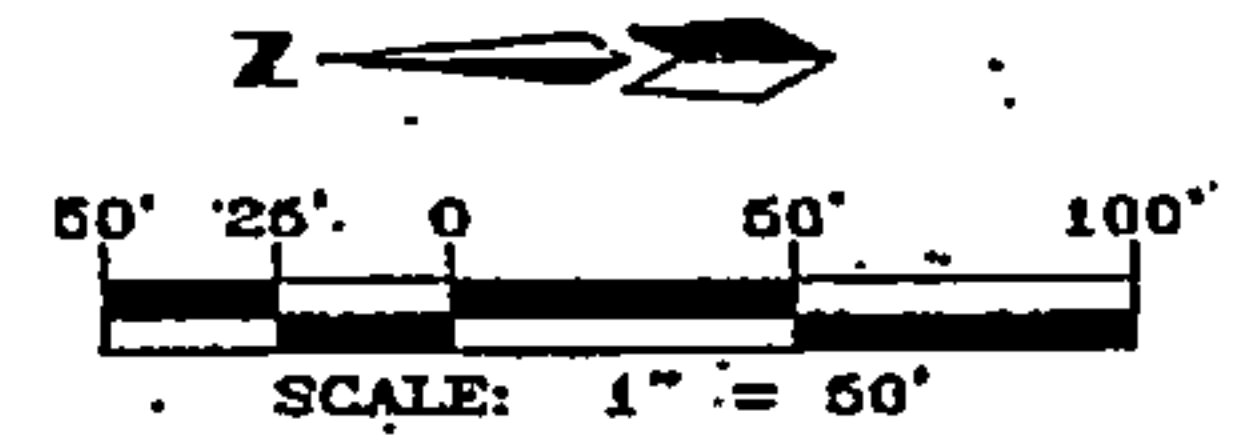
PARCEL B  
 ANDERSON HEIGHTS  
 (12-03-03, 03C-361)

SPECIAL DRAINAGE NOTE:  
 There is a cross lot drainage easement on all duplex lots.  
 The cross lot drainage opening between each duplex and the  
 adjacent swales shall be maintained by the underlying  
 property owner for the benefit of the higher elevated lot yard.

EXISTING 20' PUBLIC SANITARY  
 SEWER EASEMENT  
 (S 29 2007, Bk-2007C, PG-145)

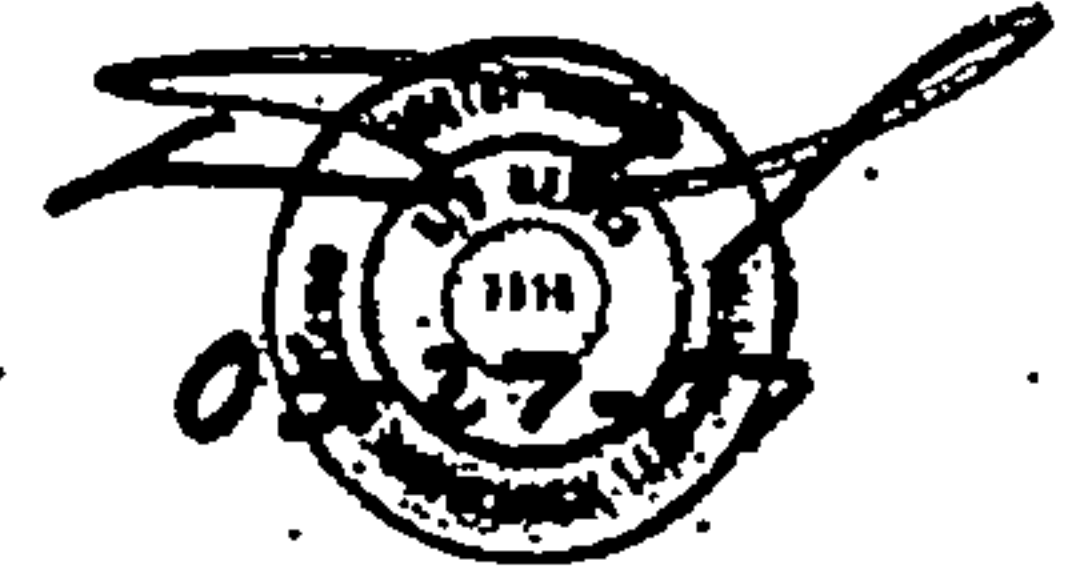
EASEMENTS

- Ⓟ EXISTING 10' PUBLIC UTILITY EASEMENT (12\21\2005, Bk-2005C, PG-403)



