



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

September 7, 2005

10. Project # 1002778
05DRB-01383 Major-Amnd Prelim Plat Approval

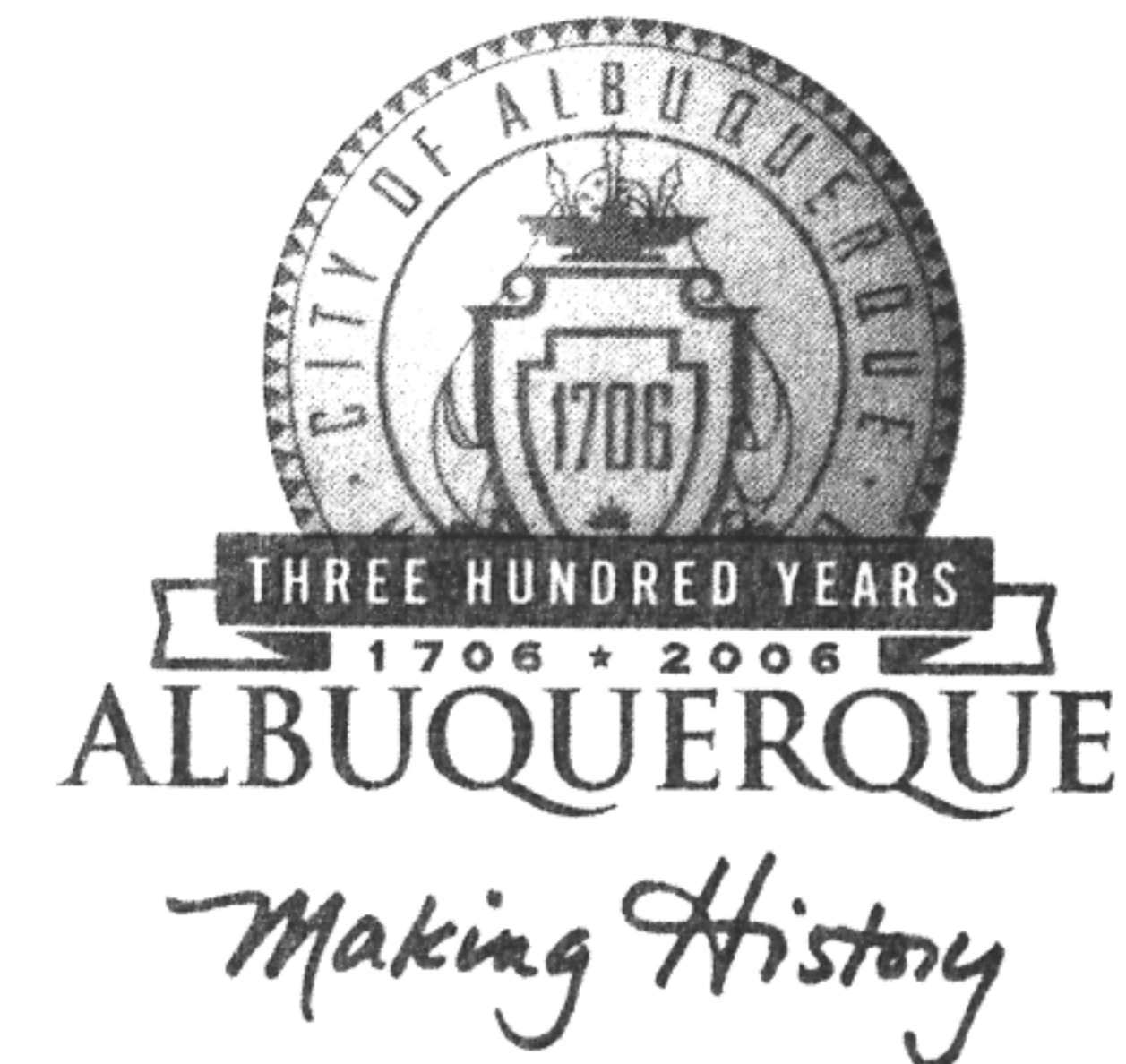
BOHANNAN HUSTON INC agent(s) for PULTE HOMES OF NEW MEXICO request(s) he above action(s) for all or a portion of Tract(s) 2 & 9, **WESTERN RIDGE, UNITS 1 & 2**, zoned R-LT residential zone, located on PASEO DEL NORTE BLVD NW, between VENTANA RIDGE RD NW and VENTANA WEST PARKWAY NW containing approximately 50 acre(s).
[REF: 04DRB-01461] (B-8)

At the September 7, 2005, Development Review Board meeting, the amended preliminary plat was approved. This amendment does not extend the expiration date of the already approved preliminary plat.


Sheran Matson, AICP, DRB Chair

Cc: Pulte Homes of New Mexico, 7445 Pan American Freeway, 87109
Bohannan Huston Inc., 7500 Jefferson NE, 87109
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

CITY OF ALBUQUERQUE



**PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION**

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002778

AGENDA ITEM NO: 10

SUBJECT:

Preliminary Plat

ACTION REQUESTED:

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

P.O. Box 1293

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the subject request.

Albuquerque

New Mexico 87103

RESOLUTION:

APPROVED ; DENIED ; DEFERRED ; COMMENTS PROVIDED ; WITHDRAWN

www.cabq.gov

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: September 7, 2005



**DEVELOPMENT REVIEW BOARD
ACTION SHEET
Plaza del Sol Hearing Room, Basement, Plaza del Sol Building**

September 7, 2005

9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

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

Adjourned: 10:50 A.M.

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

THERE ARE NO ADVERTISED CASES THIS WEEK

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

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

1. **Project # 1004166**
05DRB-01353 Minor-SiteDev Plan
BldPermit/EPC

DCSW ARCHITECTS INC agent(s) for ALBUQUERQUE HISPANO CHAMBER OF COMMERCE request(s) the above action(s) for all or a portion of Tract(s) A, **THE ALBUQUERQUE HISPANO CHAMBER OF COMMERCE** and Lot(s) 2, Block(s) D, **ARMIJO-JUAN ADDITION**, zoned SU-2/R-1 & SU-2/NCR, located on 4TH ST SW,

between BARELAS RD SW and CROMWELL AVE SW containing approximately 1 acre(s). [REF: 05ZHE01065, 05EPC00753, DRB-99-298, ZA-84-257, 05EPC00751, 05EPC00752] [Carmen Marrone, EPC Case Planner] (L-14) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR BUILD NOTES AND PLANNING FOR REPLAT, CARMEN MARRONE'S SIGNATURE, 3 COPIES OF THE SITE PLAN AND A NEW UTILITY PLAN.**

2. Project # 1000195

05DRB-01358 Minor-SiteDev Plan
Subd/EPC

05DRB-01359 Minor-SiteDev Plan
BldPermit/EPC

CLAUDIO VIGIL ARCHITECTS agent(s) for MECH-CON INVESTMENTS, LLC request(s) the above action(s) for Lot(s) A, Tract(s) E, F, G, H, I, J & K, **GATEWAY INDUSTRIAL PARK**, zoned SU-1 PLANNED INDUSTRIAL DEVELOPMENT, located on BROADWAY BLVD NE, between MENAUL BLVD NE and CLAREMONT AVE NE containing approximately 8 acre(s). [REF: DRB-98-197, Z-98-116] [Elvira Lopez, EPC Case Planner] (H-14) **SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR CARMEN MARRONE'S SIGNATURE AND 3 COPIES OF THE SITE PLAN. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR CARMEN MARRONE'S SIGNATURE AND 3 COPIES OF THE SITE PLAN.**

05DRB-01356 Minor-Prelim&Final Plat
Approval

05DRB-01357 Minor-Vacation of Private
Easements

SURVEYS SOUTHWEST agent(s) for MECH-CON INVESTMENTS, LLC request(s) the above action(s) for TRACT(s) E, F, G, H, I, J & K, **GATEWAY INDUSTRIAL PARK**, zoned SU-1 PLANNED INDUSTRIAL DEVELOPMENT, located on BROADWAY BLVD NE, between MENAUL BLVD NE and CLAREMONT AVE NE containing approximately 8 acre(s). [REF: DRB-98-197, Z-98-116] (H-14) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR ACCESS EASEMENTS FOR SHARED DRIVES. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

3. **Project # 1004244**
05DRB-01373 Minor-SiteDev Plan
BldPermit/EPC

PA ARCHITECTS agent(s) for SAINT PAUL'S UNITED METHODIST CHURCH request(s) the above action(s) for all or a portion of Tract(s) A, ST. PAULS UNITED METHODIST CHURCH, **MESA VILLAGE ADDITION**, zoned SU-1 special use zone, located on CONSTITUTION AVE NE, between MOON NE and EUBANK NE containing approximately 5 acre(s). [REF: 05DRB01176, 05DRB01085] [Catalina Lehner, EPC Case Planner] (J-20) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR DIMENSIONING AND PLANNING FOR 3 COPIES OF THE SITE PLAN.**

4. **Project # 1003991**
05DRB-01293 Minor-SiteDev Plan
Subd/EPC
05DRB-01294 Minor-SiteDev Plan
BldPermit/EPC

TIERRA WEST LLC agent(s) for WAL MART STORES EAST LP request(s) the above action(s) for all or a portion of Tract(s) A-1, **TOWN OF ATRISCO GRANT, UNIT 7**, zoned SU-1 FOR C-1 with drive up pharmacy & RLT, located on SNOW VISTA BLVD SW, between SAGE RD SW and BENAVIDES RD SW containing approximately 14 acre(s). [REF: 05EPC00365, 05EPC00366, 05EPC00367] [Russell Brito for Elvira Lopez, EPC Case Planner] [Deferred from 8/17/05 & 8/31/05] (M-9) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF THE SITE PLAN. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 9/7/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 9/1/05 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND PLANNING FOR 3 COPIES OF THE SITE PLAN.**

- 05DRB-01384 Minor-Prelim&Final Plat
Approval

TIERRA WEST LLC agent(s) for FRONTERA DEVELOPMENT INC, request(s) the above action(s) for all or a portion of Tract(s) A1 & A, **TOWN OF ATRISCO GRANT, UNIT 7**, zoned SU-1 FOR C-1 with drive up pharmacy, R-LT & C-1 (SC), located on SNOW VISTA BLVD SW, between SAGE RD SW and REBA AVE SW containing approximately 14 acre(s). [REF: Z-79-154, 05EPC00364, 05EPC00365, 05EPC00366, 05EPC00367, 05DRB01293, 05DRB01294] (M-9) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO CITY ENGINEER FOR MINOR**

COMMENTS AND PLANNING FOR AGIS DXF FILE AND
PLANNING TO RECORD.

5. **Project # 1004343**
05DRB-01213 Minor-SiteDev Plan
BldPermit
- BOHANNAN HUSTON INC. agent(s) for CITY OF ALBUQUERQUE request(s) the above action(s) for all or a portion of Lot(s) 22-27, **ALAMEDA BUSINESS PARK**, zoned SU-2 IP-EP, located on EDITH BLVD NW, between ALAMEDA PARK DR NW and the AMAFCA DIVERSION CHANNEL containing approximately 12 acre(s). [REF: DRB-98-223] [Deferred from 8/3/05 & 8/10/05 & INDEFERRED ON 9/7/05] (C-16) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

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

6. **Project # 1004408**
05DRB-01381 Minor-Prelim&Final Plat
Approval
- SURVEYING CONTROL INC agent(s) for CITY OF ALBUQUERQUE MUNICIPAL DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) A, B & E, **MATTHEW MEADOWS ADDITION**, zoned RA-2 residential and agricultural zone, located on MATTHEW AVE NW, between MATEO PRADO NW and GARDEN PARK CR NW containing approximately 4 acre(s). (G-13) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR SIDEWALK CONSTRUCTION AND PLANNING FOR PROPERTY MANAGEMENT'S SIGNATURE AND AGIS DXF FILE.**
7. **Project # 1000116**
05DRB-01385 Minor-Prelim&Final Plat
Approval
- ISAACSON & ARFMAN PA agent(s) for WISZNIA ASSOCIATES request(s) the above action(s) for all or a portion of Tract(s) F-2A1-D, **BROADBENT BUSINESS PARK**, (to be known as Tract(s) F-2A1-D-1, F-2A1-D-2, F-2A1-D-3, F-2A1-D-4 and F-2A1-D-5) zoned M-1 light manufacturing zone, located on MENAUL BLVD NE,

between LAMBERTON PL NE and BROADBENT PKWY NE containing approximately 8 acre(s). [REF: Z-73-138, Z-73-138-4] [Deferred from 9/7/05] (H-15) **DEFERRED AT THE AGENT'S REQUEST TO 9/14/05.**

8. **Project # 1004393**
05DRB-01354 Minor-Prelim&Final Plat Approval

ISAACSON & ARFMAN PA agent(s) for HIGH ASSETS LAND CO LTD request(s) the above action(s) for all or a portion of Lot(s) 2-A-1-B-2 and 3A (to be known as **ALBUQUERQUE WEST, UNIT 2**, Lot(s) 3-A-1, 3-A-2, 2-A-1-B-2-A and 2-A-1-B-2-B), zoned SU-1 PDA TO INCLUDE C-3 USES, located on EAGLE RANCH RD NW, between PASEO DEL NORTE NW and ALL SAINTS RD NW containing approximately 8 acre(s). [REF: DRB-96-14, DRB-90-252] [Indef Deferred from 9/7/05] (C-13) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

9. **Project # 1000965**
05DRB-01382 Minor-Final Plat Approval

BOHANNAN HUSTON INC agent(s) for ANDALUCIA DEVELOPMENT CO., INC., request(s) the above action(s) for all or a portion of Tract(s) B & 2 LANDS OF RAY GRAHAM III, **VALLE PARAISO SUBDIVISION AT ANDALUCIA AT LA LUZ**, zoned SU-1 special use zone, located on COORS BLVD NW, between NAMASTE RD NW and LA BIENVENIDA PL NW containing approximately 33 acre(s). [REF: 04EPC00857] [Deferred from 9/7/05] (F-11) **DEFERRED AT THE AGENT'S REQUEST TO 9/14/05.**

10. **Project # 1002778**
05DRB-01383 Major-Amnd Prelim Plat Approval

BOHANNAN HUSTON INC agent(s) for PULTE HOMES OF NEW MEXICO request(s) the above action(s) for all or a portion of Tract(s) 2 & 9, **WESTERN RIDGE, UNITS 1 & 2**, zoned R-LT residential zone, located on PASEO DEL NORTE BLVD NW, between VENTANA RIDGE RD NW

and VENTANA WEST PARKWAY NW containing approximately 50 acre(s). [REF: 04DRB-01461] (B-8) **THE AMENDED PRELIMINARY PLAT WAS APPROVED. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT.**

- 11. Project # 1002322**
05DRB-01372 Minor-Extension of Preliminary Plat

RESOURCE TECHNOLOGY INC agent(s) for ACME REAL ESTATES FUND LLC request(s) the above action(s) for all or a portion of Block(s) 11, Tract(s) 23, **ORIGINAL TOWNSITE OF WESTLAND**, zoned SU-2 IP, located on 90TH ST SW, between SUNSET GARDENS RD SW and CENTRAL AVE SW containing approximately 9 acre(s). [REF: 02DRB01666, 03DRB00420, 03DRB00349, 04DRB01396] (L-9) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

- 12. Project # 1000351**
05DRB-01303 Minor-Prelim&Final Plat Approval

CARTESIAN SURVEYS agent(s) for BOB KITTS request(s) the above action(s) for all or a portion of Tract(s) 3, 7 & 8, **LANDS OF ZIA TRADING COMPANY**, zoned SU-1 FOR IP, located on OSUNA BLVD NE, between BNSF RR TRACKS and EDITH BLVD NE containing approximately 4 acre(s). [REF: Z-99-99, AX-99-10] (*Deferred from 8/24/05 & 8/31/05 FOR SUBMITTAL OF VACATION OF PRIVATE EASEMENT*) [*Indef deferred from 9/7/05*] (E-15) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

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

13. **Project # 1004392**
05DRB-01352 Minor-Sketch Plat or Plan
- AMBROSE CHAVEZ request(s) the above action(s) for all or a portion of Lot(s) 9, Block(s) 1, **VOLCANO CLIFFS, UNIT 7**, zoned R-1 residential zone, located on MOJAVE NW, between POJUAQUE NW and UNSER NW containing approximately 1 acre(s). (E-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
14. **Project # 1004405**
05DRB-01371 Minor-Sketch Plat or Plan
- GARY D. GARDEY agent(s) for DAVID W. MCCARTY request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, Block(s) 23, **ALBUQUERQUE HIGHLANDS**, zoned R-1, C-2 AND O-1, located on LOMAS BLVD NE, between SAN PEDRO NE and SAN MATEO NE containing approximately 1 acre(s). (J-18) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
15. **Project # 1004407**
05DRB-01376 Minor-Sketch Plat or Plan
- FRANK P PEREZ request(s) the above action(s) for all or a portion of Lot(s) 306 & 307, **RIO GRANDE HEIGHTS ADDITION**, zoned R-1 residential zone, located on OASIS DR SW, between SUNSET GARDENS RD SW and DESERT DR SW containing approximately 1 acre(s). (K-11) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
16. Approval of the Development Review Board Minutes for August 24, 2005. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR AUGUST 24, 2005 WERE APPROVED BY THE BOARD.**

ADJOURNED: 10:50 A.M.

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
September 7, 2005
DRB Comments**

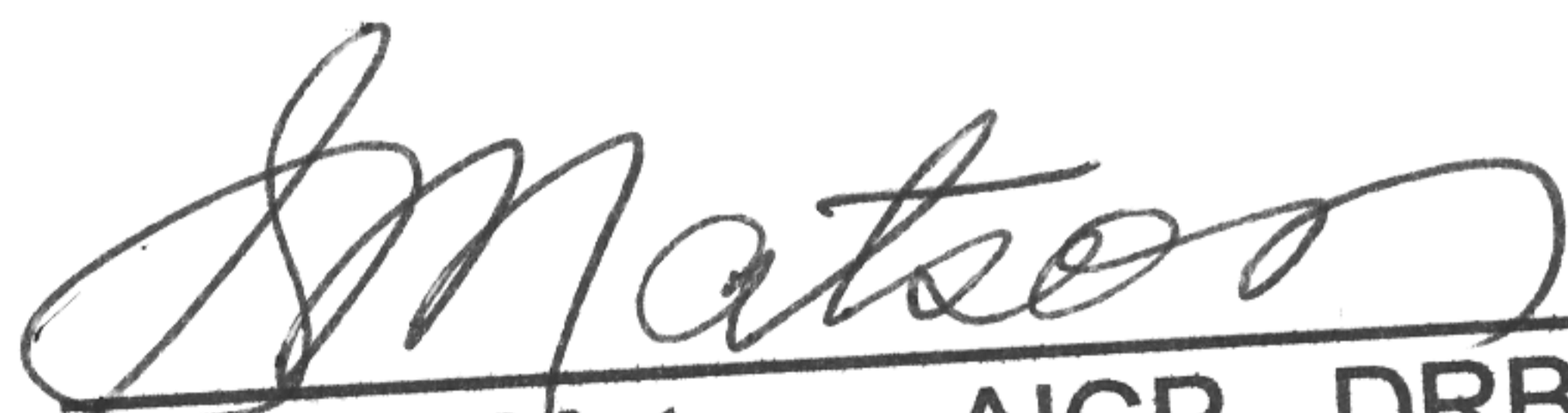
Item # 10

Project # 1002778 Application # 05-01383

RE: Western Ridge, Units 1 &2/app

There are two unidentified pieces of property on the NW corner of the plat. They should either be identified or incorporated into adjoining lots.

If approved, please remember amending this plat does not extend the original approval date of the original preliminary plat.



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

23



Completed
4/29/05
B

DRB CASE ACTION LOG (PREL & FINAL)

REVISED 2/5/04

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

DRB Application No.: 05DRB-00606 (P&F)
Project Name: VENTANA RANCH WEST
Agent: Bohannon Huston Inc.

Project # 1002778
Phone No.: 823-1000

Project Number

1002778

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 4/20/05 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): AGIS DXF required
JRM 4/26/05

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

23



DRB CASE ACTION LOG (PREL & FINAL)

REVISED 2/5/04

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

DRB Application No.: **05DRB-00606 (P&F)**

Project # **1002778**

Project Name: **VENTANA RANCH WEST**

Agent: **Bohannan Huston Inc.**

Phone No.: **823-1000**

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 4/20/05 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): AGIS DXF required

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

Okay

Project Number 1002778

2778

DXF Electronic Approval Form

DRB Project Case #: 1002778

Subdivision Name: VENTANA RANCH WEST TRACTS D1 & D2

Surveyor: ROBERT GROMATZKY

Contact Person: STEPHANIE STRATTON

Contact Information: 823-1000

DXF Received: 4/21/2005

Hard Copy Received: 4/25/2005

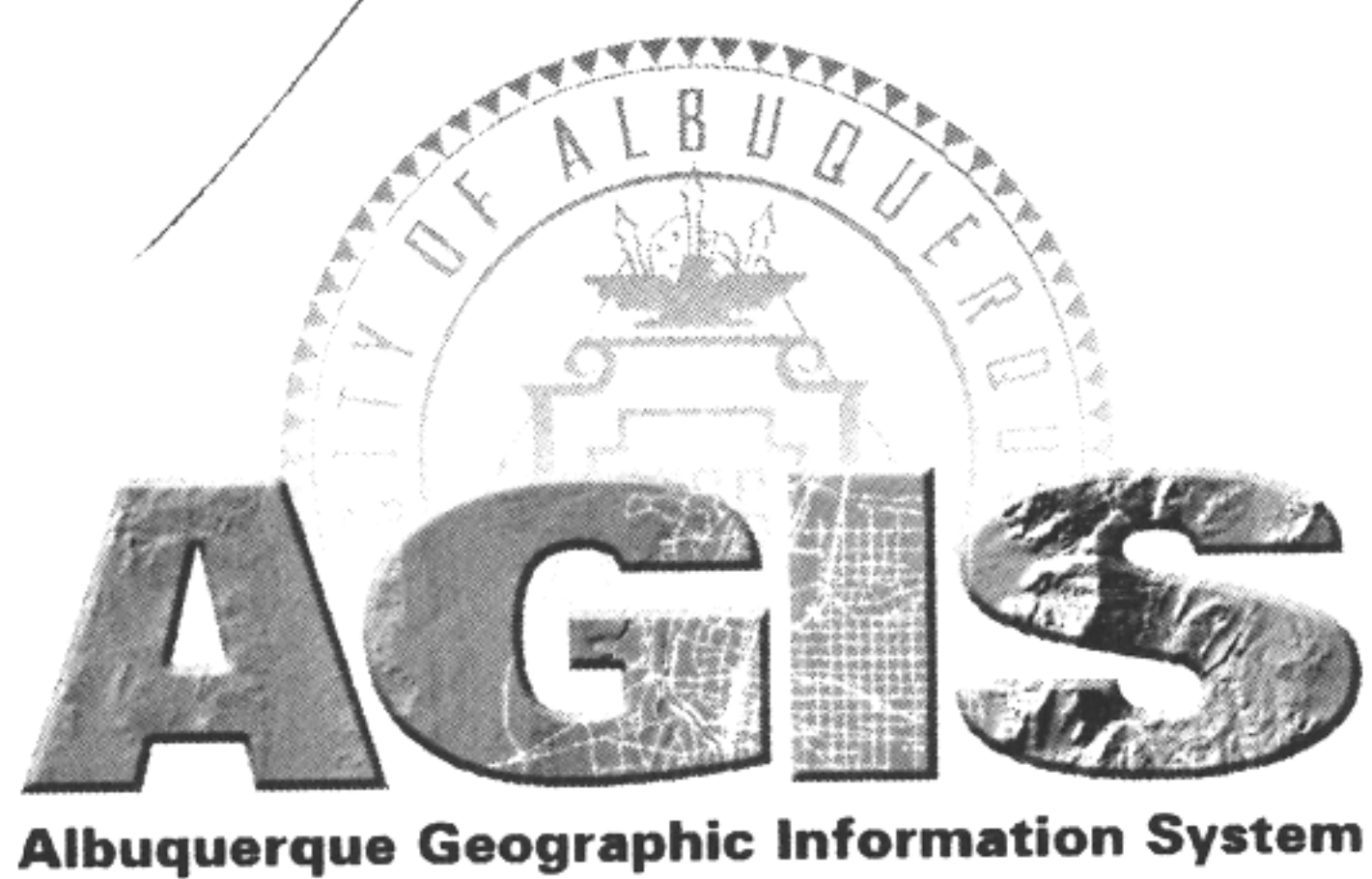
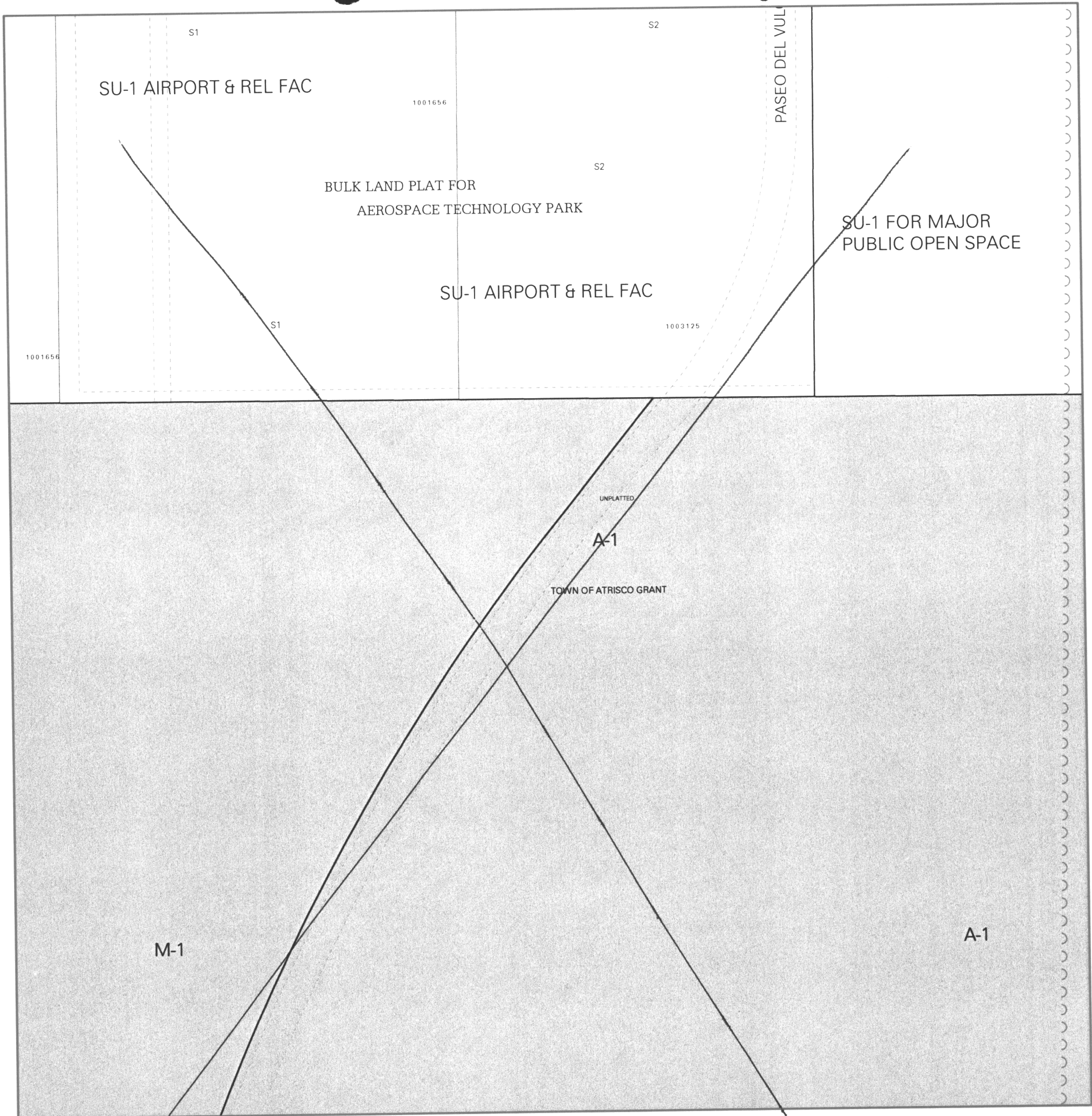
Coordinate System: Ground rotated to NMSP Grid


Approved

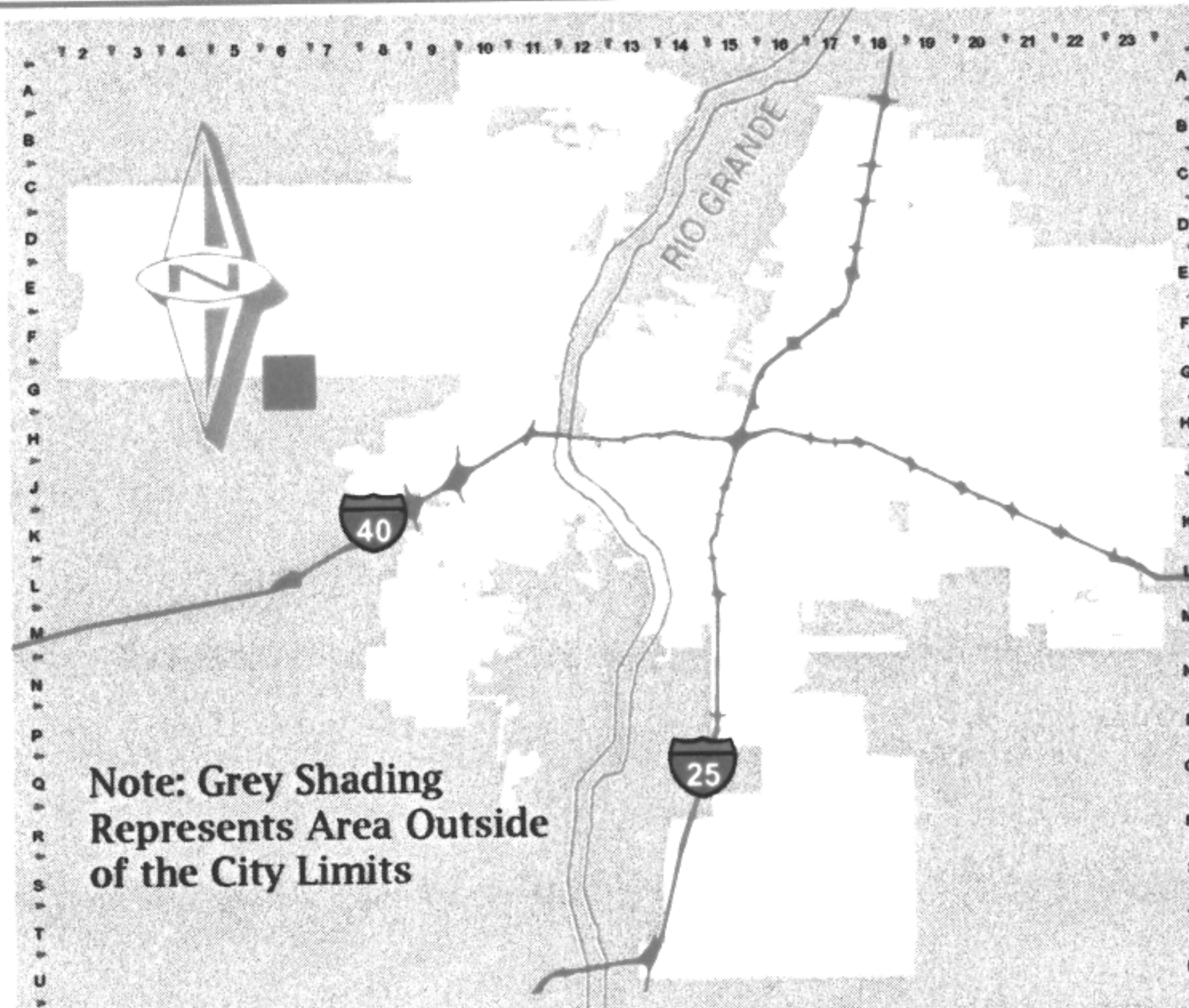
04-26-2005
Date

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

AGIS Use Only
Copied cov **2778** to agiscov on **4/26/2005** Contact person notified on **4/26/2005**



Map amended through: **Apr 06, 2005**

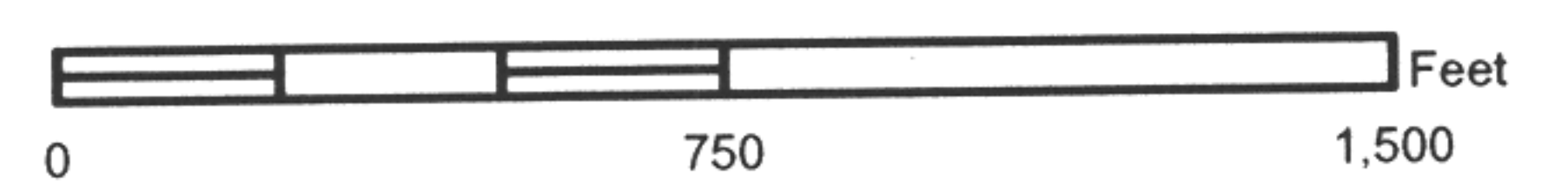


Zone Atlas Page:

G-6-Z

Selected Symbols

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





**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

April 20, 2005

9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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- A. Call to Order: 9:00 A.M.
 - B. Changes and/or Additions to the Agenda
 - C. New or Old Business
- Adjourned: 11:55 A.M.

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

1. **Project # 1000788**
05DRB-00508 Major-One Year SIA
WILSON & COMPANY agent(s) for LONGFORD AT PARADISE SKIES request(s) the above action(s) for Tract(s) AAAA-1-A, **PARADISE SKIES SUBDIVISION, UNITS 8 & 9**, zoned R-T, located on MCMAHON BLVD NW, between ROCKCLIFF BLVD NW and UNSER BLVD NW containing approximately 30 acre(s). [REF: 01DRB-00272, 01DRB-00273, 01DRB-00274, 01DRB-01293, 02DRB-00227] (A-10/A-11) **A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED. THIS WILL BE THE LAST EXTENSION.**

2. **Project # 1001674**
05DRB-00519 Major-One Year SIA

MARK GOODWIN & ASSOCIATES agent(s) for SAPPHIRE DEVELOPMENT request(s) the above action(s) for Parcel H-12A, **RIVERVIEW SUBDIVISION**, zoned R-LT, located on ALL SAINTS NW, between COORS BLVD NW and EAGLE RANCH RD NW containing approximately 33 acre(s). (C-13) **A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED.**

3. **Project # 1001871**
05DRB-00505 Major-One Year SIA

MARK GOODWIN & ASSOCIATES, PA agent(s) for RANDALL HOMES, LLC request(s) the above action(s) for all or a portion of Lot(s) 28 & 29, Block(s) 12, Tract(s) 1, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **DESERT HIGHLANDS @ LA CUEVA**, zoned R-D 3DU/AC, located on MODESTO AVE NE, between WYOMING BLVD NE and BARSTOW STREET NE containing approximately 2 acre(s). (C-19) **A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED.**

4. **Project # 1000029**
05DRB-00509 Major-Vacation of
Public Easements

BOHANNAN HUSTON INC. agent(s) for SAWMILL COMMUNITY LAND AND TRUST request(s) the above action(s) for Lot(s) C and B-1A-1, **DUKE CITY LUMBER ADDITION AND LOT D-1-A OF ARBOLERA DE VIDA PHASE 2**, zoned S-MI, S-DR, located on BELLAMAH ST NW, between 19TH ST NW and 18TH ST NW containing approximately 25 acre(s). [REF: 03DRB-01785, 03DRB-01786, 04DRB-01650, 04DRB-01651] (H-13) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

5. **Project # 1004071**
05DRB-00511 Major-Bulk Land Variance
05DRB-00512 Major-Vacation of Public Easements
05DRB-00513 Minor-Prelim&Final Plat Approval
- JEFF MORTENSEN & ASSOCIATES agent(s) for ALBUQUERQUE PUBLIC SCHOOLS & NEW MEXICO STATE LAND OFFICE, request(s) the above action(s) for **GOVERNMENT LOTS 1-4, SECTION 16, 11N, R2E AND THE SOUTH 1/2 OF THE SOUTH 1/2 OF SECTION 16, 11N, R2E**, zoned RO-20, located on RAINBOW BLVD NW, between COMPASS DR NW and PETROGLYPH NATIONAL MONUMENT containing approximately 289 acre(s). *[Deferred from 4/20/05]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 5/11/05.**
6. **Project # 1004073**
05DRB-00514 Major-Preliminary Plat Approval
05DRB-00515 Major-Vacation of Public Easements
05DRB-00516 Minor-Subd Design (DPM) Variance
05DRB-00517 Minor-Sidewalk Waiver
05DRB-00518 Minor-Temp Defer SDWK
- MARK GOODWIN & ASSOCIATES, PA agent(s) for JTH, LLC request(s) the above action(s) for all or a portion of Lot(s) 5, **JUAN TABO HILLS, UNIT 1**, zoned R-D, located on JUAN TABO BLVD NE, between EUBANK BLVD SE and FOUR HILLS RD SE containing approximately 102 acre(s). *[Deferred from 4/20/05]* (M-21/M-22) **DEFERRED AT THE AGENT'S REQUEST TO 5/18/05.**
7. **Project # 1003236**
05DRB-00452 Major-Vacation of Public Easements
05DRB-00454 Major-Preliminary Plat Approval
05DRB-00453 Minor-Temp Defer SDWK
- RIO GRANDE ENGINEERING agent(s) for CLEARBROOK INVESTMENTS INC request(s) the above action(s) for all or a portion of Tract(s) A, **VILLA DE LA CHAMISA, UNIT 1**, (to be known as **VILLA DE LA CHAMISA, UNIT 2**), zoned SU-1 FOR PRD, located on CALLE CHAMISA NW, between VIVALDI TRAIL NW and BIG SAGE NW containing approximately 6 acre(s). [REF: 04DRB00801, 04DRB00802, 04DRB00799, 04DRB00800, 04DRB00804, 04DRB01739] *[Deferred from 4/13/05]* (B-10) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. WITH THE**

SIGNING OF THE INFRASTRUCTURE LIST DATED 4/20/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 5/7/04 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITION OF FINAL PLAT: THE LOT NUMBERS NEED TO MATCH THE APPROVED SITE PLAN. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.

8. **Project # 1000692**
05DRB-00407 Major-SiteDev Plan
BldPermit

BDA ARCHITECTS agent(s) for SIVAD ENTERPRISES request(s) the above action(s) for all or a portion of Tract(s) A1A, Block(s) 1, **BEAR CANYON VILLAGE, UNIT 2**, zoned SU-1 FOR C-1, located on Burlison NE & Wyoming NE between San Antonio NE and Academy NE containing approximately 5 acre(s). [Deferred from 4/6/05 & 4/20/05] (E-19) DEFERRED AT THE AGENT'S REQUEST TO 5/11/05.

9. **Project # 1003470**
04DRB-01522 Major-Bulk Land
Variance
04DRB-01523 Major-Preliminary Plat
Approval
04DRB-01524 Minor-Temp Defer
SDWK

WILSON & COMPANY agent(s) for SPS LLC, SCOTT SCHIABOR request(s) the above action(s) for all or a portion of Tract(s) 1A, 2A, 1B & 2B, KASSUBA-MONTBEL LANDS, (to be known as **VISTA VIEJA SUBDIVISION**, zoned R-1 residential zone, located west of 81ST ST NW and southwest of ATRISCO NW between 81ST ST NW and ALBERICOQUE PL NW containing approximately 152 acre(s). [REF: 04DRB00825, 04DRB01460] [Deferred from 11/3/04, 11/10/04, 12/1/04, 1/12/05 & 2/16/05 & 3/16/05 & 3/30/05 & 4/6/05] (D-9) **BULK LAND VARIANCE WAS APPROVED. PRELIMINARY PLAT WAS DEFERRED TO 4/27/05. TEMPORARY DEFERRAL OF SIDEWALKS WAS DEFERRED TO 4/27/05.**

05DRB-00609 Minor-Prelim&Final Plat
Approval

WILSON & COMPANY agent(s) for SPS LLC, SCOTT SCHIABOR request(s) the above action(s) for all or a portion of Tract(s) 1A, 1B, 2A and 2B, KASSUBA-MONTBEL LANDS, (to be known as VISTA VIEJA SUBDIVISION, zoned R-1 residential zone, located on 81ST ST NW, between ALBERICOQUE PL NW and SCENIC RD NW containing approximately 159 acre(s). [REF: 04DRB01522, 04DRB01523, 04DRB01524] (D-9) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

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

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

10. **Project # 1003872**
05DRB-00604 Minor-SiteDev Plan
BldPermit/EPC

SITES SOUTHWEST agent(s) for CITY OF ALBUQUERQUE WATER UTILITY request(s) the above action(s) for all or a portion of Tract(s) B, **SUNPORT MUNICIPAL ADDITION**, zoned SU-1 GOLF COURSE AND RELATED FACILITIES, located on SAN JOAQUIN SE, between GIRARD SE and WELLESLEY SE containing approximately 2 acre(s). [REF: 05EPC-00023, ZA-77-219] **[Stephanie Shumsky, EPC Case Planner] (L-16) SITE PLAN FOR BUILDING PERMIT WERE APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR EPC CASE PLANNER'S INITIALS.**

11. **Project # 1004112**
05DRB-00603 Minor-SiteDev Plan
BldPermit

ABQ ENGINEERING agent(s) for BRUCE BESSER request(s) the above action(s) for all or a portion of Lot(s) 1, **MERIDIAN BUSINESS PARK**, zoned IP, located on LOS VOLCANOS RD NW, between SILVER CREEK RD NW and GALLATIN PL NW. [REF: DRB-97-59, Z-92-57] *[Deferred from 4/20/05]* (K-10) **DEFERRED AT THE AGENT'S REQUEST TO 4/27/05.**

12. **Project # 1004090**
05DRB-00608 Minor-SiteDev Plan
BldPermit

JLS ARCHITECTS agent(s) for JIM HAKEEM request(s) the above action(s) for all or a portion of Lot(s) 1, Block(s) 17, Tract(s) 2, **NORTH ALBUQUERQUE ACRES, UNIT 3**, zoned R-D residential and related uses zone, developing area, located on WYOMING NE and CORONA AVE NE containing approximately 2 acre(s). [REF: 05DRB00559] (C-19) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR MINOR CORRECTIONS.**

13. **Project # 1003360**
05DRB-00623 Minor-SiteDev Plan
BldPermit/EPC

CHERRY/SEE ARCHITECTS agent(s) for CITY OF ALBUQUERQUE, COMMUNITY & FAMILY SERVICES request(s) the above action(s) for all or a portion of Tract(s) A, **JOHN ADAMS MULTIPURPOSE CENTER**, zoned SU-1 FOR CENTER/PARK, located on GLENRIO RD NW, between 56TH ST NW and LOMA HERMOSA DR NW containing approximately 4 acre(s). [REF: 04EPC00487, 04EPC00486] [Russell Brito for Debbie Stover, EPC Case Planner] (J-11) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR MINOR COMMENTS AND TO PLANNING FOR EPC CASE PLANNER'S INITIALS.**

14. **Project # 1002371**
05DRB-00560 Minor-SiteDev Plan
BldPermit/EPC

TIERRA WEST LLC agent(s) for HOFFMANTOWN WEST CHURCH request(s) the above action(s) for all or a portion of Block(s) 15, Tract(s) 1A1, ALBAN HILLS, UNIT 1, (to be known as **HOFFMANTOWN WEST CHURCH**) zoned SU-1 FOR R-2 WITH CHURCH RELATED USES, located on LA ORILLA

NW, between COORS BLVD NW and CORRALES DRAIN containing approximately 17 acre(s). [REF: 02DRB01824, 03DRB02150] [Elvira Lopez, EPC Case Planner] [Deferred from 4/13/05 & 4/20/05] (D-12) DEFERRED AT THE AGENT'S REQUEST TO 4/27/05.

15. **Project # 1000163**
05DRB-00554 Minor-SiteDev Plan
BldPermit/EPC

SANDERS & ASSOCIATES ARCHITECTS agent(s) for DR. AND MRS. ERNESTO GARZA request(s) the above action(s) for all or a portion of Tract(s) E, LA CUEVA VILLAGE, zoned C-2 (SC), located on CARMEL AVE NE, between WYOMING BLVD NE and BARSTOW NE containing approximately 1 acre(s). [REF: 04EPC-01828] [Elvira Lopez, EPC Case Planner] [Deferred from 4/13/05] (C-19) SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.

16. **Project # 1001932**
05DRB-00523 Minor-SiteDev Plan
BldPermit/EPC

CLAUDIO VIGIL ARCHITECTS agent(s) for PAUL HEDGES request(s) the above action(s) for all or a portion of Tract(s) C, WEST RIDGE, UNIT 1, (to be known as GUARDIAN SELF STORAGE) zoned SU-1 FOR C-1 AND IP USES, located at the southeast corner of OURAY RD NW and TWIN OAKS DR NW, containing approximately 4 acre(s). [REF: AX-80-18, Z-80-87, 04EPC01718] [David Stallworth, EPC Case Planner] [Deferred from 4/6/05] (G-10) SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.

17. **Project # 1003231**
05DRB-00588 Major-Final Plat
Approval

WILSON & COMPANY agent(s) for LONGFORD @ ARROWWOOD, LLC request(s) the above action(s) for all or a portion of Tract(s) 30A-1, **LANDS OF SALAZAR/QUATRO/JSJ/HANNETT**, zoned RLT, located on 98TH STREET SW, between RIO BRAVO SW and BLAKE SW containing approximately 30 acre(s). [REF: 04DRB00263, 05DRB00483, 05DRB00484, 5DRB00485, 05DRB00389, 05DRB00390] (N-9) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

18. **Project # 1003471**
05DRB-00595 Minor-Final Plat
Approval

SURV-TEK, INC agent(s) for CURB WEST, INC request(s) the above action(s) for all or a portion of Tract(s) B-2-A, **SEVILLE SUBDIVISION**, zoned R-1, located on SEGOVIA NW east of KAYENTA NW and containing approximately 24 acre(s). [REF: 04DRB00826, 008A27, 04DRB01224, 01225, 04DRB01948, 01949, 05DRB00083, 00084] (A-10) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR AMAFCA'S SIGNATURE.**

19. **Project # 1002196**
05DRB-00610 Major-Final Plat
Approval

WAYJOHN SURVEYING INC agent(s) for DRAGONFLY DEVELOPMENT INC request(s) the above action(s) for all or a portion of Tract(s) 1-B, TOWN OF ATRISCO GRANT, (to be known as **LOS ANTEPASADOS, UNIT 6**) zoned SU-1 FOR MH PARK, located on SUNSET GARDENS RD SW, between CORRIGEDOR SW and FOOTHILL SW containing approximately 6 acre(s). [REF: DRB-91-385, 02EPC01356, 03EPC02048, 04CC00130, 04DRB00873, 04DRB00875, 04DRB00877] (K-11) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU**

AND PLANNING FOR ENVIRONMENTAL HEALTH SIGNATURE, A NOTE ON THE PLAT: MAINTENANCE AND REPAIR EASEMENTS SHOWN ON FINAL PLAT FOR ZERO LOT LINES AND FOR QWEST SIGNATURES.