LEGEND

- 45 LOT NUMBER
- B L O C K 2 BLOCK NUMBER



**ALDRICH LAND SURVEYING**

P.O. BOX 30701, ALBQ., N.M. 87190  
 505-884-1990

Dwg: BASE02.dwg	Drawn: Stephen	Checked: ALS	Sheet 5 of 6
Scale: AS SHOWN	Date: 3/21/2007	Job: A03080	

# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

**SUBDIVISION**

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

**SITE DEVELOPMENT PLAN**

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

**STORM DRAINAGE (Form D)**

- 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)
- L 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 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

**APPLICATION INFORMATION:**

Professional/Agent (if any): Mark Goodwin & Associates, PA PHONE: 828-2200  
 ADDRESS: P.O. Box 90606 FAX: \_\_\_\_\_  
 CITY: Albuquerque, STATE NM ZIP 87199 E-MAIL: \_\_\_\_\_

APPLICANT: KB HOME New Mexico, Inc. PHONE: 508-0153  
 ADDRESS: PO box 65355 FAX: \_\_\_\_\_  
 CITY: Albuquerque STATE NM ZIP 87193 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: owner List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: 2 year extension of Sidewalk Deferral  
Anderson Heights, Unit 1

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

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

Lot or Tract No. \_\_\_\_\_ Block: \_\_\_\_\_ Unit: 1  
 Subdiv/Addn/TBKA: Anderson Heights  
 Existing Zoning: R-D Proposed zoning: R-D MRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s): N-B UPC Code: 100805429513940212

**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  
07DRB-00172, 09DRB-70097

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill? NO  
 No. of existing lots: \_\_\_\_\_ No. of proposed lots: \_\_\_\_\_ Total area of site (acres): 248.  
 LOCATION OF PROPERTY BY STREETS: On or Near: 118th Street SW  
 Between: Gibson Blvd. SW and Dennis Chavez SW  
 Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: \_\_\_\_\_

SIGNATURE [Signature] DATE 2.16.11  
 (Print) Gregory J. Krenik, PE Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

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

Application case numbers	Action	S.F.	Fees
<u>11DRB - 70043</u>	<u>ESIA</u>	_____	<u>\$ 50.00</u>
_____	<u>CME</u>	_____	<u>\$ 20.00</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
Hearing date <u>March 9 2011</u>			Total <u>\$ 70.00</u>

Form revised 4/07

[Signature] 2-24-11  
 Planner signature / date

Project # 1002739

FORM V: SUBDIVISION VARIANCES & VACATIONS

\*\*\*  
\*\*\*  
\*\*\*

- BULK LAND VARIANCE (DRB04)** (PUBLIC HEARING CASE) **24 copies**
    - \_\_\_ Application for Minor Plat on FORM S-3, including those submittal requirements.
    - \_\_\_ Letter briefly describing and explaining: the request, compliance with the Development Process Manual, and all improvements to be waived.
    - \_\_\_ Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
    - \_\_\_ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
    - \_\_\_ Sign Posting Agreement
    - \_\_\_ Fee (see schedule)
    - \_\_\_ List any original and/or related file numbers on the cover application
- DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

- VACATION OF PUBLIC EASEMENT (DRB27)**
  - VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)**
    - \_\_\_ The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies.**  
(Not required for City owned public right-of-way.)
    - \_\_\_ Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
    - \_\_\_ Zone Atlas map with the entire property(ies) clearly outlined
    - \_\_\_ Letter briefly describing, explaining, and justifying the request
    - \_\_\_ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
    - \_\_\_ Sign Posting Agreement
    - \_\_\_ Fee (see schedule)
    - \_\_\_ List any original and/or related file numbers on the cover application
- Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.  
**DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