20. **Project # 1003762**
05DRB-00611 Minor-Prelim&Final Plat
Approval

JEFF MORTENSEN & ASSOCIATES agent(s) for ALBUQUERQUE PUBLIC SCHOOLS REAL ESTATE OFFICE request(s) the above action(s) for all or a portion of Block(s) 11, Tract(s) K, **PANORAMA HEIGHTS**, zoned R-1 residential zone, located on CONSTITUTION AVE NE, between CHELWOOD PARK BLVD NE and INDIAN SCHOOL RD NE containing approximately 18 acre(s). [REF: 04EPC01714, 05DRB00316] (J-22) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

21. **Project # 1004104**
05DRB-00592 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for KEN & PATRICIA MAESTAS request(s) the above action(s) for all or a portion of Lot(s) 2 & 3, **MAESTAS SUBDIVISION**, zoned R-1, located on LOS POBLANOS LN NW, between GUADALUPE TR NW and SANDIA RD NW containing approximately 1 acre(s). [REF: Z-86-23,AX-86-3, DRB-86-623] (F-14) **PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

22. **Project # 1003694**
05DRB-00613 Minor-Prelim&Final Plat
Approval
05DRB-00614 Minor-Subd Design
(DPM) Variance

CHRISTOPHER CALOTT request(s) the above action(s) for all or a portion of Lot(s) BB, **ALVARADO GARDENS NO. 2**, zoned RA-2 W7, located on CAMPBELL RD NW, between GLENWOOD NW and TRELIS DR NW containing approximately 1 acre(s). [REF: 04DRB01485] (G-12) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU AND PLANNING FOR AGIS DXF FILE. THE SUBDIVISION DESIGN VARIANCE WAS APPROVED AS SHOWN ON EXHIBIT D IN THE PLANNING FILE.**

23. **Project # 1002778**
05DRB-00606 Minor-Prelim&Final Plat
Approval

BOHANNAN HUSTON INC agent(s) for VENTANA WEST LLC request(s) the above action(s) for all or a portion of Tract(s) D-1 & D-2, **VENTANA RANCH WEST**, zoned R-LT residential zone, located on VENTANA WEST PARKWAY NW, between VENTANA RIDGE RD NW and PASEO DEL NORTE BLVD NW containing approximately 4 acre(s). [REF: 04DRB00126, 00127, 00128, 03EPC01057, 01058] (B-8/B-9) **PRELIMINARY PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

24. **Project # 1002459**
05DRB-00616 Minor-Prelim&Final Plat
Approval
05DRB-00615 Minor-Vacation of
Private Easements

TIERRA WEST LLC agent(s) for QUAIL RIDGE LLC request(s) the above action(s) for all or a portion of Tract(s) 1, 3, 4, 5, **QUAIL RIDGE**, zoned C-2 (SC), located on COORS BLVD NW, between OURAY RD NW and QUAIL RD NW containing approximately 4 acre(s). [REF: 03EPC00159, 03EPC00160, 4AA00871] (H-11) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR A COPY OF THE APPROVED AA SHOWING NEW LOT LINES. THE VACATION OF PRIVATE EASEMENTS WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

25. **Project # 1004061**
05DRB-00499 Minor-Prelim&Final Plat
Approval

PRECISION SURVEYS INC agent(s) for CONNIE & ZACK LOVELADY, CZ ENTERPRISES request(s) the above action(s) for all or a portion of Lot(s) 25, **ALVARADO GARDENS, UNIT 1**, zoned RA-2, located on MATTHEW AVE NW and MEADOW VIEW DR NW and containing approximately 1 acre(s). *[Deferred from 3/30/05 & 4/13/05]* (G-13) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

26. **Project # 1001409**
05DRB-00531 Minor-Prelim&Final Plat
Approval

ADVANCED ENGINEERING & CONSULTING agent(s) for SAIFI TALEBREZA request(s) the above action(s) for all or a portion of Lot(s) 20-A, Block(s) 1, **CANDELIGHT FOOTHILLS, UNIT 1**, zoned R-1, located on LOMAS BLVD NE, between MONTE LARGO DR NE and SUMMIT HILLS DR NE containing approximately 2 acre(s). [REF: 01DRB01160, 01DRB01819, 02DRB01863, 03DRB02032, 04DRB01425] *[Deferred from 4/6/05 & 4/13/05]* (J-23) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/20/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 4/19/05 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION: NEED TO INCLUDE THE DESCRIPTION OF THE PUBLIC UTILITY EASEMENT (PUE). FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

27. **Project # 1003554**
05DRB-00530 Minor-Prelim&Final Plat
Approval

TIERRA WEST LLC agent(s) for AMC DEVELOPMENT INC request(s) the above action(s) for all or a portion of Lot(s) 1-8, Block(s) 9 and Lot(s) 2-9, Block(s) 8, **SKYLINE HEIGHTS, (to be known as CENTRAL PARK PLACE, PHASE 1)** zoned C-2, located on CENTRAL AVE SE, between CONCHAS ST SE and EUBANK BLVD SE containing approximately 4 acre(s). [REF: ZA-88-406, 04DRB01099, 04DRB01100] *[Deferred from 4/6/05]* (L-20) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/20/05 THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

28. **Project # 1002247**
04DRB-00890 Minor-Final Plat
Approval

BOHANNAN HUSTON, INC agent(s) for HUNT UPTOWN, LLC request(s) the above action(s) for all or a portion of Tract(s) A, **ALBUQUERQUE UPTOWN SITE, ST. PIUS X SUBDIVISION**, zoned SU-3 special center zone, located on INDIAN SCHOOL RD NE, between LOUISIANA BLVD NE and ESPANOLA ST NE containing approximately 18 acre(s). [REF: 1001164, 04DRB-00830] *(Deferred from 6/16/04)[Final Plat Indef Deferred 6/23/04 for SIA]* (H-19) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR RECORDING OF PAPER EASEMENT AND TRANSPORTATION DEVELOPMENT FOR SIDEWALK EASEMENTS WITH EXHIBIT AND AGIS DXF FILE.**

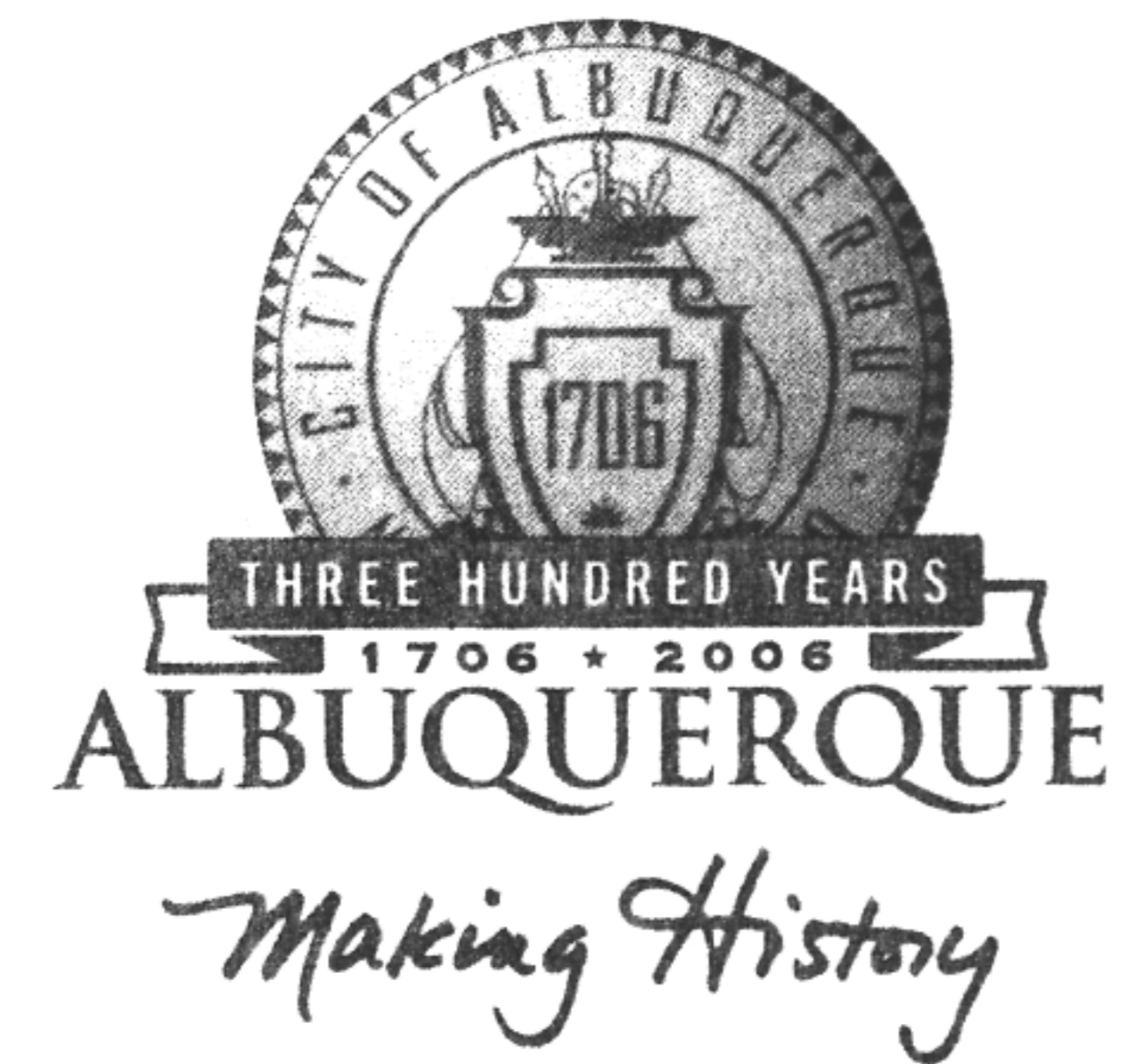
NO ACTION IS TAKEN ON THESE CASES:
APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

29. **Project # 1004110**
05DRB-00601 Minor-Sketch Plat or Plan

Alexander and Donette Garcia, request(s) the above action(s) for all or a portion of Tract(s) 108-D, **M.R.G.C.D. MAP 31**, zoned RA-2, located on RIO GRANDE BLVD NW, between ELFEGO RD NW and MANUEL TORRES LN NW containing approximately 1 acre(s). (F-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

30. Approval of the Development Review Board Minutes for Month April 6, 2005. **DRB MINUTES FOR APRIL 6, 2005 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:55 A.M.



**PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION**

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002778

AGENDA ITEM NO: 23

SUBJECT:

Final Plat
Preliminary Plat

ACTION REQUESTED:

APP:(x)
SIGN-OFF:(x)

P.O. Box 1293

ENGINEERING COMMENTS:

No adverse comments on plat.
AMAFCA must sign plat.

Albuquerque

New Mexico 87103

RESOLUTION:

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

www.cabq.gov

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: April 20, 2005

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
April 20, 2005
DRB Comments**

ITEM # 23

PROJECT # 1002778

APPLICATION # 05-00606

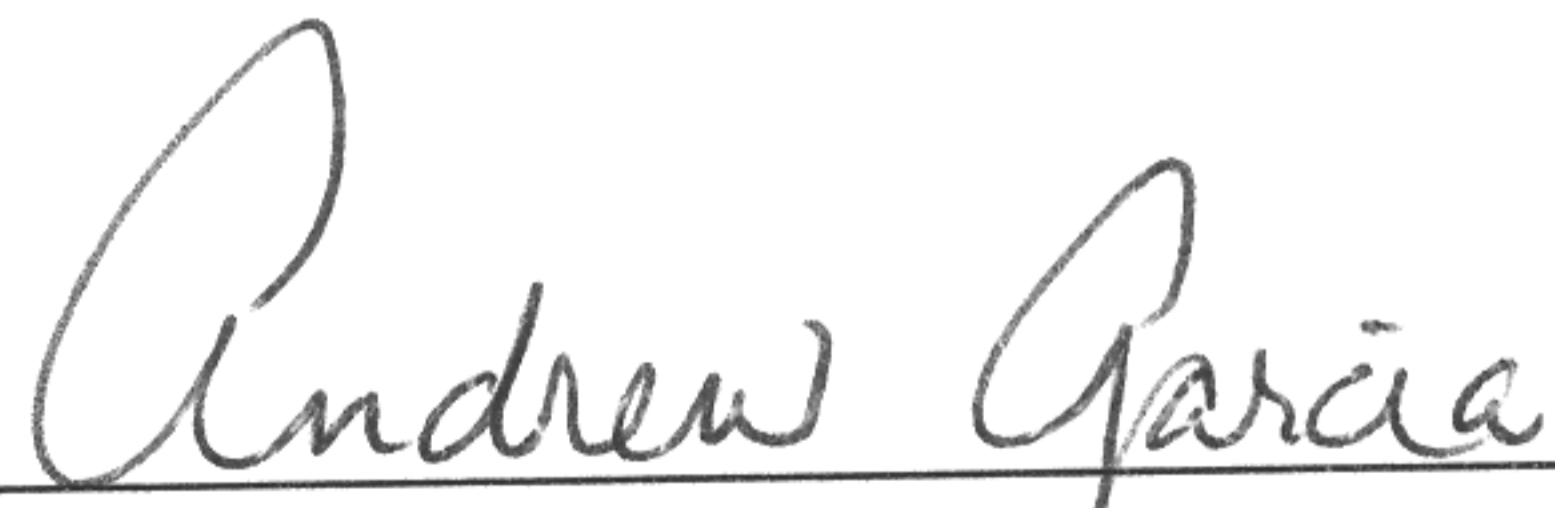
Re: Ventana Ranch West/minor plat

There is no objection to this request.

AGIS dxf is not on file.

Planning will take delegation.

Agent may record plat provided Planning receives a copy to close the file.



Andrew Garcia, Planning Alternate

924-3895 Fax 924-3864 agarcia@cabq.gov



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

April 20, 2005

9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

- A. Call to Order: 9:00 A.M. Adjourned: 11:55 A.M.
B. Changes and/or Additions to the Agenda
C. New or Old Business

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

1. **Project # 1000788**
05DRB-00508 Major-One Year SIA

WILSON & COMPANY agent(s) for LONGFORD AT PARADISE SKIES request(s) the above action(s) for Tract(s) AAAA-1-A, **PARADISE SKIES SUBDIVISION, UNITS 8 & 9**, zoned R-T, located on MCMAHON BLVD NW, between ROCKCLIFF BLVD NW and UNSER BLVD NW containing approximately 30 acre(s). [REF: 01DRB-00272, 01DRB-00273, 01DRB-00274, 01DRB-01293, 02DRB-00227] (A-10/A-11) **A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED. THIS WILL BE THE LAST EXTENSION.**

2. **Project # 1001674**
05DRB-00519 Major-One Year SIA

MARK GOODWIN & ASSOCIATES agent(s) for SAPPHIRE DEVELOPMENT request(s) the above action(s) for Parcel H-12A, **RIVERVIEW SUBDIVISION**, zoned R-LT, located on ALL SAINTS NW, between COORS BLVD NW and EAGLE RANCH RD NW containing approximately 33 acre(s). (C-13) **A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED.**

3. **Project # 1001871**
05DRB-00505 Major-One Year SIA

MARK GOODWIN & ASSOCIATES, PA agent(s) for RANDALL HOMES, LLC request(s) the above action(s) for all or a portion of Lot(s) 28 & 29, Block(s) 12, Tract(s) 1, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **DESERT HIGHLANDS @ LA CUEVA**, zoned R-D 3DU/AC, located on MODESTO AVE NE, between WYOMING BLVD NE and BARSTOW STREET NE containing approximately 2 acre(s). (C-19) **A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED.**

4. **Project # 1000029**
05DRB-00509 Major-Vacation of
Public Easements

BOHANNAN HUSTON INC. agent(s) for SAWMILL COMMUNITY LAND AND TRUST request(s) the above action(s) for Lot(s) C and B-1A-1, **DUKE CITY LUMBER ADDITION AND LOT D-1-A OF ARBOLERA DE VIDA PHASE 2**, zoned S-MI, S-DR, located on BELLAMAH ST NW, between 19TH ST NW and 18TH ST NW containing approximately 25 acre(s). [REF: 03DRB-01785, 03DRB-01786, 04DRB-01650, 04DRB-01651] (H-13) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

5. **Project # 1004071**
05DRB-00511 Major-Bulk Land Variance
05DRB-00512 Major-Vacation of Public Easements
05DRB-00513 Minor-Prelim&Final Plat Approval

JEFF MORTENSEN & ASSOCIATES agent(s) for ALBUQUERQUE PUBLIC SCHOOLS & NEW MEXICO STATE LAND OFFICE, request(s) the above action(s) for **GOVERNMENT LOTS 1-4, SECTION 16, 11N, R2E AND THE SOUTH 1/2 OF THE SOUTH 1/2 OF SECTION 16, 11N, R2E**, zoned RO-20, located on RAINBOW BLVD NW, between COMPASS DR NW and PETROGLYPH NATIONAL MONUMENT containing approximately 289 acre(s). *[Deferred from 4/20/05]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 5/11/05.**

6. **Project # 1004073**
05DRB-00514 Major-Preliminary Plat Approval
05DRB-00515 Major-Vacation of Public Easements
05DRB-00516 Minor-Subd Design (DPM) Variance
05DRB-00517 Minor-Sidewalk Waiver
05DRB-00518 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES, PA agent(s) for JTH, LLC request(s) the above action(s) for all or a portion of Lot(s) 5, **JUAN TABO HILLS, UNIT 1**, zoned R-D, located on JUAN TABO BLVD NE, between EUBANK BLVD SE and FOUR HILLS RD SE containing approximately 102 acre(s). *[Deferred from 4/20/05]* (M-21/M-22) **DEFERRED AT THE AGENT'S REQUEST TO 5/18/05.**

7. **Project # 1003236**
05DRB-00452 Major-Vacation of Public Easements
05DRB-00454 Major-Preliminary Plat Approval
05DRB-00453 Minor-Temp Defer SDWK

RIO GRANDE ENGINEERING agent(s) for CLEARBROOK INVESTMENTS INC request(s) the above action(s) for all or a portion of Tract(s) A, **VILLA DE LA CHAMISA, UNIT 1**, (to be known as **VILLA DE LA CHAMISA, UNIT 2**), zoned SU-1 FOR PRD, located on CALLE CHAMISA NW, between VIVALDI TRAIL NW and BIG SAGE NW containing approximately 6 acre(s). [REF: 04DRB00801, 04DRB00802, 04DRB00799, 04DRB00800, 04DRB00804, 04DRB01739] *[Deferred from 4/13/05]* (B-10) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. WITH THE**

SIGNING OF THE INFRASTRUCTURE LIST DATED 4/20/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 5/7/04 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITION OF FINAL PLAT: THE LOT NUMBERS NEED TO MATCH THE APPROVED SITE PLAN. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.

8. **Project # 1000692**
05DRB-00407 Major-SiteDev Plan
BldPermit

BDA ARCHITECTS agent(s) for SIVAD ENTERPRISES request(s) the above action(s) for all or a portion of Tract(s) A1A, Block(s) 1, **BEAR CANYON VILLAGE, UNIT 2**, zoned SU-1 FOR C-1, located on Burlison NE & Wyoming NE between San Antonio NE and Academy NE containing approximately 5 acre(s). [Deferred from 4/6/05 & 4/20/05] (E-19) **DEFERRED AT THE AGENT'S REQUEST TO 5/11/05.**

9. **Project # 1003470**
04DRB-01522 Major-Bulk Land
Variance
04DRB-01523 Major-Preliminary Plat
Approval
04DRB-01524 Minor-Temp Defer
SDWK

WILSON & COMPANY agent(s) for SPS LLC, SCOTT SCHIABOR request(s) the above action(s) for all or a portion of Tract(s) 1A, 2A, 1B & 2B, KASSUBA-MONTBEL LANDS, (to be known as **VISTA VIEJA SUBDIVISION**, zoned R-1 residential zone, located west of 81ST ST NW and southwest of ATRISCO NW between 81ST ST NW and ALBERICOQUE PL NW containing approximately 152 acre(s). [REF: 04DRB00825, 04DRB01460] [Deferred from 11/3/04, 11/10/04, 12/1/04, 1/12/05 & 2/16/05 & 3/16/05 & 3/30/05 & 4/6/05] (D-9) **BULK LAND VARIANCE WAS APPROVED. PRELIMINARY PLAT WAS DEFERRED TO 4/27/05. TEMPORARY DEFERRAL OF SIDEWALKS WAS DEFERRED TO 4/27/05.**

05DRB-00609 Minor-Prelim&Final Plat
Approval

WILSON & COMPANY agent(s) for SPS LLC, SCOTT SCHIABOR request(s) the above action(s) for all or a portion of Tract(s) 1A, 1B, 2A and 2B, KASSUBA-MONTBEL LANDS, (to be known as **VISTA VIEJA SUBDIVISION**, zoned R-1 residential zone, located on 81ST ST NW, between ALBERICOQUE PL NW and SCENIC RD NW containing approximately 159 acre(s). [REF: 04DRB01522, 04DRB01523, 04DRB01524] (D-9) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

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

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

10. **Project # 1003872**
05DRB-00604 Minor-SiteDev Plan
BldPermit/EPC

SITES SOUTHWEST agent(s) for CITY OF ALBUQUERQUE WATER UTILITY request(s) the above action(s) for all or a portion of Tract(s) B, **SUNPORT MUNICIPAL ADDITION**, zoned SU-1 GOLF COURSE AND RELATED FACILITIES, located on SAN JOAQUIN SE, between GIRARD SE and WELLESLEY SE containing approximately 2 acre(s). [REF: 05EPC-00023, ZA-77-219] **[Stephanie Shumsky, EPC Case Planner] (L-16) SITE PLAN FOR BUILDING PERMIT WERE APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR EPC CASE PLANNER'S INITIALS.**

11. **Project # 1004112**
05DRB-00603 Minor-SiteDev Plan
BldPermit

ABQ ENGINEERING agent(s) for BRUCE BESSER request(s) the above action(s) for all or a portion of Lot(s) 1, **MERIDIAN BUSINESS PARK**, zoned IP, located on LOS VOLCANOS RD NW, between SILVER CREEK RD NW and GALLATIN PL NW. [REF: DRB-97-59, Z-92-57] *[Deferred from 4/20/05]* (K-10) **DEFERRED AT THE AGENT'S REQUEST TO 4/27/05.**

12. **Project # 1004090**
05DRB-00608 Minor-SiteDev Plan
BldPermit

JLS ARCHITECTS agent(s) for JIM HAKEEM request(s) the above action(s) for all or a portion of Lot(s) 1, Block(s) 17, Tract(s) 2, **NORTH ALBUQUERQUE ACRES, UNIT 3**, zoned R-D residential and related uses zone, developing area, located on WYOMING NE and CORONA AVE NE containing approximately 2 acre(s). [REF: 05DRB00559] (C-19) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR MINOR CORRECTIONS.**

13. **Project # 1003360**
05DRB-00623 Minor-SiteDev Plan
BldPermit/EPC

CHERRY/SEE ARCHITECTS agent(s) for CITY OF ALBUQUERQUE, COMMUNITY & FAMILY SERVICES request(s) the above action(s) for all or a portion of Tract(s) A, **JOHN ADAMS MULTIPURPOSE CENTER**, zoned SU-1 FOR CENTER/PARK, located on GLENRIO RD NW, between 56TH ST NW and LOMA HERMOSA DR NW containing approximately 4 acre(s). [REF: 04EPC00487, 04EPC00486] [Russell Brito for Debbie Stover, EPC Case Planner] (J-11) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR MINOR COMMENTS AND TO PLANNING FOR EPC CASE PLANNER'S INITIALS.**

14. **Project # 1002371**
05DRB-00560 Minor-SiteDev Plan
BldPermit/EPC

TIERRA WEST LLC agent(s) for HOFFMANTOWN WEST CHURCH request(s) the above action(s) for all or a portion of Block(s) 15, Tract(s) 1A1, ALBAN HILLS, UNIT 1, (to be known as **HOFFMANTOWN WEST CHURCH**) zoned SU-1 FOR R-2 WITH CHURCH RELATED USES, located on LA ORILLA

NW, between COORS BLVD NW and CORRALES DRAIN containing approximately 17 acre(s). [REF: 02DRB01824, 03DRB02150] [Elvira Lopez, EPC Case Planner] [Deferred from 4/13/05 & 4/20/05] (D-12) DEFERRED AT THE AGENT'S REQUEST TO 4/27/05.

15. **Project # 1000163**
05DRB-00554 Minor-SiteDev Plan
BldPermit/EPC

SANDERS & ASSOCIATES ARCHITECTS agent(s) for DR. AND MRS. ERNESTO GARZA request(s) the above action(s) for all or a portion of Tract(s) E, LA CUEVA VILLAGE, zoned C-2 (SC), located on CARMEL AVE NE, between WYOMING BLVD NE and BARSTOW NE containing approximately 1 acre(s). [REF: 04EPC-01828] [Elvira Lopez, EPC Case Planner] [Deferred from 4/13/05] (C-19) SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.

16. **Project # 1001932**
05DRB-00523 Minor-SiteDev Plan
BldPermit/EPC

CLAUDIO VIGIL ARCHITECTS agent(s) for PAUL HEDGES request(s) the above action(s) for all or a portion of Tract(s) C, WEST RIDGE, UNIT 1, (to be known as GUARDIAN SELF STORAGE) zoned SU-1 FOR C-1 AND IP USES, located at the southeast corner of OURAY RD NW and TWIN OAKS DR NW, containing approximately 4 acre(s). [REF: AX-80-18, Z-80-87, 04EPC01718] [David Stallworth, EPC Case Planner] [Deferred from 4/6/05] (G-10) SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.

17. **Project # 1003231**
05DRB-00588 Major-Final Plat
Approval

WILSON & COMPANY agent(s) for LONGFORD @ ARROWWOOD, LLC request(s) the above action(s) for all or a portion of Tract(s) 30A-1, **LANDS OF SALAZAR/QUATRO/JSJ/HANNETT**, zoned RLT, located on 98TH STREET SW, between RIO BRAVO SW and BLAKE SW containing approximately 30 acre(s). [REF: 04DRB00263, 05DRB00483, 05DRB00484, 5DRB00485, 05DRB00389, 05DRB00390] (N-9) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

18. **Project # 1003471**
05DRB-00595 Minor-Final Plat
Approval

SURV-TEK, INC agent(s) for CURB WEST, INC request(s) the above action(s) for all or a portion of Tract(s) B-2-A, **SEVILLE SUBDIVISION**, zoned R-1, located on SEGOVIA NW east of KAYENTA NW and containing approximately 24 acre(s). [REF: 04DRB00826, 008A27, 04DRB01224, 01225, 04DRB01948, 01949, 05DRB00083, 00084] (A-10) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR AMAFCA'S SIGNATURE.**

19. **Project # 1002196**
05DRB-00610 Major-Final Plat
Approval

WAYJOHN SURVEYING INC agent(s) for DRAGONFLY DEVELOPMENT INC request(s) the above action(s) for all or a portion of Tract(s) 1-B, TOWN OF ATRISCO GRANT, (to be known as **LOS ANTEPASADOS, UNIT 6**) zoned SU-1 FOR MH PARK, located on SUNSET GARDENS RD SW, between CORRIGEDOR SW and FOOTHILL SW containing approximately 6 acre(s). [REF: DRB-91-385, 02EPC01356, 03EPC02048, 04CC00130, 04DRB00873, 04DRB00875, 04DRB00877] (K-11) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU**

AND PLANNING FOR ENVIRONMENTAL HEALTH SIGNATURE, A NOTE ON THE PLAT: MAINTENANCE AND REPAIR EASEMENTS SHOWN ON FINAL PLAT FOR ZERO LOT LINES AND FOR QWEST SIGNATURES.

20. **Project # 1003762**
05DRB-00611 Minor-Prelim&Final Plat
Approval

JEFF MORTENSEN & ASSOCIATES agent(s) for ALBUQUERQUE PUBLIC SCHOOLS REAL ESTATE OFFICE request(s) the above action(s) for all or a portion of Block(s) 11, Tract(s) K, **PANORAMA HEIGHTS**, zoned R-1 residential zone, located on CONSTITUTION AVE NE, between CHELWOOD PARK BLVD NE and INDIAN SCHOOL RD NE containing approximately 18 acre(s). [REF: 04EPC01714, 05DRB00316] (J-22) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

21. **Project # 1004104**
05DRB-00592 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for KEN & PATRICIA MAESTAS request(s) the above action(s) for all or a portion of Lot(s) 2 & 3, **MAESTAS SUBDIVISION**, zoned R-1, located on LOS POBLANOS LN NW, between GUADALUPE TR NW and SANDIA RD NW containing approximately 1 acre(s). [REF: Z-86-23, AX-86-3, DRB-86-623] (F-14) **PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

22. **Project # 1003694**
05DRB-00613 Minor-Prelim&Final Plat
Approval
05DRB-00614 Minor-Subd Design
(DPM) Variance

CHRISTOPHER CALOTT request(s) the above action(s) for all or a portion of Lot(s) BB, **ALVARADO GARDENS NO. 2**, zoned RA-2 W7, located on CAMPBELL RD NW, between GLENWOOD NW and TRELIS DR NW containing approximately 1 acre(s). [REF: 04DRB01485] (G-12) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU AND PLANNING FOR AGIS DXF FILE. THE SUBDIVISION DESIGN VARIANCE WAS APPROVED AS SHOWN ON EXHIBIT D IN THE PLANNING FILE.**

23. **Project # 1002778**
05DRB-00606 Minor-Prelim&Final Plat
Approval

BOHANNAN HUSTON INC agent(s) for VENTANA WEST LLC request(s) the above action(s) for all or a portion of Tract(s) D-1 & D-2, **VENTANA RANCH WEST**, zoned R-LT residential zone, located on VENTANA WEST PARKWAY NW, between VENTANA RIDGE RD NW and PASEO DEL NORTE BLVD NW containing approximately 4 acre(s). [REF: 04DRB00126, 00127, 00128, 03EPC01057, 01058] (B-8/B-9) **PRELIMINARY PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

24. **Project # 1002459**
05DRB-00616 Minor-Prelim&Final Plat
Approval
05DRB-00615 Minor-Vacation of
Private Easements

TIERRA WEST LLC agent(s) for QUAIL RIDGE LLC request(s) the above action(s) for all or a portion of Tract(s) 1, 3, 4, 5, **QUAIL RIDGE**, zoned C-2 (SC), located on COORS BLVD NW, between OURAY RD NW and QUAIL RD NW containing approximately 4 acre(s). [REF: 03EPC00159, 03EPC00160, 4AA00871] (H-11) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR A COPY OF THE APPROVED AA SHOWING NEW LOT LINES. THE VACATION OF PRIVATE EASEMENTS WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

25. **Project # 1004061**
05DRB-00499 Minor-Prelim&Final Plat
Approval

PRECISION SURVEYS INC agent(s) for CONNIE & ZACK LOVELADY, CZ ENTERPRISES request(s) the above action(s) for all or a portion of Lot(s) 25, **ALVARADO GARDENS, UNIT 1**, zoned RA-2, located on MATTHEW AVE NW and MEADOW VIEW DR NW and containing approximately 1 acre(s). [Deferred from 3/30/05 & 4/13/05] (G-13) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

26. **Project # 1001409**
05DRB-00531 Minor-Prelim&Final Plat
Approval

ADVANCED ENGINEERING & CONSULTING agent(s) for SAIFI TALEBREZA request(s) the above action(s) for all or a portion of Lot(s) 20-A, Block(s) 1, **CANDELIGHT FOOTHILLS, UNIT 1**, zoned R-1, located on LOMAS BLVD NE, between MONTE LARGO DR NE and SUMMIT HILLS DR NE containing approximately 2 acre(s). [REF: 01DRB01160, 01DRB01819, 02DRB01863, 03DRB02032, 04DRB01425] [Deferred from 4/6/05 & 4/13/05] (J-23) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/20/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 4/19/05 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION: NEED TO INCLUDE THE DESCRIPTION OF THE PUBLIC UTILITY EASEMENT (PUE). FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

27. **Project # 1003554**
05DRB-00530 Minor-Prelim&Final Plat
Approval

TIERRA WEST LLC agent(s) for AMC DEVELOPMENT INC request(s) the above action(s) for all or a portion of Lot(s) 1-8, Block(s) 9 and Lot(s) 2-9, Block(s) 8, **SKYLINE HEIGHTS, (to be known as CENTRAL PARK PLACE, PHASE 1)** zoned C-2, located on CENTRAL AVE SE. between CONCHAS ST SE and EUBANK BLVD SE containing approximately 4 acre(s). [REF: ZA-88-406, 04DRB01099, 04DRB01100] [Deferred from 4/6/05] (L-20) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/20/05 THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

28. **Project # 1002247**
04DRB-00890 Minor-Final Plat
Approval

BOHANNAN HUSTON, INC agent(s) for HUNT UPTOWN, LLC request(s) the above action(s) for all or a portion of Tract(s) A, **ALBUQUERQUE UPTOWN SITE, ST. PIUS X SUBDIVISION**, zoned SU-3 special center zone, located on INDIAN SCHOOL RD NE, between LOUISIANA BLVD NE and ESPANOLA ST NE containing approximately 18 acre(s). [REF: 1001164, 04DRB-00830] *(Deferred from 6/16/04)[Final Plat Indef Deferred 6/23/04 for SIA]* (H-19) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR RECORDING OF PAPER EASEMENT AND TRANSPORTATION DEVELOPMENT FOR SIDEWALK EASEMENTS WITH EXHIBIT AND AGIS DXF FILE.**

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

29. **Project # 1004110**
05DRB-00601 Minor-Sketch Plat or Plan

Alexander and Donette Garcia, request(s) the above action(s) for all or a portion of Tract(s) 108-D, **M.R.G.C.D. MAP 31**, zoned RA-2, located on RIO GRANDE BLVD NW, between ELFEGO RD NW and MANUEL TORRES LN NW containing approximately 1 acre(s). (F-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

30. Approval of the Development Review Board Minutes for Month April 6, 2005. **DRB MINUTES FOR APRIL 6, 2005 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:55 A.M.

APPLICATION NO. 04DRB-00128	PROJECT NO. 1002718
PROJECT NAME VENTANA RANCH WEST	
EPC APPLICATION NO.	
APPLICANT / AGENT BOHANNAN HUSTON INC	PHONE NO. 823-1000
ZONE ATLAS PAGE B 849	
(SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEV PLAN), (IR), (AA)	
ONE STOP COMMENT FORM LOG	

HYDROLOGY DEV (505) 924-3986		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE
COMMENTS:		

UTILITY DEV (505) 924-3989		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE
COMMENTS:		

TRANSPORTATION DEV (505) 924-3990		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE
COMMENTS:		

PARKS AND REC (505) 768-5328		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED <i>CS</i>	DATE <i>3/11/04</i>	DATE
COMMENTS:		

PLANNING (505) 924-3858		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED <i>[Signature]</i>	DATE <i>3/11/04</i>	DATE
COMMENTS:		
<i>DXF Approval in file. 3/11/04 BA.</i>		

Revised 3/3/04

(Return form with plat / site plan)

4



Completed, 3/11/04
BA.

DRB CASE ACTION LOG

REVISED 2/5/04

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

DRB Application No.: 04DRB-00128 (P&F)

Project # 1002778

Project Name: VENTANA RANCH WEST

Agent: Bohannon Huston Inc.

Phone No.: 823-1000

BURKLAND

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 2.25.04 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: recorded park agreement

PLANNING (Last to sign): 15 day appeal period
notice of Subd. Plat conditions
[Signature]
3/11/04

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

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

Project Number

100 2778

AGIS ELECTRONIC APPROVAL FORM

DRB Project Case #: 1002778

Subdivision Name: Bulk Land Plat for Ventana Ranch West

Surveyor: A Dwain Weaver

Company/Agent: Bohannon Huston, Inc.

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

Phone: 798-7965 Fax: _____

DXF Received Date: 2/24/2004

Hard-Copy Date: 2/25/2004

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

Thomas J. Hill
Approved

2/25/04
Date

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

AGIS Use Only

Copied cov2778 to agiscov on 2/25/2004. Contact person notified on 2/25/2004



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

FEBRUARY 25, 2004

- 4. Project # 1002778**
04DRB-00126 Major-Bulk Land Variance
04DRB-00127 Major-Vacation of Pub Right-of-Way
04DRB-00128 Minor-Preliminary & Final Plat Approval

BOHANNAN HUSTON INC. agent(s) for VENTANA WEST, LLC request(s) the above action(s) for all or a portion of Tract(s) A-1, **VENTANA RANCH WEST**, zoned R-LT residential zone, located NORTH OF PASEO DEL NORTE NW, SOUTH OF IRVING BLVD. NW and WEST OF LAS VENTANAS RD NW containing approximately 300 acre(s). [REF: 03DRB-01868, 03EPC-01057 & 01058 (B-8 & B-9)]

At the February 25, 2004, Development Review Board meeting, the Bulk Land Variance was approved subject to the Findings and Conditions of the Subdivision Ordinance as follows:

BULK LAND VARIANCE:

1. The variance will not be injurious to the public safety, health or welfare, or to adjacent property, the neighborhood or the community.
2. The variance will not conflict significantly with the goals and provisions of any City, County or AMAFCA adopted plan or policy; the applicable zoning ordinance, or any other City code or ordinance.
3. The variance will not permit, encourage or make possible undesired development in the 100-year floodplain.
4. The variance will not hinder future planning, public right-of-way acquisition, or the financing or building of public infrastructure improvements.

The Vacation was approved as shown on Exhibit B in the Planning file, subject to these provisions:

1. The public welfare is in no way served by retaining the rights-of-way and/or easements, or:
2. There is a net benefit to the public welfare because the development made possible by the vacation is clearly more beneficial to the public welfare than the minor detriment resulting from the vacation.



OFFICIAL NOTICE OF DECISION
PAGE 2

3. There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.
4. Final disposition shall be through the City Real Estate Office.
5. The vacated property shall be shown on a replat approved by the Development Review Board and the approved replat shall be filed for record with the Bernalillo County Clerk's Office within one year.

The preliminary plat was approved with final sign off delegated to Parks for recorded Parks Agreement and Planning for the AGIS dxf file, 15-day appeal period and Notice of Subdivision Plat Conditions.


If you wish to appeal this decision, you must do so by March 11, 2004 in the manner described below.

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

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

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

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.)


For Sherah Matson, AICP, DRB Chair

cc: Ventana West LLC, 10 Tramway Loop NE, 87111
Bohannon Huston Inc., 7500 Jefferson NE, 87109
Arlene Portillo, Planning Department, 4th Floor, Plaza del Sol Bldg.
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg
File

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002778 AGENDA#: 4 DATE: 2/25/04

Courtland E
7500 Jefferson St

1. Name: KEVIN PATTON Address: Albuquerque Zip: 87109

2. Name: Kurt Browning Address: Sandera Prop. Ventura Zip: Whittier

3. Name: _____ Address: _____ Zip: _____

4. Name: _____ Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

10. Name: _____ Address: _____ Zip: _____

11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____



DRB CASE ACTION LOG

REVISED 2/5/04

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

DRB Application No.: 04DRB-00128 (P&F) Project # 1002778
 Project Name: VENTANA RANCH WEST
 Agent: Bohannon Huston Inc. Phone No.: 823-1000

Project Number 1002778

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 2.25.04 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- TRANSPORTATION: _____
- _____
- _____
- _____
- _____
- UTILITIES: _____
- _____
- _____
- _____
- CITY ENGINEER / AMAFCA: _____
- _____
- _____
- PARKS / CIP: recorded park agreement
- _____
- _____
- PLANNING (Last to sign): 15 day appeal period
- notice of Subd. Plat conditions
- _____
- _____

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



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002778

AGENDA ITEM NO: 4

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the BLV, vacation request.
 Minor comments on plat.

RESOLUTION:

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

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

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

FOR:

SIGNED: Bradley L. Bingham
 City Engineer/AMAFCA Designee

DATE: February 25, 2004



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

February 25, 2004

Project # 1002778

04DRB-00126 Major-Bulk Land Variance
04DRB-00127 Major-Vacation of Pub Right-of-Way
04DRB-00128 Minor-Preliminary & Final Plat Approval

BOHANNAN HUSTON INC. agent(s) for VENTANA WEST, LLC request(s) the above action(s) for all or a portion of Tract(s) A-1, **VENTANA RANCH WEST**, zoned R-LT residential zone, located NORTH OF PASEO DEL NORTE NW, SOUTH OF IRVING BLVD. NW and WEST OF LAS VENTANAS RD NW containing approximately 300 acre(s). [REF: 03DRB-01868, 03EPC-01057 & 01058 (B-8 & B-9)]

AMAFCA

No objection to requested actions. AMAFCA will sign Bulk Land Plat.

COG

No adverse comment. For information, this portion of Rainbow is shown on the Long Range Roadway System map as a principal arterial with a minimum right-of-way of 156 feet, while Paseo del Norte is a limited access principal arterial with the same minimum right-of-way. In addition, the Long Range Bikeway System map provides for a bicycle lane and a trail/path on both facilities.

Transit

No comments received.

Zoning Enforcement

Reviewed, no comment.

Neighborhood Coord.

Letter sent to Ventana Ranch (R) Neighborhood Assn.

APS

No comments received.

Police Department

No comments at this time.

Fire Department

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

PNM Gas

Approves.

PNM Electric

Approves.

Comcast

No comments received

QWEST

No comments received

Environmental Health

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

M.R.G.C.D.

No comments received

Open Space Division

Open Space Division has no objection to the Bulk Land Variance, Vacation of Public Right of Way, Preliminary Plat Approval. We note that the southern branch of the Calabacillas Arroyo runs through the eastern portion of the site and should be considered in future development of the subject property.

City Engineer

The Hydrology section has no objection to the BLV. No objection to the vacation request. Need public drainage easements across Tracts 2 and 6 as well.

Transportation Development

1) Ultimate rights-of-way will need to meet DPM requirements. Dedications may be required as individual tracts are platted. 2) Ventana Ridge and Ventana West Parkway have not been classified. Cross sections will need to include bike lanes and be determined.

Parks & Recreation

No objection to the bulk land variance or preliminary plat. Defer to Utilities and Transportation regarding the vacation request.

Utilities Development

No objection to Bulk Land Variance. No objection to Vacation request. Blanket Utility Easement is not acceptable under dedicated Street ROW.

Planning Department

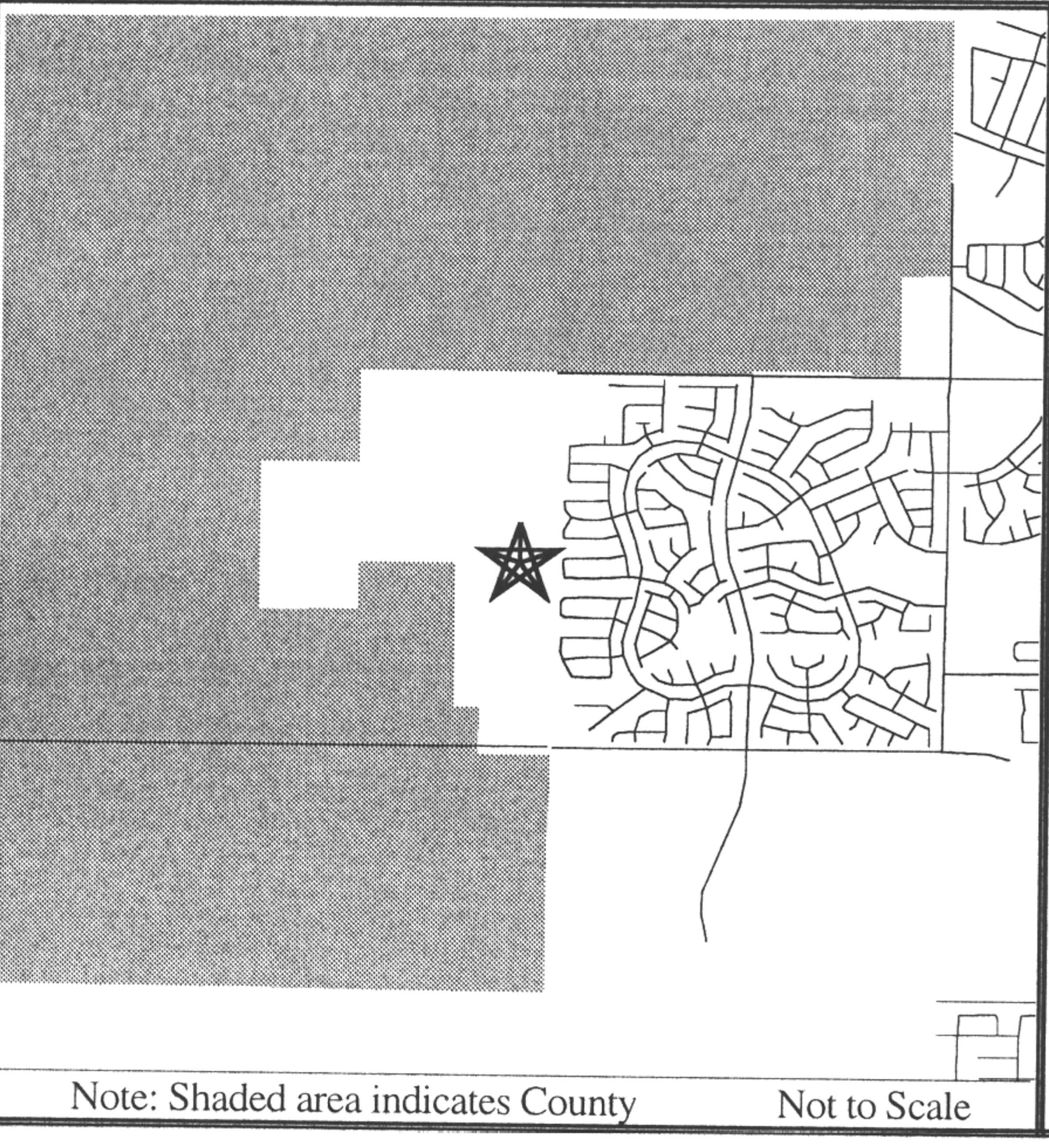
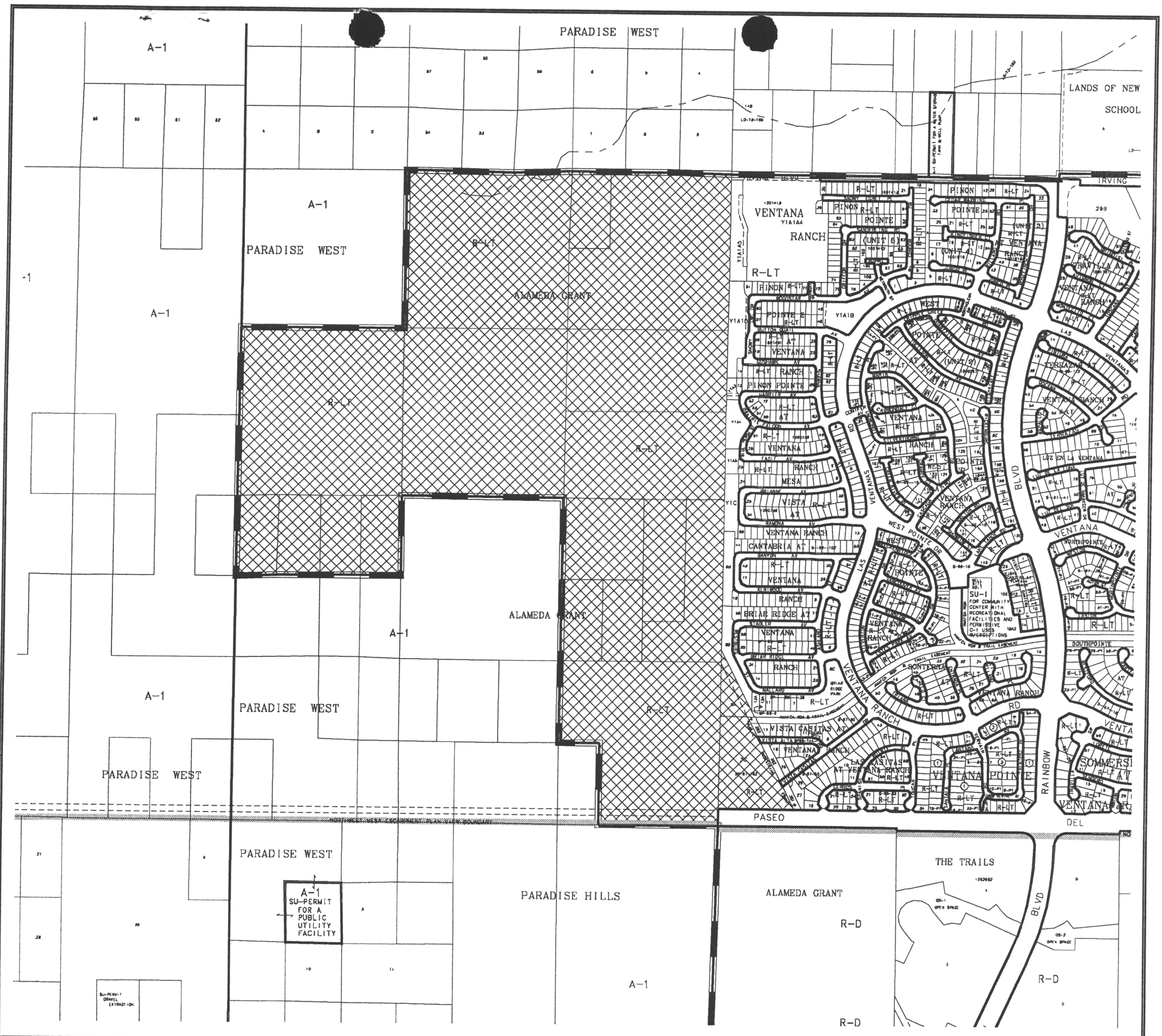
File signed "Notice of Subdivision Conditions" with final plat. Planning will record the plat as it vacates public right of way.

Planning has no objection to any of the proposed actions. Perimeter wall submittals are required when the individual subdivisions come in for platting. Or they can be submitted in advance for approval.

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

cc:Ventana West LLC, 10 Tramway Loop NE, 87111

Bohannon Huston Inc., 7500 Jefferson NE, 87109



ZONING MAP



Scale 1" = 1156'

PROJECT NO.
1002778

HEARING DATE
2-25-04

MAP NO.
B-9

ADDITIONAL CASE NUMBER(S)
04DRB-00126
04DRB-00127
04DRB-00128

Note: Shaded area indicates County Not to Scale



**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, February 25, 2004**, beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1001232

04DRB-00125 Major-Two Year SIA

TIERRA WEST LLC agent(s) for VISTA MANUFACTURED HOME COMMUNITY request(s) the above action(s) for all or a portion of Lot(s) 28A1, **VISTA SUBDIVISION**, zoned SU-1 MOBILE HOME PARK, located on CENTRAL AVE SW, between 94TH ST SW and 98TH ST SW containing approximately 25 acre(s). (L-9)

Project # 1000147

04DRB-00118 Major-Vacation of Public Easements

MARK GOODWIN & ASSOCIATES., PA agent(s) for C & W LAND DEVELOPMENT ENTERPRISES, INC. request(s) the above action(s) for all or a portion of Lot(s) A-1-A, **WHISPERING POINT SUBDIVISION, UNIT 2**, zoned RD 9/du ac, located on UNSER BLVD SW, between EUCARIZ AVE SW and SUNSET GARDENS RD SW containing approximately 11 acre(s). (L-10)

Project # 1001347

04DRB-00115 Major-Vacation of Public Easements

ISAACSON & ARFMAN agent(s) for CURB, INC. request(s) the above action(s) for all or a portion of Tract(s) D-1-B, ALBUQUERQUE SOUTH, (to be known as **EL RANCHO GRANDE, UNIT 8B**), zoned R-LT residential zone, located on CARTAGENA AVE SW, between DE ANZA DR SW and DEL REY RD SW containing approximately 10 acre(s). [REF: 03DRB-01133 PP, 03DRB-01134 FP, 04DRB-00057] (M-9)

Project # 1002778

04DRB-00126 Major-Bulk Land Variance
04DRB-00127 Major-Vacation of Pub Right-of-Way
04DRB-00128 Major-Preliminary Plat Approval

Minor + Final

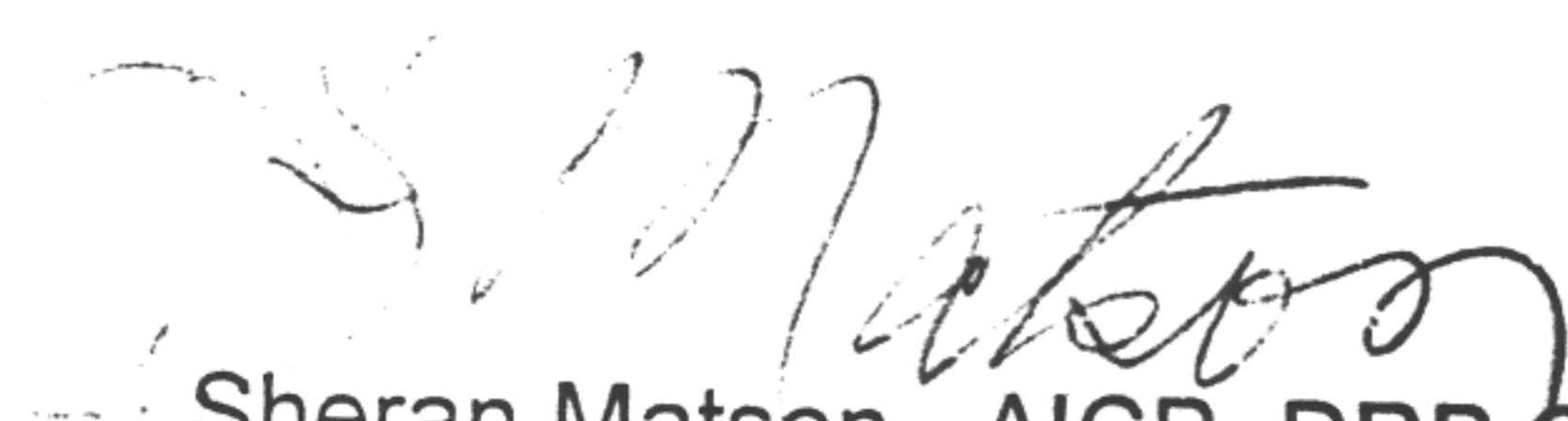
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Project # 1003226

04DRB-00117 Major-Vacation of Pub Right-of-Way

SUJAY K. THAKUR c/o STB LLC request(s) the above action(s) for all or a portion of Tract(s) 9, **V. E. BARRETT**, zoned C-2 community commercial zone, located on BRIDGE BLVD SW, between UNSER BLVD SW and COORS BLVD SW containing approximately 5 acre(s). [REF: Z-71-125, Z-72-114, Z-72-210, S-76-9] (K-10)

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


Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, FEBRUARY 9, 2004.