- SIDEWALK VARIANCE (DRB20)**
  - SIDEWALK WAIVER (DRB21)**
    - \_\_\_ Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6 copies**
    - \_\_\_ Zone Atlas map with the entire property(ies) clearly outlined
    - \_\_\_ Letter briefly describing, explaining, and justifying the variance or waiver
    - \_\_\_ List any original and/or related file numbers on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

- SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)**
    - \_\_\_ Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14") **24 copies**
    - \_\_\_ Zone Atlas map with the entire property(ies) clearly outlined
    - \_\_\_ Letter briefly describing, explaining, and justifying the variance
    - \_\_\_ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
    - \_\_\_ Sign Posting Agreement
    - \_\_\_ Fee (see schedule)
    - \_\_\_ List any original and/or related file numbers on the cover application
- DRB meetings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

- TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**
  - EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)**
    - \_\_\_ Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**
    - Zone Atlas map with the entire property(ies) clearly outlined
    - Letter briefly describing, explaining, and justifying the deferral or extension
    - List any original and/or related file numbers on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

- VACATION OF PRIVATE EASEMENT (DRB26)**
  - VACATION OF RECORDED PLAT (DRB29)**
    - \_\_\_ The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") **6 copies**
    - \_\_\_ Scale drawing showing the easement to be vacated (8.5" by 11") **6 copies**
    - \_\_\_ Zone Atlas map with the entire property(ies) clearly outlined
    - \_\_\_ Letter/documents briefly describing, explaining, and justifying the vacation **6 copies**
    - \_\_\_ Letter of authorization from the grantors and the beneficiaries (private easement only)
    - \_\_\_ Fee (see schedule)
    - \_\_\_ List any original and/or related file numbers on the cover application
- Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.  
**DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

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

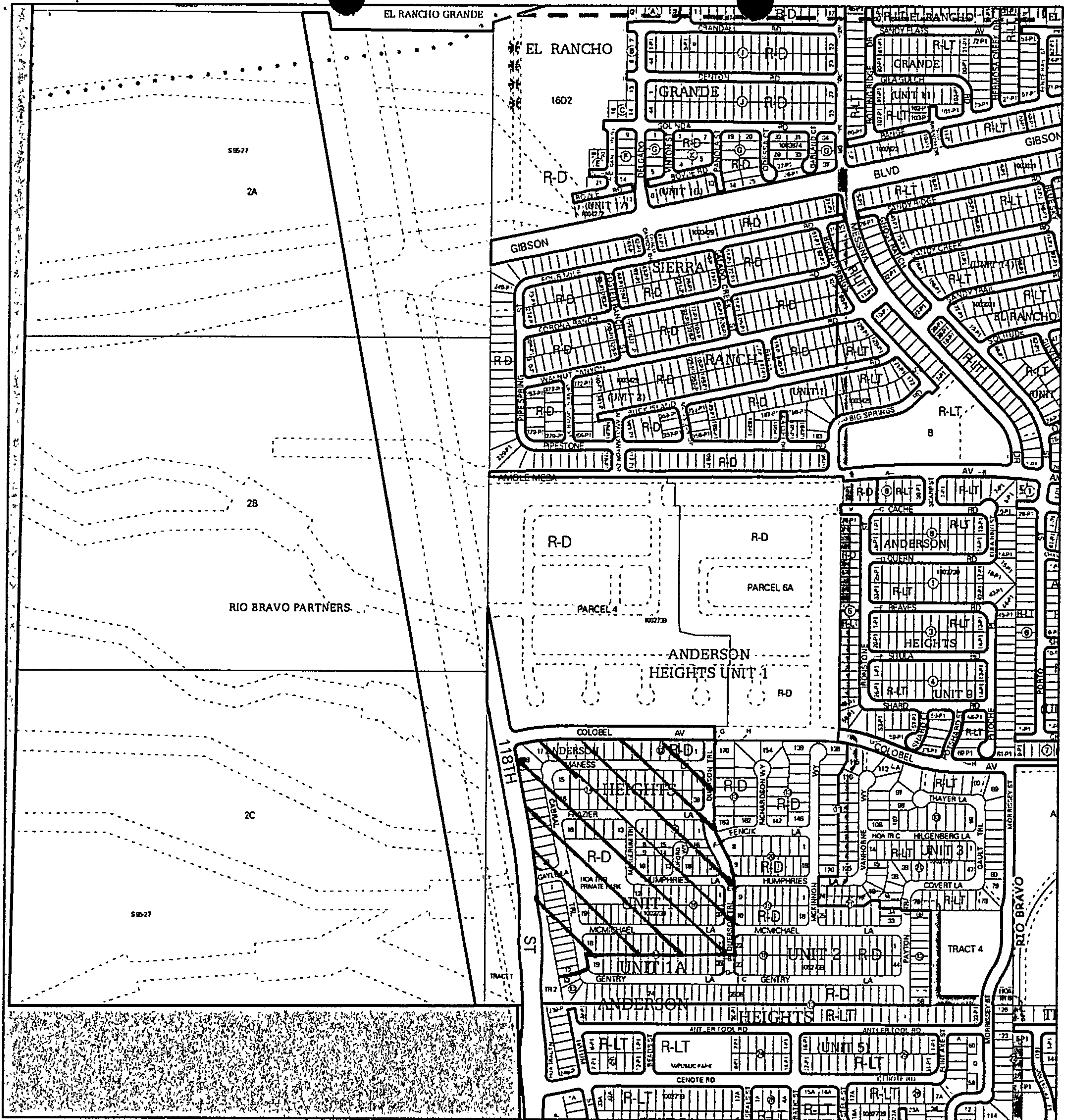
Gregory J. Krenik, PE  
 Applicant name (print)  
[Signature] 2-23-11  
 Applicant signature / date