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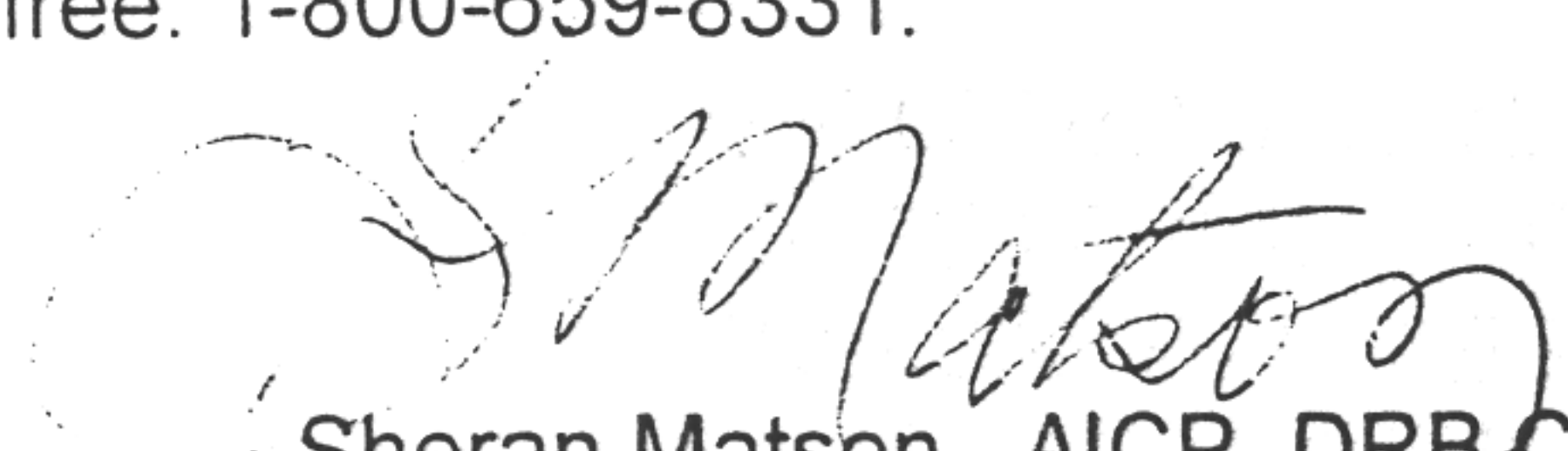
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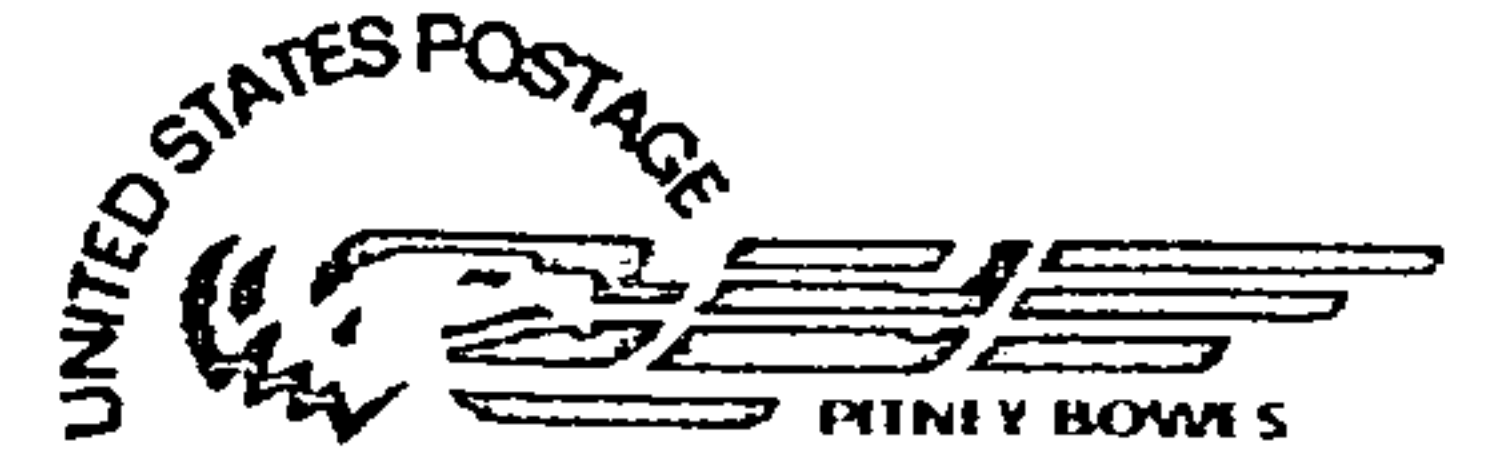
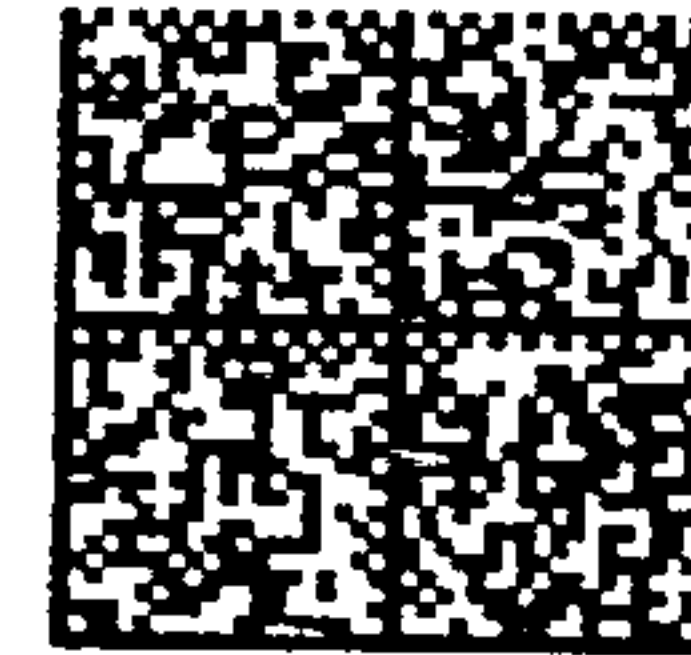
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City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

PLANNING DEPARTMENT



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CITY OF ALBUQUERQUE**

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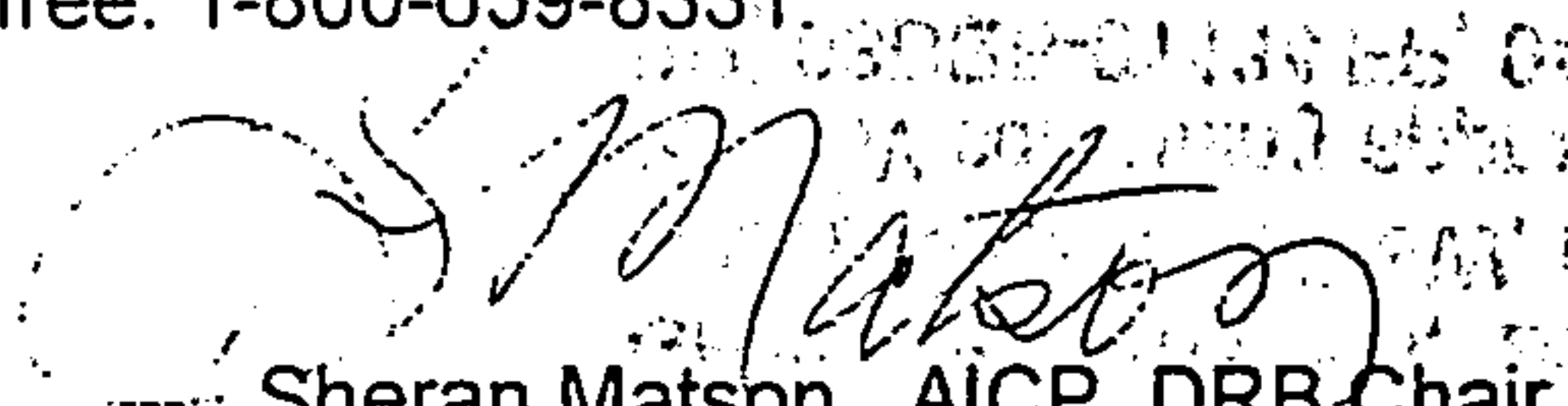
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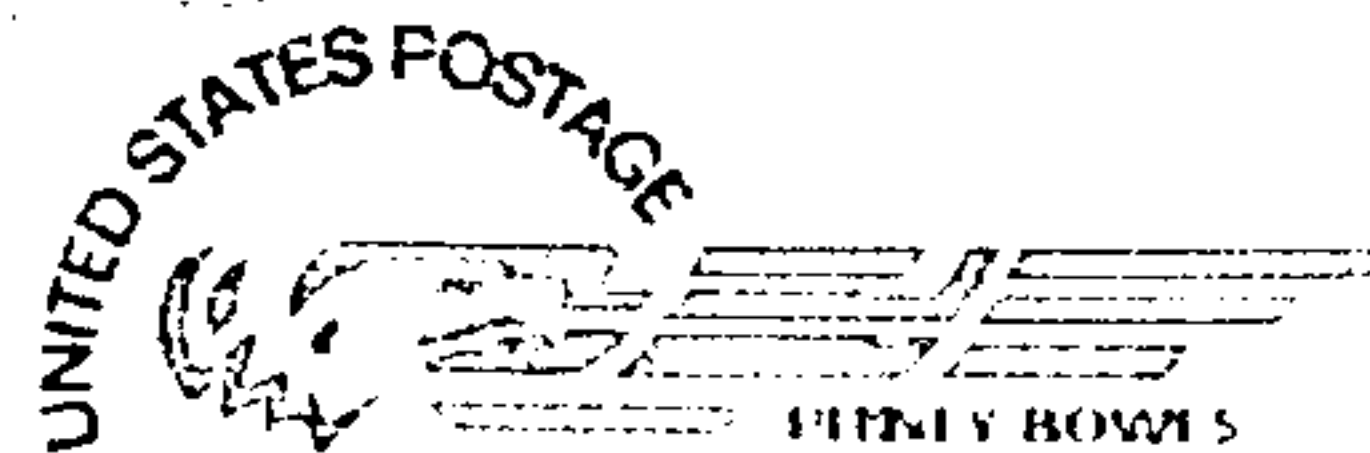
City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

PLANNING DEPARTMENT



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MCKEE ENTERPRISE INC
16 PALACIO RD
SANTA FE NM 87505

87505-2394037 1293



142

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

Meeting Date: FEBRUARY 25, 2004
Zone Atlas Page: B-9-Z
Notification Radius: 100 Ft.

Project# 1002778
App# 04DRB-00126
App# 04DRB-00127
App# 04DRB-00128

Cross Reference and Location: N/A

Applicant: VENTANA WEST, LLC
Address: 10 TRAMWAY LOOP NE
ALBUQUERQUE NM 87111

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

Special Instructions:

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

Date Mailed: FEBRUARY 6, 2004

Signature: KYLE TSEHLIKAI

RECORDS WITH LABELS

PAGE 1

100806637602540155	LEGAL: TRACT OF LAND IN SECTION 5 T11N R2E IN SW1/4 SE1/4 LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: PARADISE WEST INC OWNER ADDR: 05016 LA FIESTA	DR NE ALBUQUERQUE NM	87109
100806642002540108	LEGAL: T11N R2E SEC 5 TR IN NW OF SE OF SE CONT 5.00 AC LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: LE DUC HU & TRINH NGUYEN OWNER ADDR: 02828 PALO ALTO	NE ALBUQUERQUE NM	87112
100806646302440109	LEGAL: TRACT IN SE OF SE SEC 5 T11N R2E CONT 5.00 ACRES LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: BARELA ELDY A AND OWNER ADDR: 02900 SAN JOAQUIN	SE ALBUQUERQUE NM	87106
100806624202530104	LEGAL: SOUTH 49 5FT OF E 440FT OF W 1320FT OF TR 15 SEC 5 LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: MULLEN Lyla RUTH OWNER ADDR: 00920 LOMAS	BL NW ALBUQUERQUE NM	87102
100806650502540125	LEGAL: A TR OF LAND IN THE SE1/4 SE1/4 SE1/4 CONT 5.00 AC LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: ROMERO FRED E & WARD ELIZABETH OWNER ADDR: 03410 AMESBURY	RD LOS ANGELES CA	90027
100806628602540105	LEGAL: TR IN SE 1/4 SW1/4 SW1/4 SEC 5 T11N R2E CONT 5.0 AC LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: GARCIA DAN L & NORMA T & GOLDE OWNER ADDR: 07736 JACOBO	DR NE ALBUQUERQUE NM	87109
100806632902540106	LEGAL: POR OF S 1/2 OF SW1/4 OF SE OF SEC 5 T11N R2E CONT LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: KOHNER JAMES ETUX ETAL OWNER ADDR: 05226 E SCHUARD	DR SCOTTSDALE AZ	85254
100906601701730139	LEGAL: PORTION OF TRACT 14 IN SW OF SW OF SW OF SW SEC 4 LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: ZENEZ NICKOLAS ETUX OWNER ADDR: 00803 N WALNUT	ST ITASCA IL	60143
100806506540720110	LEGAL: TR OF LAND IN PORTION W1/2 W1/2 NW1/4 SEC 8 T11N R LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: PARADISE WEST INC OWNER ADDR: 05016 LA FIESTA	DR NE ALBUQUERQUE NM	87109
100806519846020130	LEGAL: NE1/4 NW 1/4 SEC 8 11N 2E 40.00AC LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: KALOS ARNOLD OWNER ADDR: 04266 DESTA	CT LAKE WORTH FL	33467
100806533046010150	LEGAL: NE1/4 N1/2 W 2640 T10 LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: VENTANA WEST LLC OWNER ADDR: 00010 TRAMWAY	LP NE ALBUQUERQUE NM	87122

RECORDS WITH LABELS

PAGE 2

100806541249210128	LEGAL: SEC 8 T1 1N R2E TR OF LAND IN TR 10 W1/2 NW1/4 NE1/4 LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: DIAMOND TAIL REALTY LLC OWNER ADDR: 02301 CANDELARIA	RD NW ALBUQUERQUE NM	87107
100806546545510140	LEGAL: SEC 8 T1 1N R2E TR OF LAND IN N1/2 N1/2 OF TR 10 EX LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: DIAMOND TAIL REALTY LLC OWNER ADDR: 02301 CANDELARIA	RD NW ALBUQUERQUE NM	87107
100906504547320110	LEGAL: TR Y -1A- 1A-4 BULK LAND PLAT OF TRACTS Y-1A-1A-1, Y LAND USE: PROPERTY ADDR: 00000 OWNER NAME: LAS VENTANAS LTD PARTNERSHIP OWNER ADDR: 00010 TRAMWAY	LP NE ALBUQUERQUE NM	87122
100906500547220109	LEGAL: TR Y -1A- 1A-5 BULK LAND PLAT OF TRACTS Y-1A-1A-1, Y LAND USE: PROPERTY ADDR: 00000 OWNER NAME: VENTANA RANCH COMMUNITY ASSOCI OWNER ADDR: 00010 TRAMWAY	LP NE ALBUQUERQUE NM	87122
100906500641520108	LEGAL: TRACT Y- 1A-1D BULK LAND PLAT OF TRACTS Y-1A-1A, Y- LAND USE: PROPERTY ADDR: 00000 OWNER NAME: VENTANA RANCH COMMUNITY ASSOCI OWNER ADDR: 00010 TRAMWAY	LP NE ALBUQUERQUE NM	87122
100806546336210130	LEGAL: N1/2 S1/2 N1/2 TR 10 EXC W 2640 SEC 8 11N2E LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: CCG PARTNERSHIP OWNER ADDR: 09151 ELENA	DR NE ALBUQUERQUE NM	87122
100806533132810110	LEGAL: SE1/4 OF N1/2 OF W 2640 OF TR 10 SEC 8 11N LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: D & S LTD LIMITED PARTNERSHIP OWNER ADDR: 00000	ALBUQUERQUE NM	87190
100806519832820120	LEGAL: S1/2 N1/2 OF W 1320 TR 10 SEC 8 11N 2E40AC LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: D & S TWO LTD CO ETAL OWNER ADDR: 00000	ALBUQUERQUE NM	87190
100906500937121928	LEGAL: LT 1 4 PL AT OF PINON POINTE II AT VENTANA RANCH A R LAND USE: PROPERTY ADDR: 00000 GOSHAWK OWNER NAME: PULTE HOMES OF NEW MEXICO INC OWNER ADDR: 07445 PAN AMERICAN	FW NE ALBUQUERQUE NM	87109
100906500335420104	LEGAL: TRACT Y- 1A-3 BULK LAND PLAT OF TRACTS Y-1A-1, Y-1A LAND USE: PROPERTY ADDR: 00000 OWNER NAME: VENTANA RANCH COMMUNITY ASSOCI OWNER ADDR: 00010 TRAMWAY	LP NE ALBUQUERQUE NM	87122
100906500935821901	LEGAL: LOT 73 P LAT OF PINON POINTE AT VENTANA RANCH LAND USE: PROPERTY ADDR: 00000 HARRIER OWNER NAME: DEWJI NASRUDIN J & SHAINOOR N OWNER ADDR: 07727 HARRIER	AV NW ALBUQUERQUE NM	87114

100906500632620102	LEGAL: TRAC T Y- 1A-4 BULK LAND PLAT OF TRACTS Y-1A-1, Y-1A LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: LAS VENTANAS LTD PARTNERSHIP OWNER ADDR: 00010 TRAMWAY	LP NE ALBUQUERQUE NM	87122
100806546329810120	LEGAL: S1/2 S1/ 2 N1/2 TR 10 EXC W 2640 D 541 P 285 LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: D & S TWO LTD CO OWNER ADDR: 00000	ALBUQUERQUE NM	87190
100806511529620104	LEGAL: TR O F LA ND IN SEC 8 T11N R2E IN E1/2 SE1/4 SW1/4 N LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: BARBER VAN OWNER ADDR: 05201 CENTRAL	AV NW ALBUQUERQUE NM	87105
100906500329620101	LEGAL: TRAC T Y- 1A-5 BULK LAND PLAT OF TRACTS Y-1A-1, Y-1A LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: VENTANA RANCH COMMUNITY ASSO CI OWNER ADDR: 00010 TRAMWAY	LP NE ALBUQUERQUE NM	87122
100906501029121433	LEGAL: LOT 25 P LAT OF PINON POINTE AT VENTANA RANCH LAND USE: PROPERTY ADDR: 00000 EAGLE OWNER NAME: SIVAGE-THOMAS HOMES INC OWNER ADDR: 07445 PAN AMERICAN	FW NE ALBUQUERQUE NM	87109
100906500426030250	LEGAL: TRAC T Y- 1C BULKLAND PLAT OF TRACTS Y-1A, Y-1B & Y- LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: VENTANA RANCH COMMUNITY ASSOC OWNER ADDR: 00010 TRAMWAY	LP NE ALBUQUERQUE NM	87122
100906501028021401	LEGAL: LOT 24 O F LOTS 1 THRU 73 MESA VISTA SUBDIVISION AT LAND USE: PROPERTY ADDR: 00000 BRIANNE OWNER NAME: CROFT ROBERT R & LIZANN R OWNER ADDR: 07727 BRIANNE	AV SW ALBUQUERQUE NM	87114
100806514823030165	LEGAL: T11N R2E SEC 8 TR IN W OF W OF N OF N OF SW OF W 2 LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: CCG PARTNERSHIP C/O RONALD B C OWNER ADDR: 09151 ELENA	DR NE ALBUQUERQUE NM	87122
100806518122930160	LEGAL: E1/2 OF W1 /2 OF N1/2 OF N1/2 OF SW1/4 OF THE W 26 LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: ROSSINI EUGENE A ETUX OWNER ADDR: 02354 SOUTH DAKLY	AV CHICAGO IL	60608
100806524622930113	LEGAL: TRAC T IN E1/2 E1/2 N1/2 N1/2 SW1/4 OF W2640FT OF T LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: D & S TWO LTD OWNER ADDR: 00000	ALBUQUERQUE NM	87190
100806533019740140	LEGAL: T11N R2E SEC8 NE1/4OFS1/20FW2640 FT TR 10 LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: LEHR DAVID & LISA OWNER ADDR: 00125 WEST NINETY SIXTH	ST NEW YORK NY	10025

100806521322930155	LEGAL: TR I N W OF E OF N OF N OF SW OF W 2640FT OF TR 10 LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: CCG PARTNERSHIP OWNER ADDR: 00000	ALBUQUERQUE NM	87109
100806511523030123	LEGAL: TR O F LD WITHIN E/2 NE NW SW SEC 8 T11N R2E CONT 5 LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: PARADISE WEST INC OWNER ADDR: 05016 LA FIESTA	DR NE ALBUQUERQUE NM	87109
100806541223240135	LEGAL: TR O F LA ND IN W/2 NW/4 NE/4 SE/4 IN T11N R2E SEC 8 LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: VENTANA WEST LLC OWNER ADDR: 00010 TRAMWAY	LP NE ALBUQUERQUE NM	87122
100806544522940131	LEGAL: E/2 NW N E SE T11N R2E SEC 8 CONT 5.0 AC M/L LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: D & S TWO LTD OWNER ADDR: 00000	ALBUQUERQUE NM	87190
100806551219640129	LEGAL: TR O F LD WITHIN E NE SE & E SE NE SE SEC 8 T11N R2 LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: GRADY TOM & OWNER ADDR: 00000	ALBUQUERQUE NM	87190
100806547821340130	LEGAL: TR O F LA ND WITHIN W NE NE SE & NW SW NE SE SEC 8 T LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: PARADISE WEST INC OWNER ADDR: 05016 LA FIESTA	DR NE ALBUQUERQUE NM	87109
100906501224130269	LEGAL: LOT 55 O F LOTS 1 THRU 73 MESA VISTA SUBDIVISION AT LAND USE: PROPERTY ADDR: 00000 RAMONA OWNER NAME: AHRENSFIELD BRADLEY C & TRICIA OWNER ADDR: 07724 RAMONA	AV NW ALBUQUERQUE NM	87114
100906500120830215	LEGAL: TRAC T 9B PLAT OF TRACTS 9A-1, 9B & 9C VENTANA RANC LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: VENTANA RANCH OWNER ADDR: 00010 TRAMWAY	LP NE ALBUQUERQUE NM	87122
100906500823130230	LEGAL: LOT 44 P LAT OF CANTABRIA AT VENTANA RANCH (A REPLA LAND USE: PROPERTY ADDR: 00000 BANYAN OWNER NAME: ALDERETE JAMES R ETAL OWNER ADDR: 07727 BANYON	AV NW ALBUQUERQUE NM	87114
100806519016430118	LEGAL: SECT ION 8 T11N R2E TRACT OF LAND IN E1/2 E1/2 SW1/ LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: JOHNSON CURTIS E OWNER ADDR: 00000	CEDAR CREST NM	87008
100806521316430115	LEGAL: TR I N W OF E OF S OF N OF SW OF W 2640FT OF TR 10 A LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: WHITE RICK D & JULIE A ETAL OWNER ADDR: 02109 MANCHESTER	PL NW ALBUQUERQUE NM	87107

100806524616430112	LEGAL: SEC 8 T1 1N R2E TR IN E1/2 OF THE E1/2 OF THE S1/2 LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: PARKER PAMELA E OWNER ADDR: 00000	ALBUQUERQUE NM	87102
100806517316430117	LEGAL: SECT ION 8 T11N R2E TRACT OF LAND IN W1/2 E1/2 SW1/4 LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: OLSON GARY D & ELIZABETH T OWNER ADDR: 00016 CASA LOMA	RD CEDAR CREST NM	87008
100806514816430111	LEGAL: SEC 8 T1 1N R2E TRACT OF LAND IN W1/2 SW1/4 NE1/4 S LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: PARKER PAMELA E OWNER ADDR: 00000	ALBUQUERQUE NM	87102
100806511516430122	LEGAL: TR 0 F LD WITHIN E/2 SW NW SW SEC 8 T11N R2E CONT 5 LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: SANDERSON WILLIAM E OWNER ADDR: 00500 CHAMA	NE ALBUQUERQUE NM	87108
100806541216440142	LEGAL: TR 0 F LA ND IN SEC 8 T11N R2E IN W SW NE SE CONT 5. LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: PARADISE WEST INC OWNER ADDR: 05016 LA FIESTA	DR NE ALBUQUERQUE NM	87109
100806544516440125	LEGAL: E1/2 SW NE SE OF SEC 8 T11N R2E CONT 5.00 ACRES LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: MAYHEW WILLIAM J & PAMELA OWNER ADDR: 00000	ALBUQUERQUE NM	87191
100906500718830229	LEGAL: LOT 16 P LAT OF CANTABRIA AT VENTANA RANCH (A REPLA LAND USE: PROPERTY ADDR: 00000 KENTWOOD OWNER NAME: MARTIN NIGEL C & HOPE E OWNER ADDR: 07728 KENTWOOD	AV NW ALBUQUERQUE NM	87114
100906500813330302	LEGAL: TR 8 B PL AT OF BRIAR RIDGE SUBDIVISION AT VENTANA R LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: VENTANA RANCH OWNER ADDR: 00010 TRAMWAY	LP NE ALBUQUERQUE NM	87122
100906500917630201	LEGAL: LT 5 9 PL AT OF BRIAR RIDGE SUBDIVISION AT VENTANA R LAND USE: PROPERTY ADDR: 00000 STADLER OWNER NAME: SMITH PATRICK D & OWNER ADDR: 07723 STADLER	AV NW ALBUQUERQUE NM	87114
100806547814740126	LEGAL: T11N R2E SEC 8 TR BEING SW SE NE SE CONT 2.5 AC LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: VENTANA WEST LLC OWNER ADDR: 00010 TRAMWAY	LP NE ALBUQUERQUE NM	87122
100906500810830301	LEGAL: TR 8 A PL AT OF BRIAR RIDGE SUBDIVISION AT VENTANA R LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: LAS VENTANAS LTD PARTNERSHIP OWNER ADDR: 00010 TRAMWAY	LP NE ALBUQUERQUE NM	87122

100806551206640122	LEGAL: TR I N E1 /2 E1/2 SE SE SEC 8 T11N R2E CONT 9.85 AC LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: FRANCIS WILLIAM N OWNER ADDR: 00027 PARK	CT STATEN ISLANNY	10301
100806547809940127	LEGAL: TR 0 F LA ND IN SEC 8 T11N R2E IN W1/2 NE1/4 SE1/4 SE LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: D & S TWO LTD CO OWNER ADDR: 00000	ALBUQUERQUE NM	87190
100806537109640115	LEGAL: POR E/2 SW1/4 SE1/4 OF TR 10 SEC 8 T11N R2E CONT 8 LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: ROBERTS HI J & MAYHEW WILLIAM OWNER ADDR: 00000	ALBUQUERQUE NM	87191
100806541209940119	LEGAL: TR 0 F LA ND IN W/2 NW/4 SE/4 SE/4 SEC 8 T11N R2E CO LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: MCKEE ENTERPRISE INC OWNER ADDR: 00016 PALACIO	RD SANTA FE NM	87505
100806544509940121	LEGAL: E/2 NW/4 SE/4 SE/4 SEC 8 T11N R2E CONT 5.00 AC +/- LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: CLARK RONALD B & SHIRLEY M OWNER ADDR: 09151 ELENA	DR NE ALBUQUERQUE NM	87122
100906506109630312	LEGAL: R/O/ W EA SEMENT DEDICATED TO AMAFCA CONT 0.9857 AC LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: AMAFCA OWNER ADDR: 02600 PROSPECT	NE ALBUQUERQUE NM	87107
100906502610430303	LEGAL: LT 1 3A P LAT OF LOTS 12A & 13A BRIAR RIDGE SUBDIVIS LAND USE: PROPERTY ADDR: 00000 MALLARD OWNER NAME: GUTIERREZ ALFONSO & PHELISHA OWNER ADDR: 07716 MALLARD	AV NW ALBUQUERQUE NM	87114
100906503210430304	LEGAL: LT 1 2A P LAT OF LOTS 12A & 13A BRIAR RIDGE SUBDIVIS LAND USE: PROPERTY ADDR: 00000 MALLARD OWNER NAME: KING LONNIE W JR & OWNER ADDR: 07712 MALLARD	AV NW ALBUQUERQUE NM	87114
100906503610430305	LEGAL: LT 1 1 PL AT OF BRIAR RIDGE SUBDIVISION AT VENTANA R LAND USE: PROPERTY ADDR: 00000 MALLARD OWNER NAME: LUCERO SHELIA OWNER ADDR: 07708 MALLARD	AV NW ALBUQUERQUE NM	87114
100906501904030508	LEGAL: TR 3 C PL AT OF TRACTS 3B & 3C VENTANA RANCH CONT 9. LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: LAS VENTANAS LTD PARTNERSHIP OWNER ADDR: 00010 TRAMWAY	LP NE ALBUQUERQUE NM	87122
100906502707631201	LEGAL: TR 3 B3 P LAT OF VISTA CASITAS SUBDIVISION AT VENTAN LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: VENTANA RANCH COMMUNITY ASSOCI OWNER ADDR: 00010 TRAMWAY	LP NE ALBUQUERQUE NM	87122

100906503407631202	LEGAL: LT 1 7 PL AT OF VISTA CASITAS SUBDIVISION AT VENTANA LAND USE: PROPERTY ADDR: 00000 VISTA ALTA OWNER NAME: SALAZAR SUSAN OWNER ADDR: 07631 VISTA ALTA	NW ALBUQUERQUE NM	87114
100906504007631203	LEGAL: LT 1 6 PL AT OF VISTA CASITAS SUBDIVISION AT VENTANA LAND USE: PROPERTY ADDR: 00000 VISTA ALTA OWNER NAME: MORGAN LORI A & DANIEL J OWNER ADDR: 07627 VISTA ALTA	NW ALBUQUERQUE NM	87114
100906504706030510	LEGAL: LT 1 9 PL AT OF VISTA CASITAS SUBDIVISION AT VENTANA LAND USE: PROPERTY ADDR: 00000 VISTA ALTA OWNER NAME: BROWN MARK C & JAMIE L OWNER ADDR: 07624 VISTA ALTA	NW ALBUQUERQUE NM	87114
100906504206030511	LEGAL: LT 1 8 PL AT OF VISTA CASITAS SUBDIVISION AT VENTANA LAND USE: PROPERTY ADDR: 00000 VISTA ALTA OWNER NAME: ALEXIS EDWARD P & CARMEL J OWNER ADDR: 07628 VISTA ALTA	NW ALBUQUERQUE NM	87114
100906504005130501	LEGAL: TR 3 B2 P LAT OF VISTA CASITAS SUBDIVISION AT VENTAN LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: VENTANA RANCH OWNER ADDR: 00010 TRAMWAY	LP NE ALBUQUERQUE NM	87122
100806541203240120	LEGAL: TR 0 F LA ND IN W/2 SW/4 SE/4 SE/4 SEC 8 T11N R2E CD LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: PARADISE WEST INC OWNER ADDR: 05016 LA FIESTA	DR NE ALBUQUERQUE NM	87109
100806547803240108	LEGAL: TR 0 F LA ND COMP W/2 SE SE SE SEC 8 T11N R2E CONT 5 LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: DEL FRATE DIANE GRAVES OWNER ADDR: 00000	SANDIA PARK NM	87047
100806544503340107	LEGAL: E/2 SW/4 SE/4 SE/4 SEC 8 T11N R2E EXC SLY 20 FT OU LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: WARD PHILLIP C & MAXAM GARTH L OWNER ADDR: 01315 CAMINO AMPARO	NW ALBUQUERQUE NM	87107
100906505304930503	LEGAL: LT 2 5 PL AT OF VISTA CASITAS SUBDIVISION AT VENTANA LAND USE: PROPERTY ADDR: 00000 VISTA CASITAS OWNER NAME: VILLARREAL RAUL III & MICHELLE OWNER ADDR: 09505 VISTA CASITAS	DR NW ALBUQUERQUE NM	87114
100906504804730502	LEGAL: LT 2 6 PL AT OF VISTA CASITAS SUBDIVISION AT VENTANA LAND USE: PROPERTY ADDR: 00000 VISTA CASITAS OWNER NAME: VIGIL VINCENT V SR & DONNA R V OWNER ADDR: 09501 VISTA CASITAS	DR NW ALBUQUERQUE NM	87114
100906506203431103	LEGAL: LT 2 8 PL AT OF VISTA CASITAS SUBDIVISION AT VENTANA LAND USE: PROPERTY ADDR: 00000 VISTA CASITAS OWNER NAME: SERNA JOHN P OWNER ADDR: 09504 VISTA CASITAS	NW ALBUQUERQUE NM	87114

100906505402431101	LEGAL: TR 3 B1 P LAT OF VISTA CASITAS SUBDIVISION AT VENTAN LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: VENTANA RANCH OWNER ADDR: 00010 TRAMWAY	LP NE ALBUQUERQUE NM	87122
100906506202431102	LEGAL: LT 2 7 PL AT OF VISTA CASITAS SUBDIVISION AT VENTANA LAND USE: PROPERTY ADDR: 00000 VISTA CASITAS OWNER NAME: DIFIGLIO DARLENE A OWNER ADDR: 00261 RABBIT	RD SANTA FE NM	87508
100906507102230618	LEGAL: LT 1 8 PL AT OF LAS CASITAS SUBD AT VENTANA RANCH (R LAND USE: PROPERTY ADDR: 00000 CERROS OWNER NAME: SANCHEZ DANIEL J & ROBERTA J OWNER ADDR: 07527 CERROS	PL NW ALBUQUERQUE NM	87114
100906507101630619	LEGAL: LT 1 9 PL AT OF LAS CASITAS SUBD AT VENTANA RANCH (R LAND USE: PROPERTY ADDR: 00000 CERROS OWNER NAME: SAHD DARLENE M & ELVIRA M OWNER ADDR: 07531 CERROS	PL NW ALBUQUERQUE NM	87114
100806446443110124	LEGAL: POR TR5 NE NE 55.89AC SEC16X17 T11N R2E SEC LAND USE: PROPERTY ADDR: 00000 UNKNOWN OWNER NAME: VOLCANO SIX LIMITED PTN OWNER ADDR: 01815 CENTRAL	AV NW ALBUQUERQUE NM	87104
100906408343020212	LEGAL: T11N R2E SEC 16 W1/2 NW1/4 LAND USE: PROPERTY ADDR: 00000 UNKNOWN OWNER NAME: VOLCANO SIX LIMITED PTN OWNER ADDR: 01815 CENTRAL	AV NW ALBUQUERQUE NM	87104

"Attachment A"

Stephanie Stratton, Bohannan Huston, Inc.
Zone Map: B-8-9

VENTANA RANCH N.A. (R)

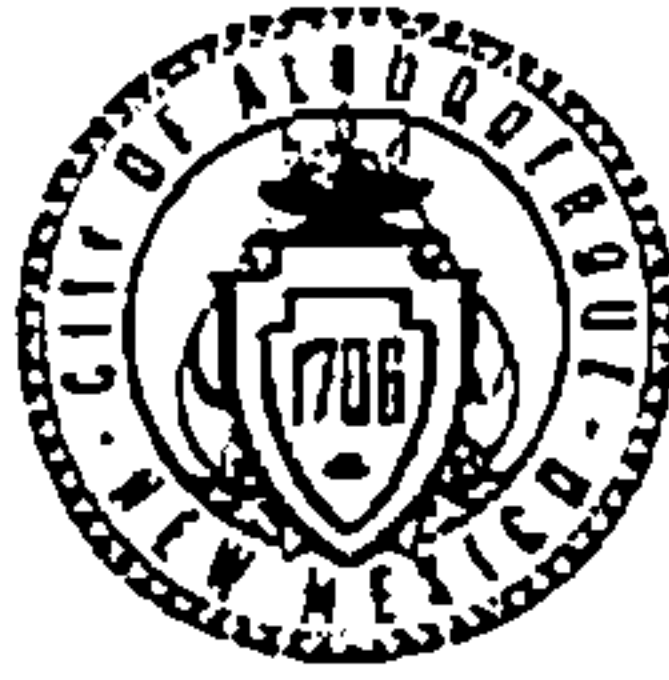
***Laura Horton**

7224 Cascada Rd. NW/87114 898-8103 (h) 710-0646 (cell)

Bruce Nyberg

6824 Brushfield Rd. NW/87114 890-6559 (h)

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



City of Albuquerque
P.O. Box 1293, Albuquerque, NM 87103

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.

January 28, 2004

Stephanie Stratton
Bohannan Huston Inc.
7500 Jefferson NE/87109
Phone: 823-1000/Fax: 798-7988

Dear Stephanie:

Thank you for your inquiry of January 28, 2004 requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at VENTANA RANCH WEST, TRACT A-1, zone map B-8-9.

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

SEE "ATTACHMENT A" FOR NEIGHBORHOOD INFORMATION.

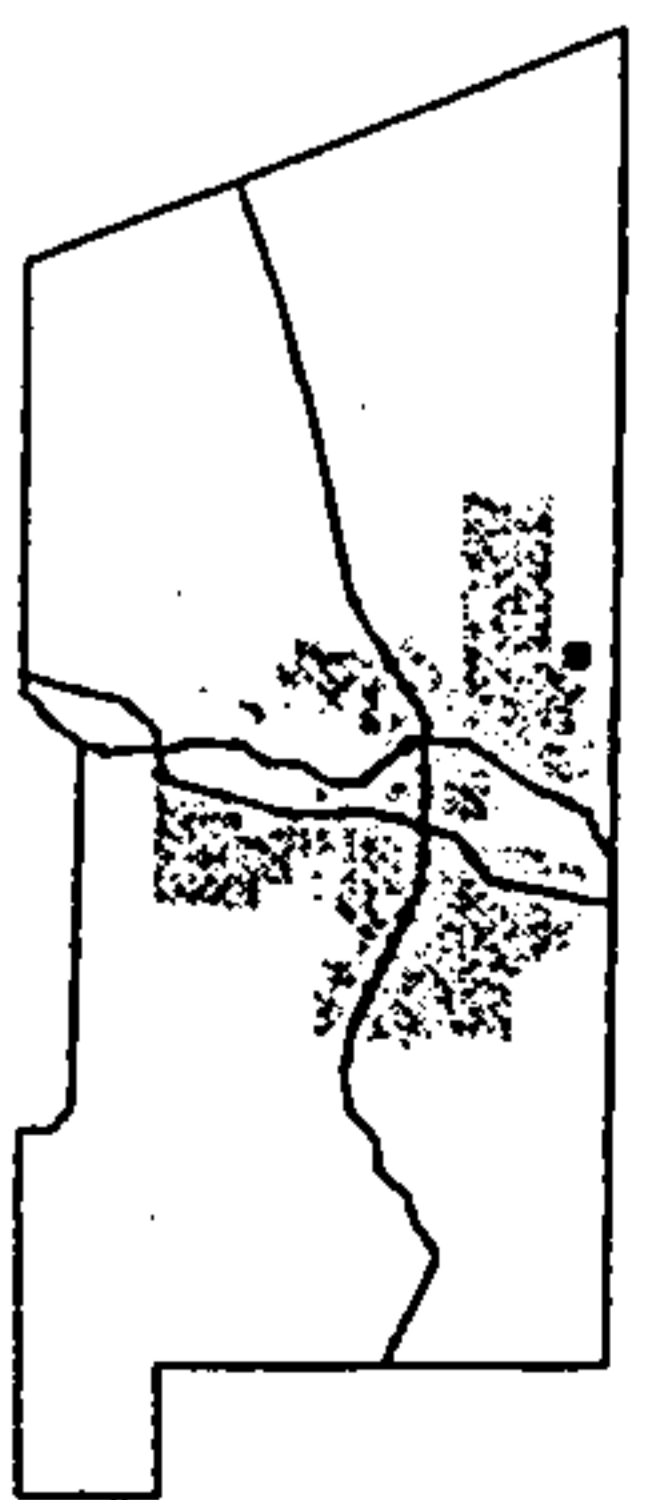
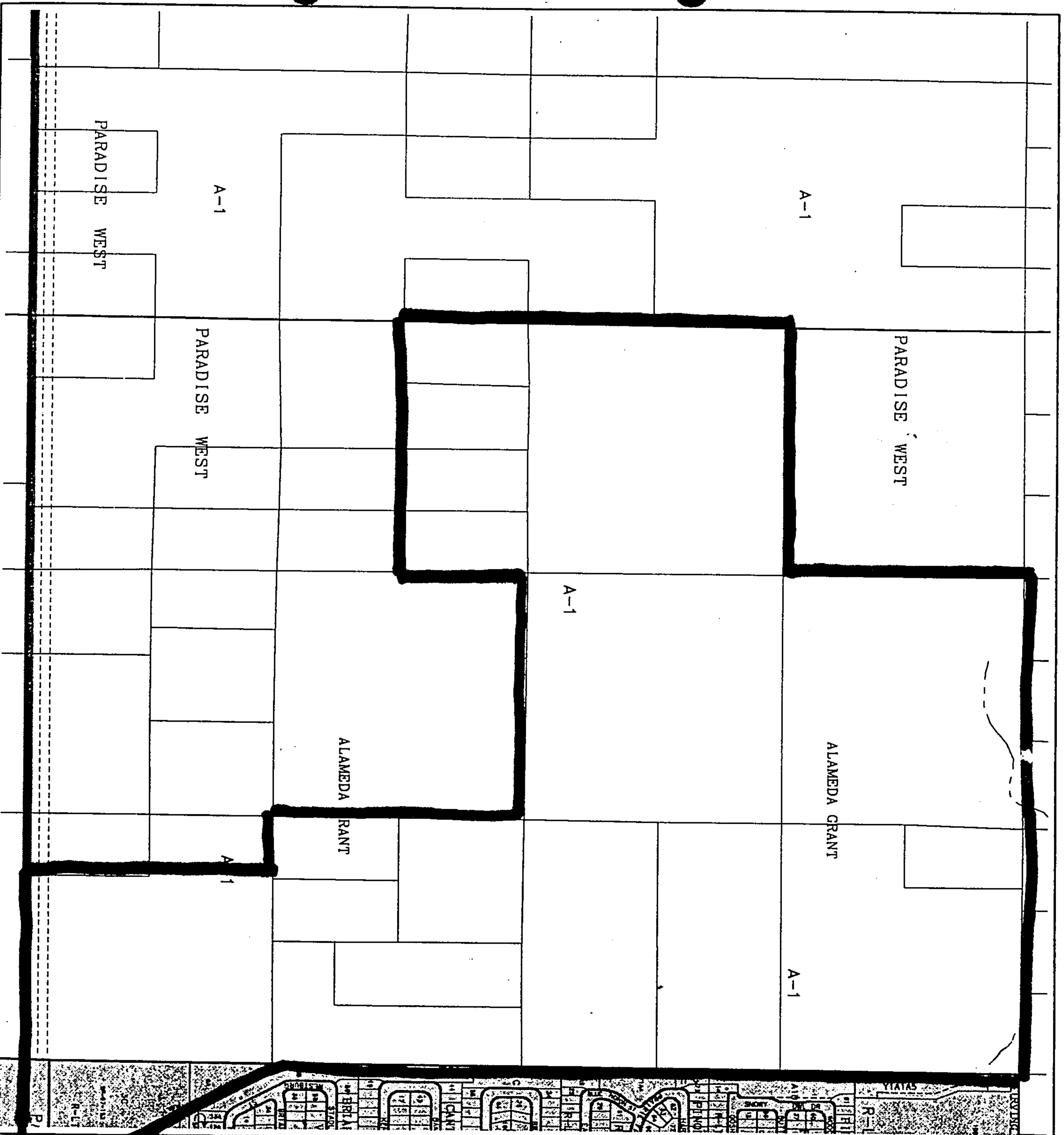
Please note that according to O-92 you are required to notify each of these contact persons by **certified mail, return receipt requested**, before the Planning Department will accept your application filing. **IMPORTANT!** Failure of adequate notification may result in your **Application Hearing being deferred for 30 days**. If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Stephani Winklepleck

Senior Administrative Assistant
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

planningrnaform(04/09/03)

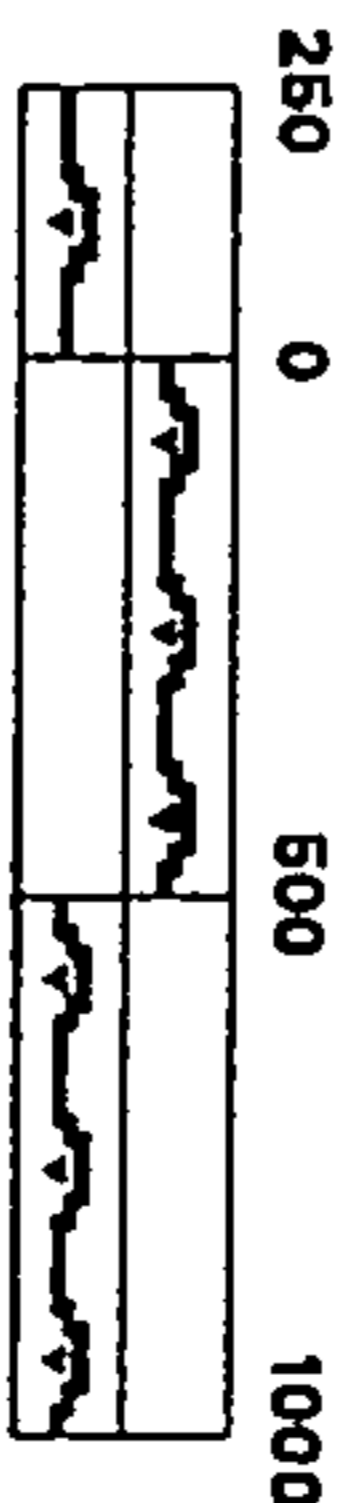


LEGAL DESCRIPTION

T11N
R2E
SEC 8

UNIFORM PROPERTY CODE

1-008-065



SCALE IN FEET

Map amended through November 2002



INFORMATION TECHNOLOGY
GIS SECTION

This information is for reference only.
Bernalillo County assumes no liability for errors associated with the use of these data. Users are solely responsible for confirming data accuracy when necessary. Source data are from Bernalillo County and the City of Albuquerque.

B-8-Z

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

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

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

FOR BULK LAND PLAT

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

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

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

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

Kevin Patton
Applicant name (print)

Kevin Patton
Applicant signature / date

1/30/04
Applicant signature / date

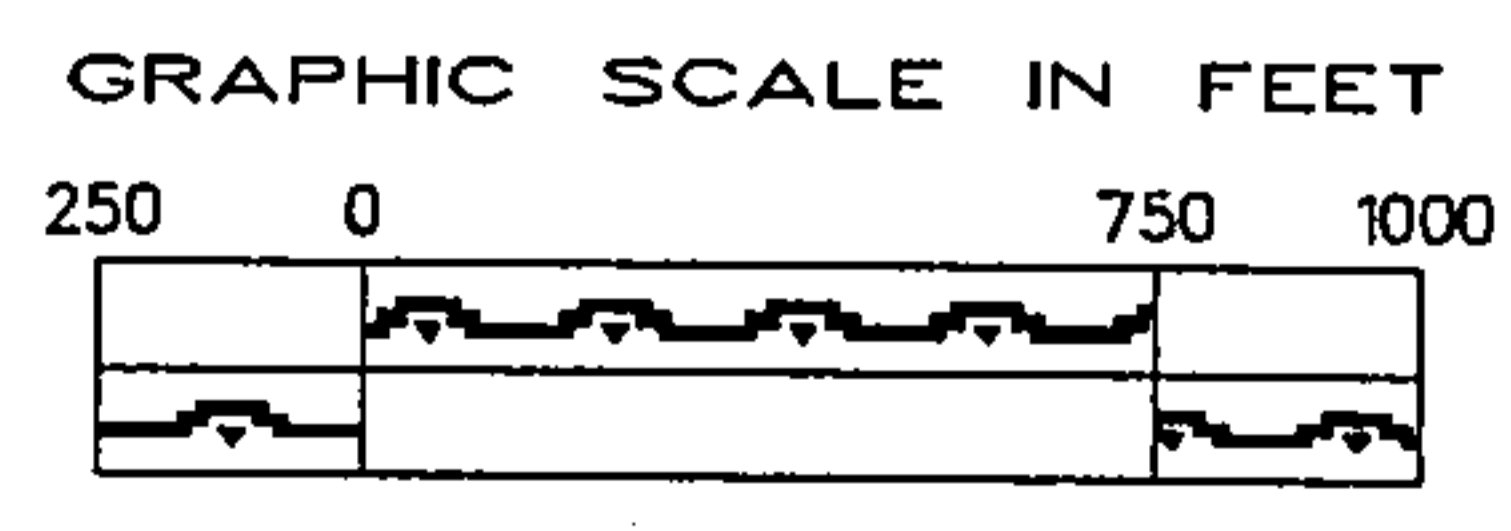
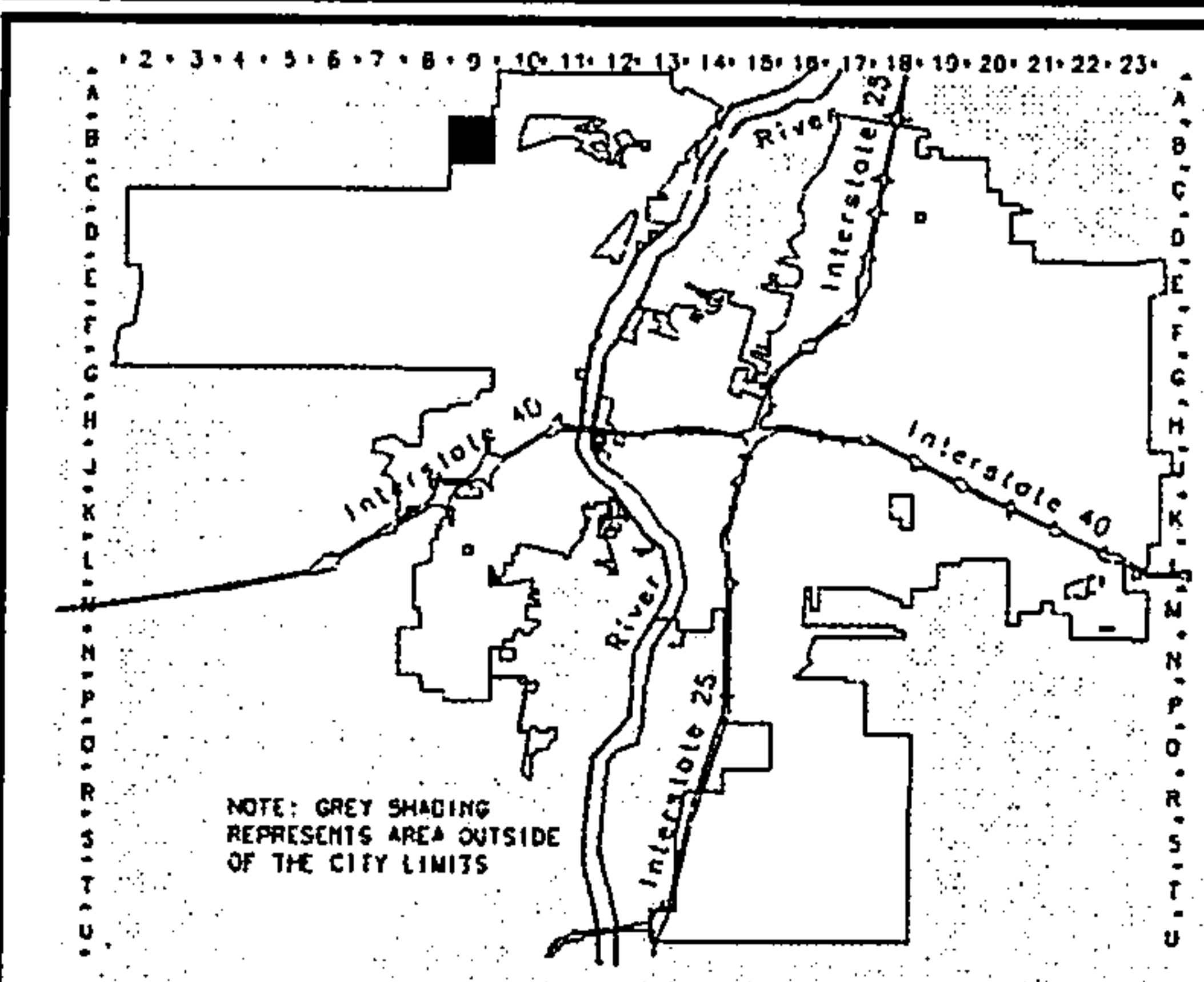
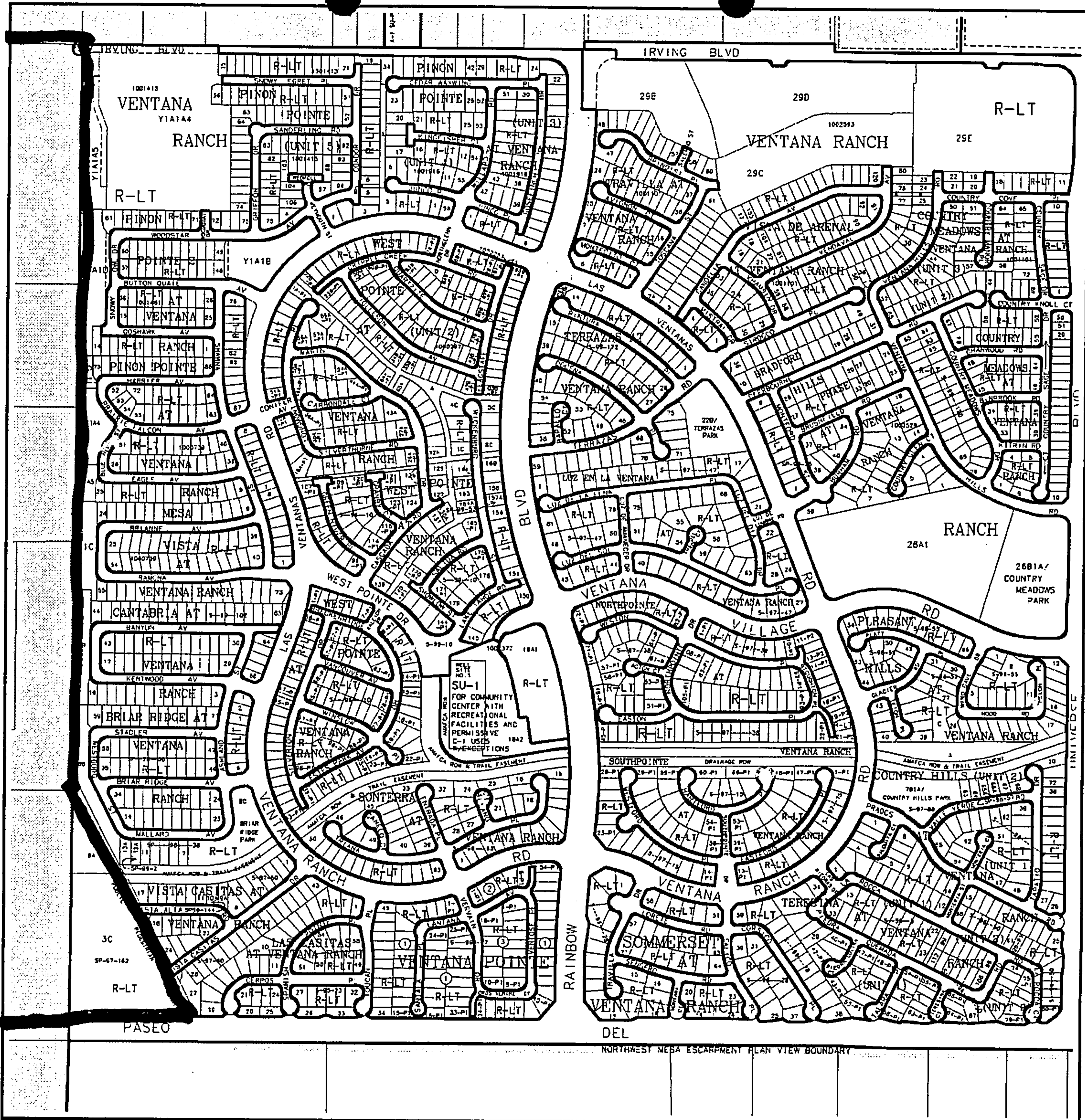


Form revised 10/03

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
04DRB - 00219

Robert 1/30/04
Planner signature / date

Project # 1002778



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

© Copyright 2003

Zone Atlas Page

B-9-Z

Map Amended through September 02, 2003

January 30, 2004

Ms. Sheran Matson, Chairperson
Development Review Board
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

Re: Ventana Ranch West Bulk Land Plat – (Previous Sketch Plat #1002778)

Dear Sheran and DRB Members:


Enclosed please find the bulk land plat for the second phase of Ventana Ranch (known as Ventana Ranch West) along with previous correspondence related to the sketch plat heard on November 4, 2003. This previous correspondence should explain any questions that may arise from your Board. We are also requesting a bulk land variance.

Since the sketch plat hearing, many milestones have been reached. These include:

- City Council and Mayor's approval in December of 2003 including approval of a Public Improvement District (PID). Design of these PID improvements is currently underway.
- Establishment of the Ventana West PID Board of Directors by City Council to direct and monitor the District, Chaired by Councilor Michael Cadigan.
- Design has begun on the required New Mexico Utilities Incorporated (NMUI) backbone facilities located in Ventana West Parkway and Ventana Ridge Road, including the pump station per our agreement with NMUI.
- The Ventana West Drainage Management Plan has been approved by AMAFCA and the City of Albuquerque.
- Drafting of a "Park Agreement" (very similar to the existing Ventana Ranch agreement) is complete and awaiting signatures from the administration.
- Design of a quality streetscape and landscape/wall system plan is currently being prepared by The Hilltop.
- The Roundabout located at the intersection of Ventana West Parkway and Ventana Ridge Road has been agreed to and will be designed and built with the project.

We look forward to our hearing on this bulk land plat. Should you have any questions or need further information, please do not hesitate to call me.

Sincerely,


Kurt Browning, P.E.
Land Development Manager
Sandia Properties Ltd. Co.,
Managing Member for
Ventana West LLC and Las Ventanas Limited Partnership

Cc: Mr. Bob Murphy, Sandia Properties

S A N D I A P R O P E R T I E S L T D . C O .

City of Albuquerque



DEVELOPMENT PLAN REVIEW APPLICATION

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

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

APPLICANT INFORMATION:

NAME: PULTE HOMES OF NEW MEXICO
 ADDRESS: 7445 PAN AMERICAN FREEWAY
 CITY: ALBUQUERQUE
 Proprietary interest in site: OWNER
 AGENT (if any): BOHANNAN HUSTON INC.
 ADDRESS: 7500 JEFFERSON NE
 CITY: ALBUQUERQUE

STATE NM ZIP 87109
 STATE NM ZIP 87109

PHONE: 341-6800
 FAX: _____
 E-MAIL: _____
 PHONE: 823-1000
 FAX: 798-7988
 E-MAIL: _____

DESCRIPTION OF REQUEST: AMENDMENT TO PRELIMINARY PLAT

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

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

Lot or Tract No. TRACTS 2 & 9 Block: _____ Unit: _____
 Subdiv. / Addn. WESTERN RIDGE UNITS 1 & 2
 Current Zoning: R-LT Proposed zoning: _____
 Zone Atlas page(s): B8 No. of existing lots: 1 No. of proposed lots: 257
 Total area of site (acres): 49.74 Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____
 Within city limits? Yes. No , but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? NO
 UPC No. 100806546329810120 MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: PASEO DEL NORTE BLVD. NW
 Between: VENTANA RIDGE RD NW and VENTANA WEST PARKWAY NW

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.): DRB# 1002778-04DRB-01461

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: 9/29/04

SIGNATURE for Stephanie Shotton DATE 8/30/2005
 (Print) KEVIN PATTON Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 10/03

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>05DRB - 01383</u>	<u>APP</u>	<u>38</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 checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
	Hearing date <u>9/7/05</u>			Total \$ <u>70.00</u>
	<u>Kevin Patton</u> <u>8/30/05</u>			
	Planner signature / date	Project # <u>100 2778</u>		

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

SKETCH PLAT REVIEW AND COMMENT

YOUR ATTENDANCE IS REQUIRED.

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

MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT

Your attendance is required.

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

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

MAJOR SUBDIVISION FINAL PLAT APPROVAL

Your attendance is required.

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

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

MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL

Your attendance is required.

- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies.
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- Letter briefly describing, explaining, and justifying the request
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- Property owner's and City Surveyor's signatures on the Mylar drawing
- Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
- Signed** Pre-Annexation Agreement if Annexation required.
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application
- Infrastructure list if required (**verify with DRB Engineer**) **NO INTERNAL ROUTING**

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

AMENDMENT TO PRELIMINARY PLAT (with minor changes)

Your attendance is required.

AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)

AMENDMENT TO GRADING PLAN (with minor changes)

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

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

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

Kevin Patton

Applicant name (print)

8/30/2005

Applicant signature / date

Form revised 11/04



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

Application case numbers

050R3 - - 01383

Planner signature / date

Project # 100 2778

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

August 30, 2005

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

Re: Amended Preliminary Plat, Western Ridge Subdivision Units 1 & 2
DRB# 1003687

Dear Sheran:

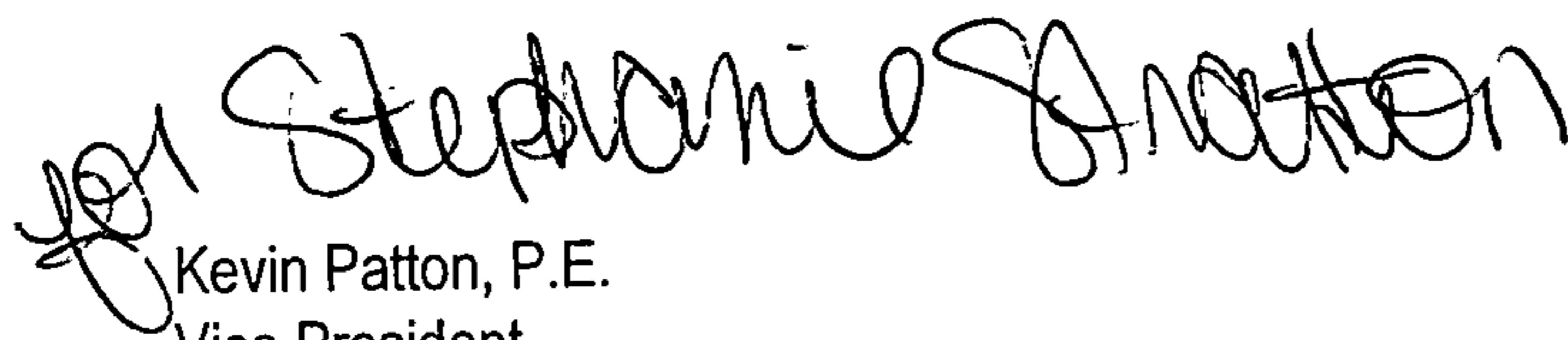
Enclosed for Development Review Board (DRB) review and approval is an Amended Preliminary Plat for Western Ridge Subdivision Units 1 and 2 (Tracts 2 and 9, Ventana Ranch West):

- Completed Development Review Applications
- Six (6) copies of the Amended Preliminary Plat
- Zone Atlas Map showing location of subject property.
- Proposed Amended Preliminary plat (6) copies
- Letter briefly describing, explaining, and justifying the request
- Fee in the amount of \$70.00

The purpose of amending the approved preliminary plat for Western Ridge Subdivision is to remove the bulk land parcel Tract 14-A (aka Tract 14, Ventana Ranch West) from the original submittal. Tract 14 was originally included to carve out the future park site that would be located west of and adjacent to Unit 2 (aka Tract 9, Ventana Ranch West). We were unsure of the timing of the development of tract 14 and therefore proposed to keep a remaining bulk land parcel to be developed after we recorded the final plat for Unit 2, which we defined as tract 14-A. However, recent planning has required us to move forward with the development of Tract 14-A, but the tract doesn't legally exist. Therefore, in order for us to move forward w/ the development of this parcel we are requesting to remove it from the approved preliminary plat for Western Ridge Subdivision so that it will develop as a stand alone parcel. The preliminary plat for the stand alone parcel has been submitted to the city and is scheduled to be heard at DRB on Wednesday September 14, 2005.

Please place this item on the DRB Agenda to be heard on September 7, 2005. If you have any questions or require further information, please contact me.

Sincerely,



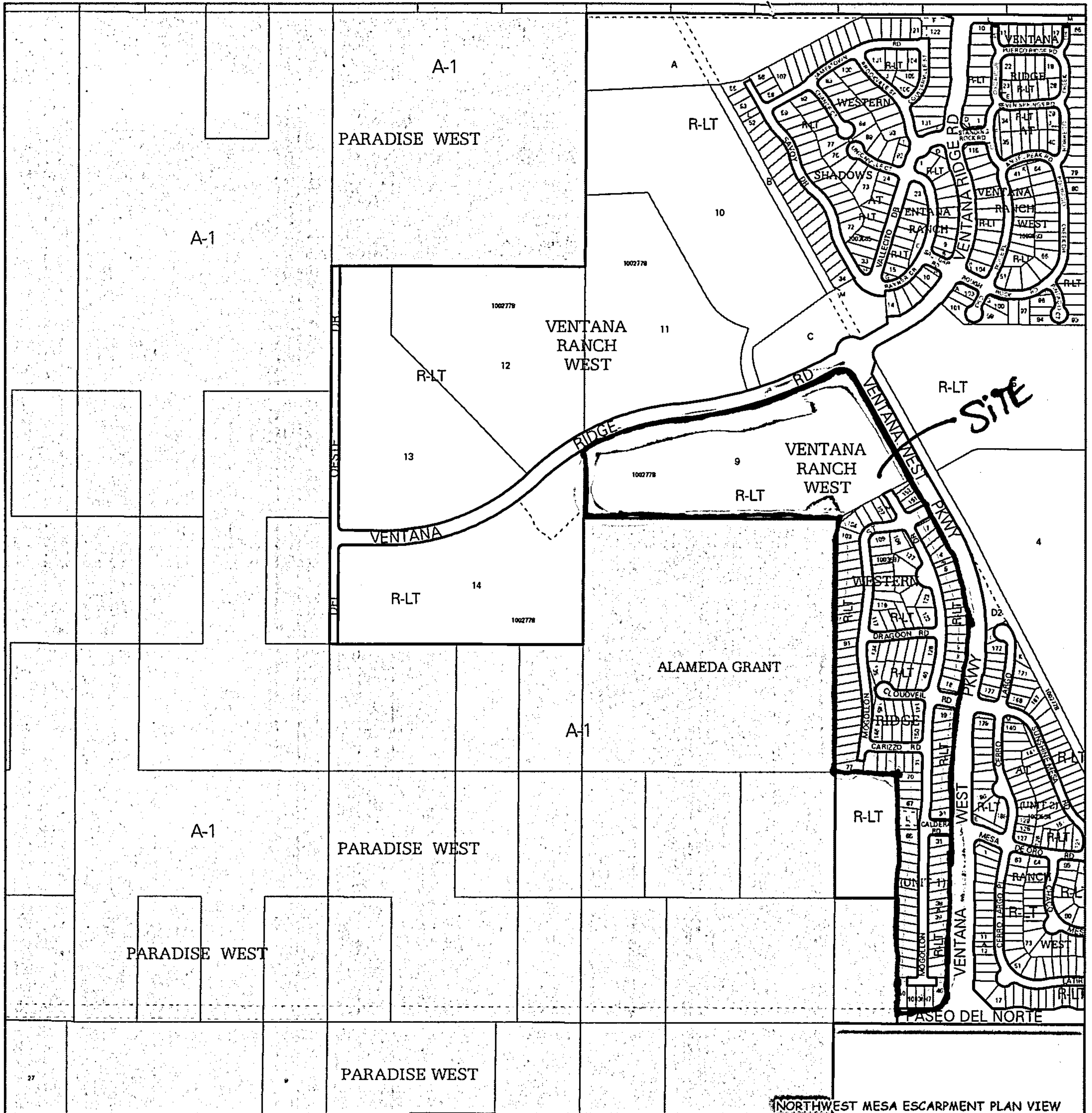
Kevin Patton, P.E.
Vice President
Community Development and Planning Group

ss
Enclosure

ENGINEERING ▲

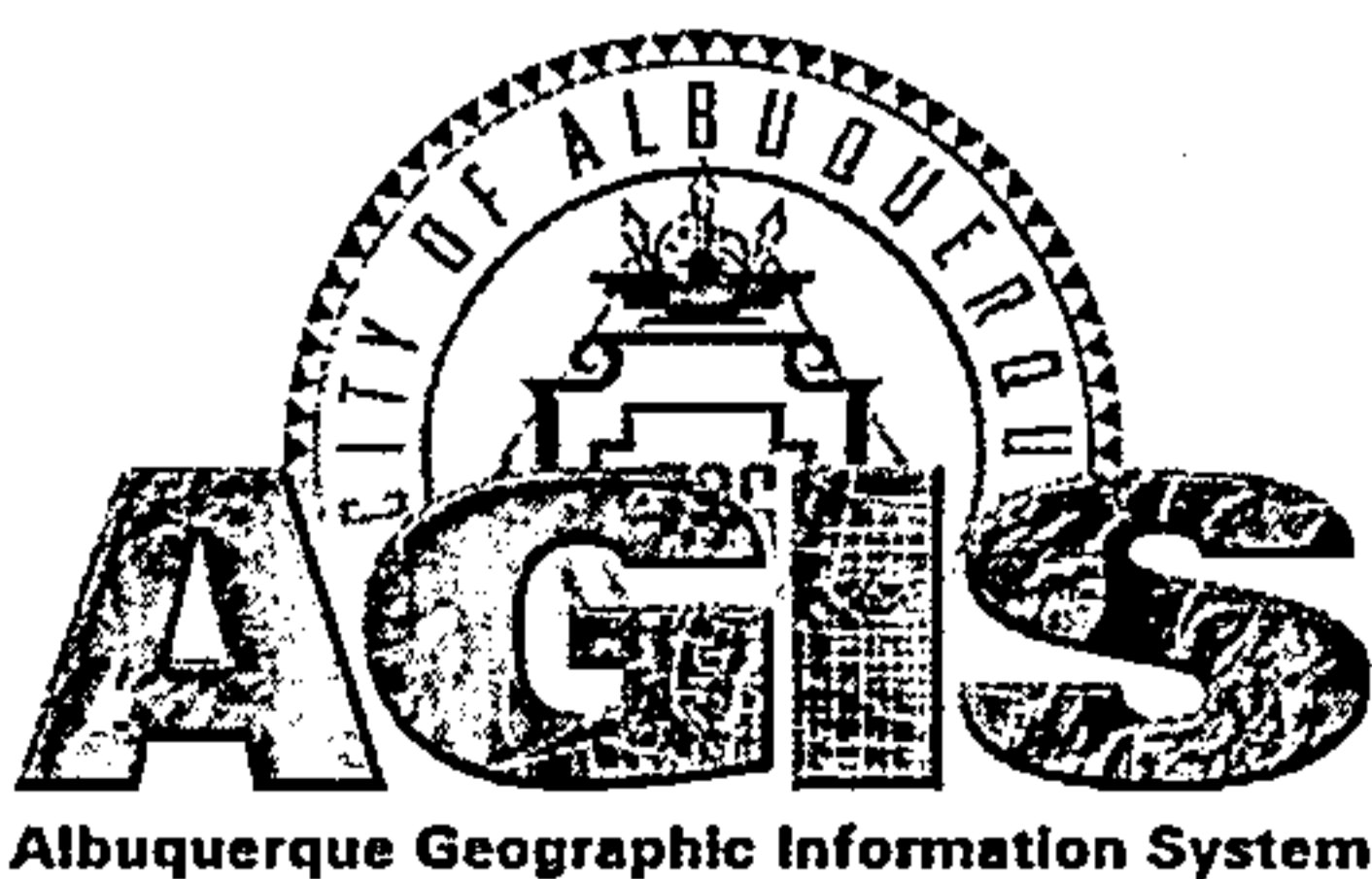
SPATIAL DATA ▲

ADVANCED TECHNOLOGIES ▲

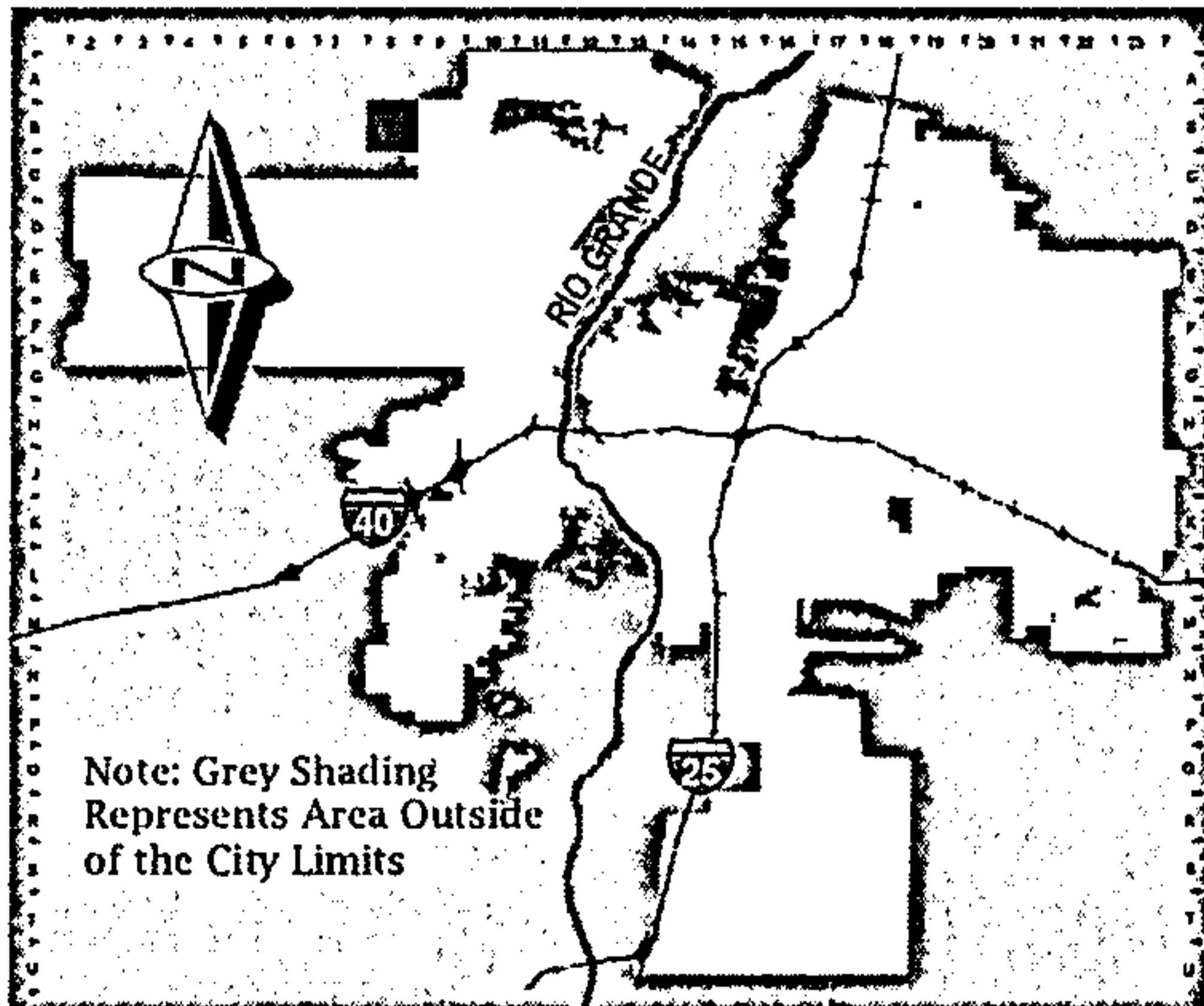


NORTHWEST MESA ESCARPMENT PLAN VIEW

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





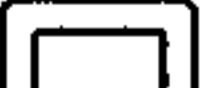
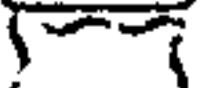





Map amended through: 8/1/2005



Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
B-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



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

PAID RECEIPT

APPLICANT NAME

Pulte Homes

AGENT

BOHANNAN HUSTON

ADDRESS

7500 JEFFERSON NE

PROJECT & APP #

1002778 / 05DRB - 01383

PROJECT NAME

WESTERN RIDGE Units 1&2

\$ 20.00 441032/3424000 Conflict Management Fee

\$ 50.00 441006/4983000 DRB Actions

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

\$ 441018/4971000 Public Notification

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

\$ 20.00 TOTAL AMOUNT DUE

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

DUPLICATE
City of Albuquerque
Treasury Division

8/30/2005 10:54AM LOC: ANNX
RECEIPT# 00045318 WSH# 008 TRANSH# 0010
ACCOUNT 441032 Fund 0110 TRSCCS
Activity 3424000
Trans Amt \$70.00
J24 Misc

\$20.00
Thank You

Bohannan & Huston Inc.

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

135549

COURTYARD 17500 JEFFERSON STREET NE
ALBUQUERQUE, NM 87109-4335
Activity 4983000
Fund 0110
Trans Amt \$50.00
J24 Misc

8/30/2005

NO. 135549

DUPLICATE
City of Albuquerque
Treasury Division

TO THE ORDER OF
CITY OF ALBUQUERQUE
6900 Gonzales Rd SW
Albuquerque, NM 87121 US
LOC: ANNX
Trans Amt \$70.00
J24 Misc

BOHANNAN-HUSTON INC. LOC: ANNX
RECEIPT# 00045317 WSH# 008 TRANSH# 0009
Account 441032 Fund 0110
Activity 3424000
Trans Amt \$20.00
J24 Misc

[Signature]
AUTHORIZED SIGNATURE

⑈ 135549 ⑈ ⑈ 107000327⑈ 002865399404⑈

CHANGE \$20.00
\$0.00
Thank You

City of Albuquerque



DEVELOPMENT PLAN REVIEW APPLICATION

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

Supplemental form

S

V

P

L

Supplemental form

ZONING & PLANNING

Z

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

APPEAL / PROTEST of...

A

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

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

APPLICANT INFORMATION:

NAME: VENTANA WEST, LLC.

ADDRESS: 10 TRAMWAY LP NE

CITY: ALBUQUERQUE

Proprietary interest in site: OWNER

AGENT (if any): BOHANNAN HUSTON INC.

ADDRESS: 7500 JEFFERSON NE

CITY: ALBUQUERQUE

STATE NM

ZIP 87111

PHONE: 856-6419

FAX: 856-6335

E-MAIL: _____

STATE NM

ZIP 87109

PHONE: 823-1000

FAX: 798-7988

E-MAIL: _____

DESCRIPTION OF REQUEST: PRELIMINARY/FINAL PLAT APPROVAL

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

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

Lot or Tract No. TRACTS D-1 & D-2

Block: _____

Unit: _____

Subdiv. / Addn. VENTANA RANCH WEST

Current Zoning: R-LT

Proposed zoning: _____

Zone Atlas page(s): B8, B9

No. of existing lots: 2

No. of proposed lots: 2

Total area of site (acres): 3.7757

Density if applicable: dwellings per gross acre: _____

dwellings per net acre: _____

Within city limits? Yes. No , but site is within 5 miles of the city limits (DRB jurisdiction.)

Within 1000FT of a landfill? NO

UPC No. _____

MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: VENTANA WEST PARKWAY NW

Between: VENTANA RIDGE RD. N W

and PASEO DEL NORTE BLVD. NW

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): Blk Plat 1002778

04 DRB 00126, 04 DRB 00127, 04 DRB 00128, 03 EPC 01057, 01058

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

SIGNATURE

DATE 4/12/2005

(Print) KEVIN PATTON

Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 10/03

INTERNAL ROUTING

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

Application case numbers

05 DRB - -00606

Action

P&F
CMF

S.F.

5(3)

Fees

\$ 285.00

\$ 20.00

\$

\$

\$

\$

Total \$ 305.00

Hearing date 4-20-05

4-20-05
Planner signature / date

Project # 1002778

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

SKETCH PLAT REVIEW AND COMMENT

YOUR ATTENDANCE IS REQUIRED.

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

MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT

Your attendance is required.

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

MAJOR SUBDIVISION FINAL PLAT APPROVAL

Your attendance is required.

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

MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL

Your attendance is required.

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

AMENDMENT TO PRELIMINARY PLAT (with minor changes)

Your attendance is required.

AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)

AMENDMENT TO GRADING PLAN (with minor changes)

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

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

Kevin Patton Applicant name (print)
[Signature] Applicant signature / date
 4/12/05



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

Application case numbers
05DRB -00606

Form revised 11/04
[Signature] 4-12-05
 Planner signature / date

Project # 1002778

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

April 11, 2005

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

Re: Preliminary/Final Plat Approval
Tracts D-1 & D-2 Ventana Ranch West
DRB#

Dear Sheran:

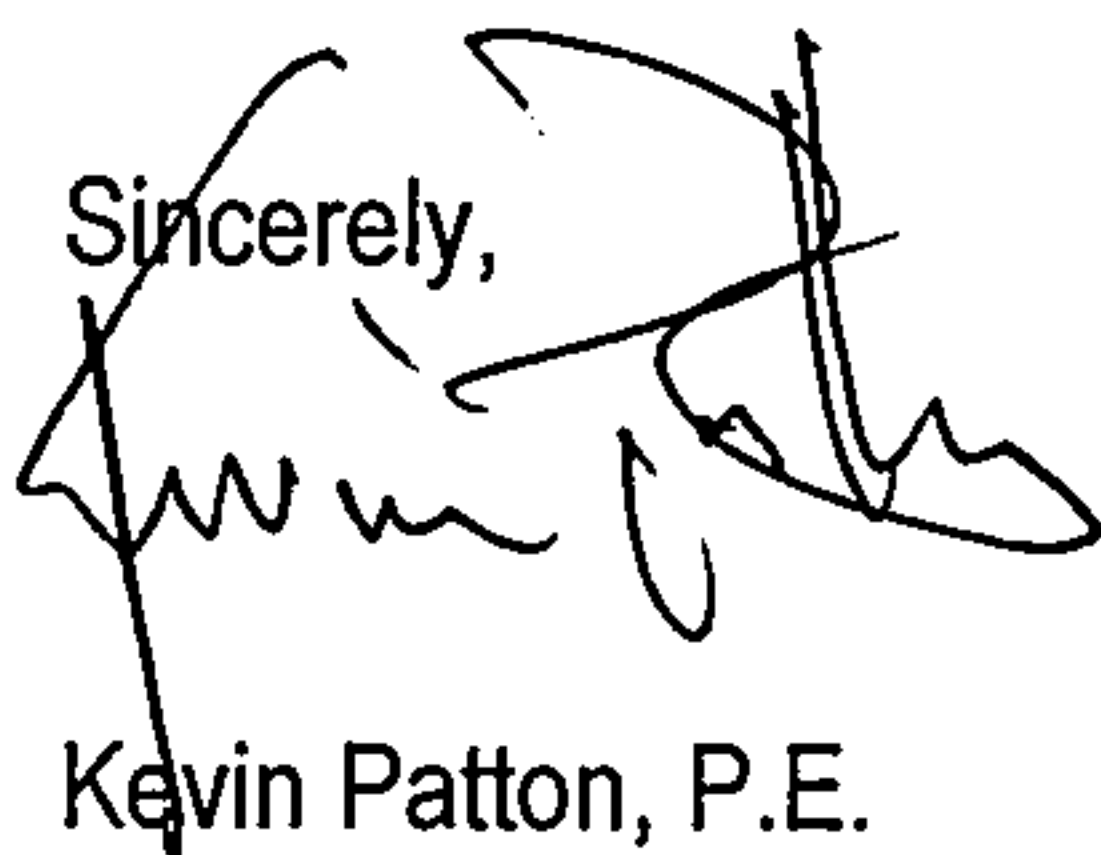
Enclosed for review and approval by the Development Review Board (DRB) are copies of the following information:

- Development Review Applications
- Fee on the amount of \$ 305.00
- Six (6) copies of the Preliminary/Final Plat, and
- Zone Atlas Map showing the location of the property

The purpose of this plat is to dedicate right of way to AMAFCA for a portion of an existing concrete lined channel that is currently located within an existing AMAFCA Easement. We are also dividing the remaining portion of Tract D into Tract D-1 and Tract D-2 so as to differentiate between the two different ownership of this tract (a portion of the tract is located in Ventana Ranch and the other in Ventana Ranch West).

Please place this item on the DRB Agenda to be heard on April 20, 2005. If you have any questions or require additional information, please contact me.

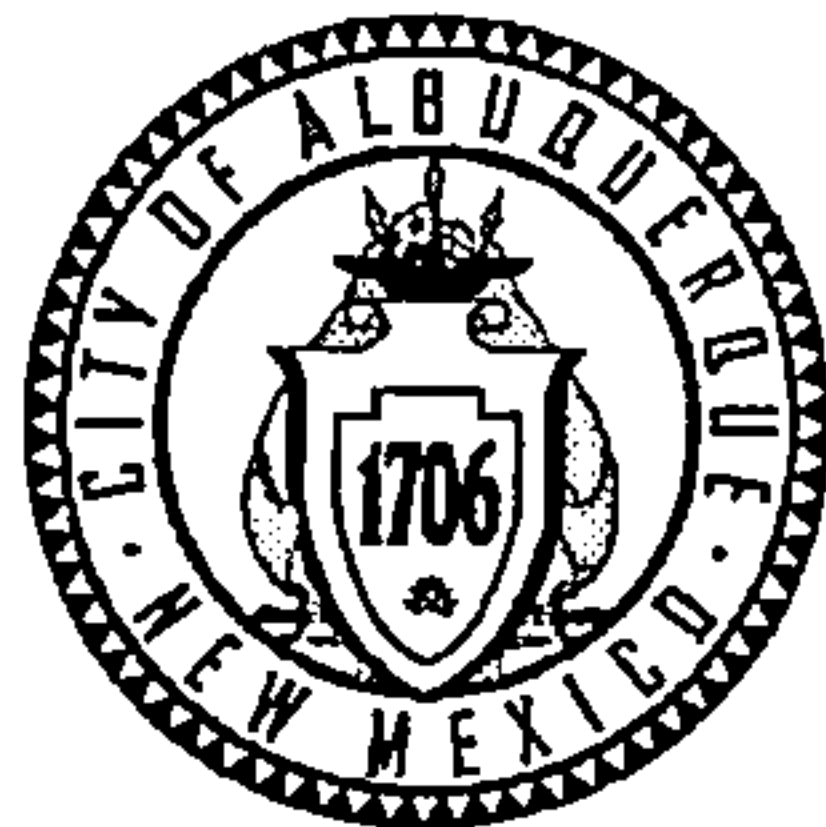
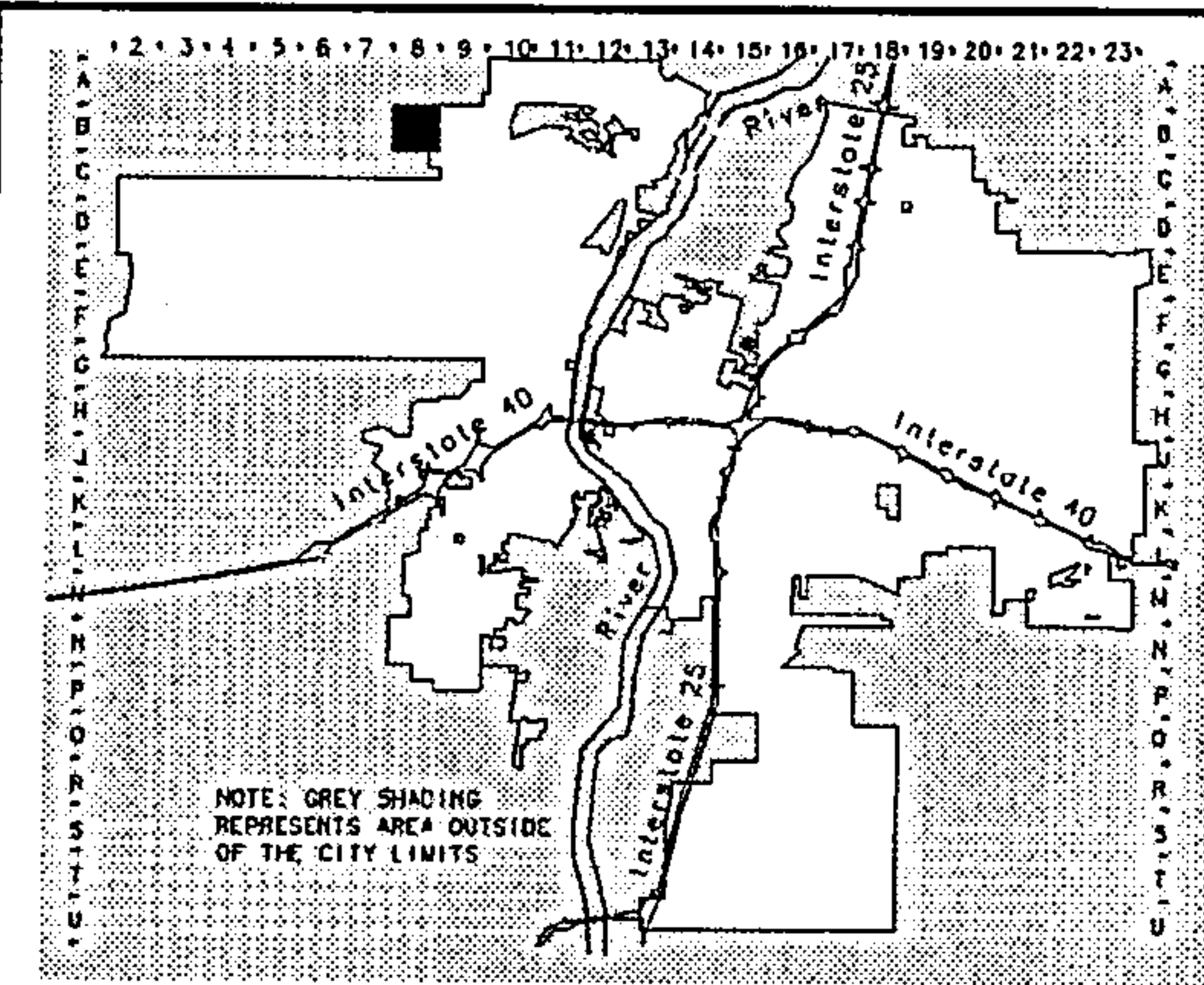
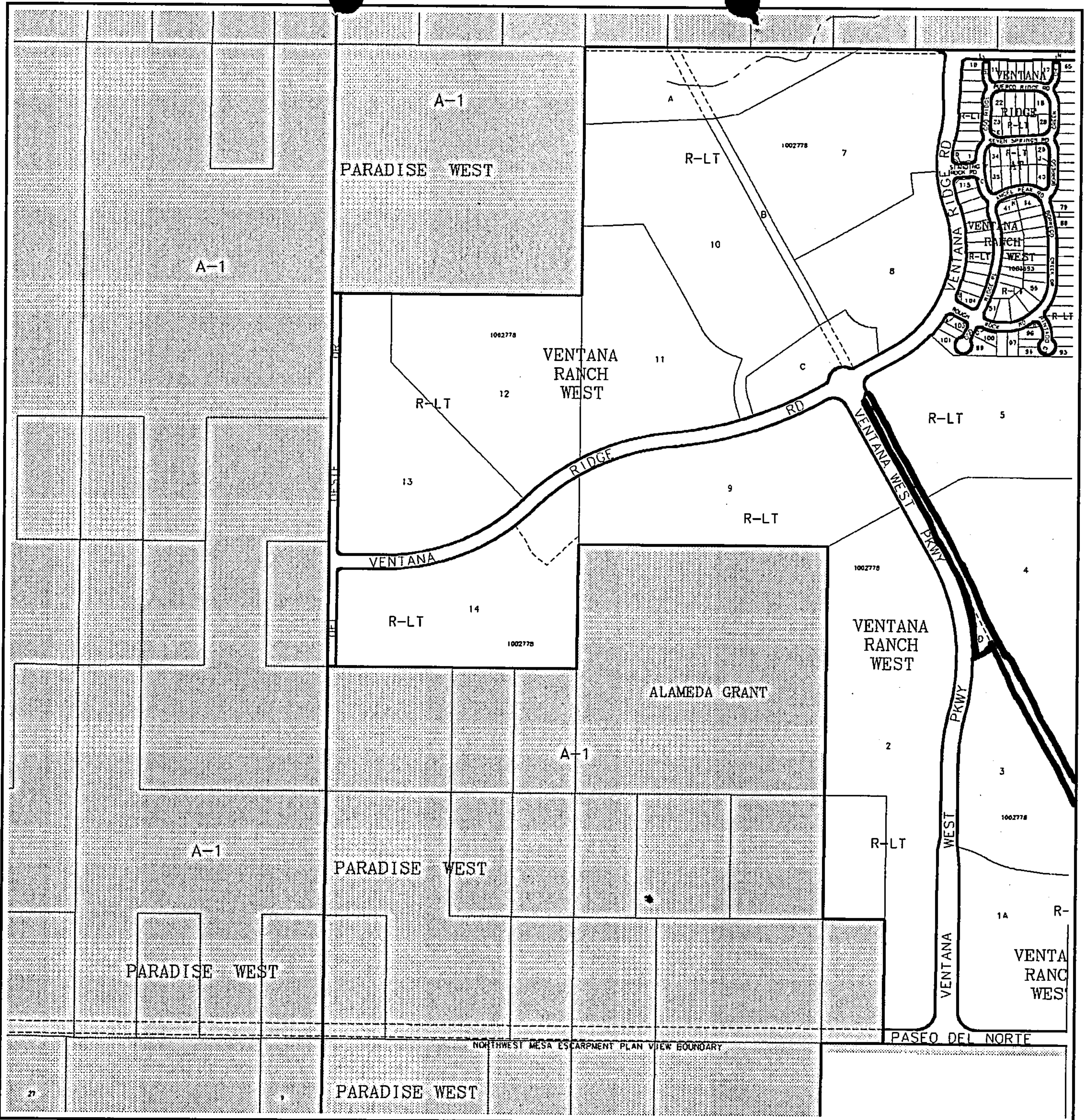
Sincerely,



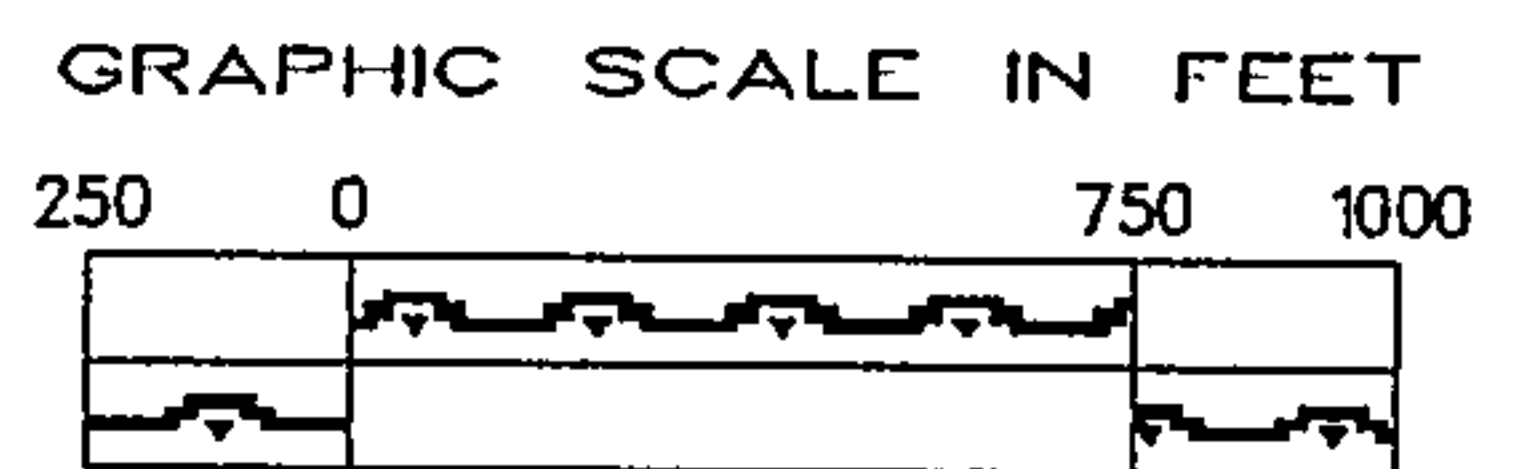
Kevin Patton, P.E.
Vice President
Community Development and Planning Group

ss
Enclosure

CC: Kurt Browning, Sandia Properties



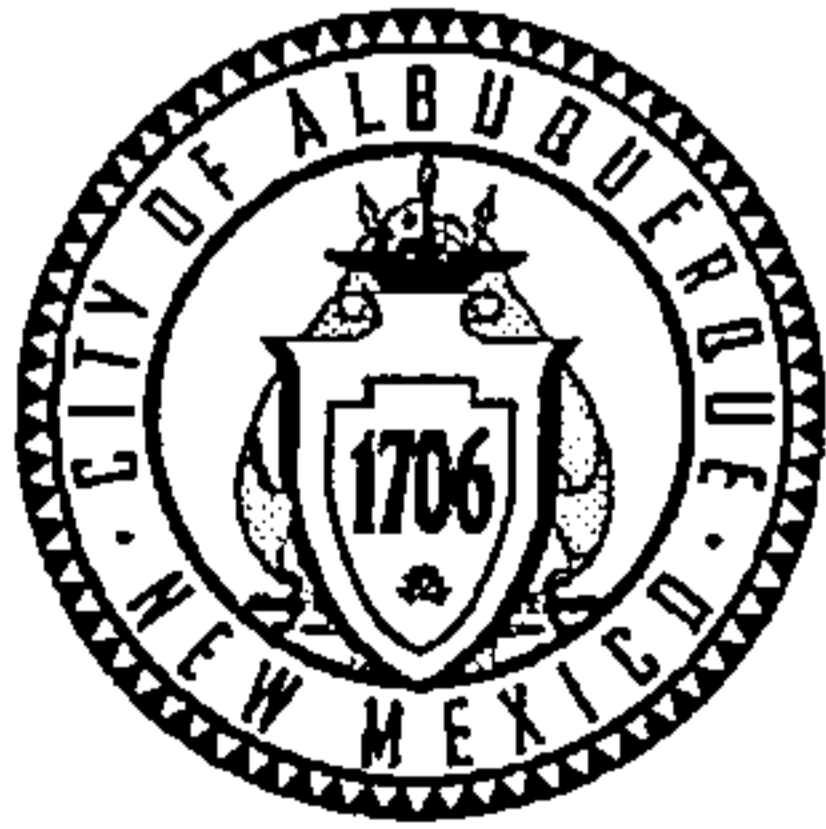
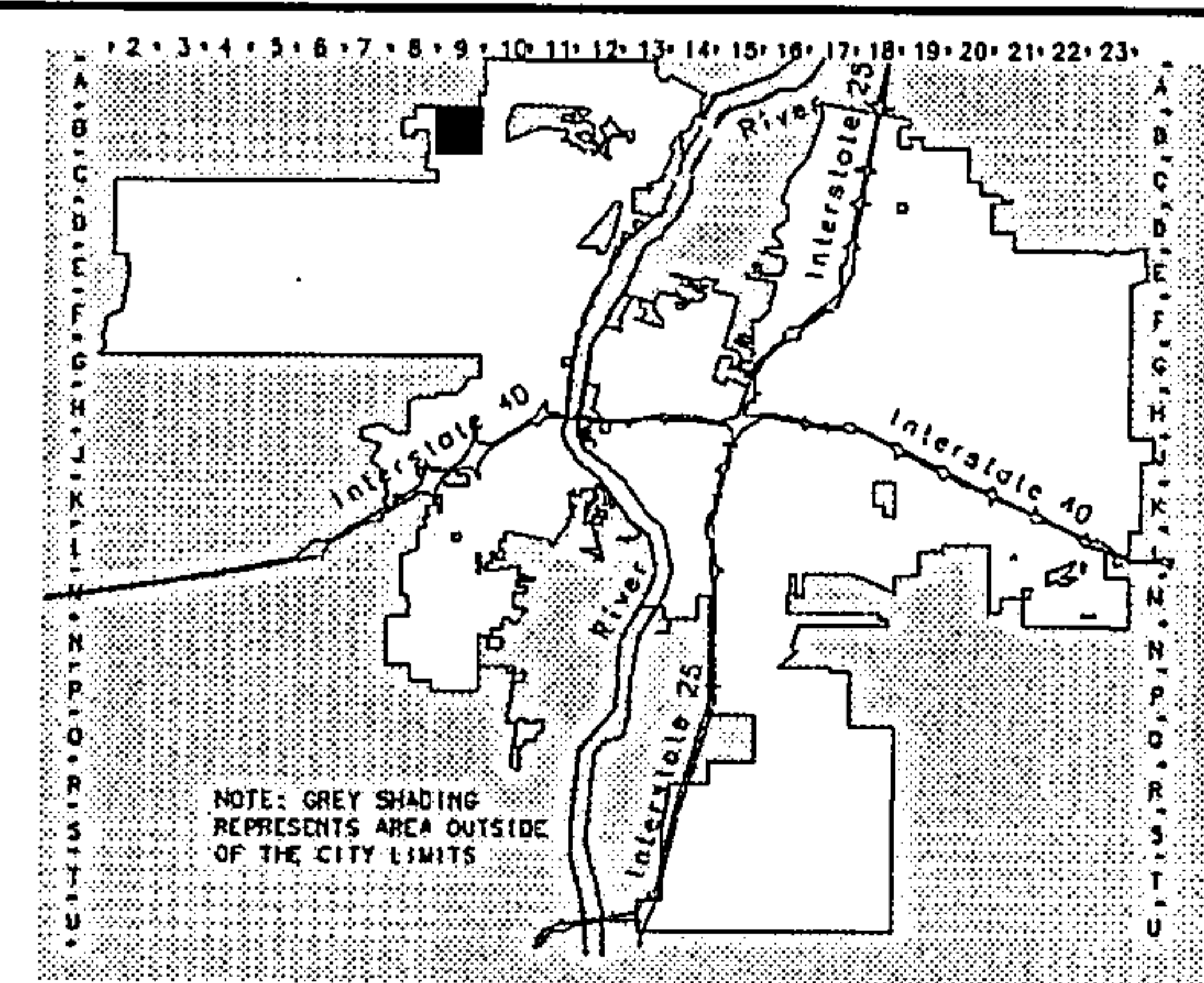
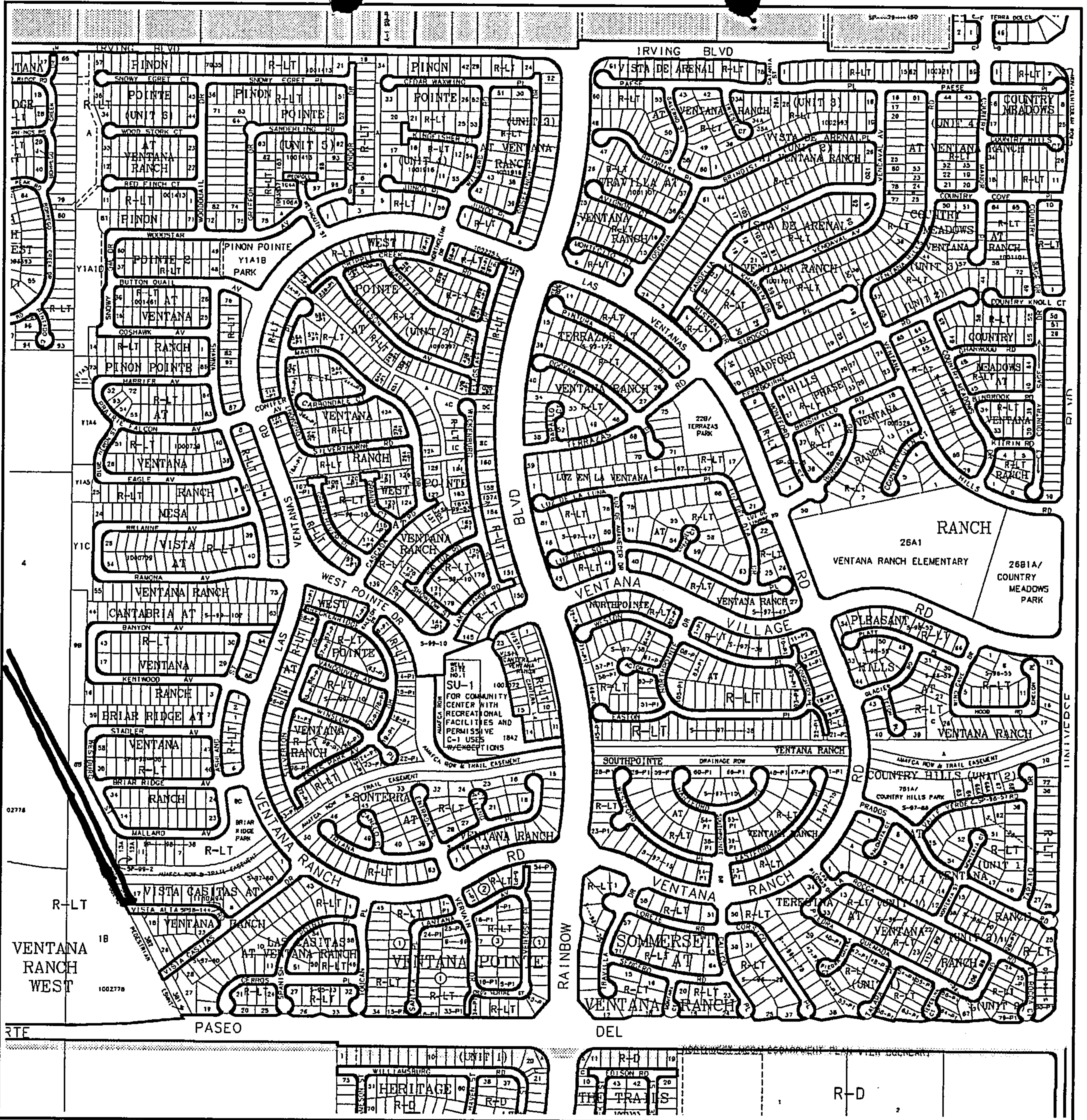
Abuquerque **G**eographic **I**nformation **S**ystem
PLANNING DEPARTMENT
 © Copyright 2004



Zone Atlas Page

B-8-Z

Map Amcnded through March 08, 2005



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

© Copyright 2004



Zone Atlas Page

B-9-Z

Map Amended through March 08, 2005

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

PAID RECEIPT

APPLICANT NAME Ventana West
AGENT Bdhanan Huston
ADDRESS 7500 Jefferson
PROJECT & APP # 1002778/USD RB 00606
PROJECT NAME Ventana Ranch W.