Form revised 4/07  
[Signature] 2-24-11  
 Planner signature / date  
 Project # 1002739

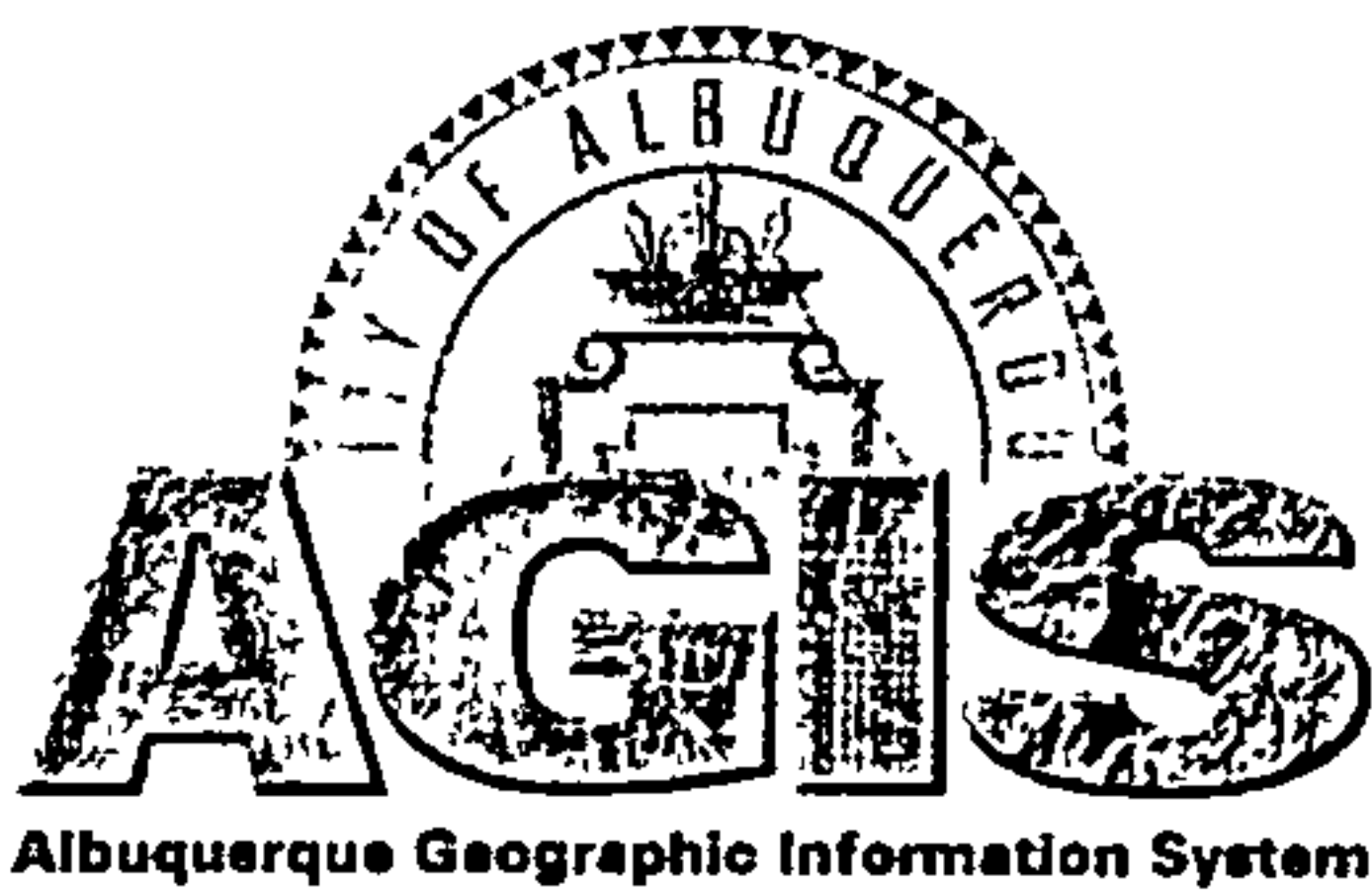


- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers  
 11 DRB - - - - - 70013  
 - - - - -  
 - - - - -

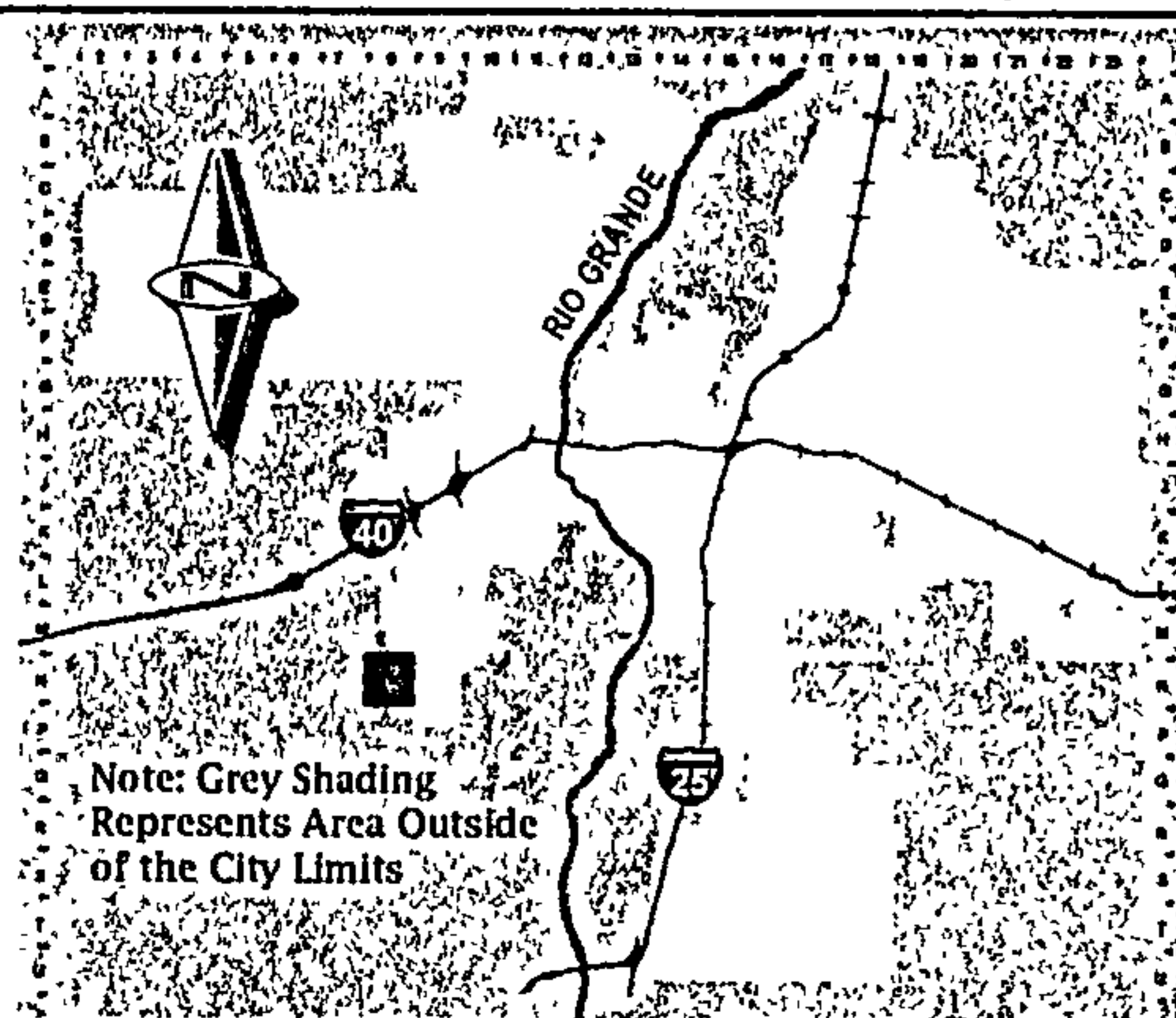




For more current information and more details visit: <http://www.cabq.gov/gis>



Map amended through: 6/13/2008



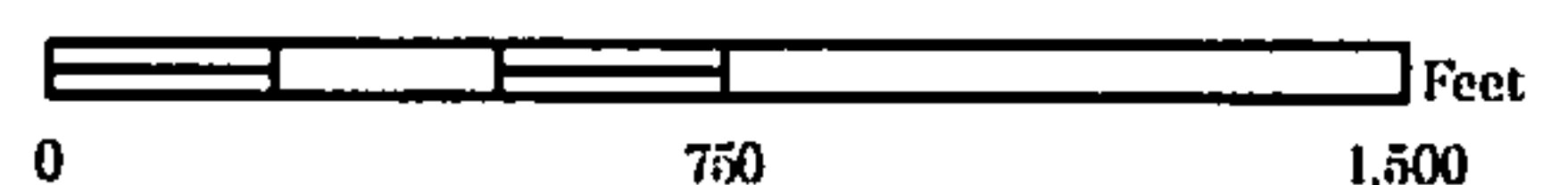
Note: Grey Shading Represents Area Outside of the City Limits

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







D. Mark Goodwin & Associates, P.A.  
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199  
(505) 828-2200 FAX 797-9539

February 24, 2011

Mr. Jack Cloud  
DRB Chair  
City of Albuquerque  
PO Box 1293  
Albuquerque, NM 87103

**Re: Anderson Heights, Unit 1 (1002739)**

Dear Mr. Cloud:

On behalf of our client, KB HOME New Mexico, Inc., and the requirements of the DPM we are submitting the following DRB application. We are requesting a 2-year extension of the Sidewalk Deferral. Few houses have been constructed in the past year and with the current economy the developer doesn't anticipate completion of the sidewalks in the immediate future.

Please contact our office if you have any questions or comments.

Sincerely,

MARK GOODWIN & ASSOCIATES, PA



Gregory J. Krenik, PE  
Senior Engineer

GJK/sr

Attachments