\$ 20.00 441032/3424000 Conflict Management Fee

\$ 285.00 441006/4983000 DRB Actions

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


\$ _____ 441018/4971000 Public Notification

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

\$ 305.00 TOTAL AMOUNT DUE

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

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND, NOT A WHITE BACKGROUND

Ventana West 10 Tramway Loop NE Albuquerque, NM 87122	Wells Fargo Bank 11199 Montgomery Blvd NE Albuquerque, NM 87111	95-219/1070	CHECK NO 001322
Three Hundred Five Dollars And 00 Cents		DATE 04/11/2005	AMOUNT \$305.00
Pay to the Order of: CITY OF ALBUQUERQUE TREASURY DIVISION P.O BOX 27801 ALBUQUERQUE, NM 87125-7801		VOID after 90 days  Two signatures required over \$50,000.00	

EXPLANATION OF ADDITIONAL SECURITY FEATURES INDICATED ON REVERSE SIDE

001322 1070021921 1355543628

PERIMETER WALL DESIGN

DRAFT

PLANT PALETTE

The following plant palette complies with the City's Water Conservation Landscaping and Water Waste Ordinance. Water use, as categorized by the Ordinance, is provided for each plant.

Shade Trees

Ash species (M+)
Honey Locust (M+)
Sycamore (M+)

Barberry (M)

Blue Mist (M)
Dwarf Butterfly Bush (M)
Chamisa (L)
Cotoneaster (M)
Heavenly Bamboo (M+)
Honeysuckle (M)
India Hawthorn (M)
Santolina (L)
Lena's Broom (M)
Maiden Grass (M+)
Mahonia (M)
Potentilla (M+)
Powis Castle Sage (L+)
Red Tip Photinia (M+)
Red Yucca (L)
Regal Mist Grass (M)
Russian Sage (L)
Scotch Broom (M)
Silverberry (M)
Threadgrass (L+)
Three Leaf Sumac (L+)

Vines

Lady Banks Rose (M)
Boston Ivy (M)
Honeysuckle (M)
Trumpet Vine (M)
Virginia Creeper (M)

Evergreen Trees

Austrian Pine (M)
Curleaf Mountain Mahogany (L+)

Groundcovers

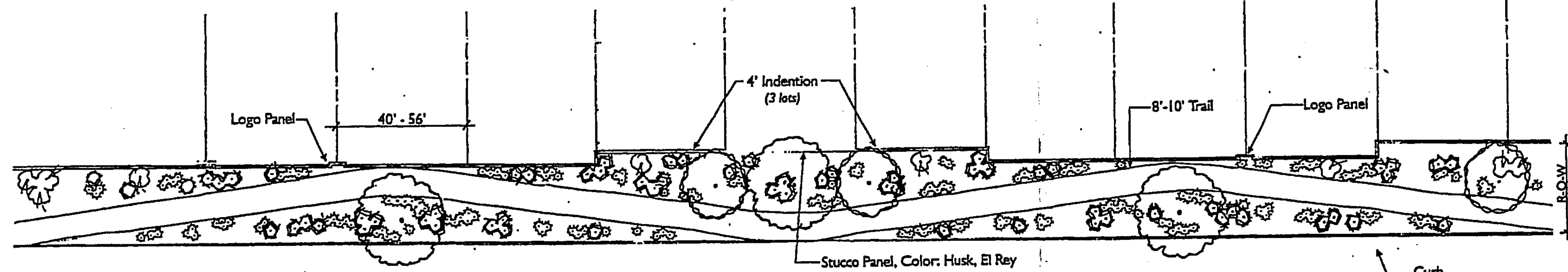
Wildflowers (M)
Creeping Rosemary (L+)

Ornamental Trees

Chitalpa (M)
Desert Willow (L+)
Flowering Pear (M+)
Goldenrain Tree (M)
New Mexico Olive (M)
Purpleleaf Plum (M)
Redbud (M)
Vitex (M)
Washington Hawthorn (M+)

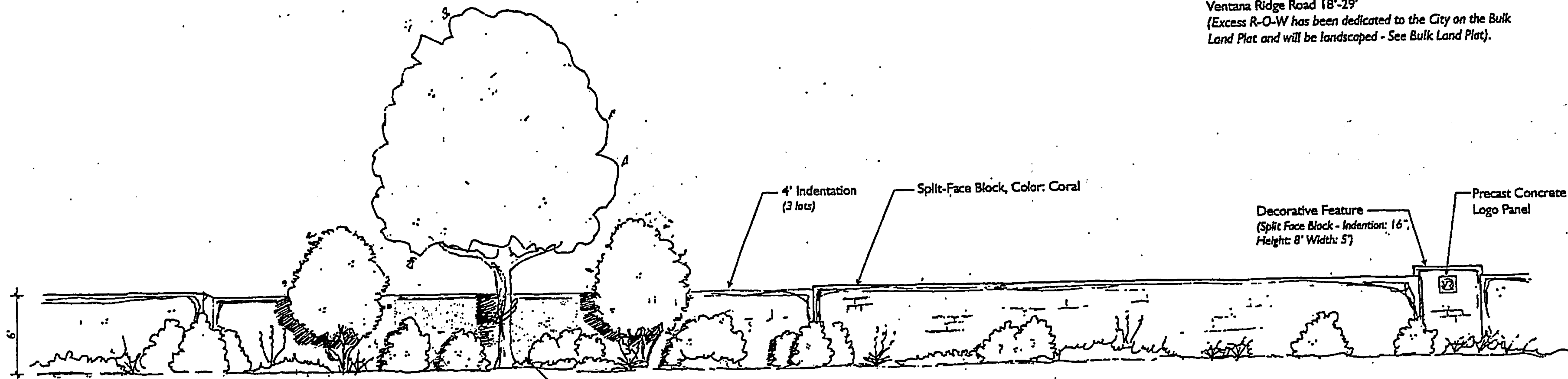
Shrubs and Grasses

Apache Plume (L)
Arp Rosemary (L+)
Autumn Sage (M)



PLAN VIEW
Scale: 1" = 20'

** R-O-W varies:
Ventana West Parkway 20'-28'
Ventana Ridge Road 18'-29'
(Excess R-O-W has been dedicated to the City on the Bulk Land Plat and will be landscaped - See Bulk Land Plat).



ELEVATION

LAYOUT - 3 LOTS/3 LOTS

NOTES

- The Ventana Ranch West Perimeter Wall complies with the City's Wall Regulations for layout, facade, height, and materials.
- Layout:
3 lot indentation with 48" depth (3 lots may vary slightly depending on number of lots in street length).
- Wall materials:
Split Face block, Color: Coral
Stucco Panel, Color: Husk-El Rey
- Trails to be constructed along Ventana West Parkway and Ventana Ridge Road with Public Improvement District (City of Albuquerque Project #617685).
- Trail connections will have standard Ventana Ranch stuccoed opening with teal grate panels in each side.
- Each subdivision will provide a detailed Landscape Plan to be included with a Streetscape and Maintenance Agreement approved concurrently by the City Design Review Committee.
- All common landscaping shall be operated and maintained by the Ventana Ranch West Community Association.
- Specific plant palette to be provided for each individual subdivision design.
- The nearest intersection to Ventana Ranch West is Rainbow Boulevard and Paseo del Norte. The project is within Zone Atlas B-9.

ZONE ATLAS Page - B8

TRACTS 2 & 9

PROJECT # DRB# 1002778

VENTANA RANCH WEST

Prepared For:

Sandia Properties
No. 10 Tramway Loop NE
Albuquerque, NM 87122

August 30, 2004

Prepared By:

Consensus Planning, Inc.
924 Park Avenue SW
Albuquerque, NM 87102



PERIMETER WALL DESIGN

DRAFT

PLANT PALETTE

The following plant palette complies with the City's Water Conservation Landscaping and Water Waste Ordinance. Water use, as categorized by the Ordinance, is provided for each plant.

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Ash species (M+)
Honey Locust (M+)
Sycamore (M+)

Evergreen Trees

Austrian Pine (M)
Curleaf Mountain Mahogany (L+)

Ornamental Trees

Chitalpa (M)
Desert Willow (L+)
Flowering Pear (M+)
Goldenrain Tree (M)
New Mexico Olive (M)
Purpleleaf Plum (M)
Redbud (M)
Vitex (M)
Washington Hawthorn (M+)

Shrubs and Grasses

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Autumn Sage (M)

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Dwarf Butterfly Bush (M)
Chamisa (L)
Cotoneaster (M)
Heavenly Bamboo (M+)

Honeysuckle (M)
India Hawthorn (M)
Santolina (L)
Lena's Broom (M)
Maiden Grass (M+)
Mahonia (M)

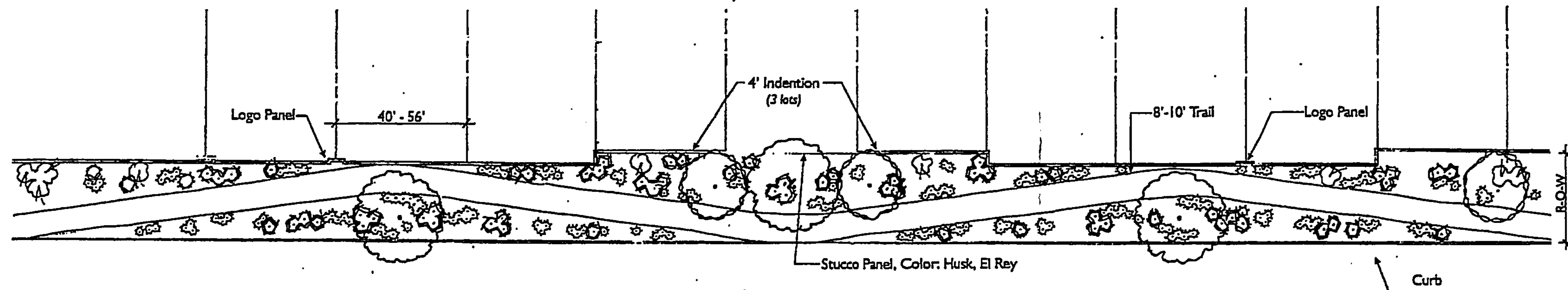
Potentilla (M+)
Powis Castle Sage (L+)
Red Tip Photinia (M+)
Red Yucca (L)
Regal Mist Grass (M)
Russian Sage (L)
Scotch Broom (M)
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Threadgrass (L+)
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Lady Banks Rose (M)
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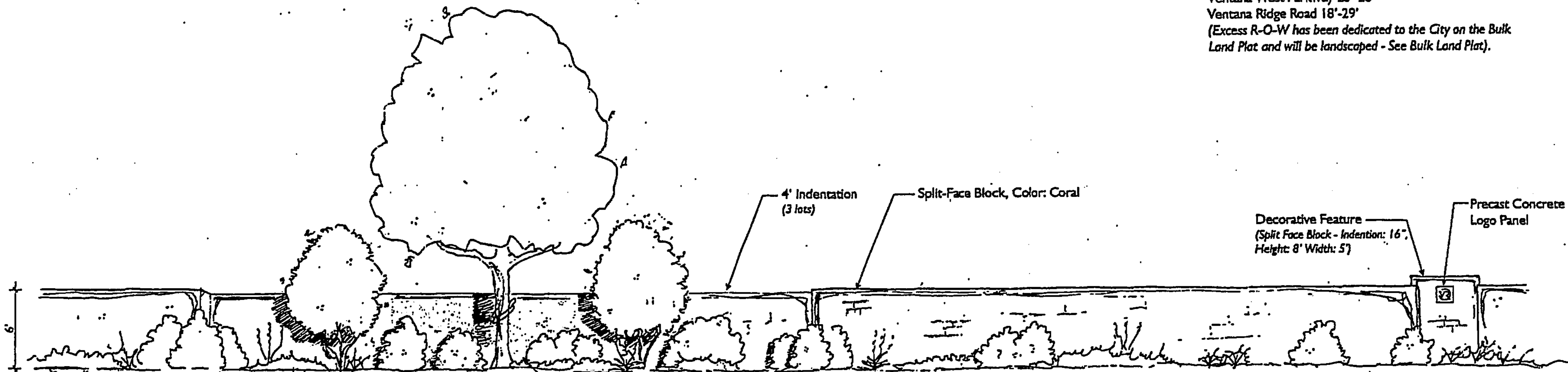
Groundcovers

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ZONE ATLAS Page - B58

TRACTS 2 & 9

PROJECT # DRB# 1002778

VENTANA RANCH WEST

Prepared For:

Sandia Properties
No. 10 Tramway Loop NE
Albuquerque, NM 87122

August 30, 2004

Prepared By:

Consensus Planning, Inc.
924 Park Avenue SW
Albuquerque, NM 87102



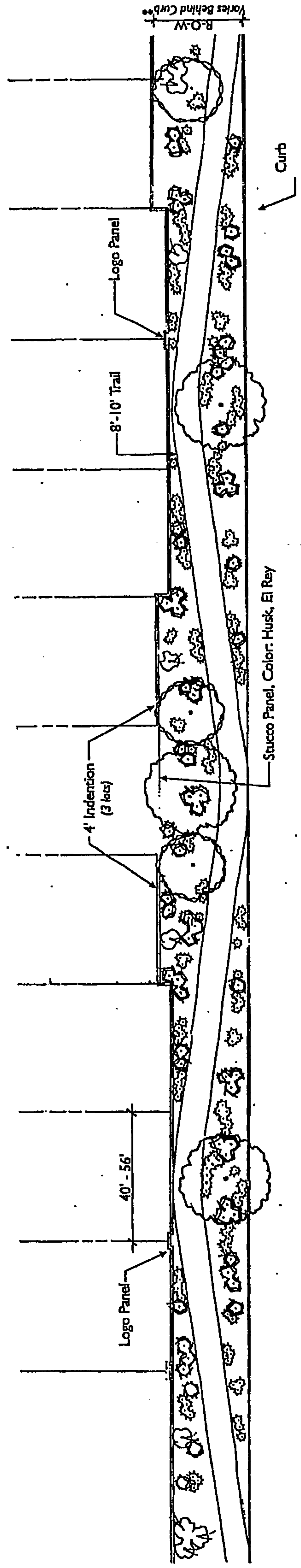
PERIMETER WALL DESIGN

DRAFT

PLANT PALETTE

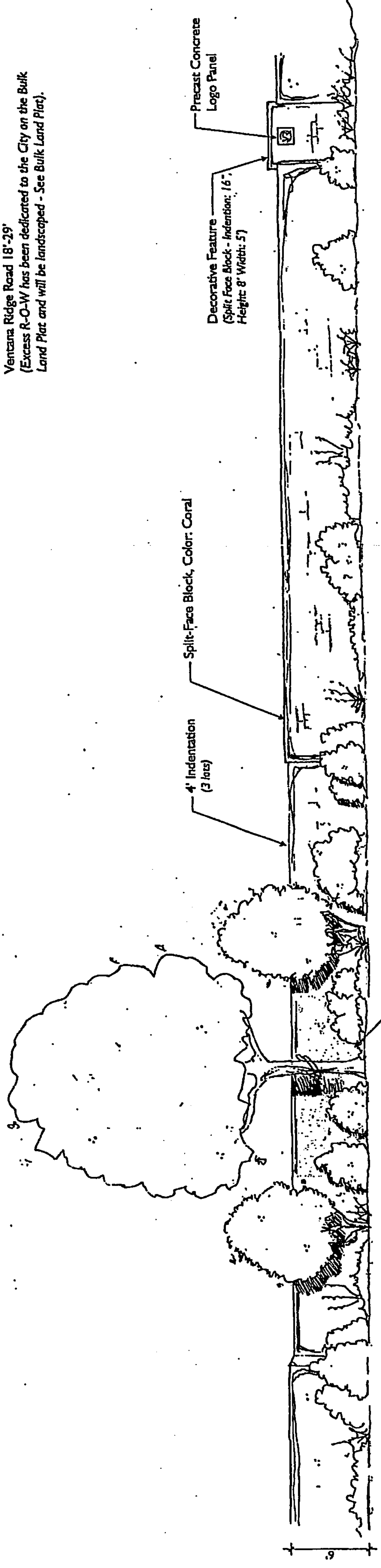
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- | | |
|--------------------------------|--------------------------|
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| | Chamisa (L) |
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| Ornamental Trees | Santolina (L) |
| Chitalpa (M) | Lantana Broom (M) |
| Desert Willow (L+) | Maiden Grass (M+) |
| Flowering Pear (M+) | Mahonia (M) |
| Goldenrain Tree (M) | Potsunilla (M+) |
| New Mexico Olive (M) | Powis Castle Sage (L+) |
| Purpleleaf Plum (M) | Red Tip Photinia (M+) |
| Redbud (M) | Red Yucca (L) |
| Vibex (M) | Regal Mist Grass (M) |
| Washington Hawthorn (M+) | Russian Sage (L) |
| | Scotch Broom (M) |
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Scale: 1" = 20"

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ZONE Atlas page - B9
TRACTS 249
PROJECT # DRB# 1002778

VENTANA RANCH WEST

Prepared For:
Sandia Properties
No. 10 Tramway Loop NE
Albuquerque, NM 87122

Prepared By:
Consensus Planning, Inc.
924 Park Avenue SW
Albuquerque, NM 87102

August 30, 2004





SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

Supplemental form

S

V

P

L

Supplemental form

ZONING & PLANNING

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

APPEAL / PROTEST of...

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

Z

A

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

APPLICANT INFORMATION:

NAME: VENTANA WEST, LLC
 ADDRESS: 10 TRAMWAY LOOP NE
 CITY: ALBUQUERQUE

STATE NM ZIP 87111

PHONE: 856-6419
 FAX: 856-6335
 E-MAIL: _____

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

STATE NM ZIP 87109

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

DESCRIPTION OF REQUEST: BULK LAND VARIANCE REQUEST, VACATION OF RIGHT OF WAY, PRELIMINARY/FINAL PLAT

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

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

Lot or Tract No. TRACT Block: _____ Unit: _____

Subdiv. / Addn. VENTANA RANCH WEST

Current Zoning: R-1 Proposed zoning: _____

Zone Atlas page(s): B-9 No. of existing lots: 1 No. of proposed lots: 18

Total area of site (acres): 299.2179 Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____

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

UPC No. _____ MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: PASEO DEL NORTE BLVD. NW

Between: IRVING BLVD. NW and west of Las Ventanas Rd NW

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.): DRB# 1002778
03DRB-01868, 03EPC-01057, 01058

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: 10/20/03

SIGNATURE _____

(Print) KEVIN RATTON

DATE 1/30/04

Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 10/03

INTERNAL ROUTING

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

Application case numbers

<u>04DRB</u>	<u>-</u>	<u>00126</u>
<u>04DRB</u>	<u>-</u>	<u>00127</u>
<u>04DRB</u>	<u>-</u>	<u>00128</u>
_____	_____	_____
_____	_____	_____

Action

<u>BLV</u>	<u>✓</u>
<u>VPROW</u>	<u>✓</u>
<u>P&FP</u>	
<u>Adv. & Not. fee</u>	
<u>C.M.P. Fee</u>	

S.F.

Fees

<u>\$ 145⁰⁰</u>
<u>\$ 2700⁰⁰</u>
<u>\$ 1215⁰⁰</u>
<u>\$ 75⁰⁰</u>
<u>\$ 20⁰⁰</u>
<u>Total \$ 4155⁰⁰</u>

Hearing date Feb 25th 2004

Kevin Ratton 1/30/04

Planner signature / date

Project #

1002778

FORM V: SUBDIVISION VARIANCES & VACATIONS

BULK LAND VARIANCE FROM SUBDIVISION DESIGN STANDARDS

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

VACATION OF PUBLIC RIGHT-OF-WAY

VACATION OF PUBLIC EASEMENT

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

VARIANCE FROM MINIMUM STANDARDS OF THE DEVELOPMENT PROCESS MANUAL

SIDEWALK DESIGN VARIANCE

SIDEWALK WAIVER

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

TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

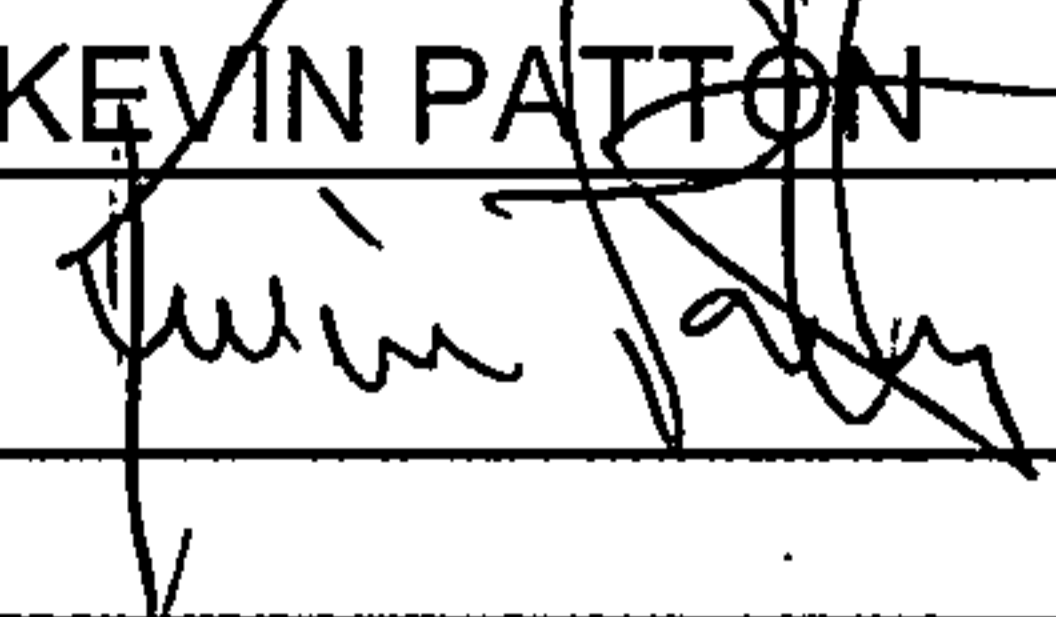
EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

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

VACATION OF PRIVATE EASEMENT

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

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

KEVIN PATTON


Applicant name (print)

1/30/04

Applicant signature / date



.pdf Form revised Sept. 2004

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

Application case numbers
 040RB - 00216
 040RB - 00217

 1/30/04
 Planner signature / date

Project # 1002778

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

SKETCH PLAT REVIEW AND COMMENT

YOUR ATTENDANCE IS REQUIRED.

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

MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT

Your attendance is required.

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

(FOR BULK LAND PLAT)

MAJOR SUBDIVISION FINAL PLAT APPROVAL

Your attendance is required.

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

MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL

Your attendance is required.

- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) *24* copies for unadvertised meetings, 4 copies for internal routing.
 - VACANT* Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies.
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
 - Property owner's and City Surveyor's signatures on the Mylar drawing
 - NIA* Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
 - Infrastructure list if required (**verify with DRB Engineer**) **NO INTERNAL ROUTING**
- DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

AMENDMENT TO PRELIMINARY PLAT (with minor changes)

Your attendance is required.

AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)

AMENDMENT TO GRADING PLAN (with minor changes)

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

- ___ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
 - ___ Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
 - ___ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - ___ Letter briefly describing, explaining, and justifying the request
 - ___ Original Mylar drawing of the proposed amended plat for internal routing only. Otherwise, bring Mylar to meeting.
 - ___ Property owner's and City Surveyor's signatures on the Mylar drawing, if the plat is being amended
 - ___ Any original and/or related file numbers are listed on the cover application
- Amended preliminary plat approval expires after one year.

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

Kevin Patton

Kevin Patton

Applicant name (print)

1/30/04

 Applicant signature / date



Form revised 10/03

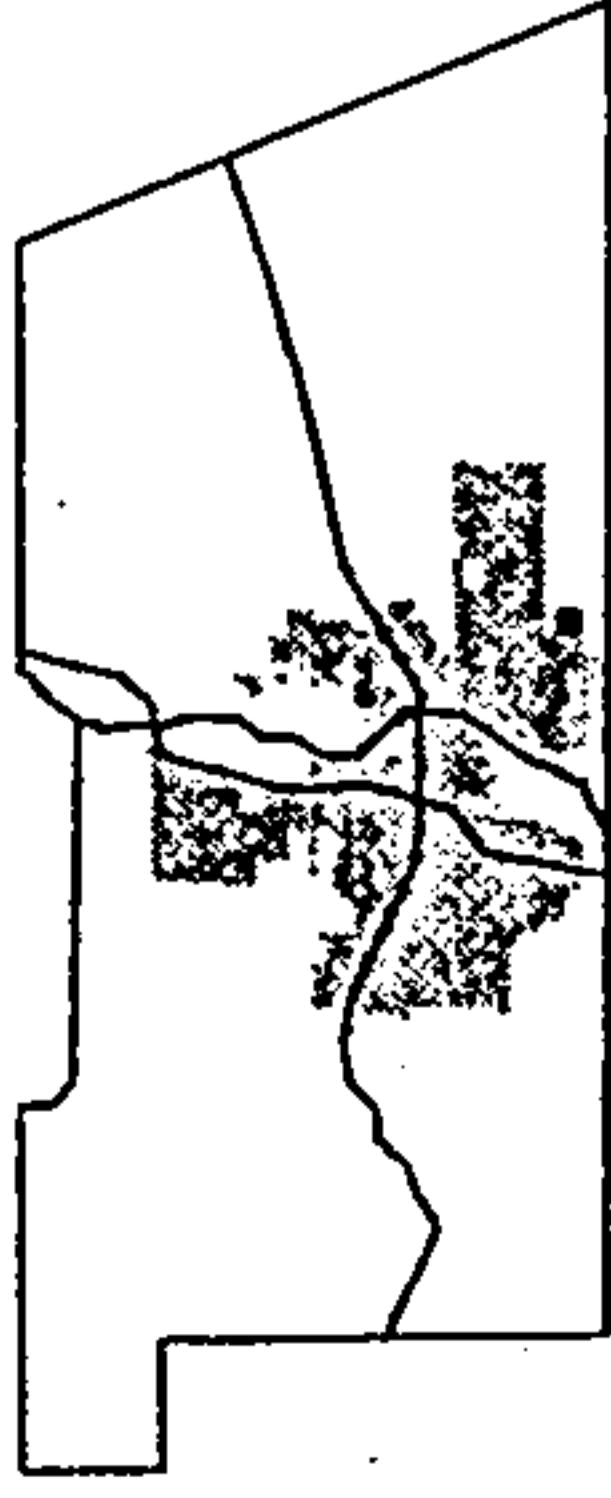
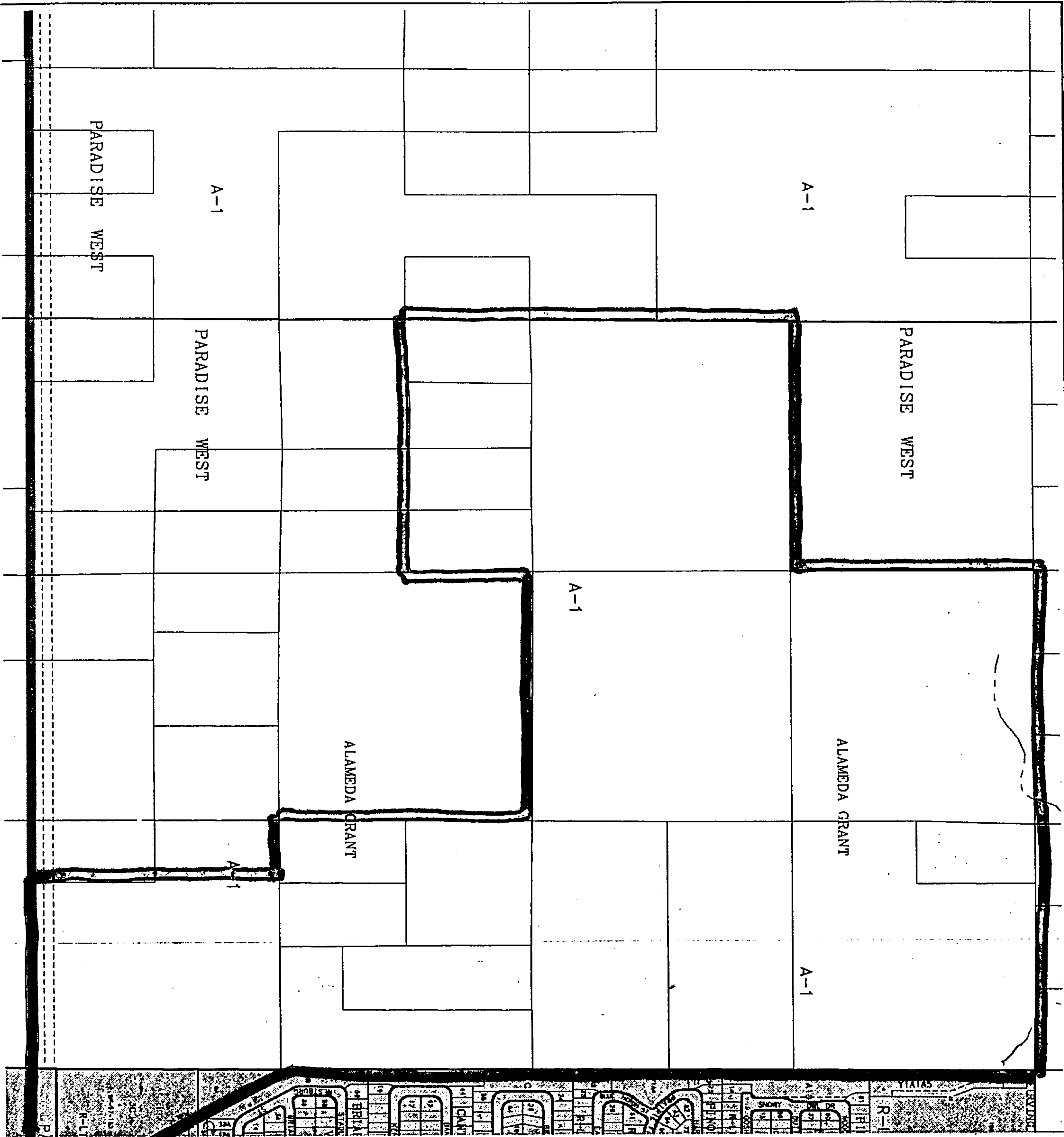
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers
04DRB - 00218

Robert *1/30/04*

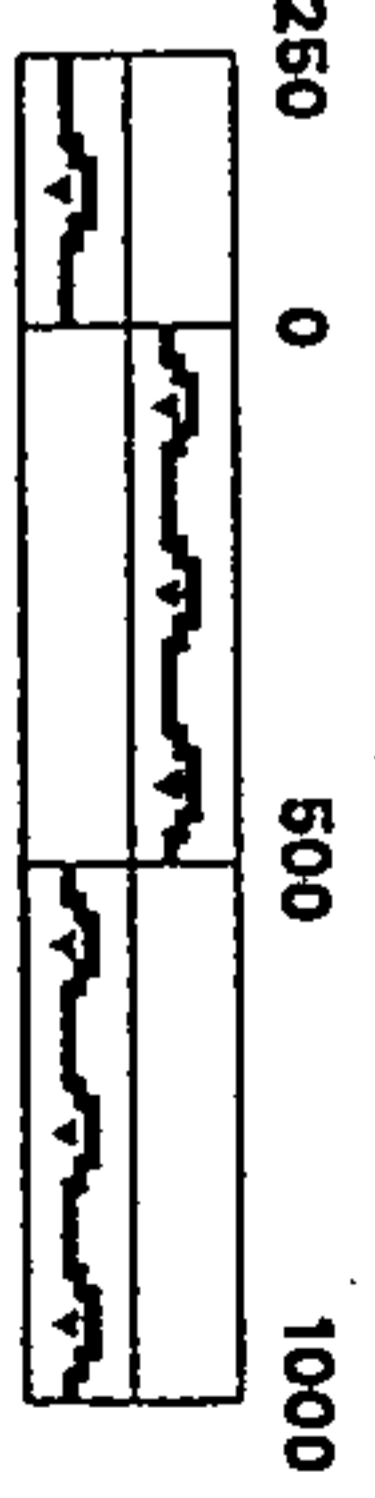
 Planner signature / date

Project # 1002778



LEGAL DESCRIPTION
 T11N
 R2E
 SEC 8

UNIFORM PROPERTY CODE
 1-008-065



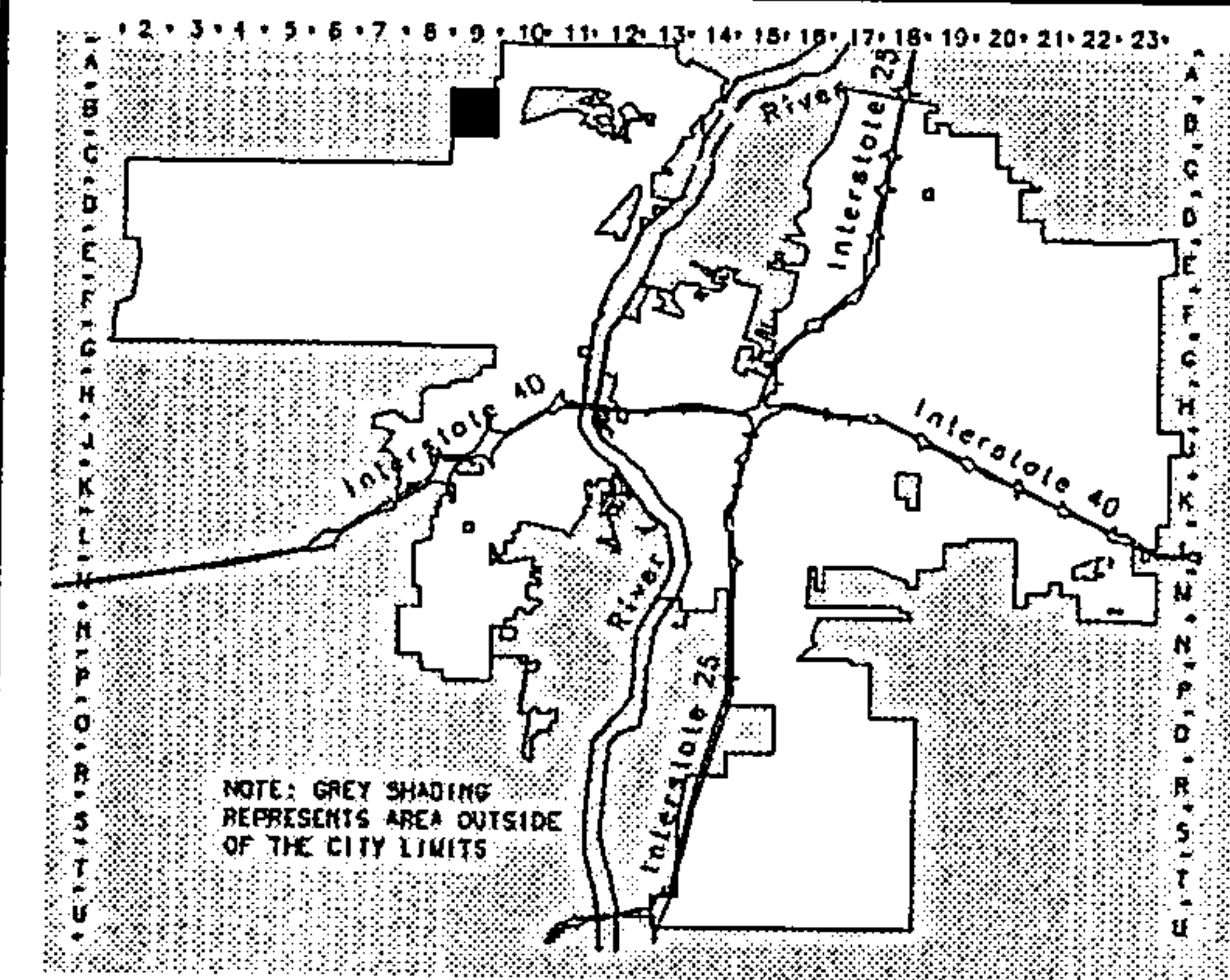
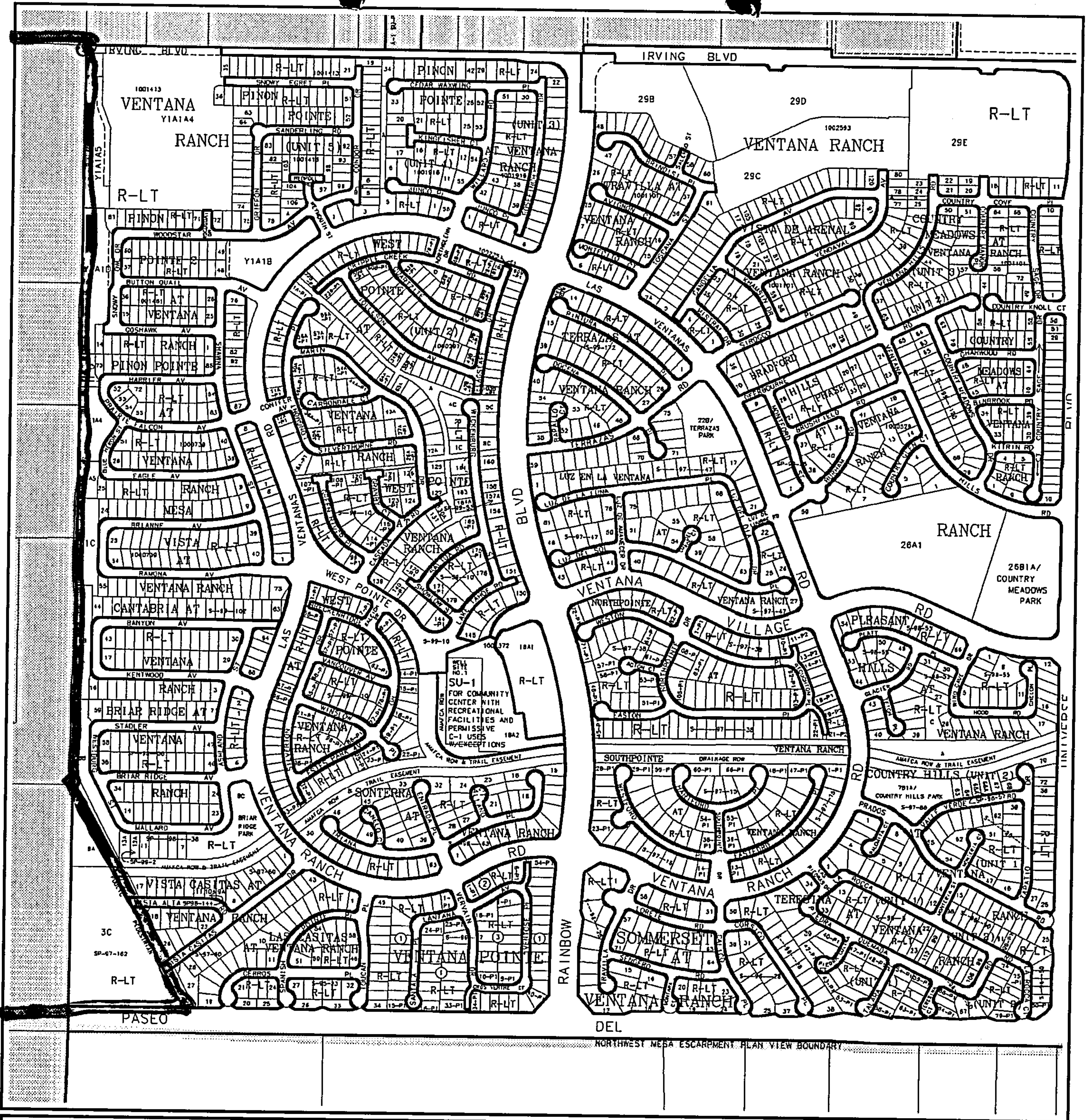
SCALE IN FEET
 Map amended through November 2002



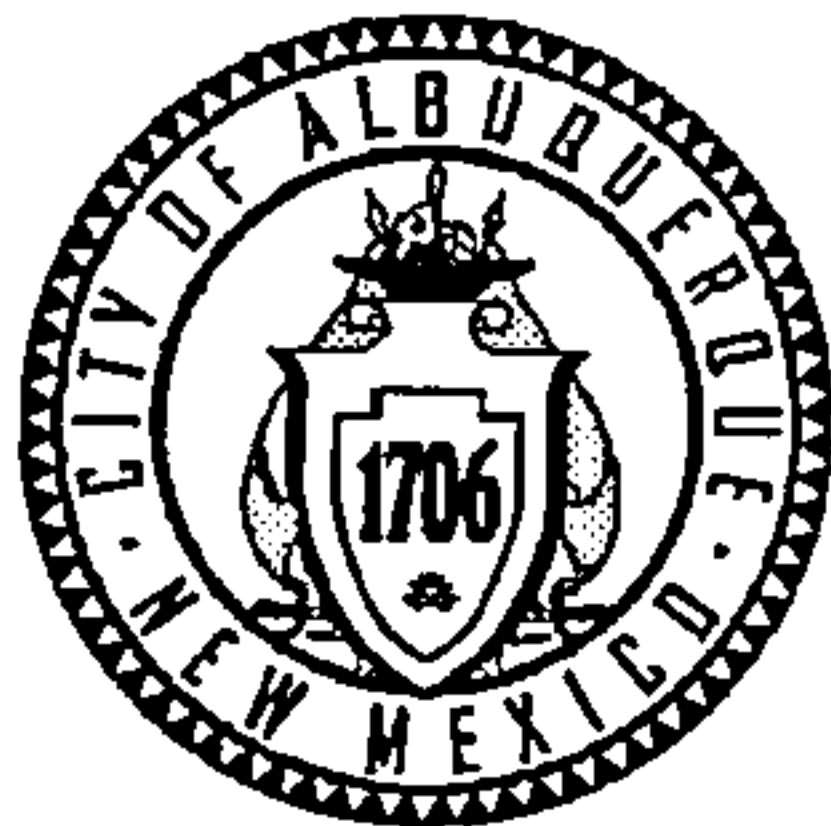
INFORMATION TECHNOLOGY
 GIS SECTION

This information is for reference only.
 Bernalillo County assumes no liability for errors associated with the use of these data. Users are solely responsible for confirming data accuracy when necessary. Source data are from Bernalillo County and the City of Albuquerque.

B-8-Z



NOTE: GREY SHADING REPRESENTS AREA OUTSIDE OF THE CITY LIMITS



Albuquerque Geographic Information System
PLANNING DEPARTMENT
 © Copyright 2003



Zone Atlas Page

B-9-Z

Map Amended through September 02, 2003

Courtyard I
7500 Jefferson NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
fax: 505.798.7988
toll free: 800.877.5332

January 30, 2004

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

Re: Bulk Land Variance and Preliminary/Final Plat Approval
Ventana Ranch West

Dear Sheran

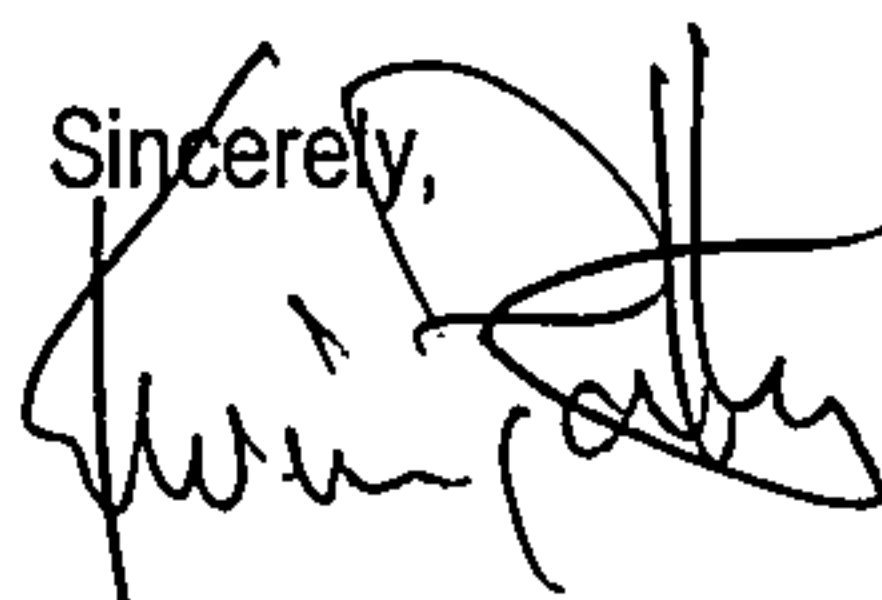
Enclosed for Development Review Board review and approval are copies of the following information:

- Application for Development Review
- Agreement to Center Line Monumentation
- Notice of Subdivision Plat Conditions
- Twenty-Four (24) copies of the Bulk Land Plat
- Fee in the amount of \$4,135.00
- Letter from the Office of Neighborhood Coordination and related data, and
- Zone Atlas Map showing the location of the property.
- A letter from the developer discussing the history associated with this project

The Development Review Board heard the sketch plat for this development on November 5, 2003. Attached is a letter from Kurt Browning that provides you with some history and background information associated with the development of this property. The purpose of this request is to combine a number of warranty deed properties (five acre parcels) into 18 Tracts and public right of way. We are also requesting to vacate the existing 20' wide public road and utility easements that are along each of the warranty deed properties. I have also requested to vacate that portion of the roadway easement adjacent to Tract 1 and Paseo del Norte Blvd. This bulk land plat is granting a five foot wide public access easement adjacent to the rights of way in order to allow us to meander or notch a perimeter wall in the future. We have provided floating storm drain and sanitary sewer easements across those tracts that contain the necessary outfalls. There is an existing gas line located within Tracts B and D. These tracts will also serve as a pedestrian walk way from Paseo del Norte to the internal park. Please refer to Kurt Browning's letter that addresses other information associated with this development.

Please place this item on the Development Review Board Agenda to be heard on February 25, 2004. If you have any questions or require further information, please contact me.

Sincerely,



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

Enclosures

cc: Kurt Browning, LVLP

ENGINEERING ▲

SPATIAL DATA ▲

ADVANCED TECHNOLOGIES ▲

January 30, 2004

Ms. Sheran Matson, Chairperson
Development Review Board
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

Re: Ventana Ranch West Bulk Land Plat – (Previous Sketch Plat #1002778)

Dear Sheran and DRB Members:

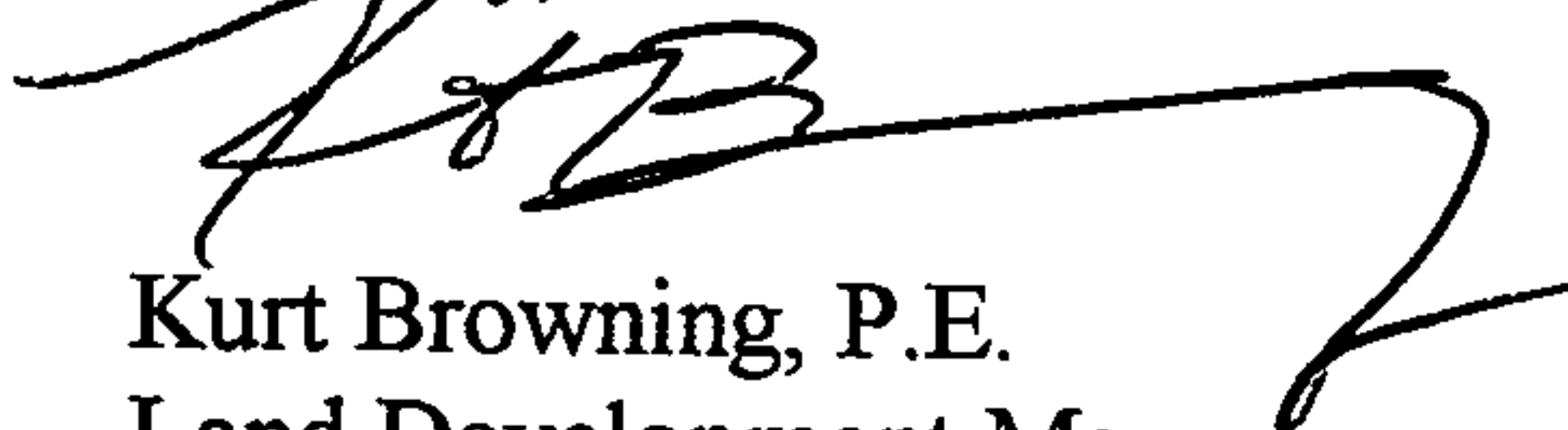
Enclosed please find the bulk land plat for the second phase of Ventana Ranch (known as Ventana Ranch West) along with previous correspondence related to the sketch plat heard on November 4, 2003. This previous correspondence should explain any questions that may arise from your Board. We are also requesting a bulk land variance.

Since the sketch plat hearing, many milestones have been reached. These include:

- City Council and Mayor's approval in December of 2003 including approval of a Public Improvement District (PID). Design of these PID improvements is currently underway.
- Establishment of the Ventana West PID Board of Directors by City Council to direct and monitor the District, Chaired by Councilor Michael Cadigan.
- Design has begun on the required New Mexico Utilities Incorporated (NMUI) backbone facilities located in Ventana West Parkway and Ventana Ridge Road, including the pump station per our agreement with NMUI.
- The Ventana West Drainage Management Plan has been approved by AMAFCA and the City of Albuquerque.
- Drafting of a "Park Agreement" (very similar to the existing Ventana Ranch agreement) is complete and awaiting signatures from the administration.
- Design of a quality streetscape and landscape/wall system plan is currently being prepared by The Hilltop.
- The Roundabout located at the intersection of Ventana West Parkway and Ventana Ridge Road has been agreed to and will be designed and built with the project.

We look forward to our hearing on this bulk land plat. Should you have any questions or need further information, please do not hesitate to call me.

Sincerely,



Kurt Browning, P.E.
Land Development Manager
Sandia Properties Ltd. Co.,
Managing Member for
Ventana West LLC and Las Ventanas Limited Partnership

~~Cc: Mr. Bob Murphy, Sandia Properties~~

S A N D I A P R O P E R T I E S L T D . C O .

#10 TRAMWAY LOOP NE • ALBUQUERQUE, NEW MEXICO 87122 • (505) 856-6419 • FAX (505) 856-6335
LAND DEVELOPMENT, MANAGEMENT AND BROKERAGE

October 27, 2003

Ms. Sharon Matson, Chairperson
Development Review Board
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

Re: Ventana Ranch West

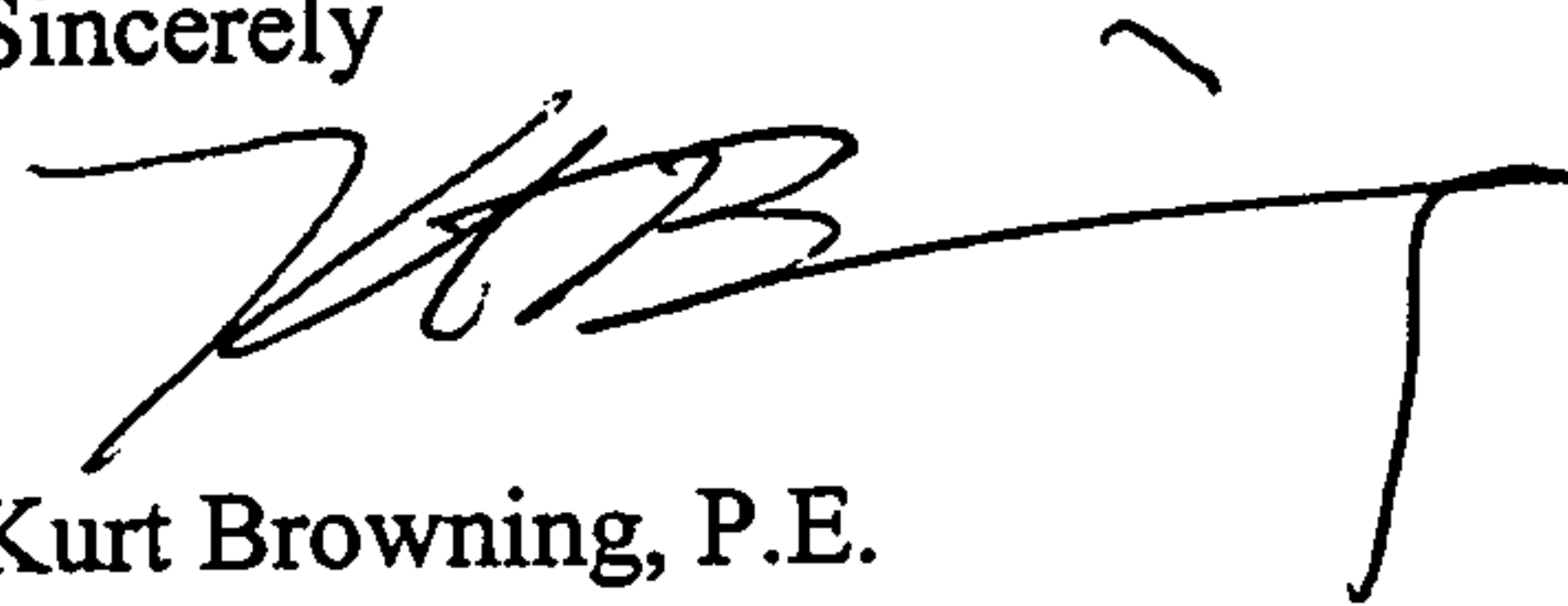
Dear Sharon and DRB Members:

Enclosed please find the sketch plat for the second phase of Ventana Ranch known as Ventana Ranch West for your review and comment. Also enclosed is a copy of the color Master Plan that was utilized at the Environmental Planning Commission hearing for information purposes.

We are in the process of coordinating a submittal for a Public Improvement District (PID) and it was suggested that a sketch plat be submitted to the DRB for additional comment and review of our preliminary infrastructure improvements list. Attached please find a letter dated October 17, 2003 to Mr. Fred Aguirre, City Engineer that briefly describes where we are in the process regarding this project. I might also note that a Traffic Impact Study was prepared as part of the EPC process and an Offsite Traffic Mitigation Agreement exists between the City of Albuquerque and Ventana West LLC regarding Ventana Ranch West.

We look forward to being heard by the Development Review Board and continuing with this P.I.D. submittal and approval process. Should you have any questions or need further information, please do not hesitate to call me.

Sincerely



Kurt Browning, P.E.
Land Development Manager
Sandia Properties Ltd., Co.
Managing Member
Ventana West LLC

cc: Ed Adams, City of Albuquerque
Suzanne Busch, City of Albuquerque
Christina Sandoval, DRB Member
Brad Bingham, DRB Member
Roger Green, DRB Member
Wilfred Gallegos, DRB Member

Richard Duarte, DRB Member
Kerry Davis, Bohannon-Huston
Kevin Patton, Bohannon-Huston
Bob Murphy
Tony Sciarrillo

S A N D I A P R O P E R T I E S L T D . C O .

#10 TRAMWAY LOOP NE • ALBUQUERQUE, NEW MEXICO 87122 • (505) 856-6419 • FAX (505) 856-6335
LAND DEVELOPMENT, MANAGEMENT AND BROKERAGE

October 17, 2003

Mr. Fred Aguirre, P.E.
City Engineer
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

Re: Ventana Ranch West PID Meeting

Dear Fred:

We very much appreciated meeting with you and Kevin Broderick to discuss the Ventana Ranch Phase II project and the Public Improvement District.

Your advice is well received to submit a "sketch bulk land plat" to DRB in order to establish a conceptual infrastructure list that is tied to our layouts and estimates. We will start processing the draft plat immediately and use the figures as outlined in the P.I.D. application, which address infrastructure improvements and incorporate these into a conceptual infrastructure list.

As I stated in our meeting, many of the infrastructure items identified in paragraph 1 of Suzanne Busch's letter dated October 15, 2003 have already been addressed or are in process. The **water and sewer utility plan** has been approved by New Mexico Utilities and we have a detailed agreement in place with NMUI. The **roadway plan** has been reviewed several times by representatives of the City including John Castillo, John Hartman and Richard Dourte. We have provided this layout including street sections, etc., to Richard Dourte for his concurrence in a letter dated September 2, 2003. These right-of-way width sections, distribution numbers, etc., were reviewed and acknowledged with the caveat that DRB can still make comments; however, it allowed us a comfort level in proceeding with preliminary design. I might also note that the location for **access to Paseo Del Norte** was heard by the Transportation Coordinating Committee and the Metropolitan Transportation Board and approved via the MRCOG process. We have also been through the Environmental Planning Commission process regarding the annexation and zoning and presented to the EPC our detailed layout including roads, etc. A **drainage management plan** for the second phase of Ventana Ranch has been prepared and submitted to the City and AMAFCA for review and approval. We have coordinated extensively with the City and AMAFCA regarding this area. For the most part, simple solutions exist given the existing drainage outfalls developed within Ventana Ranch that addressed future development for this Phase II area.

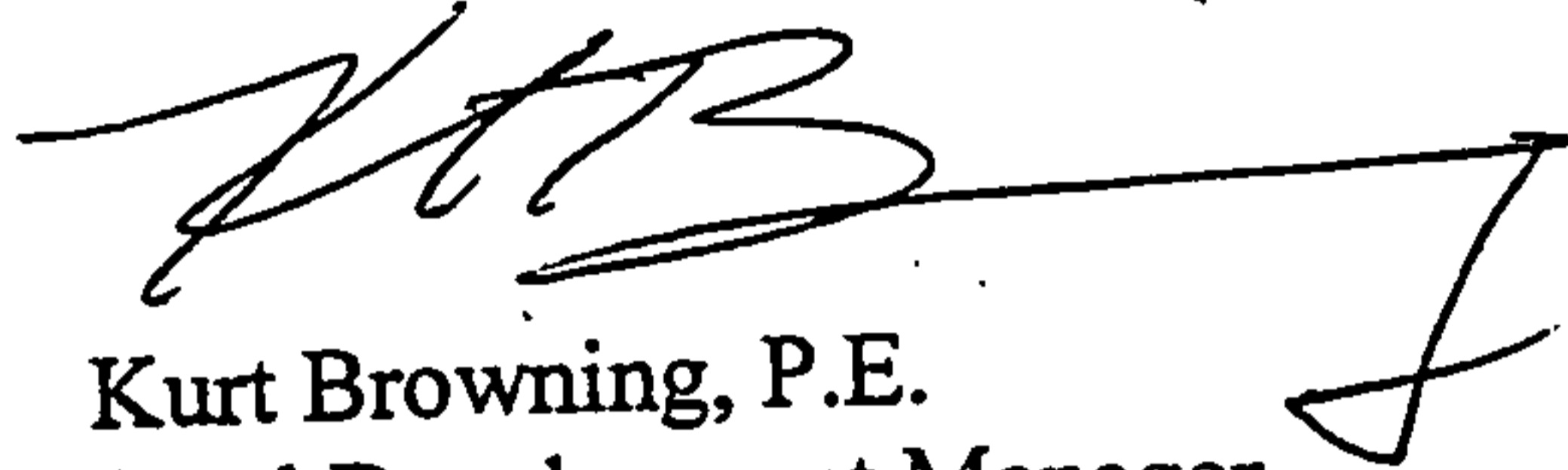
The layout and street alignments, for the most part, have not changed throughout our preliminary analysis and we anticipate 14 bulk land tracts for the Ventana Ranch West area. We've also included two parks, one major and one minor, and are in the process of finalizing the park agreement for Ventana Ranch West with City Parks; similar to the process we used for Ventana Ranch.

S A N D I A P R O P E R T I E S L T D . C O .

#10 TRAMWAY LOOP NE • ALBUQUERQUE, NEW MEXICO 87122 • (505) 856-6419 • FAX (505) 856-6335
LAND DEVELOPMENT, MANAGEMENT AND BROKERAGE

Please realize that the PID process is strictly a conduit financing mechanism via the City's bonding process and the project details still adhere to the existing City One Stop procedures. Copies of the above referenced documents are available for your review. Thank you again for meeting with us regarding this next phase of Ventana Ranch and the PID process. We look forward to continued coordination. Should you have any questions or need further information, please do not hesitate to contact me or Tony Sciarrillo.

Sincerely,



Kurt Browning, P.E.
Land Development Manager
Sandia Properties Ltd., Co.
Managing Member
Ventana West LLC

kb/lk

cc: Bob Murphy
Tony Sciarrillo
Ed Adams, COA
Suzanne Busch, COA
Kerry Davis, Bohannon-Huston, Inc.



City of Albuquerque
Planning Department
Development Services Division
P.O. Box 1293
Albuquerque, New Mexico 87103

Date: August 22, 2003

OFFICIAL NOTIFICATION OF DECISION

FILE: Project # 1002778 *
03EPC-01057 Annexation
03EPC-01058 Zone Map Amendment

Sandia Properties
No. 10 Tramway Loop NE
Albuq. NM 87122

LEGAL DESCRIPTION: for unplatted land in Section 8, Township 11 North, Range 2 East, Ventana West, a zone map amendment from County A-1 to R-LT, located on IRVING BLVD. NW, between IRVING BLVD. NW and PASEO DEL NORTE NW, containing approximately 288 acres. (B-8) Carmen Marrone, Staff Planner

On August 21, 2003 the Environmental Planning Commission voted to recommend approval to the City Council of Project 1002778/03EPC 01057, a request for annexation for unplatted land in Section 8, T11N, R2E, located west of Ventana Ranch between Irving and Paseo del Norte, based on the following Findings:

FINDINGS:

1. This is a request for annexation of approximately 288 acres of unplatted land in Section 8, T11N, R2E located west of Ventana Ranch between Irving Blvd. and Paseo del Norte. The site is currently undeveloped and zoned County A-1.
2. The subject site is designated Developing Urban in the *Comprehensive Plan* with a goal to create a quality urban environment with identifiable, individual but integrated communities. The request for annexation will implement the stated goal and will also implement the following policies for Developing Urban areas.
 - Policy a: Approval of the annexation request will create the opportunity for a full range of urban land uses to occur. The proposed development will help support the commercial, educational, and other supporting uses that are underway in this area.
 - Policy e: The subject site is contiguous to existing urban facilities and services to the east. In addition, the integrity of existing neighborhoods will be ensured because the proposed development is an extension of the existing Ventana Ranch project to the east.

OFFICIAL NOTICE OF DECISION

AUGUST 21, 2003

PROJECT #1002778

PAGE 3 OF 4

2. The subject site is designated Developing Urban in the Comprehensive Plan with a goal to create a quality urban environment with identifiable, individual but integrated communities. The request for R-LT zoning will implement the stated goal and will also implement the following policies for Developing Urban areas.
 - Policy a: Approval of R-LT zoning will create the opportunity for a full range of urban land uses to occur and is appropriate provided future development stays within an overall gross density of 5 dwelling units per acre.
 - Policy d: Existing neighborhood values are maintained because the proposed zone will allow the same intensity and design as the existing neighborhood to the east.
3. The requested R-LT zoning will help achieve the buildout objectives for the North Mesa Community as articulated in the *West Side Strategic Plan*, page 77.
4. The applicant has justified the request for R-LT zoning as required in *Resolution 270-1980*. The existing County A-1 zoning is not appropriate due to the types of residential growth taking place in the adjacent area. A different use category is more advantageous to the community since it will allow residential development that is consistent with the existing Ventana Ranch development to the east.
5. This zone map amendment request will allow up to 2304 additional dwelling units within the boundaries of the *West Side Strategic Plan* (WSSP). Comments received from Albuquerque Public Schools currently indicate that Sierra Vista Elementary, James Monroe Middle School, and Cibola High School are near/above their designed capacities. The APS facilities in the area have been, and continue to be expanded and upgraded. An elementary school (Seven Bar) and middle school (Monroe) opened in the fall of 2001. An elementary school will open in Ventana Ranch in the fall of 2004. (Policy 2.5, WSSP)
6. The Ventana Ranch Neighborhood Association Board of Directors and the Paradise Hills Civic Association support the proposed zoning. There is no known neighborhood opposition to the request for Establishment of Zoning.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY SEPTEMBER 5, 2003 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED.

OFFICIAL NOTICE OF DECISION

AUGUST 21, 2003

PROJECT #1002778

PAGE 2 OF 4

- Policy n: The existing tract platting for the site consists of numerous individually owned five and ten acre tracts. The applicant has reassembled the properties in order to facilitate proper planning and development of the site.
3. The request for annexation supports the goals for the North Mesa Community, as identified in the *West Side Strategic Plan* by consolidating and replatting the subject site in order for reasonable development to occur. In addition, annexation will support the population and housing goals for the North Mesa Community that is assumed to build out with a population of approximately 28,000 and 9,500 housing units (page 77).
 4. The request for annexation meets the requirements of *Resolution 54-1990* as the subject site is contiguous to City boundaries, accessible to service providers and will have convenient street access (Section 1). The properties are within the New Mexico Utilities Inc. franchise area and outlets have been provided from Ventana Ranch.
 5. The request for annexation furthers the policies of *R-70* because the applicant has entered into a Transportation Improvements Agreement that plans the timing of road construction to ensure orderly growth.
 6. The request for annexation will be heard by the Bernalillo County Commission on September 9, 2003.
 7. The Ventana Ranch Neighborhood Association Board of Directors and the Paradise Hills Civic Association supports the proposed annexation. There is no known neighborhood opposition to the request for annexation.
-

On August 21, 2003 the Environmental Planning Commission voted to recommend approval to the City Council of Project 1002778/03EPC 01058, a request for Establishment of R-LT Zoning for unplatted land in Section 8, T11N, R2E, located west of Ventana Ranch between Irving and Paseo del Norte NW, based on the following Findings:

FINDINGS:

1. This is a request for Establishment of R-LT Zoning for approximately 288 acres of unplatted land in Section 8, T11N, R2E located west of Ventana Ranch between Irving Blvd. and Paseo del Norte. The site is currently undeveloped and zoned County A-1.

OFFICIAL NOTICE OF DECISION


AUGUST 21, 2003
PROJECT #1002778
PAGE 4 OF 4

Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Department form to the Planning Department within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and 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. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If it decides that all City plans, policies and ordinances have not been properly followed, it shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

YOU WILL RECEIVE NOTIFICATION IF ANY OTHER PERSON FILES AN APPEAL. IF THERE IS NO APPEAL, YOU CAN RECEIVE BUILDING PERMITS AT ANY TIME AFTER THE APPEAL DEADLINE QUOTED ABOVE, PROVIDED ALL CONDITIONS IMPOSED AT THE TIME OF APPROVAL HAVE BEEN MET. SUCCESSFUL APPLICANTS ARE REMINDED THAT OTHER REGULATIONS OF THE CITY MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

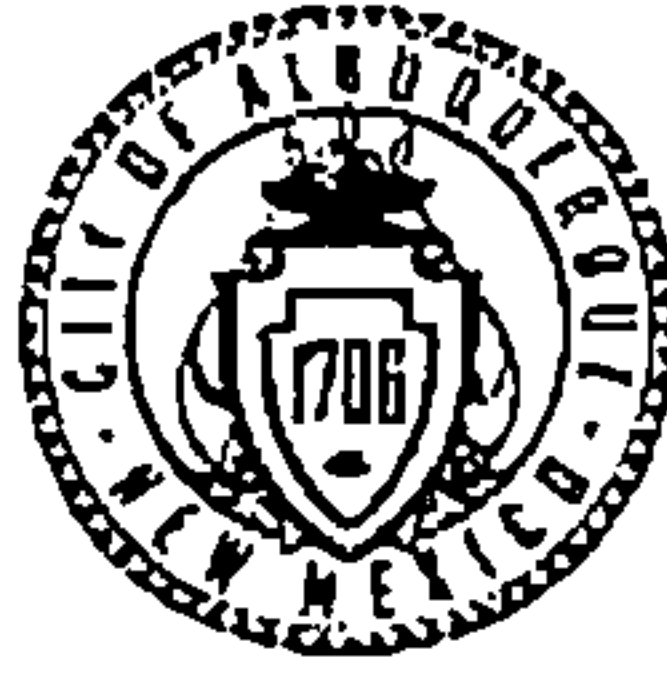
Successful applicants should be aware of the termination provisions for Site Development Plans specified in Section 14-16-3-11 of the Comprehensive Zoning Code. Generally plan approval is terminated 7 years after approval by the EPC

Sincerely,


Victor J. Chavez
Planning Director

VJC/CM/ac

cc: Consensus Planning, 924 Park Ave. SW, Albuquerque, NM 87102
Laura Horton, Ventana Ranch NA, 7224 Cascada Rd. NW, Albuquerque, NM 87114
Bruce Nyberg, Ventana Ranch NA, 6824 Brushfield Rd. NW, Albuquerque, NM 87114



City of Albuquerque
P.O. Box 1293, Albuquerque, NM 87103

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.

January 28, 2004

Stephanie Stratton
Bohannan Huston Inc.
7500 Jefferson NE/87109
Phone: 823-1000/Fax: 798-7988

Dear Stephanie:

Thank you for your inquiry of January 28, 2004 requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at VENTANA RANCH WEST, TRACT A-1, zone map B-8-9.

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

SEE "ATTACHMENT A" FOR NEIGHBORHOOD INFORMATION.

Please note that according to O-92 you are required to notify each of these contact persons by **certified mail, return receipt requested, before the Planning Department will accept your application filing. IMPORTANT! Failure of adequate notification may result in your Application Hearing being deferred for 30 days.** If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Stephani Winklepleck

Senior Administrative Assistant
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

planningrnaform(04/09/03)

"Attachment A"

Stephanie Stratton, Bohannan Huston, Inc.
Zone Map: B-8-9

VENTANA RANCH N.A. (R)

***Laura Horton**

7224 Cascada Rd. NW/87114 898-8103 (h) 710-0646 (cell)

Bruce Nyberg

6824 Brushfield Rd. NW/87114 890-6559 (h)

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

Courtyard I
7500 Jefferson NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
fax: 505.798.7988
toll free: 800.877.5332

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

January 29, 2004

Ms. Laura Horton
7224 Cascada Rd. NW
Albuquerque, New Mexico 87114

RE: Bulk Land Plat approval and Vacation of Public Right of Way
Ventana Ranch West

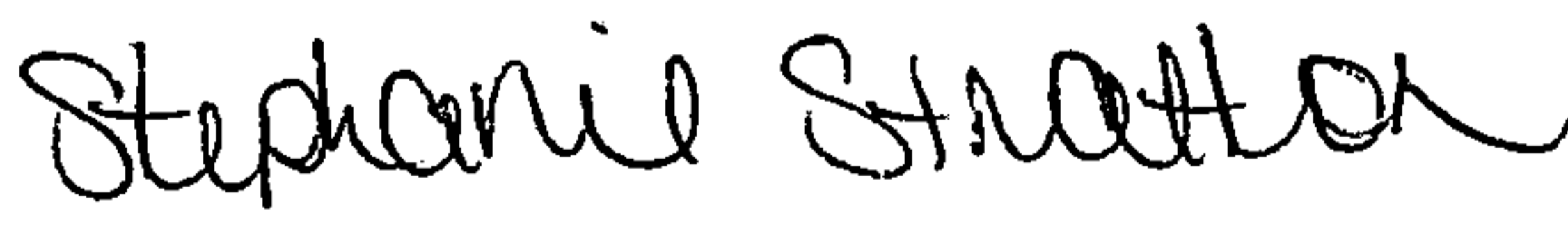
Dear Ms. Horton:

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

This letter is to advise you that Bohannan Huston, Inc., agent for Ventana West LLC, is seeking approval of a Bulk Land Plat and Vacation of Public Right of Way. This project is for the City of Albuquerque's Development Review Board (DRB).

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

Sincerely,

for 

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

SS
Enclosure

ENGINEERING
SPATIAL DATA

Courtyard I
7500 Jefferson NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
fax: 505.798.7988
toll free: 800.877.5332

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

January 29, 2004

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

RE: Bulk Land Plat approval and Vacation of Public Right of Way
Ventana Ranch West

Dear Mr. Nyberg:

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

This letter is to advise you that Bohannan Huston, Inc., agent for Ventana West LLC, is seeking approval of a Bulk Land Plat and Vacation of Public Right of Way. This project is for the City of Albuquerque's Development Review Board (DRB).

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

Sincerely,

Stephanie Stratton

for

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

SS
Enclosure

ENGINEERING

SPATIAL DATA

ADVANCED TECHNOLOGIES

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

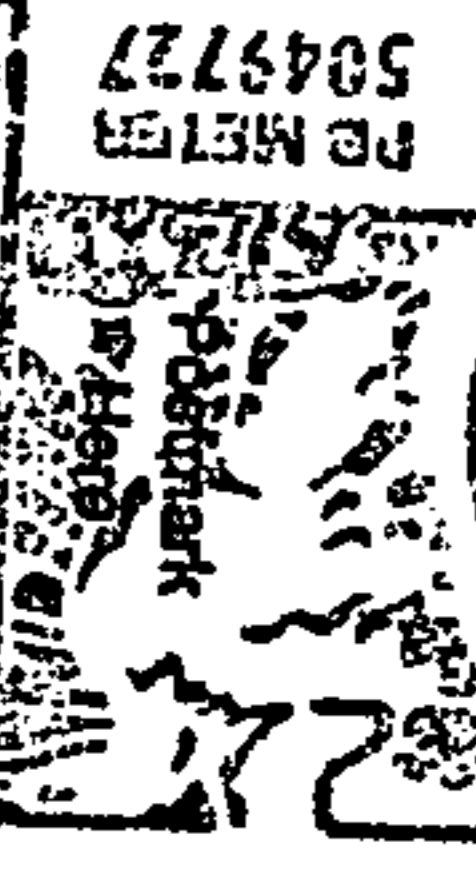
7002 0860 0003 3253 3987

OFFICIAL

Postage	\$.83
Certified Fee	
Return Receipt Fee (Endorsement Required)	2.30
Restricted Delivery Fee (Endorsement Required)	1.75
Total Postage & Fees	\$ 4.88

Sent To: Bruce Whaley
 Street, Apt. No., or PO Box No.: 18824 Bushwick
 City, State, ZIP: Albionville NM 87114

PS Form 3800, April 2002 See Reverse for Instructions



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

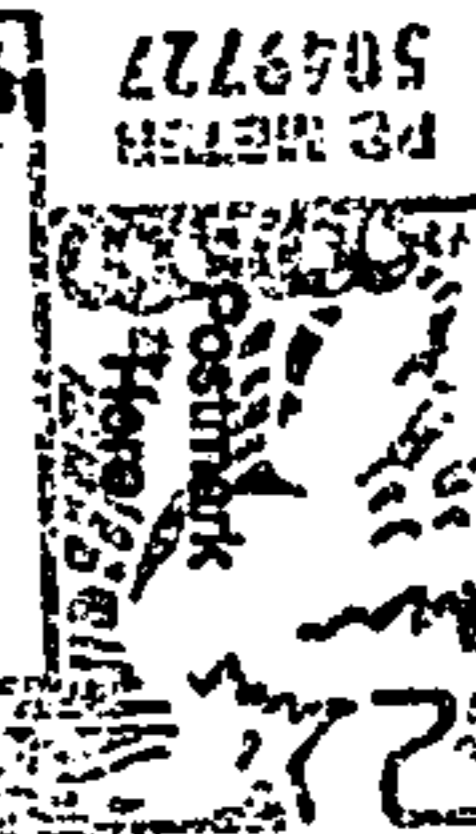
7002 0860 0003 3253 4594

OFFICIAL

Postage	\$.83
Certified Fee	
Return Receipt Fee (Endorsement Required)	2.30
Restricted Delivery Fee (Endorsement Required)	1.75
Total Postage & Fees	\$ 4.88

Sent To: Gaura Hatten
 Street, Apt. No., or PO Box No.: 4321 Cassin
 City, State, ZIP: Albionville NM 87114

PS Form 3800, April 2002 See Reverse for Instructions



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

PAID RECEIPT

APPLICANT NAME

VENTANA WEST, LLC

AGENT

BOHANNAN HUSTON INC.

ADDRESS

7500 JEFFERSON ST. NE

PROJECT & APP #

1002178

04 DRB-00126

PROJECT NAME

VENTANA PANCA WEST

DUPLICATE

Albuquerque
Treasury Division

01/30/2004 12:47PM LOC: ANN X

RECEIPT# 00018989 WSH 008 TRANSH 0017
Account 469099 Fund 0110
Activity 4916000 TRSTAM
Trans Amt \$4,155.00
J24 Misc \$20.00

\$ 20.00 469099/4916000 Conflict Management Fee

\$ 4060.00 441006/4983000 - DRB Actions

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

\$ 75.00 441018/4971000 Public Notification

\$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***

- () Major/Minor Subdivision () Site Development Plan () Bldg Permit
- () Letter of Map Revision () Conditional Letter of Map Revision
- () Traffic Impact Study

\$ 4155.00 TOTAL AMOUNT DUE

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

01/30/2004 12:48PM LOC: ANN X
RECEIPT# 00018990 WSH 008 TRANSH 0017
Account 441006 Fund 0110
Activity 4983000 TRSTAM
Trans Amt \$4,155.00
J24 Misc \$4,060.00

DUPLICATE
City Of Albuquerque
Treasury Division

DUPLICATE
City Of Albuquerque
Treasury Division

01/30/2004 12:48PM LOC: ANN X
RECEIPT# 00018991 WSH 008 TRANSH 0017
Account 441018 Fund 0110
Activity 4971000 TRSTAM
Trans Amt \$4,155.00
J24 Misc \$75.00
CK \$4,155.00
PA \$20.00
TOTAL \$4,250.00

Thank You

Thank You

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of \$3.50 each.

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

- A. A heavy stake with two 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 Feb 10th 04 To Feb. 25th 04

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.

[Signature]
(Applicant or Agent) 1/30/04
(Date)

I issued 2 signs for this application, 1/30 04, [Signature]
(Date) (Staff Member)

DRB PROJECT NUMBER: 1002778

04DRB-00126
04DRB-00127
04DRB-00128

NOTICE OF SUBDIVISION PLAT CONDITIONS

VENTANA RANCH WEST

Pursuant to Section 7 of the City of Albuquerque, New Mexico subdivision ordinance, a variance or waiver from certain subdivision requirements has been granted by the City and the Albuquerque Metropolitan Arroyo Flood Control Authority in connection with this plat.

Future subdivisions of lands within this plat, zoning site development plan approvals, and development permits may be conditioned upon dedication of rights-of-way and easements, and/or upon infrastructure improvements by the owner for water, sanitary sewer, streets, drainage, grading and parks in accordance with current resolutions, ordinance and policies in effect at the time for any specific proposal.

The City (and AMAFCA with reference to drainage) may require and/or permit easements to be added, modified or removed when future plats and/or site development plans are approved.


By its approval of this Subdivision, the City makes no representation or warranties as to availability of utilities, or final approval of all requirements including (but not limited to) the following items:

1. Water and sanitary sewer availability
2. Future street dedications and/or improvements
3. Park and open space requirements
4. Drainage requirements and/or improvements
5. Excavation, filling or grading requirements.

Any person intending development of lands within this subdivision is cautioned to investigate the status of these items.

At such time as all such conditions have been satisfactorily met, the City Engineer shall approve a recordable document, removing such conditions from all or from a portion of the area within the subject subdivision.

Acknowledged:


 SANDIA PROPERTIES, LTD., CO.
 Managing Member for Ventana West LLC

Acknowledged:

 CITY OF ALBUQUERQUE

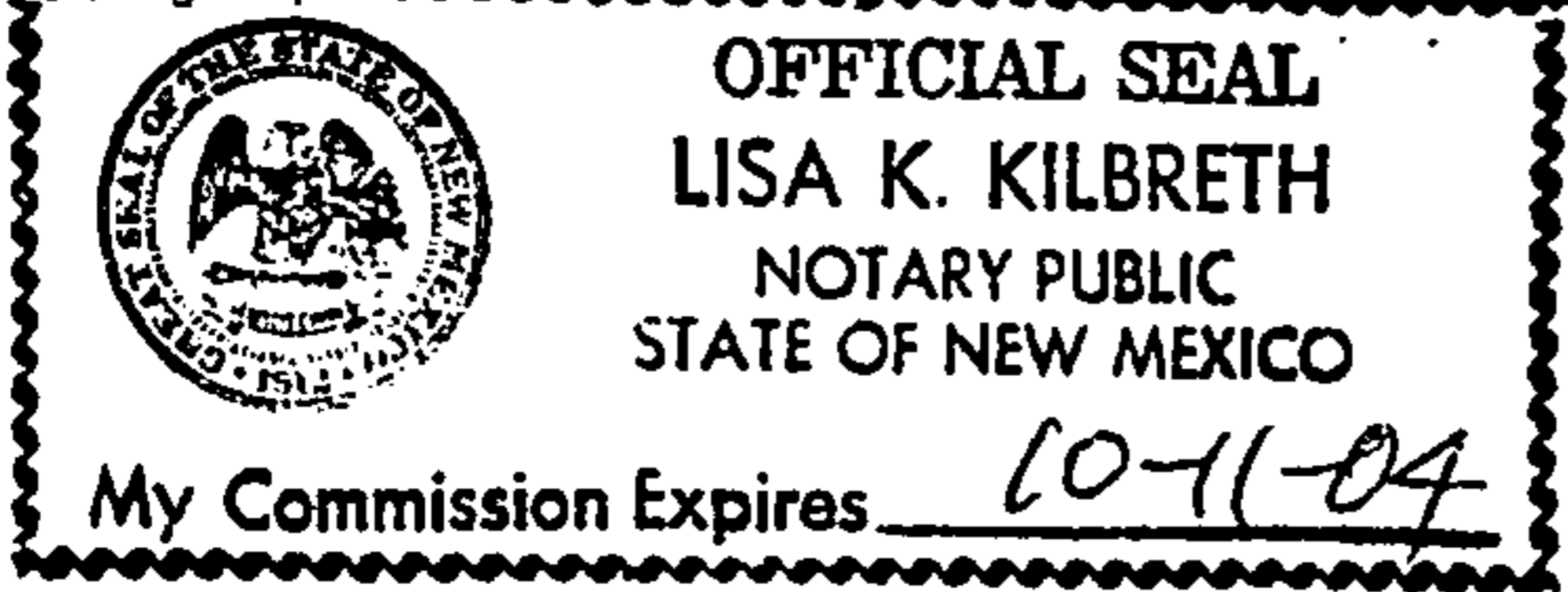
STATE OF NEW MEXICO)

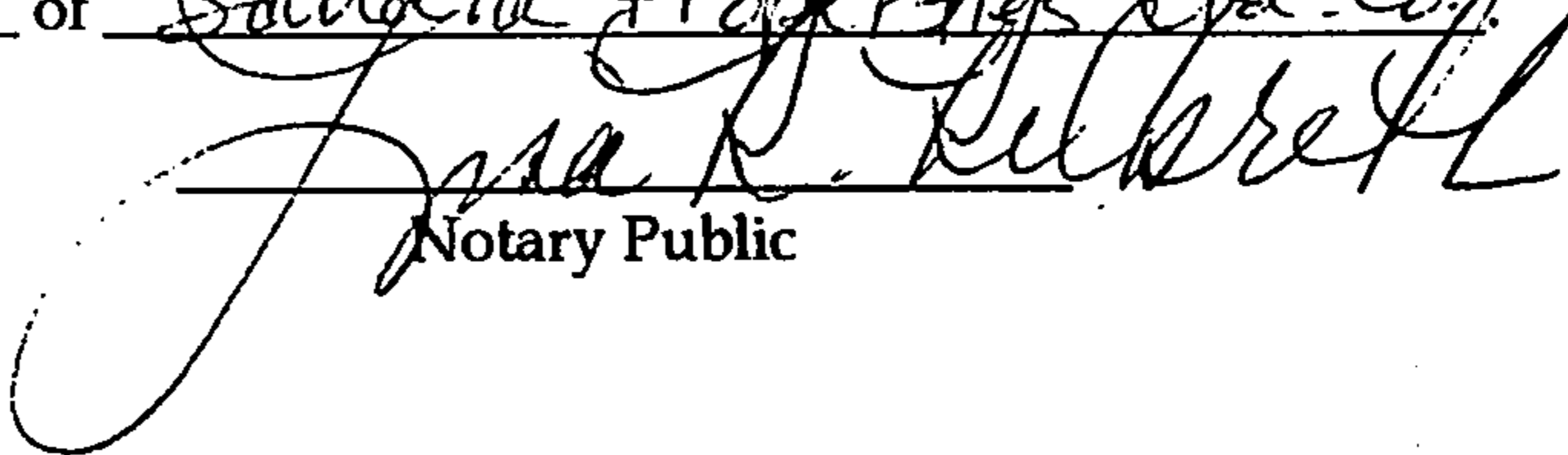
SS

COUNTY OF BERNALILLO)

This instrument was acknowledged before me on January 29, 2004 by
Robert M. Murphy of Sandia Properties Ltd. Co.

My Commission Expires:




 Notary Public

SANDIA PROPERTIES LTD. CO.

#10 TRAMWAY LOOP NE • ALBUQUERQUE, NEW MEXICO 87122 • (505) 856-6419 • FAX (505) 856-6335

LAND DEVELOPMENT, MANAGEMENT AND BROKERAGE

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

CLIENT/COURIER TRANSMITTAL

X
4

To: Sheran Matson
Plaza Del Sol

Requested by: Stephanie Stratton

Date: 2/24/04

Time Due: This A.M.
 This P.M.
 Rush _____
 By Tomorrow

Phone: DRB# 1002778

Job No.: 040238-006

Job Name: Ventana Ranch West

DELIVERY VIA

- Courier Federal Express
 Mail UPS
 Other

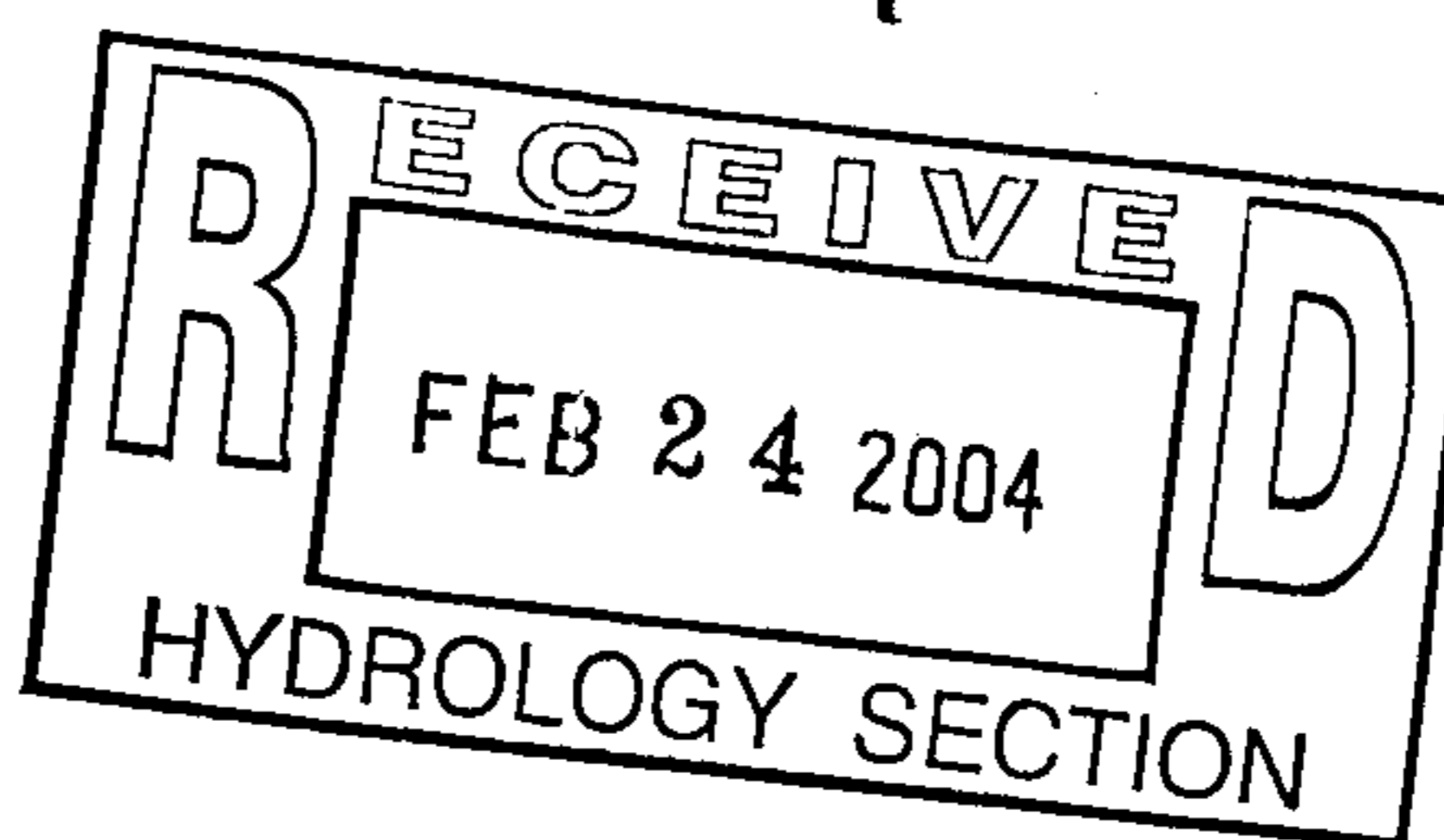
PICK UP

Item: _____

<u>ITEM NO.</u>	<u>QUANTITY</u>	<u>DESCRIPTION</u>
1	1	Revised Bulk plat

*not planning
issue*

COMMENTS / INSTRUCTIONS



REC'D BY: _____ DATE: _____ TIME: _____

ENGINEERING ▲

SPATIAL DATA ▲

ADVANCED TECHNOLOGIES ▲

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

voice: 505.823.1000
fax: 505.798.7988
toll free: 800.877.5332

February 24, 2004

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

Re: Bulk Land Variance and Preliminary/Final Plat Approval - Ventana Ranch West

Dear Sheran

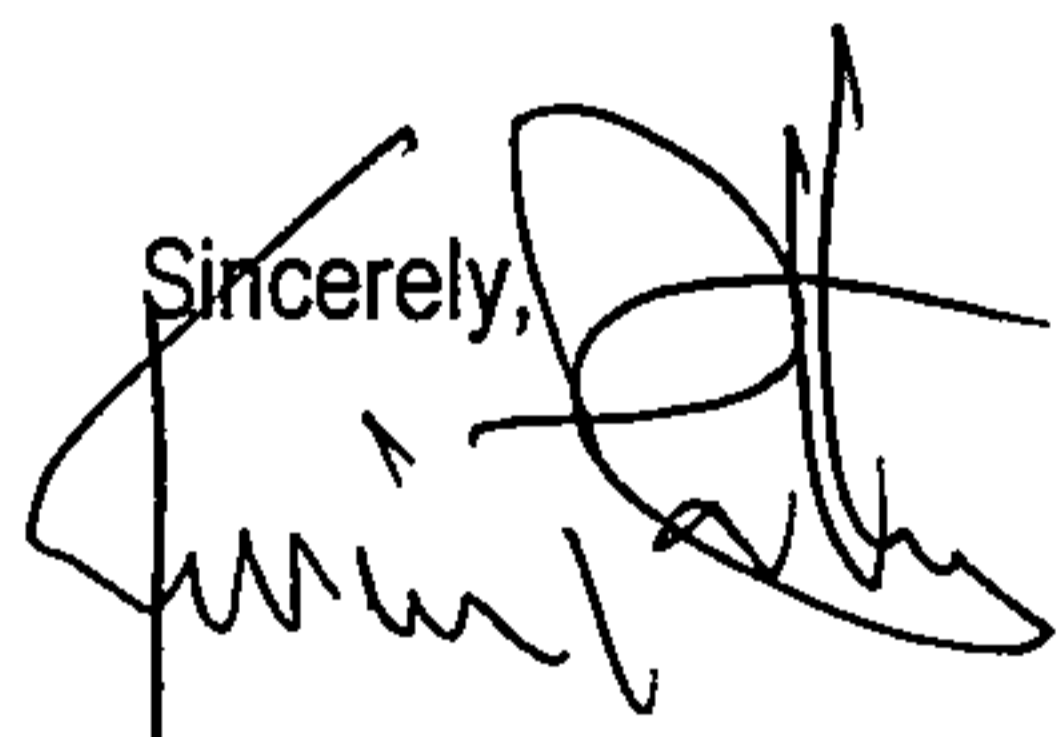
Enclosed for Development Review Board review and approval are six copies of the revised bulk land plat for the above referenced development. The bulk land plat is currently scheduled to be heard at DRB on Wednesday February 25, 2004. The enclosed bulk land plat has incorporated the following revisions as requested by the comments we have received from meeting with each of the board members:

- Added additional right of way width along Paseo del Norte Blvd. (from 73 ft to 78 ft) and Del Oeste Blvd (from 38 ft to 43 ft).
- Removed the blanket utility easements within the public right of ways (Ventana West Parkway and Ventana Ridge Road)
- Added drainage easements across Tracts 2 and 6.

In addition to revising the bulk land plat to address board members comments I have made the following revisions:

- Tracts 1 and 3 have been broken into Tracts 1A, 1B and 3 so we are able to differentiate between Ventana Ranch West LLC and Las Ventanas Limited Partnership owned property.
- The park site (Tract C) has been revised to address the correct acreage to be dedicated to the city.

If you have any questions or require further information, please contact me.

Sincerely,


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

Enclosures

cc: Kurt Browning, LVLP

ENGINEERING ▲

SPATIAL DATA ▲

ADVANCED TECHNOLOGIES ▲

83,49185 WARRANTY DEED (Joint Tenants)

966

JUSTIN FREIMARK, an unmarried man, as his sole and separate estate

for consideration paid, grant to DON W. GRADY and SALLY ANN GRADY, husband and wife

whose address is

and

whose address is

as joint tenants the following described real estate in Bernalillo County, New Mexico:

A tract of land situate within the Alameda Grant, Township 11 North, Range 2 East, N.M.P.M., more particularly described as:

The Southeast 1/4 of the North 1/2 of the Westerly 2640.0 feet of Tract 10, a metes and bounds description of Black Ranch, Tr. 10 which follows:

BLACK RANCH - Tract 10

Beginning at the Southeast Corner of said tract, a point whence the corner common to the Northeast Corner, Section 17 and the Northwest Corner of Section 16, T11N, R2E, NMPM, and a point on the South Boundary line of the Alameda Grant, a U.S.L.O. marker in place, bears S.0deg. 02'W, 3265.10 feet distant,

Thence N.0deg. 02'E, 5280.0 feet to the Northeast Corner of said tract,

Thence S.89deg. 55'30" W, 3955.0 feet to the Northwest Corner,

Thence S.0deg. 02'W, 5280.0 feet to the Southwest Corner,

Thence N.89deg. 55'30"W, 3955.0 feet to the Southeast Corner and Beginning.

CONTAINS: 479.39 Acres, more or less.

X Grantor herein retains all mineral rights not previously reserved.

with warranty covenants.

WITNESS MY hand and seal this 13 day of July, 1983

Justin Freimark (Seal)

(Seal)

ASSESSOR'S OFFICE COUNTY OF BERNALILLO EDWARD M. MURPHY ASSESSOR

ACKNOWLEDGMENT FOR NATURAL PERSONS

STATE OF NEW YORK

COUNTY OF New York

The foregoing instrument was acknowledged before me this 13 day of July, 1983 by JUSTIN FREIMARK, an unmarried man, as his sole and separate estate

My commission expires: STEPHEN W. WILK, Notary Public, State of New York, No. 30-9671950, Qualified in Nassau County, Expires March 30, 1987

ACKNOWLEDGMENT FOR CORPORATION

STATE OF NEW MEXICO

COUNTY OF

The foregoing instrument was acknowledged before me this day of 19

by (Name of Officer)

(Title of Officer) of (Name of Corporation Acknowledging)

a (State of Incorporation) corporation, on behalf of said corporation.

My commission expires: Notary Public

FOR RECORDER'S USE ONLY STATE OF NEW MEXICO COUNTY OF BERNALILLO FILED FOR RECORD 83 JUL 25 11:55

DOLores C. WALLER, CO. CLERK & RECORDER, DEPUTY

1-008-065-331-328-10110

Volume 1-18-83

#3

WARRANTY DEED

Raymond C. Kolode, a single man, and Edward Raddatz, Jr., a married man joined by Denise Raddatz, his wife, and Harold Raddatz, a married man joined by Carol Raddatz, his wife, for consideration paid, grant to Tom Grady, a single man, as to an undivided 1/3 interest and Joe Grady and Lauri Grady, husband and wife, as joint tenants, as to an undivided 2/3 interest, whose address is P.O. Box 30801, Albuquerque, New Mexico 87190, the following described real estate in Bernalillo County, New Mexico:

A tract of land situate within projected Section 8, Township 11 North, Range 2 East, N.M.P.M., being a portion of Black Ranch, Tract 10, more particularly described as follows: BEGINNING at the Southeast corner of said Tract; whence, the Southeast corner of said Tract 10 bears S 00° 02' 00" W, 1320.08 feet distant; thence, from said point of beginning S 89° 49' 51" W, 328.75 feet to the Southwest corner; thence, N 00° 02' 00" E, 1320.00 feet to the Northwest corner; thence, N 89° 49' 51" E, 328.75 feet to the Northeast corner; thence, S 00° 02' 00" W, 1320.00 feet to the point of beginning and containing 9.9621 acres, more or less.

?
325

Subject to: reservations, restrictions and easements of record; and taxes for the year 1995 and subsequent years;

with warranty covenants.

WITNESS our hands and seals the 21ST day of November, 1995.

Raymond C. Kolode
Raymond C. Kolode

Edward Raddatz, Jr.
Edward Raddatz, Jr.

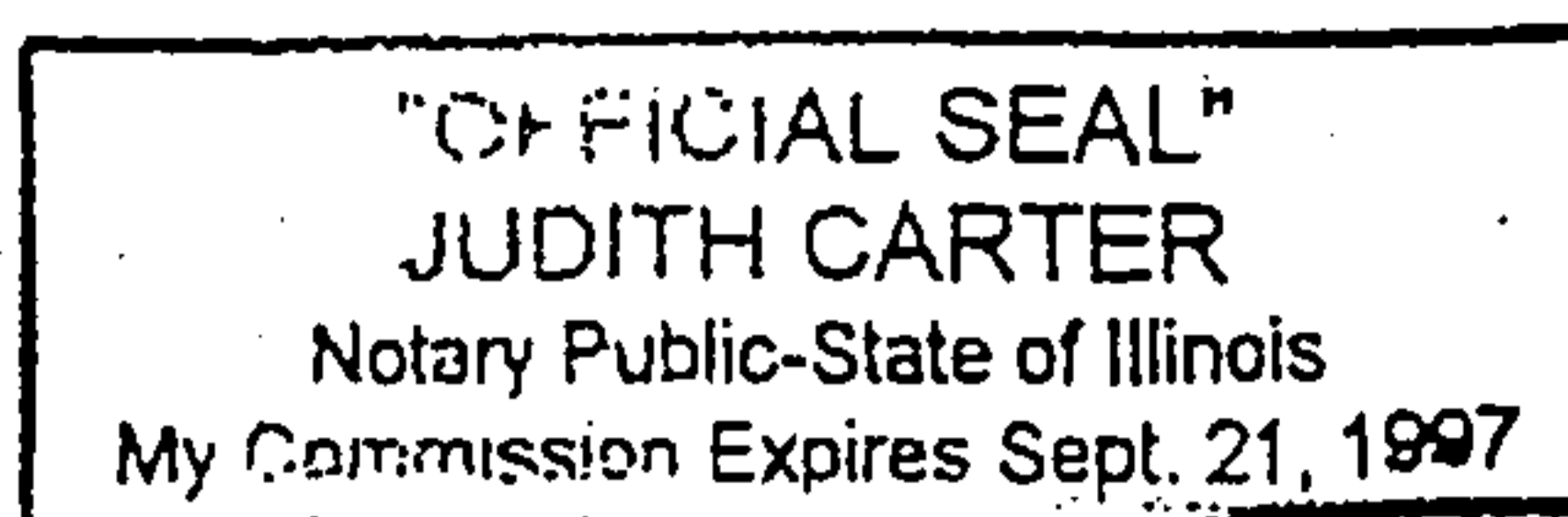
Denise Raddatz
Denise Raddatz

Harold Raddatz
Harold Raddatz

Carol Raddatz
Carol Raddatz

ACKNOWLEDGMENT

STATE OF ILLINOIS)
) SS.
COUNTY OF DuPage)



This instrument was acknowledged before me on November 21ST, 1995, by Raymond C. Kolode, a single man.

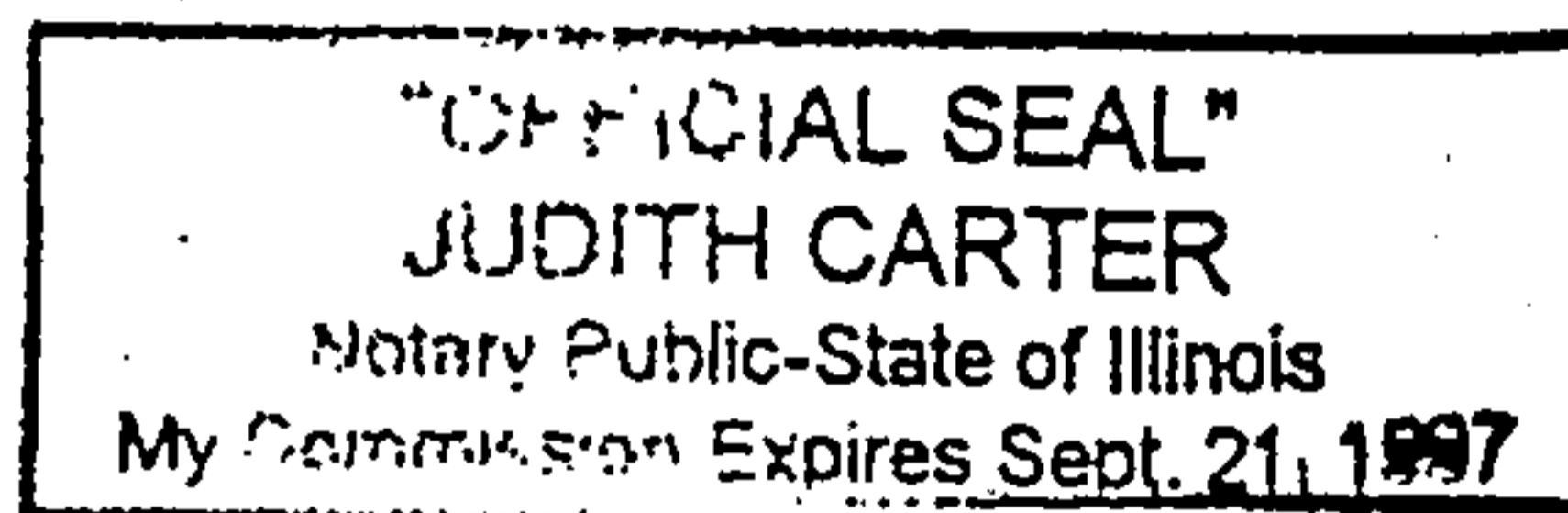
Judith Carter
Notary Public

My Commission Expires:

09/21/97

ACKNOWLEDGMENT

STATE OF ILLINOIS)
) SS.
COUNTY OF DuPage)



This instrument was acknowledged before me on November 21ST, 1995, by Edward Raddatz, Jr. and Denise Raddatz, husband and wife.

Judith Carter
Notary Public

My Commission Expires:

09/21/97

ACKNOWLEDGMENT

STATE OF ILLINOIS)
) SS.
COUNTY OF DuPage)



This instrument was acknowledged before me on November 21ST, 1995, by Harold Raddatz and Carol Raddatz, husband and wife.

Judith Carter
Notary Public

My Commission Expires:

09/21/97

STATE OF NEW MEXICO
COUNTY OF BERNALILLO
FILED FOR RECORD

97 FEB -3 AM 11:54

97-3 PG. 7772-7773
BK. PG.
JUDY D. WOODWARD
CO. CLERK & RECORDER
Adriana

WARRANTY DEED

#4

Matthew Kochnowicz, an unmarried man, for consideration paid, grants to D & S Two Ltd., Company, a New Mexico limited liability company, whose address is 4004 Carlisle NE, Suite C, Albuquerque, New Mexico 87107, the following described real estate in Bernalillo County, New Mexico:

That certain parcel of land lying within the exterior boundaries of the Alameda Land Grant in Township 11 North, Range 2 East, New Mexico Principal Meridian, Bernalillo County, New Mexico, described more particularly by metes and bounds as follows:

BEGINNING at the U.S.L.O. marker on the south boundary line common to Sections 16 and 17 in Township 11 North, Range 2 East, New Mexico Principal Meridian:

THENCE N 0 deg. 02' E a distance of 5,245.10 feet to a point;
THENCE S 89 deg. 55' 30 W a distance of 655.0 feet to the southeast corner and TRUE POINT OF BEGINNING of the parcel herein described;
THENCE S 89 deg. 55' 30" W a distance of 330.0 feet to the southwest corner;
THENCE N 0 deg 02' E a distance of 660.0 feet to the northwest corner;
THENCE N 89 deg. 55' 30" E a distance of 330.0 feet to the northeast corner;
THENCE S 0 deg. 02' W a distance of 660.0 feet to the TRUE POINT OF BEGINNING;

Subject to: reservations, restrictions and easements of record; and taxes for the year 1996 and subsequent years;

with warranty covenants.

WITNESS my hand and seal the 2nd day of April, 1996.

Matthew Kochnowicz
Matthew Kochnowicz

STATE OF NEW MEXICO
COUNTY OF BERNALILLO

97 MAY -7 PH 3:48

97-12 5830 - 5831

JUDICIAL DEPARTMENT
COUNTY CLERK
Matthew Kochnowicz

ACKNOWLEDGMENT

STATE OF Wisconsin)
) ss.
COUNTY OF MILWAUKEE)

This instrument was acknowledged before me on April 2nd, 1996, by Matthew Kochnowicz, an unmarried man.

[Signature]
Notary Public

My Commission Expires:

PERMANENT

WARRANTY DEED (PAYOFF) #5

Benjamin Erlitz, an unmarried man, and Joyce Erlitz, an unmarried woman, and Saul Smith, a married man dealing with his sole and separate property, and Penelope Pugliese Shaw, Paul Jones Pugliese and Patri Jones Pugliese, as Co-Executors of the Estate of Julia Jones Pugliese, deceased

for consideration paid, grants to
D & S Two Ltd. Co., a New Mexico limited liability company as to an undivided 25% interest, and Joe Grady & Lauri Grady, husband and wife as to an undivided 25% interest, and D & S One, Inc., a New Mexico corporation as to an undivided 20% interest, and Don W. Grady and Sally A. Grady, husband and wife as to an undivided 20% interest, and Tom Grady, a single man, as to an undivided 10% interest, whose address is P. O. Box 30801, Albuquerque, NM 87190, the following described real estate in Bernalillo County, New Mexico:

The South Half of the North Half (S1/2 N1/2) of the West 1320 feet of property designated as Black Ranch-Tract Ten (10), Bernalillo County, New Mexico, said Tract 10 more particularly described as follows:

BEGINNING at the Southeast corner of said tract, a point whence the corner common to the Northeast corner, Section 17 and the Northwest corner of Section 16, T 11 N, R 2 E, N.M.P.M. and a point on the South boundary line of the Alameda Grant, a U.S.G.L.O. marker in place, bears S 0° 02' W, 3265.10 feet distant;
Thence N 0° 02' E, 5280 feet to the Northeast corner of said tract;
Thence S 89° 55' 30" W, 3955.0 feet to the Northwest corner;
Thence S 0° 02' W, 5280.0 feet the Southwest corner;
Thence N 89° 55' 30" E, 3955.0 feet to the Southeast corner and point of beginning.

SUBJECT TO reservations, restrictions and easements of record, and taxes for the year 2001 and subsequent years,

with warranty covenants.

WITNESS my hand and seal this December 1, 2000

*SEE SIGNATURE AND NOTARY ACKNOWLEDGEMENT PAGES
ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF.*

97001289

3079

#6

STATE OF NEW MEXICO
COUNTY OF BERNALILLO

97 JUN -7 AM 10:14

97-1 3079-308

W. Hilburn
22-963494 CROSSER JAKP

WARRANTY DEED

John E. Hilburn, a married man as his sole and separate estate, Janice L. Gaddie, a married woman as her sole and separate estate and Hugh C. Hilburn, a married man as his sole and separate estate, for consideration paid grants to D & S Two Ltd. Co., a New Mexico Limited Liability Company, whose address is 4004 Carlisle NE, No. C, Albuquerque, New Mexico 87107, the following described real estate in Bernalillo County, New Mexico:

"SEE ATTACHED EXHIBIT A"

Subject to reservations, restrictions and easements of record.

Subject to taxes for the year 1997 and subsequent years.

with warranty covenants.

Witness our hands and seal this 3rd day of January, 1997.

John E. Hilburn
John E. Hilburn

*Janice L. Gaddie by John E. Hilburn
as her attorney in fact*
Janice L. Gaddie by John E. Hilburn as her attorney in fact

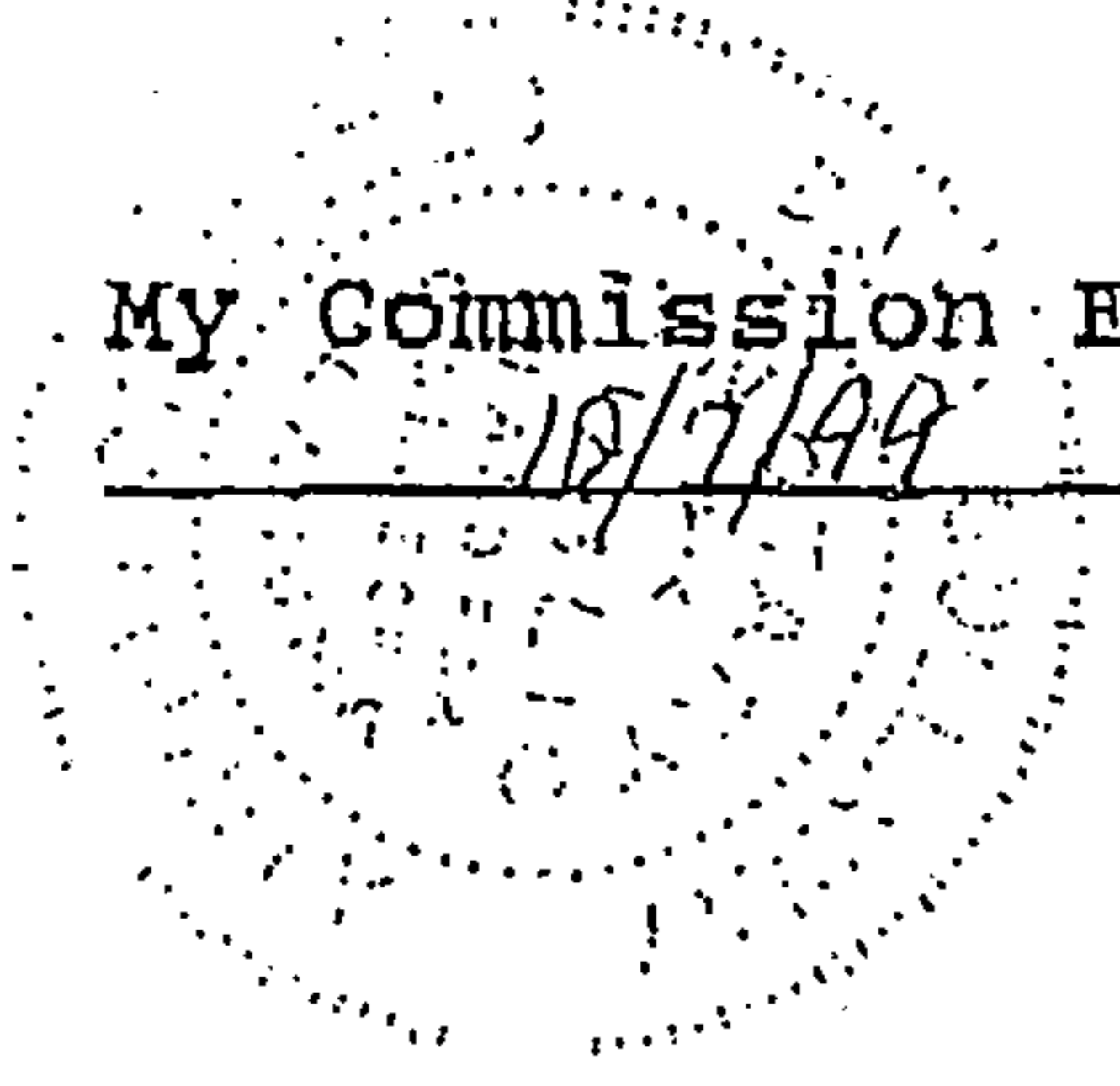
*Hugh C. Hilburn by John E. Hilburn
as his attorney in fact*
Hugh C. Hilburn by John E. Hilburn as his attorney in fact

STATE OF OKLAHOMA)
) ss.
COUNTY OF STEPHENS)

This instrument was acknowledged before me on 1/3/97, 1997, by John E. Hilburn, a married man as his sole and separate estate, Janice L. Gaddie, a married woman as her sole and separate estate by John E. Hilburn as her attorney in fact and Hugh C. Hilburn, a married man as his sole and separate estate by John E. Hilburn as his attorney in fact.

My Commission Expires: 10/7/99

Dana Sullaway
Notary Public



"EXHIBIT A"

That certain parcel of land lying within the exterior boundaries of the Alameda land grant in Township 11 North, Range 2 East; New Mexico Principal Meridian, Bernalillo County, New Mexico, described more particularly by metes and bounds as follows:
Beginning at the U.S.G.L.O. marker on the South boundary line common to Sections 16 and 17 in Township 11 North, Range 2 East, New Mexico Principal Meridian;
THENCE N 0 deg. 02' E a distance of 3,925.10 feet to a point;
THENCE S 89 deg. 55' 30" W a distance of 325.0 feet to the Southeast corner
and TRUE POINT OF BEGINNING of the parcel herein described;
THENCE S 89 deg. 55' 30" W a distance of 330.0 feet to the Southwest corner;
THENCE N 0 deg. 02' E a distance of 660.0 feet to the Northwest corner;
THENCE N 89 deg. 55' 30" E a distance of 330.0 feet to the Northeast corner;
THENCE S 0 deg. 02' W a distance of 660.0 feet to the POINT OF BEGINNING.

1-008-065 - 478-099-40127

R.L.
2/13/97

WARRANTY DEED

#1

Helene P. Brozovich and Matthew Brozovich as Trustees of the Bernice E., Siebert and Bernadine Siebert Revocable Living Trust dated August 21, 1998, for consideration paid, grant to D & S Two Ltd. a New Mexico Limited Liability Company, whose address is P. O. Box 30801, Albuquerque, NM 87190, the following described real estate in Bernalillo County, New Mexico:

*Company

A tract of land situate within the Alameda Grant, T11N, R2E, N.M.P.M., Bernalillo County, New Mexico, described as the East Half of the East Half of the North Half of the North Half of the Southwest Quarter (E1/2E1/2N1/2N1/2SW1/4) of the West 2640.0 feet of Tract 10, as shown on the "Survey of a portion of the Black Ranch, by C.H. Cole, dated October, 1959," more particularly described as follows:

BEGINNING at the U.S.S.O. Brass Cap on the South boundary of the Town of Alameda Grant set for the closing corner of Sections 16 and 17, T11N, R2E, N.M.P.M., Bernalillo County, New Mexico; running,
Thence N 0° 02' E, a distance of 5245.10 feet to a point;
Thence S 89° 55' 30" W, a distance of 2635.0 feet to the Southeast corner and point of beginning;
Thence S 89° 55' 30" W, a distance of 330.0 feet to the Southwest corner;
Thence N 0° 02' E, a distance of 660.0 feet to the Northwest corner;
Thence N 89° 55' 30" E, a distance of 330 feet to the Northeast corner;
Thence S 0° 02' W, a distance of 660.0 feet to the point of beginning.

SUBJECT TO reservations, restrictions and easements of record, and taxes for the year 2000 and subsequent years,

with warranty covenants.

WITNESS our hands and seals this ~~15th~~ day of February, 2000.

THE BERNICE E. SIEBERT AND BERNADINE SIEBERT REVOCABLE LIVING TRUST DATED 8/21/98:

BY: Helene P. Brozovich (Seal) Matthew Brozovich (Seal)
Helene P. Brozovich, Trustee Matthew Brozovich, Trustee

ACKNOWLEDGMENT FOR NATURAL PERSONS

STATE OF Illinois }
COUNTY OF Rock Island } ss.

This instrument was acknowledged before me this 15th day of February, 2000, by Helene P. Brozovich and Matthew Brozovich as Trustees of the Bernice E. Siebert and Bernadine Siebert Revocable Living Trust dated 8/21/98.

My commission expires _____ (Seal)



Terri M. Grove
Notary Public

ACKNOWLEDGMENT FOR CORPORATION

STATE OF NEW MEXICO }
COUNTY OF County } ss.

This instrument was acknowledged before me this _____ day of _____, by _____,

_____ (Name of Officer) of _____ (Title of Officer)

Helene P. Brozovich and Matthew Brozovich as Trustees of the Bernice E.

_____ (Name of Corporation Acknowledging) a _____ (State of Incorporation) corporation, on behalf of said corporation.

My commission expires: expiration date (Seal)

Notary Public

FOR RECORDER'S USE ONLY

ASSESSOR'S OFFICE
COUNTY OF BERNALILLO

3/06/00 AK
Bernalillo



2000016251
5398831
Page: 1 of 1
02/18/2000 10:57A
Bk-A2 Pg-6173

WARRANTY DEED

#8

RENEE GOODMAN SOMMERS, an unmarried woman, formerly known as
RENEE GOODMAN, as to an undivided 1/4 interest; LAWRENCE GOODMAN,
an unmarried man, as to an undivided 3/8 interest; and LORI BETH
GOODMAN, an unmarried woman, as to an undivided 3/8 interest, for
consideration paid, grant to CCG PARTNERSHIP, a New Mexico
general partnership, whose address is 9151 Elena Drive NE
Albuquerque, New Mexico, the following described real estate
in Bernalillo County, New Mexico:

A tract of land situate within the Alameda Grant,
Township 11 North, Range 2 East, N.M.P.M., more
particularly described as:

The North 1/2 of the South 1/2 of the North 1/2 of
Tract 10, except the West 2640.0 feet thereof, in that
portion of the property known as the Black Ranch,
Alameda Grant, Bernalillo County, New Mexico, being
more particularly described as follows:

BEGINNING at the Southeast Corner of said tract, a
point whence the corner common to the Northeast Corner,
Section 17 and the Northwest Corner of Section 16,
T11N, R2E, NMPM, and a point on the South Boundary line
of the Alameda Grant, a U.S.L.O. marker in place bears
S 0° 02' W 3265.10 feet distant,

Thence N 0° 02' E, 5280.0 feet to the Northeast Corner
of said tract,
Thence S 89° 55' 30" W, 3955.0 feet to the Northwest
Corner,
Thence S 0° 02' W, 5280.0 feet to the Southwest Corner,
Thence N 89° 55' 30" E, 3955.0 feet to the Southeast
Corner and Point of Beginning.

Subject to a prior reservation of oil, gas, uranium and
other minerals as set forth in Warranty Deed recorded
in Book D 513, page 189, records of Bernalillo County,
New Mexico.

Subject to terms and conditions contained in that
certain Affidavit recorded in Book 96-32, page 1147,
records of Bernalillo County, New Mexico.

Subject to patent reservations, restrictions and
easements of record and to taxes for the year 2002 and
years thereafter.

with warranty covenants.

WITNESS our hands and seals this 26th day of April, 2002.

Renée Goodman Sommers
RENEE GOODMAN SOMMERS

Lawrence Goodman
LAWRENCE GOODMAN

Lori Beth Goodman
LORI BETH GOODMAN

BALWANTEE AORIAM
No. 01A65059174
Notary Public, State of New York
Qualified in Queens County
My Commission Expires June 1, 2006

Balwantee Aoriam

HOLLYANN A. SUE
NOTARY PUBLIC - NEW YORK
COUNTY - QUEENS
01SU6026724
My Commission Expires 11/07/2005
Holly A. Sue

2002050704
5883817
Page: 1 of 2
05/01/2002 11:24R
Bk-435 Pg-6345
R-9.00
Serr. Co. 40
Mary Herrera

WARRANTY DEED

PAMELA PARKER JONES, a married woman, who acquired title as PAMELA E. PARKER, joined by her husband, DAVID WILLIAM JONES, for consideration paid, grant to CCG PARTNERSHIP, a New Mexico general partnership, whose address is P.O. Box 30801, Albuquerque, New Mexico 87109, the following described real estate in Bernalillo County, New Mexico:

9
~~##~~

A tract of land situate within the Alameda Grant, T. 11 N., R. 2 E., N.M.P.M., more particularly described as follows:

BEGINNING at a point on the South boundary of the Alameda Grant, common to the corners of Section 16 and 17; running

Thence, N. 0°02' E., a distance of 5,245.10 feet to a point;

Thence, S. 89°55'30" W., a distance of 2,965.0 feet to the Southeast corner and TRUE POINT OF BEGINNING of the parcel herein described;

Thence, N. 0°02' E., a distance of 660.0 feet to the Northeast corner;

Thence, S. 89°55'30" W., a distance of 330.0 feet to the Northwest corner;

Thence, S. 0°02' W., a distance of 660.0 feet to the Southwest corner;

Thence, N. 89°55'30" E., a distance of 330.0 feet to the Southeast corner and POINT OF BEGINNING of the parcel herein described.

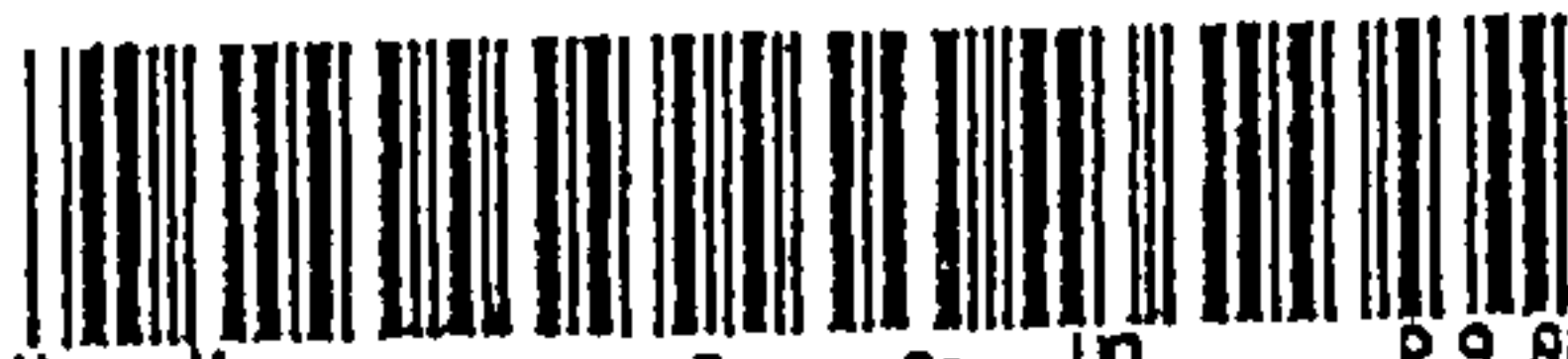
Subject to patent reservations, restrictions and easements of record and to taxes for the year 2003 and years thereafter.

with warranty covenants.

WITNESS our hands and seals on February 13th, 2003.

Pamela Parker Jones
PAMELA PARKER JONES

David William Jones
DAVID WILLIAM JONES



2883825888
5888888
Page: 1 of 1
82/17/2883 11:26A
Bk-858 Pg-5762

ACKNOWLEDGMENT

STATE OF COLORADO)
COUNTY OF ADAMS)

This instrument was acknowledged before me on February 13th, 2003, by PAMELA PARKER JONES and DAVID WILLIAM JONES, wife and husband

MY COMMISSION EXPIRES

11/19/03

[Signature]
NOTARY PUBLIC

#10

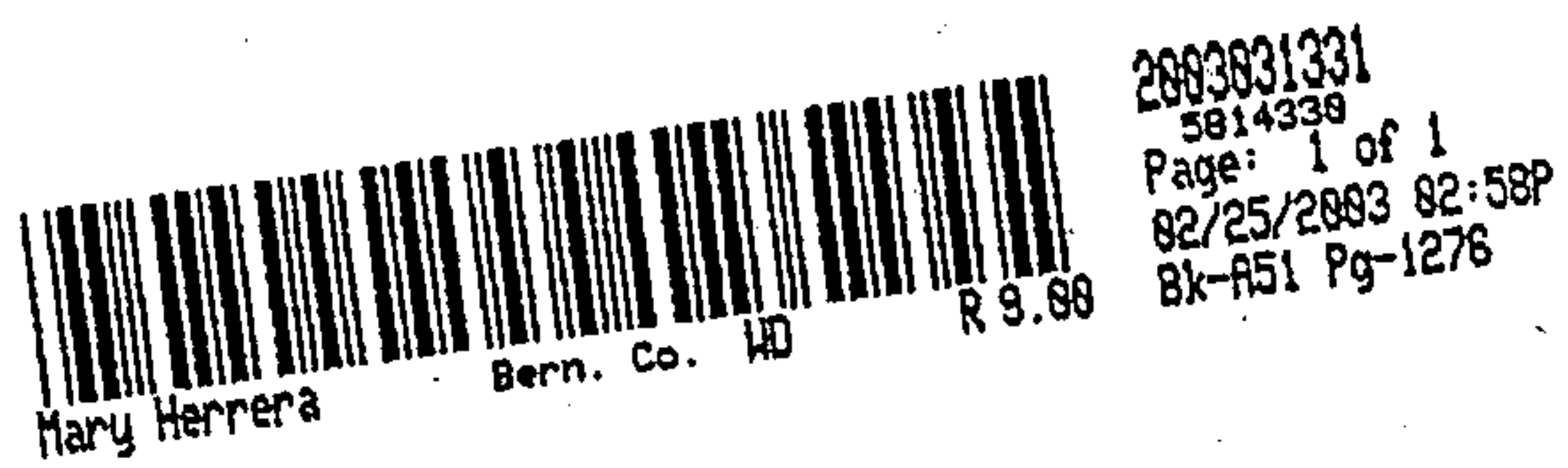
WARRANTY DEED

EUGENE A. ROSSINI and MARIA A. ROSSINI, husband and wife, for consideration paid, grant to CCG PARTNERSHIP, a New Mexico General Partnership, whose address is 9151 Elena Drive, N.E., Albuquerque, New Mexico 87122 the following described real estate in Bernalillo County, New Mexico:

A tract of land situate within the Alameda Grant, T11N, R2E, N.M.P.M., Bernalillo County, New Mexico, more particularly described as follows:

The East Half of the West Half of the North Half of the North Half of the Southwest Quarter of the West 2640.0 feet of Tract 10 in that portion of the property known as the BLACK RANCH, Alameda Grant, Bernalillo County, New Mexico.

Subject to patent reservations, restrictions and easements of record and to taxes for the year 2003 and years thereafter.



with warranty covenants.

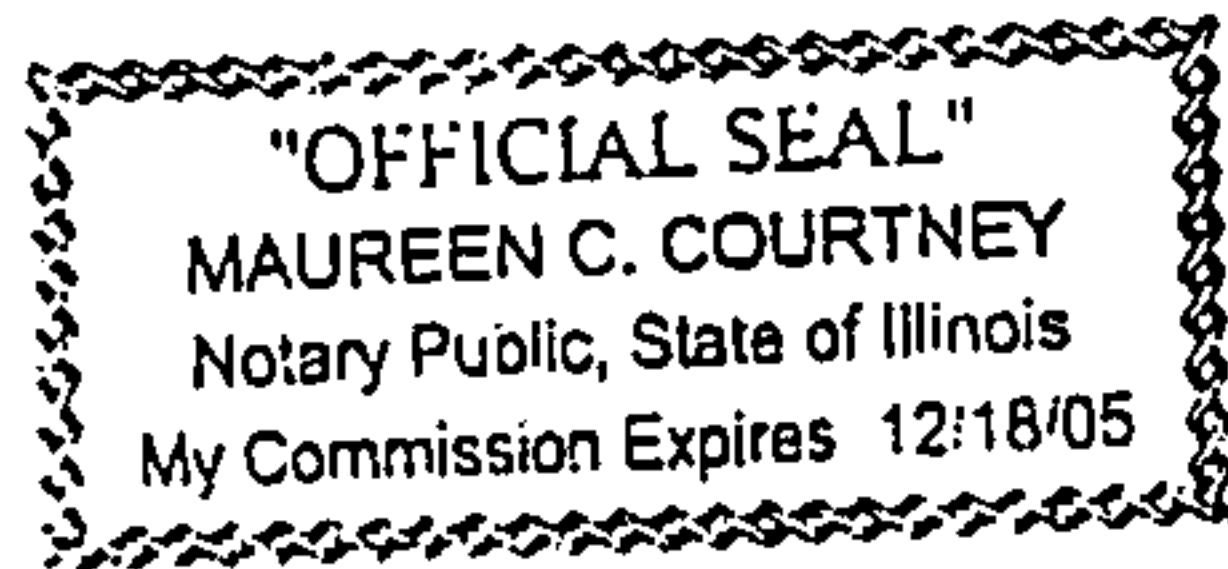
WITNESS my hand and seal on February 21, 2003.

Eugene A. Rossini
EUGENE A. ROSSINI

Maria A. Rossini
MARIA A. ROSSINI

ACKNOWLEDGMENT

STATE OF ILLINOIS)
COUNTY OF Cook)



This instrument was acknowledged before me on February 21st, 2003, by EUGENE A. ROSSINI and MARIA A. ROSSINI, husband and wife.

MY COMMISSION EXPIRES:
12-18-2005

Maureen Courtney
NOTARY PUBLIC

WARRANTY DEED

Acre II Partnership, a New Mexico general partnership, for consideration paid, grants to CCG Partnership, a New Mexico general partnership, whose address is c/o Ronald B. Clark, 9151 Elena Dr. NE, Albuquerque, NM 87122, the following described real estate in BERNALILLO County, New Mexico:

A tract of land situate within the Alameda Grant, Township 11 North, Range 2 East, N.M.P.M., more particularly described as follows:

The West Half of the West Half of the North Half of the North Half of the Southwest Quarter (W1/2 W1/2 N1/2 N1/2 SW1/4) of the West 2640.0 feet of Tract 10 in that portion of the property known as the Black Ranch, Alameda Grant, Bernalillo County, New Mexico, said Tract 10 being described and located as follows:


Beginning at the Southeast corner of said tract, a point whence the corner common to the Northeast corner, Section 17 and the Northwest corner of Section 16, T11N, R2E, N.M.P.M., and a point on the South boundary line of the Alameda Grant, U.S.L.O. marker in place bears S 0° 02' W, 3265.10 feet distant; thence N 0° 02' E, 5280 feet to the Northeast corner of said tract; thence S 89° 55' 30" W, 3955.0 feet to the Northwest corner; thence S 0° 02' W, 5280.0 feet to the Southwest corner; thence N 89° 55' 30" E, 3955.0 feet to the Southeast corner and point of beginning.

SUBJECT TO reservations, restrictions and easements of record, and taxes for the year 2003 and subsequent years,

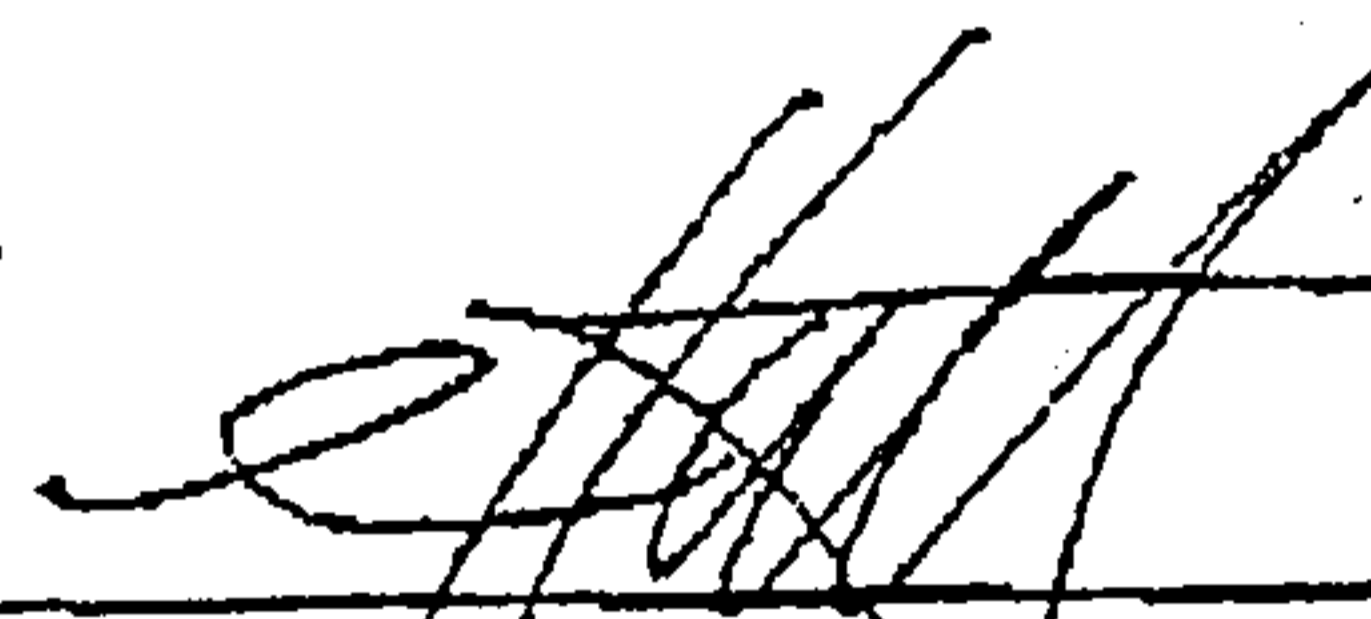
with warranty covenants.

WITNESS my hand and seal this 27th day of November, 2002.

Acre II Partnership, a New Mexico general partnership



By: Michael Schiffer, General Partner (Seal)



By: Trevor Hatchell, General Partner (Seal)



By: Karolina Janik, General Partner (Seal)

ACKNOWLEDGMENT FOR NATURAL PERSONS

STATE OF NEW MEXICO
COUNTY OF BERNALILLO


} ss.

This instrument was acknowledged before me this 27th day of November, 2002,
by Michael Schiffer and Trevor Hatchell, as General Partners of Acre II Partnership, a New Mexico general partnership.
(Name or Names of Person or Persons Acknowledging)

My commission expires: Aug. 10, 2003
(Seal)



H.E. VEITCH
NOTARY PUBLIC STATE OF NEW MEXICO
My commission expires: 8-10-03



Notary Public H. E. Veitch

ACKNOWLEDGMENT FOR NATURAL PERSONS

STATE OF NEVADA
COUNTY OF CLARK

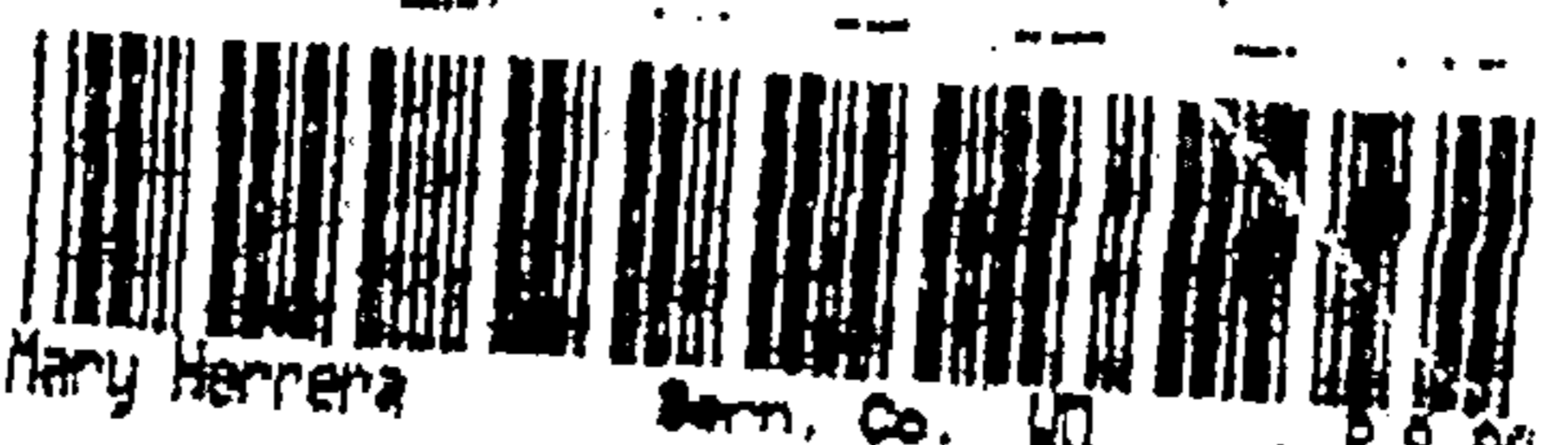
} ss.

This instrument was acknowledged before me this 12/2 day of December, 2002,
by Karolina Janik, as General Partner of Acre II Partnership, a New Mexico general partnership
(Name or Names of Person or Persons Acknowledging)

My commission expires: 2/12/03

Notary Public - State of Nevada
County of Clark
BRANDALEEN RODRIGUEZ
My Appointment Expires
August 13, 2015
No: 89-57196-1

Notary Public



Mary Herrera

Bern. Co. ND

R 9.86

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Page: 1 of 1
12/03/2002 03:06P
Blk-045 Pg-3589

SHORT FORM WARRANTY DEED
Vision Form 0001NM Rev. 07/08/98

200216---6

WARRANTY DEED

12

WILLIAM J. MAYHEW and AMY MAYHEW, husband and wife and HI J. ROBERTS, a single man, for consideration paid, grant to VENTANA WEST, LLC, a New Mexico limited liability company, whose address is 10 Tramway Loop, N.E., Albuquerque, New Mexico 87122, the following described real estate in Bernalillo County, New Mexico:

Beginning at the U.S.G.L.O. Marker on the South Boundary line common to Sections 16 and 17, T11N, R2E, N.M.P.M., Bernalillo County, New Mexico; running thence N. 02° E, a distance of 4585.10 feet to a point; thence S 89° 55' 30" W, a distance of 655.0 feet to the Southeast Corner and Point of Beginning of the parcel herein described; thence S 89° 55' 30" W, a distance of 330.0 feet to the Southwest Corner; thence N 0° 02' E, a distance of 660.0 feet to the Northwest Corner; thence N 89° 55' 30" E, a distance of 330.0 feet to the Northeast Corner; thence S 0° 02' W, a distance of 660.0 feet to the Point of Beginning.

Subject to patent reservations, restrictions and easements of record and to taxes for the year 2002 and years thereafter.

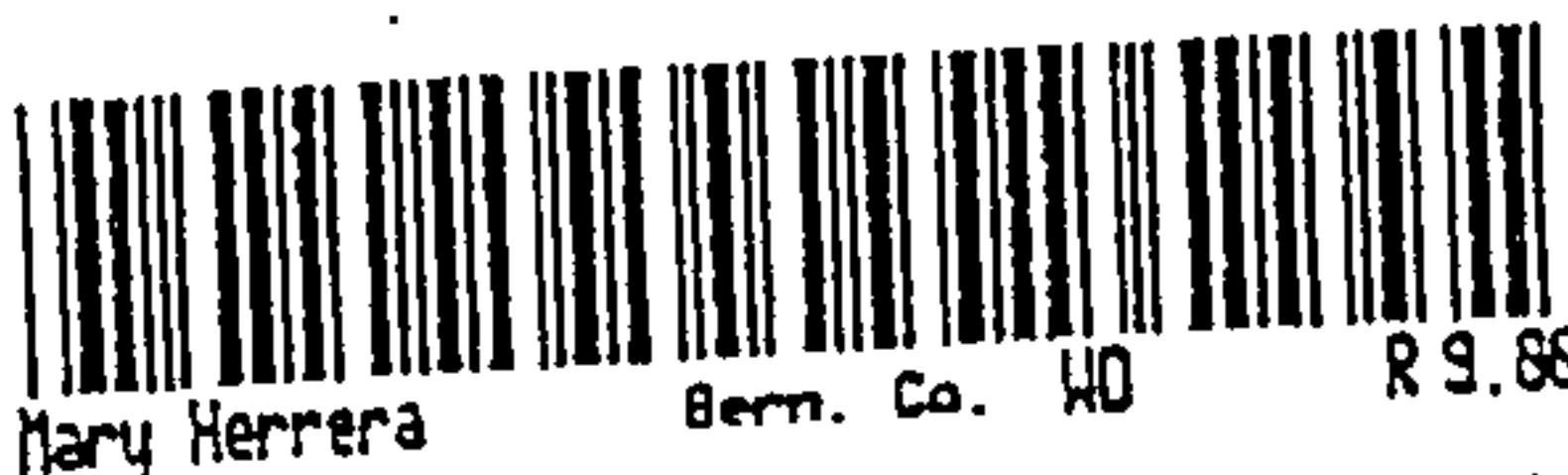
with warranty covenants.

WITNESS our hands and seals this 29th day of August, 2002.

William J. Mayhew
WILLIAM J. MAYHEW

Amy Mayhew
AMY MAYHEW

Hi J. Roberts
HI J. ROBERTS



2002109378
3716223
Page: 1 of 1
08/29/2002 02:35P
Bk-R48 Pg-9952

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on August 29th, 2002, by WILLIAM J. MAYHEW and AMY MAYHEW, husband and wife.

NOTARY PUBLIC STATE OF NEW MEXICO
TERI LARA
My commission expires 4-27-02

Teri Lara
NOTARY PUBLIC

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on August 29th, 2002, by HI J. ROBERTS, a single man.

NOTARY PUBLIC STATE OF NEW MEXICO
TERI LARA
My commission expires 4-27-02

Teri Lara
NOTARY PUBLIC

I, MARY HERRERA, County Clerk of Bernalillo County, New Mexico, hereby certify that the foregoing is true, correct and full copy of the instrument herewith set out as appears of record in my office.
Dated this 1st day of Sept, 2002
MARY HERRERA
Bernalillo County Clerk
Mary Herrera
Deputy Clerk

WARRANTY DEED

Courtesy

13

EVELYN GLUCKMAN, a single woman; FRANCINE GLUCKMAN,
a single woman; SUSAN GLUCKMAN, a single woman;
LEWIS ZEIDMAN, as Co-Executor of the ESTATE OF HELEN B. FINE,
Deceased; JEFFREY FINE, as Co-Executor of the ESTATE OF HELEN B.
FINE, Deceased; LAWRENCE FINE, as Co-Executor of the ESTATE OF
HELEN B. FINE, Deceased; and SANDRA BLOOM, as Co-Executor of the
ESTATE OF HELEN B. FINE, Deceased, for consideration paid, grant
to VENTANA WEST, LLC, a New Mexico limited liability company,
whose address is 10 Tramway Loop, N.E., Albuquerque, New Mexico
87122, the following described real estate in Bernalillo County,
New Mexico:

A tract of land situate within the Alameda Grant,
Township 11 North, Range 2 East, N.M.P.M., Bernalillo
County, New Mexico, more particularly described as
follows: The Northeast 1/4 of the North 1/2 of the
West 2640.0 feet of the following described tract of
land: Black Ranch, Tract 10, Beginning at the
Southeast Corner of said tract, a point whence the
corner common to the Northeast Corner, Section 17, and
the Northwest Corner of Section 16, T11N, R2E,
N.M.P.M., and a point on the South boundary line of
the Alameda Grant, a U.S.L.O. marker in place, bears
S. 0° 02' W, 3265.10 feet distant, Thence N 0° 02' E,
5280.0 feet to the Northeast Corner of said tract,
Thence S 89° 55' 30" W, 3955.0 feet to the Northwest
Corner, Thence S 0° 02' W, 5280.0 feet to the
Southwest Corner, Thence N 89° 55' 30" E, 3955.0 feet
to the Southeast Corner and Point of Beginning.

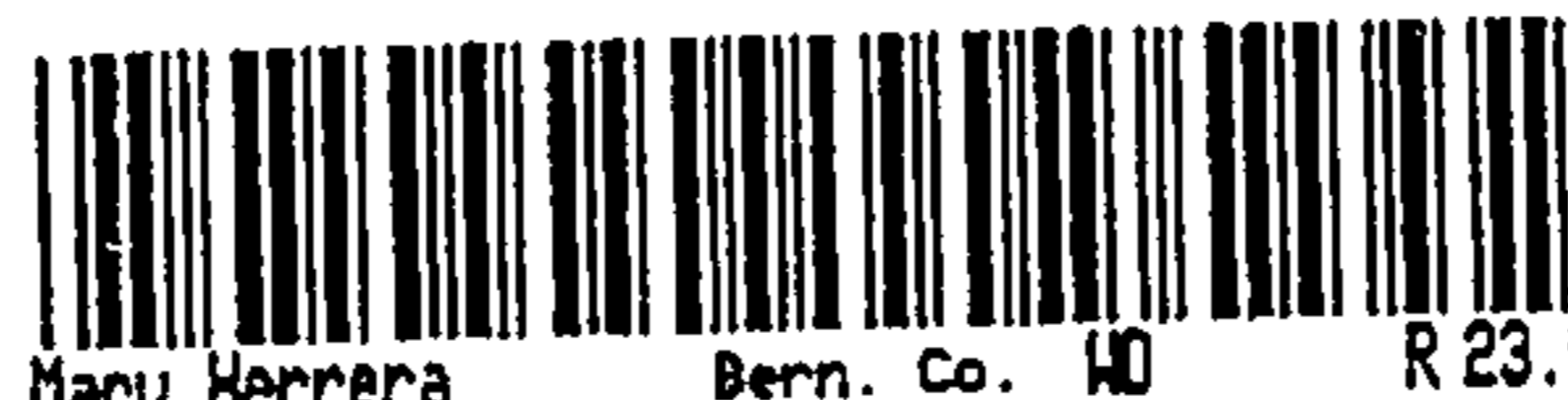
Subject to that certain prior reservation of all oil,
gas, uranium and other minerals as set forth in
Warranty Deed filed in Book D513, Page 189, records of
Bernalillo County, New Mexico.

Subject to patent reservations, restrictions and
easements of record and to taxes for the year 2003 and
years thereafter.

with warranty covenants.

WITNESS our hands and seals on December 23, 2002.

SEE SEPARATE SIGNATURE AND NOTARY PAGES ONE, TWO, THREE, FOUR,
FIVE, SIX AND SEVEN ATTACHED HERETO AND MADE A PART HEREOF BY
REFERENCE.



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Page: 1 of 8
02/12/2003 02:43P
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SIGNATURE AND NOTARY PAGE ONE
TO WARRANTY DEED DATED DECEMBER 23, 2002,
FROM GLUCKMAN, ET AL., AS GRANTORS,
AND VENTANA WEST, LLC, AS GRANTEE

Evelyn Gluckman
EVELYN GLUCKMAN

ACKNOWLEDGMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

This instrument was acknowledged before me on December
31, 2002, by EVELYN GLUCKMAN, + Evelyn Gluckman.

MY COMMISSION EXPIRES:

Dana T. Pickard
NOTARY PUBLIC



SIGNATURE AND NOTARY PAGE TWO
TO WARRANTY DEED DATED DECEMBER 23, 2002,
FROM GLUCKMAN, ET AL., AS GRANTORS,
AND VENTANA WEST, LLC, AS GRANTEE

Francine Gluckman
FRANCINE GLUCKMAN

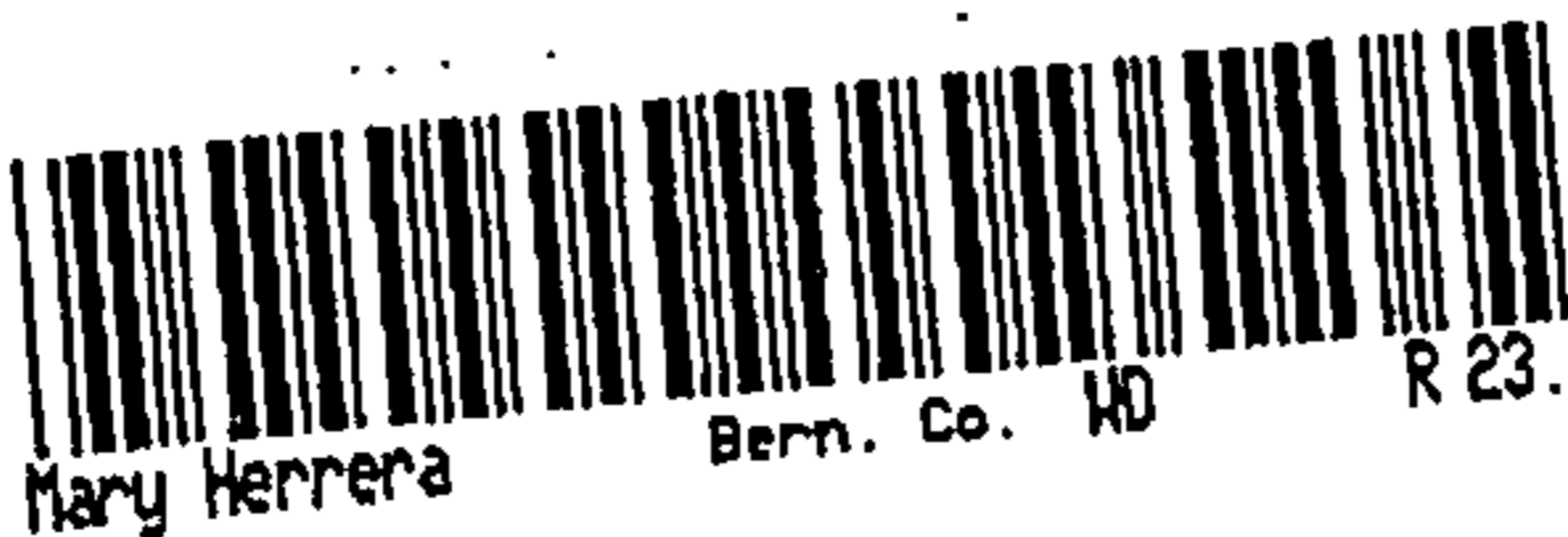
ACKNOWLEDGMENT

STATE OF NEW YORK
COUNTY OF SUFFOLK

This instrument was acknowledged before me on December
23, 2002, by FRANCINE GLUCKMAN, Francine Gluckman

MY COMMISSION EXPIRES:
Notary Public, State of New York
No. 01CU5030552
Qualified in Suffolk County
Commission Expires July 18, 2005

ELIZABETH CURTIN
NOTARY PUBLIC



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5805937
Page: 3 of 8
02/12/2003 02:43P
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SIGNATURE AND NOTARY PAGE THREE
TO WARRANTY DEED DATED DECEMBER 23, 2002,
FROM GLUCKMAN, ET AL., AS GRANTORS,
AND VENTANA WEST, LLC, AS GRANTEE

Susan Gluckman
SUSAN GLUCKMAN

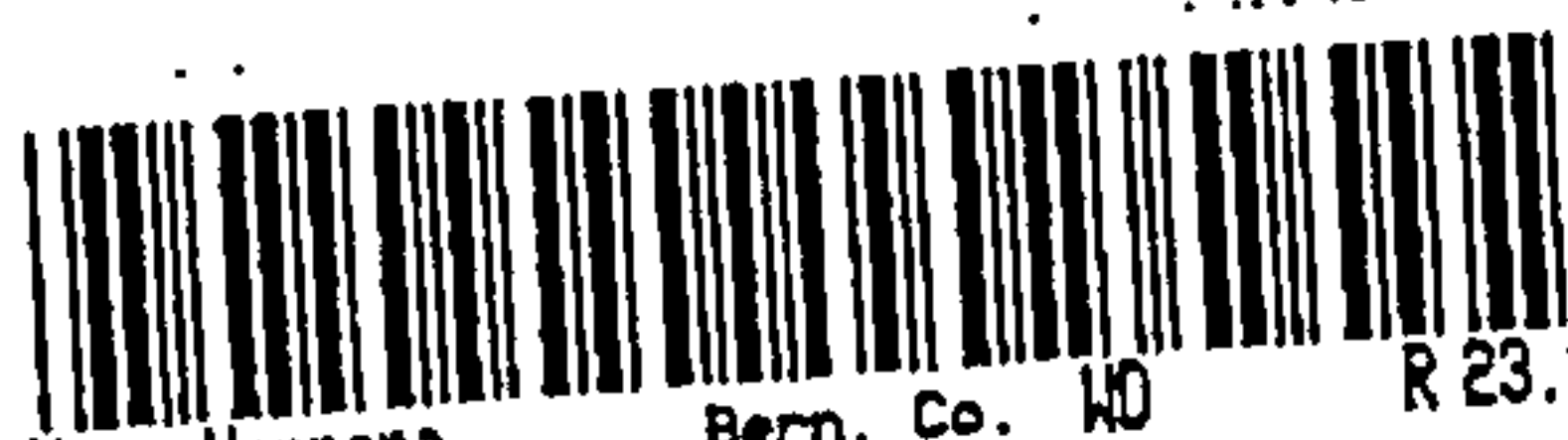
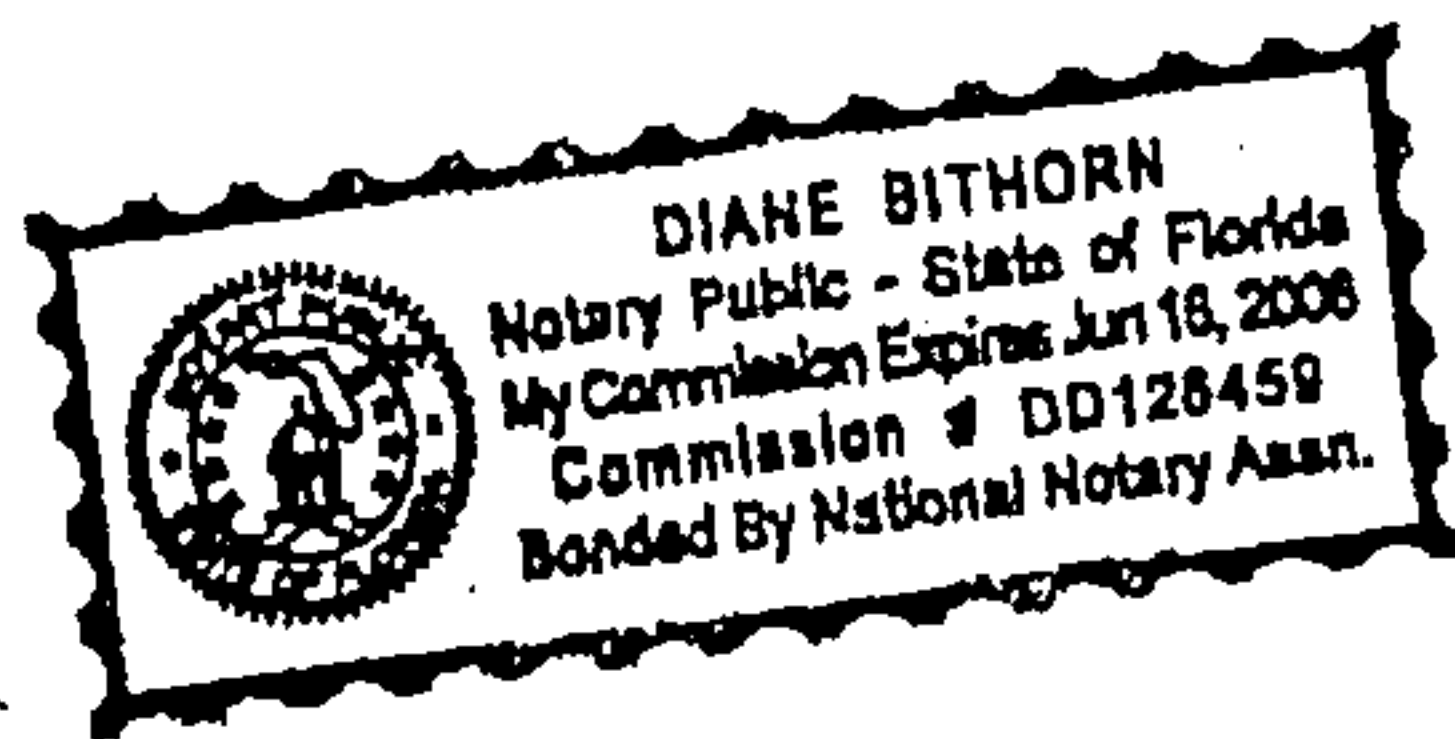
ACKNOWLEDGMENT

STATE OF Florida
COUNTY OF Palm Beach

This instrument was acknowledged before me on December
23th, 2002, by SUSAN GLUCKMAN, Susan Gluckman

MY COMMISSION EXPIRES:
June 16, 2006

Diane Bithorn
NOTARY PUBLIC



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Page: 4 of 8
02/12/2003 02:43P
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SIGNATURE AND NOTARY PAGE FOUR
TO WARRANTY DEED DATED DECEMBER 23, 2002,
FROM GLUCKMAN, ET AL., AS GRANTORS,
AND VENTANA WEST, LLC, AS GRANTEE

ESTATE OF HELEN B. FINE, Deceased


By: 
LEWIS ZEIDMAN, Co-Executor

ACKNOWLEDGMENT

STATE OF New York
COUNTY OF Westchester

30th This instrument was acknowledged before me on December
2002, by LEWIS ZEIDMAN, as Co-Executor of the ESTATE OF
HELEN B. FINE, Deceased.

MY COMMISSION EXPIRES:


HERBERT S. KANARICK
NOTARY PUBLIC State of New York
No. 01K2324475
Qualified in New York County
Commission Expires Feb. 28, 2003



Mary Herrera

Bern. Co. 40

R 23.00

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Page: 5 of 8
02/12/2003 02:43P
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SIGNATURE AND NOTARY PAGE FIVE
TO WARRANTY DEED DATED DECEMBER 23, 2002,
FROM GLUCKMAN, ET AL., AS GRANTORS,
AND VENTANA WEST, LLC, AS GRANTEE

ESTATE OF HELEN B. FINE, Deceased

By: *Jeffrey Fine*
JEFFREY FINE, Co-Executor

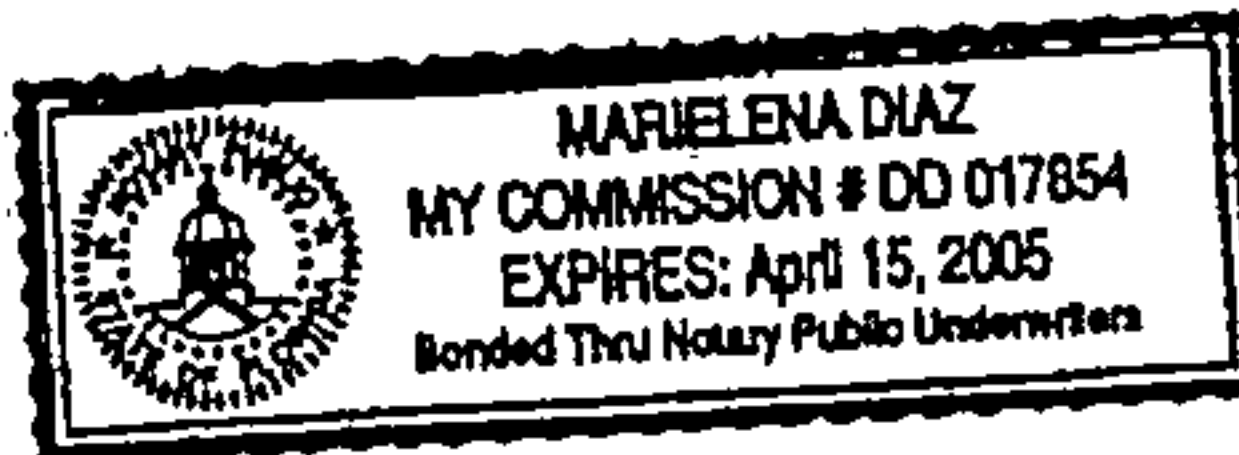
ACKNOWLEDGMENT

STATE OF FL)
COUNTY OF DANE)

This instrument was acknowledged before me on December 27, 2002, by JEFFREY FINE, as Co-Executor of the ESTATE OF HELEN B. FINE, Deceased.

MY COMMISSION EXPIRES:
4/15/05

Marielena Diaz
NOTARY PUBLIC



Mary Herrera Bern. Co. WI R 23.00 2003022939
5885837
Page: 6 of 8
02/12/2003 02:43P
Bk-R50 Pg-2896

Lawrence

SIGNATURE AND NOTARY PAGE SIX
TO WARRANTY DEED DATED DECEMBER 23, 2002,
FROM GLUCKMAN, ET AL., AS GRANTORS,
AND VENTANA WEST, LLC, AS GRANTEE

ESTATE OF HELEN B. FINE, Deceased

By: *Lawrence Fine*
LAWRENCE FINE, Co-Executor
by DL 289 896 148

ACKNOWLEDGMENT

STATE OF FL)
COUNTY OF DODGE)

This instrument was acknowledged before me on December 27, 2002, by LAWRENCE FINE, as Co-Executor of the ESTATE OF HELEN B. FINE, Deceased.

MY COMMISSION EXPIRES:
4/15/05

Marielena Diaz
NOTARY PUBLIC



SIGNATURE AND NOTARY PAGE SEVEN
TO WARRANTY DEED DATED DECEMBER 23, 2002,
FROM GLUCKMAN, ET AL., AS GRANTORS,
AND VENTANA WEST, LLC, AS GRANTEE

ESTATE OF HELEN B. FINE, Deceased

By: *Sandra Bloom*
SANDRA BLOOM, Co-Executor

ACKNOWLEDGMENT

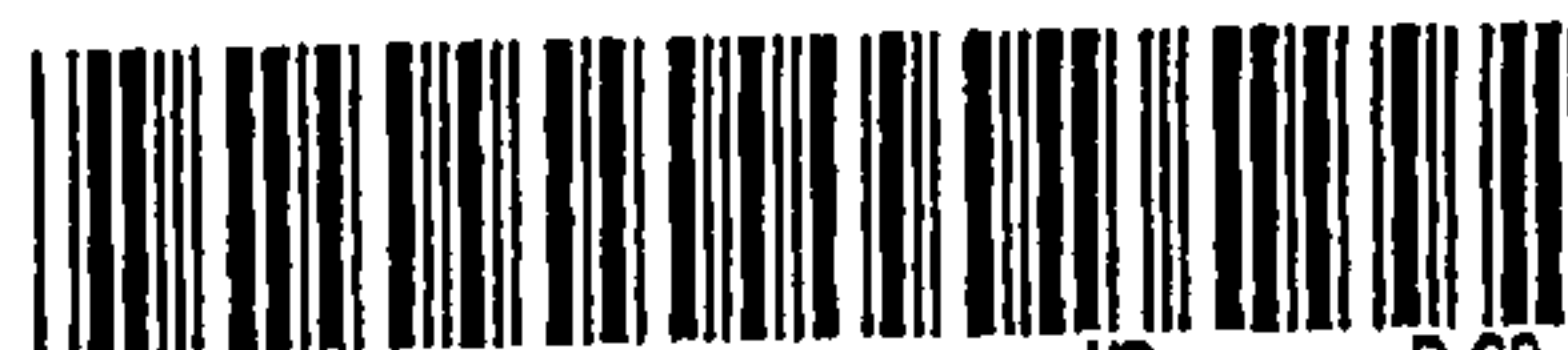
STATE OF NEW YORK)
COUNTY OF NASSAU)

This instrument was acknowledged before me on December
26, 2002, by SANDRA BLOOM, as Co-Executor of the ESTATE OF
HELEN B. FINE, Deceased.

MY COMMISSION EXPIRES:

ANTONIA V. SZLEZAK
REG. # 01SZ5087309
QUALIFIED IN QUEENS COUNTY
COMMISSION EXPIRES NOV. 3, 2005

Antonia V. Szlezak
NOTARY PUBLIC



Mary Herrera

Bern. Co. MD

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Page: 8 of 8

02/12/2003 02:43P

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WARRANTY DEED

#16

KAREN L. PARRISH, an unmarried woman, ANN L. RYAN, an unmarried woman and R. RICHARD RYAN, an unmarried man, for consideration paid, grant to VENTANA WEST, LLC, a New Mexico limited liability company, whose address is 10 Tramway Loop, N.E., Albuquerque, New Mexico 87122, the following described real estate in Bernalillo County, New Mexico:

That certain parcel of land lying within the exterior boundaries of the Town of Alameda Land Grant in Township 11 North, Range 2 East, New Mexico Principal Meridian, Bernalillo County, New Mexico described more particularly by metes and bounds as follows:

BEGINNING at the U.S.L.O. marker on the South boundary line common to Sections 16 and 17 in Township 11 North, Range 2 East, New Mexico Principal Meridian; running thence N 0° 02' E, a distance of 4,585.10 feet to a point; thence S 89° 55' 30" W, a distance of 325.0 feet to the Southeast corner and True Point of Beginning of the parcel herein described; thence S 89° 55' 30" W, a distance of 330.0 feet to the Southwest corner; thence N 0° 02' E, a distance of 330.0 feet to the Northwest corner; thence N 89° 55' 30" E, a distance of 330.0 feet to the Northeast corner; thence S 0° 02' W, a distance of 330.0 feet to the True Point of Beginning.

Subject to patent reservations, restrictions and easements of record and to taxes for the year 2002 and years thereafter.

with warranty covenants.

WITNESS our hands and seals this 19th day of September, 2002.

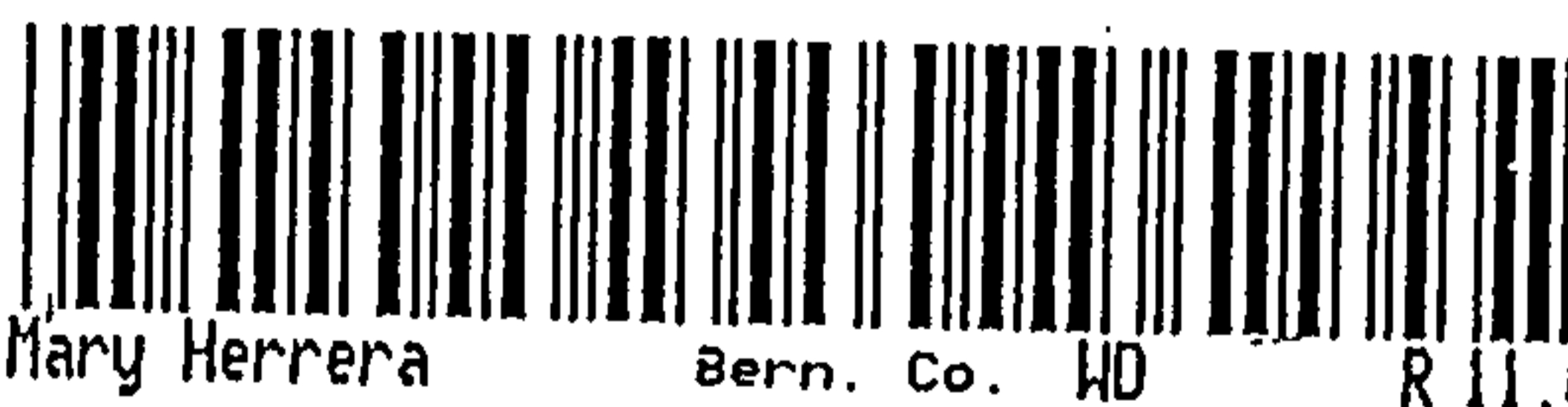
Karen L Parrish
KAREN L. PARRISH

Ann L. Ryan
ANN L. RYAN

SEE SIGNATURE AND NOTARY PAGE ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE.

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)



2002120995
5728159
Page: 1 of 2
09/20/2002 02:46P
Bk-A42 Pg-654

This instrument was acknowledged before me on September 20, 2002, by KAREN L. PARRISH, an unmarried woman and ANN L. RYAN, an unmarried woman.

MY COMMISSION EXPIRES: 9-7-02
LARA
PUBLIC STATE OF NEW MEXICO

[Signature]
NOTARY PUBLIC

WARRANTY DEED TI# 207235CR.

#7

MORRIS SHWEKY and PAULINE SHWEKY, husband and wife, for consideration paid, grant to VENTANA WEST, LLC, a New Mexico limited liability company, whose address is 10 Tramway Loop, N.E., Albuquerque, New Mexico 87122, the following described real estate in Bernalillo County, New Mexico:

That certain parcel of land lying within the exterior boundaries of the Town of Alameda Land Grant in Township 11 North, Range 2 East, New Mexico Principal Meridian, Bernalillo County, New Mexico described more particularly as follows:

BEGINNING at the U.S.L.O. marker on the South boundary line common to Sections 16 and 17 in Township 11 North, Range 2 East, New Mexico Principal Meridian; thence N 0° 02' E, a distance of 5,245.10 feet to a point; thence S 89° 55' 30" W, a distance of 985.0 feet to the Southeast corner and True Point of Beginning of the parcel herein described; thence S 89° 55' 30" W, a distance of 330.0 feet to the Southwest corner; thence N 0° 02' E, a distance of 660.0 feet to the Northwest corner; thence N 89° 55' 30" W, a distance of 330.0 feet to the Northeast corner; thence S 0° 02' W, a distance of 660.0 feet to the Point of Beginning.

Subject to patent reservations, restrictions and easements of record and to taxes for the year 2002 and years thereafter.

with warranty covenants.

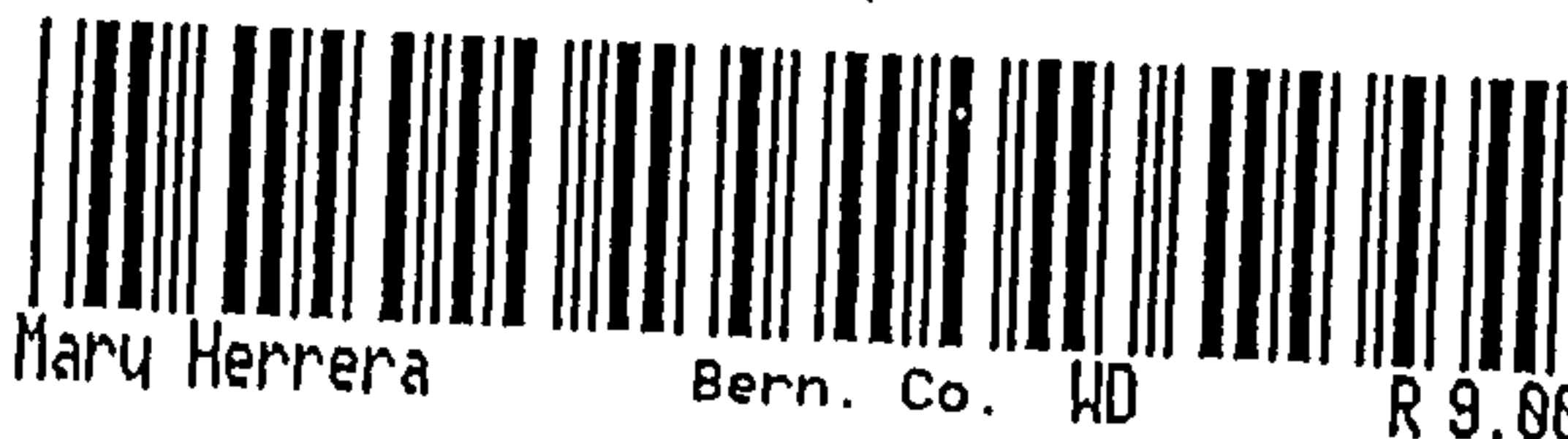
WITNESS our hands and seals this 17th day of September, 2002.

Morris Shweky
MORRIS SHWEKY

Pauline Shweky
PAULINE SHWEKY

ACKNOWLEDGMENT

STATE OF MARYLAND)
COUNTY OF MONTGOMERY)



2002120415
5727579
Page: 1 of 1
09/19/2002 03:18P
Bk-R42 Pg-74

This instrument was acknowledged before me on September 17th, 2002, by MORRIS SHWEKY and PAULINE SHWEKY, husband and wife.

F. William Hessmer, IV
NOTARY PUBLIC

MY COMMISSION EXPIRES:
F. WILLIAM HESSMER, IV
NOTARY PUBLIC STATE OF MARYLAND
County of Montgomery
My Commission Expires March 1, 2003

ATL/Carroll 224633 cr

#18

WARRANTY DEED

VENTANA WEST, LLC, a New Mexico limited liability company
for consideration paid, grants to RONALD B. CLARK AND SHIRLEY M. CLARK, a Revocable
Trust Agreement dated 12/04/91
whose address is 9151 Elena Drive, NE
Albuquerque, NM 87122

the following described real estate in Bernalillo County, New Mexico:

That certain parcel of land lying within the exterior boundaries of the Alameda Land Grant in Township 11 North, Range 2 East, New Mexico Principal Meridian, Bernalillo County, New Mexico, described more particularly by metes and bounds as follows:

BEGINNING at the U.S.L.O. marker of the south boundary line common to Sections 16 and 17 in Township 11 North, Range 2 East, New Mexico Principal Meridian;
THENCE N 0° 02' E a distance of 3,925.10 feet to a point;
THENCE S 89° 55' 30" W a distance of 655.0 feet to the southeast corner and TRUE POINT OF BEGINNING of the parcel herein described;
THENCE S 89° 55' 30" W a distance of 330.0 feet to the southwest corner;
THENCE N 0° 02' E a distance of 660.0 feet to the northwest corner;
THENCE N 89° 55' 30" E a distance of 330.0 feet to the northeast corner;
THENCE S 0° 02' W a distance of 660.0 feet to the POINT OF BEGINNING.

SUBJECT TO: reservations, restrictions and easements of record and to taxes for the year 2003 and years thereafter.

With warranty covenants.

WITNESS hand and seal this 12th day of February, 20 03.

VENTANA WEST LLC, a New Mexico limited liability company

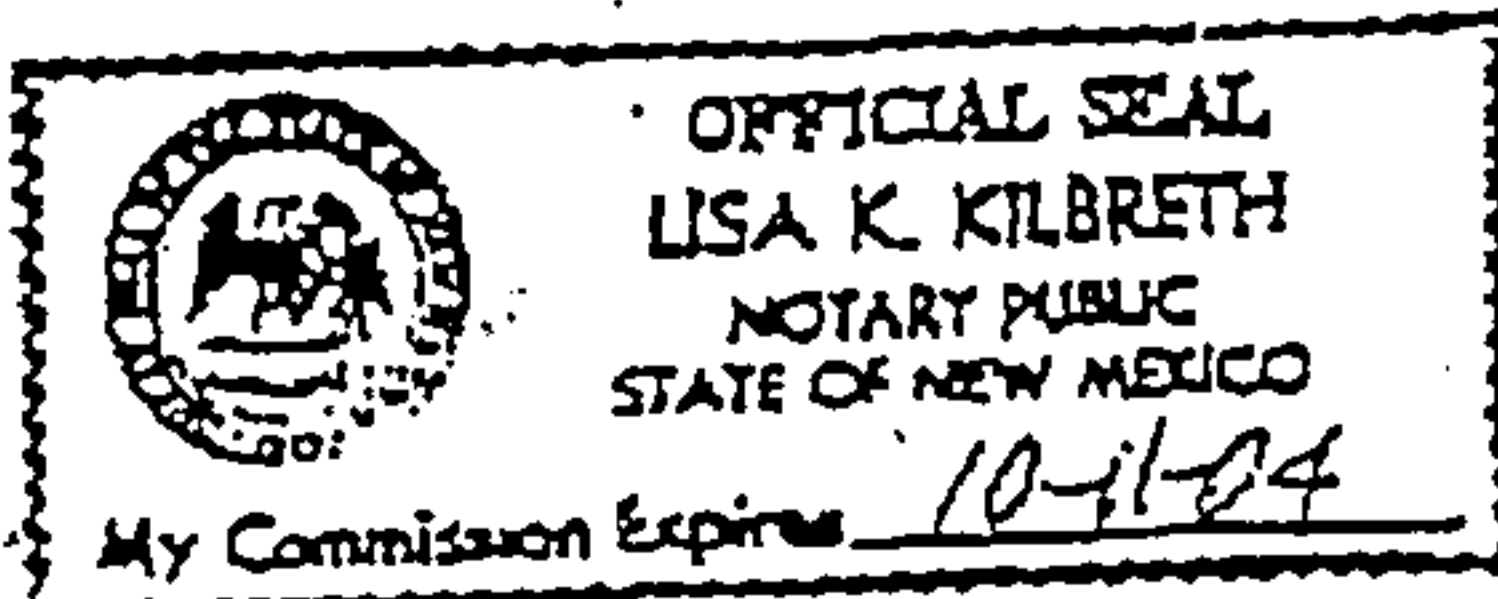
By: *[Signature]*
ROBERT M. MURPHY, President
Sandia Properties Ltd., Co., a New Mexico limited liability company as Managing Member of Ventana West LLC, a New Mexico limited liability company

ACKNOWLEDGMENTS

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

This instrument was acknowledged before me on February 12, 2003 by Robert M. Murphy, President of Sandia Properties Ltd., Co., a New Mexico limited liability company as Managing Member of Ventana West LLC, a New Mexico limited liability company.

My commission expires:



[Signature]
Notary Public

#20

SPECIAL WARRANTY DEED

THOMAS F. GROWNEY, Trustee of the TOM AND NANCY GROWNEY REVOCABLE TRUST under Trust Agreement dated July 30, 1973, for consideration paid, grants to DIAMOND TAIL REALTY, LLC, a New Mexico limited liability company whose address is 2301 Candelaria Rd. N.W., Albuquerque, New Mexico 87107, the following described real estate in Bernalillo County, New Mexico:

A certain tract of land situated in the Alameda Grant, projected Section 8, Township 11 North, Range 2 East, N.M.P.M., Bernalillo County, new Mexico, and being more particularly described as follows:

BEGINNING at the southeast corner of said tract whence the projected Section corner common to Sections 8, 9, 16, and 17, T11N, R2E, N.M. P.M. bears S 00° 02' 00" W, 3961.00 feet distant; thence from said point of beginning, S 89° 55' 34"W, 1315.00 feet to the Southwest corner; thence, N 00° 02' 00" E, 1320.00 feet to the Northwest corner; thence, N 89° 55' 34" E, 1315.00 feet to the Northeast corner; thence, S 00° 02' 00" W, 1320.00 feet to the Southeast corner and point of beginning, and containing 39.8484 acres more or less.

With special warranty covenants

WITNESS my hand and seal this 1ST day of August, 2002.

Thomas F. Growney
THOMAS F. GROWNEY, Trustee

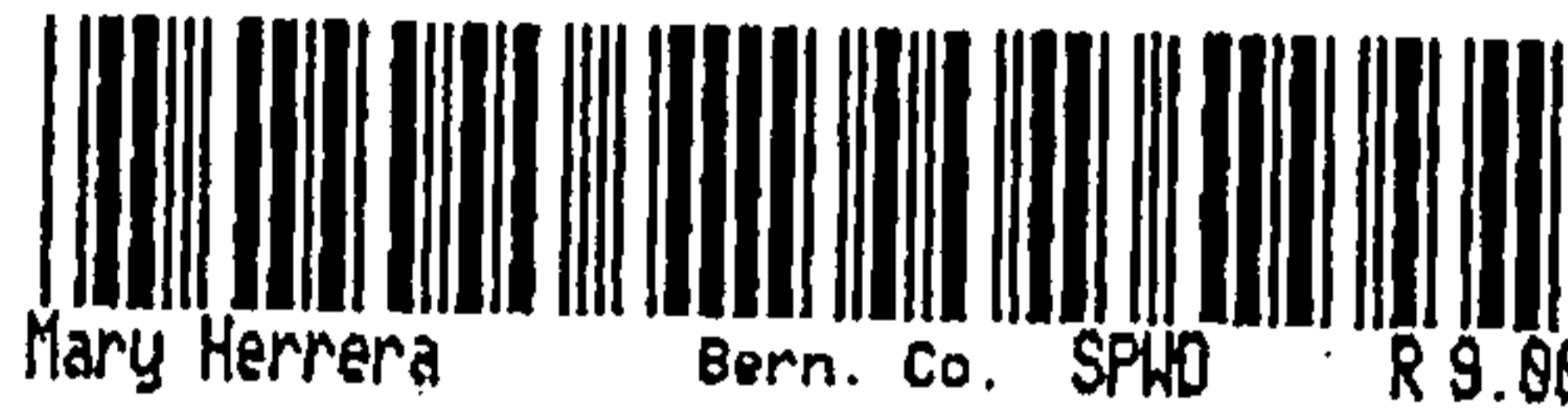
STATE OF NEW MEXICO)
)ss.
COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged before me this 1st day of August, 2002, by THOMAS F. GROWNEY, Trustee of the Tom and Nancy Growney Revocable Trust UTA dated July 30, 1993 on behalf of the Trust.

Kendall O. Schlenker
Kendall O. Schlenker, Notary Public

My commission expires:

January 15, 2006



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Page: 1 of 1
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Bk-A49 Pg-1763

Individual Capacity

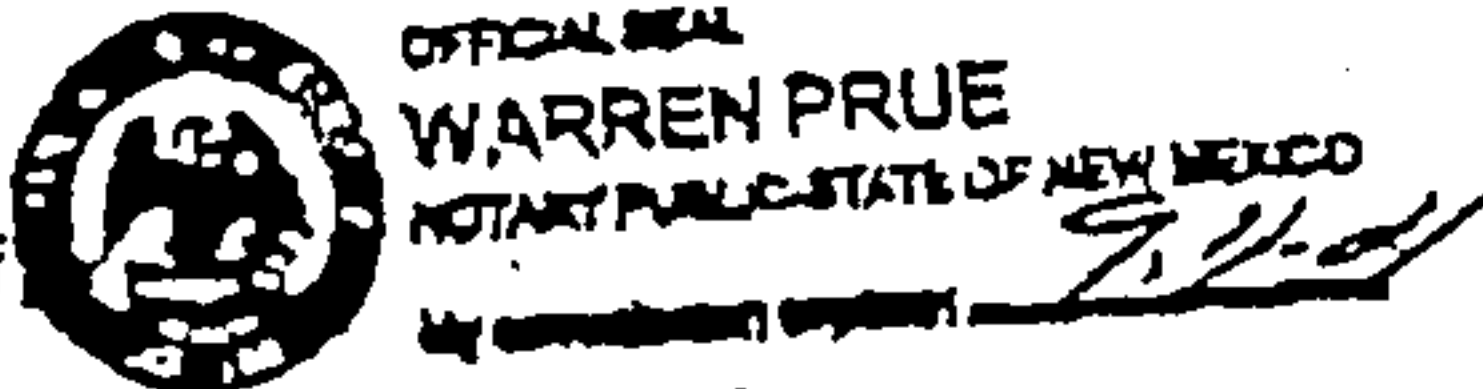
State of New Mexico)
County of Bernalillo) §
)

This instrument was acknowledged before me on the Fifteenth day of May, 2003, by Phillip C. Ward ;Garth L. Maxam and Barbara L. Maxam.

My commission expires:

[Signature]
Notary Public

Representative Capacity



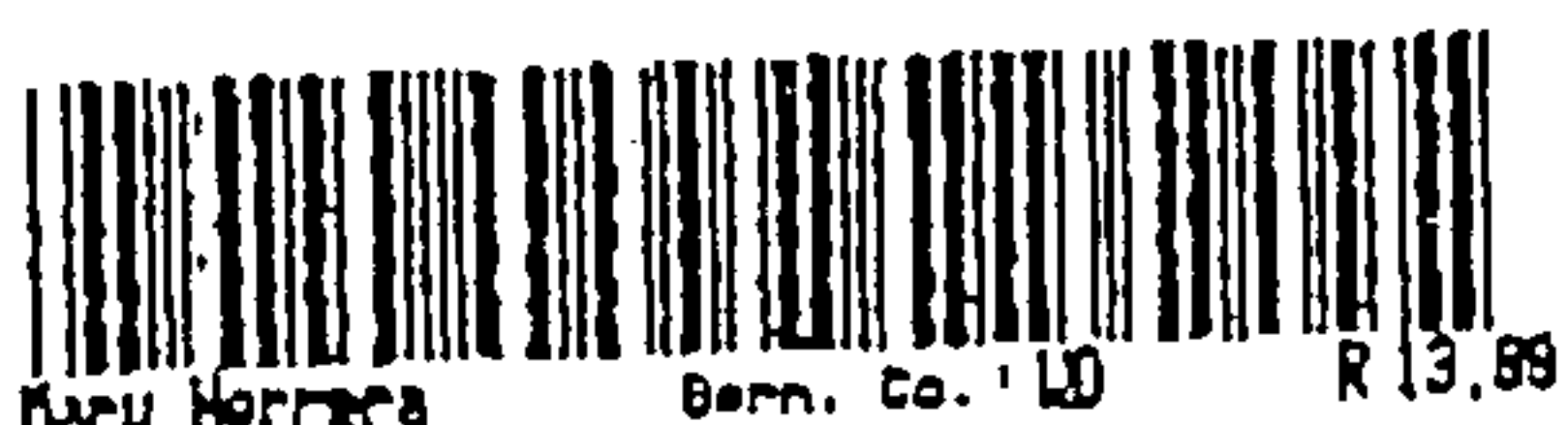
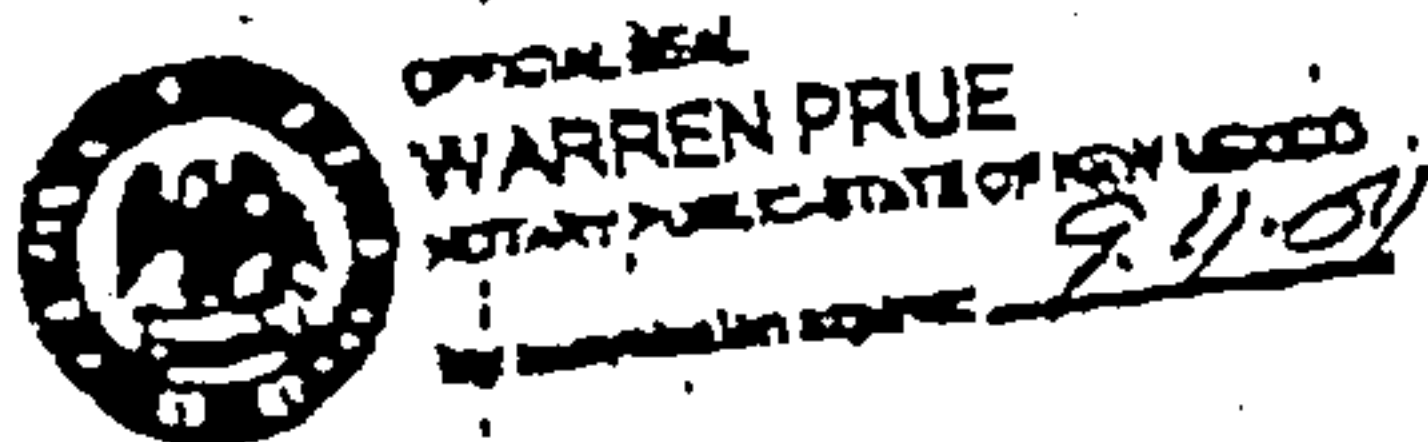
State of New Mexico)
County of Bernalillo) §
)

This instrument was acknowledged before me on May 15, 2003, by Garth L Maxam and Barbara L Maxam as Trustees of The Garth L. Maxam and Barbara L. Maxam Revocable Trust Agreement dated March 7, 1999.

My commission expires:

[Signature]
Notary Public

(Seal)



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Page 2 of 3
85/28/2883 11:54A
Bk-R55 Pg-4568

ACKNOWLEDGEMENT FOR INDIVIDUAL

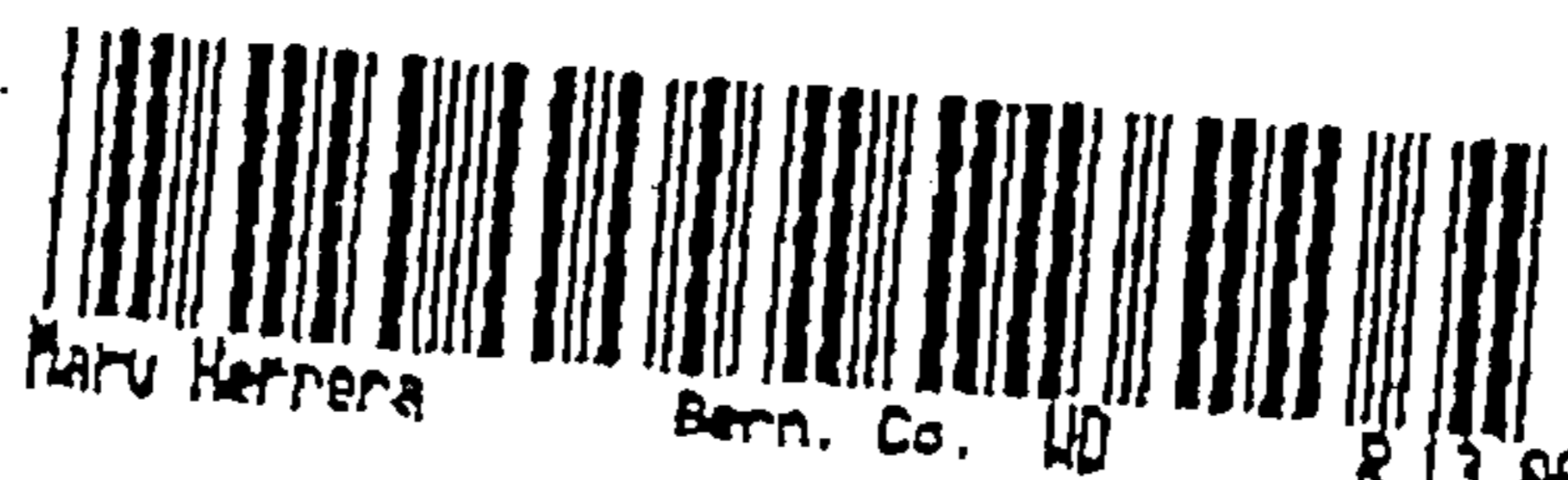
STATE OF MICHIGAN }

COUNTY OF BERRIEN }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON MAY 16, 2003
BY GARY L. MAXAM

MY COMMISSION EXPIRES:
August 26, 2003

Marcia K. Dossinger
NOTARY PUBLIC
Cass, acting in Berrien County, MI



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5857786
Page 3 of 3
85/29/2883 11:54A
BK-A56 Pg-4568
R 13.88

Return to First American Title Insurance Company
File No. NM03-155021-AL07 WJP

WARRANTY DEED

Phillip C. Ward, a single man, as to an undivided 1/3 Interest; Garth L. Maxam and Barbara L. Maxam, husband and wife, as to an undivided 1/6 Interest; Gary L. Maxam, a single person, as to an undivided 1/5 interest; and Garth L. Maxam and Barbara L. Maxam, Trustees for the Garth L. Maxam and Barbara L. Maxam Revocable Trust Agreement dated March 7, 1999, as to an undivided 1/3 Interest, for consideration paid, grant to Ventana West, a New Mexico Limited Liability Company whose address is 10 Tramway Loop NE, Albuquerque, NM 87122, the following described real estate in Bernalillo County, New Mexico:

That certain parcel of Land lying within the exterior boundaries of the Alameda Land Grant in Township 11 North, Range 2 East, New Mexico Principal Meridian, Bernalillo County, New Mexico, described more particularly by metes and bounds as follows:

Beginning for a tie at the U.S.L.O. marker on the South Boundary of the Town of Alameda Grant which is a point common to Sections 16 and 17, Township 11 North, Range 2 East, New Mexico Principal Meridian, Bernalillo County, New Mexico; running
THENCE N. 0 deg. 02' E., a distance of 3,265.10 feet to a point;
THENCE S. 89 deg. 55' 30" W. a distance of 655.0 feet to the Southeast corner and TRUE POINT OF BEGINNING of the parcel herein described;
THENCE S. 39 deg. 55' 30" W., a distance of 330.0 feet to the Southwest corner;
THENCE N. 0 deg. 02' E., a distance of 660.0 feet to the Northwest corner;
THENCE N. 89 deg. 55' 30" E., a distance of 330.0 feet to the Northeast corner;
THENCE S. 0 deg. 02' W., a distance of 660.0 feet to the POINT OF BEGINNING.

EXCEPTING THE SOUTHERLY TWENTY (20) FEET OF THE ABOVE DESCRIBED TRACT OF LAND

Subject to patent reservations, restrictions, and easements of record and taxes for the year 2003 and subsequent years.

with warranty covenants.

WITNESS our hands and seal this Fifteenth day of May, 2003.

Phillip C. Ward

Garth L. Maxam

Barbara L. Maxam

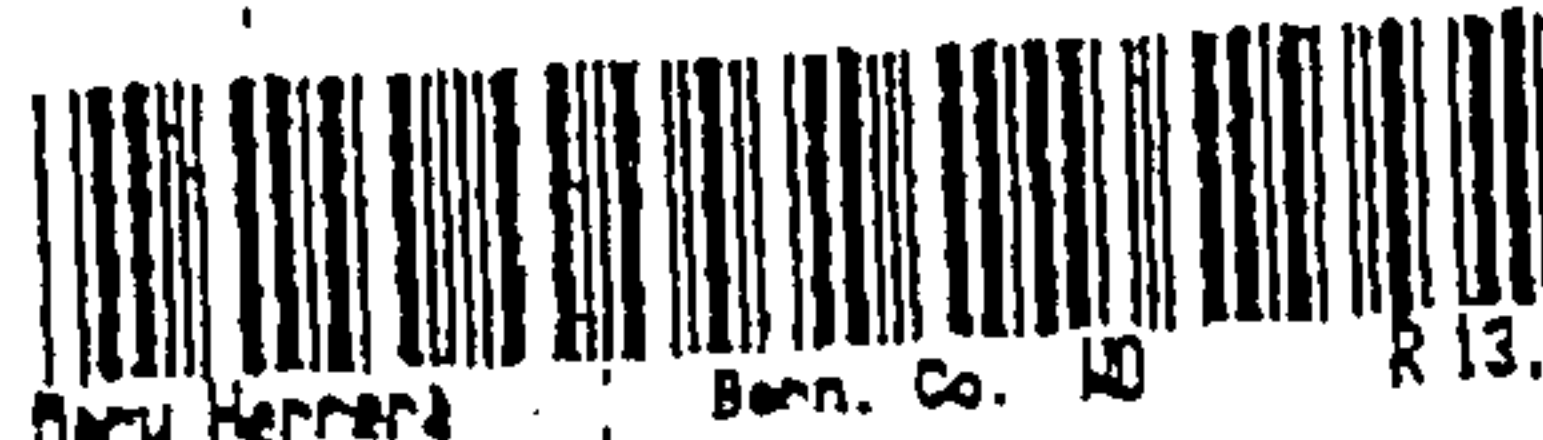
Gary L. Maxam

Garth L. Maxam and Barbara L. Maxam
Trustees for the Garth L. Maxam and
Barbara L. Maxam Revocable Trust
Agreement dated March 7, 1999, as to an
undivided 1/6 interest

BY:

Garth L. Maxam, Trustee

Barbara L. Maxam, Trustee



Mary Herrera

Bern. Co. 10

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5987788
Page: 1 of 3
05/28/2003 11:54A
BX-FSB Pg-4568

WARRANTY DEED

ATC/Karna 226230 cr

#25

WILLIAM N. FRANCIS, a single man, for consideration paid, grants to VENTANA WEST, LLC, a New Mexico limited liability company, whose address is 10 Tramway Loop, N.E., Albuquerque, New Mexico 87122, the following described real estate in Bernalillo County, New Mexico:

That certain parcel of land lying within the exterior boundaries of the Alameda Land Grant, in Township 11 North, Range 2 East, New Mexico Principal Meridian, Bernalillo County, New Mexico, described more particularly by metes and bounds as follows:

Beginning at the U.S.L.O. marker on the South boundary line of the Alameda Land Grant common to Sections 16 and 17 in Township 11 North, Range 2 East, N.M.P.M.; Thence N. 0° 02' E., a distance of 3265.10 feet to the Point of Beginning:

Thence S. 89° 55' 30" W., a distance of 325.0 feet to the Southwest corner; Thence N. 0° 02' E., a distance of 1320.0 feet to the Northwest corner; Thence N. 89° 55' 30" E., 325.0 feet to the Northeast corner; Thence S. 0° 02' W., a distance of 1320.0 feet to the point of beginning.

Subject to patent reservations, restrictions and easements of record and to taxes for the year 2003 and years thereafter.

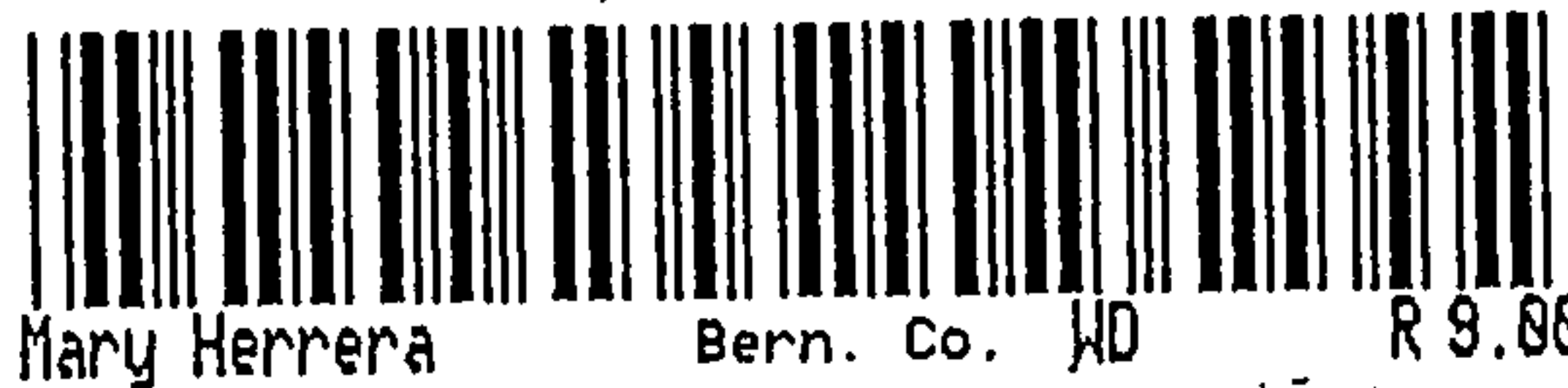
with warranty covenants.

WITNESS my hand and seal on June 30, 2003.

William N. Francis
WILLIAM N. FRANCIS

ACKNOWLEDGMENT

STATE OF NEW YORK)
COUNTY OF Richmond)



2003116483
589598
Page: 1 of 1
07/07/2003 10:50A
Bk-R59 Pg-6232

This instrument was acknowledged before me on July 2, 2003, by WILLIAM N. FRANCIS, a single man

MY COMMISSION EXPIRES:

FRANCIS P. FERRAILOLO
Notary Public, State of New York
No. 43-4989336
Qualified in Richmond County
Commission Expires Dec 2, 2005

Francis P. Ferraiollo
NOTARY PUBLIC



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

Project Number: 1002778
Application Number: 03DRB-01868

DRB Date: 11/5/03
Item Number: 23

Subdivision:

Tract A-1, Ventana Ranch West

Zoning: RLT

Zone Page: B-8

New Lots (or units) : 0

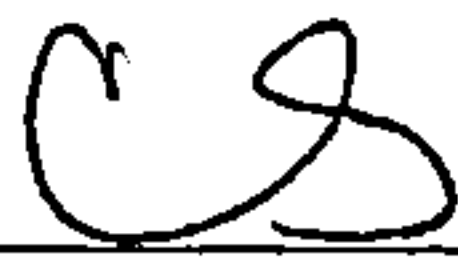
Request for:

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

Parks and Recreation Comments:

Preparing an agreement to cover the entire Ventana West Development.

The exhibit shows 5 parks the agreement Tony sent over only specified 2 parks totaling 7 acres.

Signed: 
Christina Sandoval, (DMD)

Phone: 768-3808



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

DEVELOPMENT REVIEW BOARD TRANSPORTATION DEVELOPMENT Standard Comment Sheet

DRB- 1002778 Item No. 23 Zone Atlas B-8

DATE ON AGENDA 11-5-03

INFRASTRUCTURE REQUIRED () YES () NO

CROSS REFERENCE: _____

TYPE OF APPROVAL REQUESTED:

- SKETCH PLAT () PRELIMINARY PLAT () FINAL PLAT
- () SITE PLAN REVIEW AND COMMENT () SITE PLAN FOR SUBDIVISION
- () SITE PLAN FOR BUILDING PERMIT

No.	Comment
	ARE THERE ANY IMPROVEMENTS TO BE MADE ALONG FRONTAGE ?

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



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002778

AGENDA ITEM NO: 23

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

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

RESOLUTION:

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

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

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

FOR:

SIGNED: Bradley L. Bingham
 City Engineer/AMAFCA Designee

DATE: November 5, 2003

discussed

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
Development Review Board
November 5, 2003 Comments**

ITEM # 23

PROJECT# 1002778

APPLICATION # 03DRB-01868

RE: Ventana Ranch West/sketch

Tracts meet minimum size requirements.



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

October 27, 2003

Ms. Sharon Matson, Chairperson
Development Review Board
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

Re: Ventana Ranch West

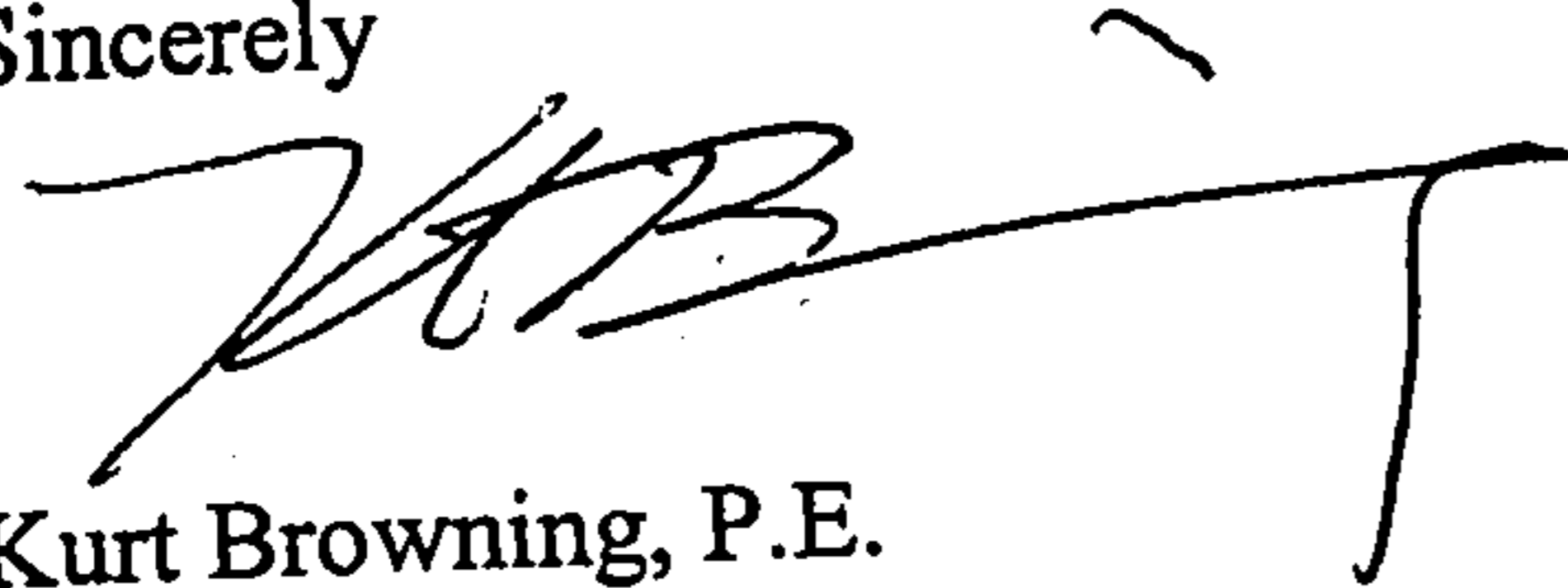
Dear Sharon and DRB Members:

Enclosed please find the sketch plat for the second phase of Ventana Ranch known as Ventana Ranch West for your review and comment. Also enclosed is a copy of the color Master Plan that was utilized at the Environmental Planning Commission hearing for information purposes.

We are in the process of coordinating a submittal for a Public Improvement District (PID) and it was suggested that a sketch plat be submitted to the DRB for additional comment and review of our preliminary infrastructure improvements list. Attached please find a letter dated October 17, 2003 to Mr. Fred Aguirre, City Engineer that briefly describes where we are in the process regarding this project. I might also note that a Traffic Impact Study was prepared as part of the EPC process and an Offsite Traffic Mitigation Agreement exists between the City of Albuquerque and Ventana West LLC regarding Ventana Ranch West.

We look forward to being heard by the Development Review Board and continuing with this P.I.D. submittal and approval process. Should you have any questions or need further information, please do not hesitate to call me.

Sincerely



Kurt Browning, P.E.
Land Development Manager
Sandia Properties Ltd., Co.
Managing Member
Ventana West LLC

cc: Ed Adams, City of Albuquerque
Suzanne Busch, City of Albuquerque
Christina Sandoval, DRB Member
Brad Bingham, DRB Member
Roger Green, DRB Member
Wilfred Gallegos, DRB Member

Richard Duarte, DRB Member
Kerry Davis, Bohannon-Huston
Kevin Patton, Bohannon-Huston
Bob Murphy
Tony Sciarrillo

SANDIA PROPERTIES LTD. CO.

#10 TRAMWAY LOOP NE • ALBUQUERQUE, NEW MEXICO 87122 • (505) 856-6419 • FAX (505) 856-6335
LAND DEVELOPMENT, MANAGEMENT AND BROKERAGE

October 17, 2003

Mr. Fred Aguirre, P.E.
City Engineer
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

Re: Ventana Ranch West PID Meeting

Dear Fred:

We very much appreciated meeting with you and Kevin Broderick to discuss the Ventana Ranch Phase II project and the Public Improvement District.

Your advice is well received to submit a "sketch bulk land plat" to DRB in order to establish a conceptual infrastructure list that is tied to our layouts and estimates. We will start processing the draft plat immediately and use the figures as outlined in the P.I.D. application, which address infrastructure improvements and incorporate these into a conceptual infrastructure list.

As I stated in our meeting, many of the infrastructure items identified in paragraph 1 of Suzanne Busch's letter dated October 15, 2003 have already been addressed or are in process. The **water and sewer utility plan** has been approved by New Mexico Utilities and we have a detailed agreement in place with NMUI. The **roadway plan** has been reviewed several times by representatives of the City including John Castillo, John Hartman and Richard Dourte. We have provided this layout including street sections, etc., to Richard Dourte for his concurrence in a letter dated September 2, 2003. These right-of-way width sections, distribution numbers, etc., were reviewed and acknowledged with the caveat that DRB can still make comments; however, it allowed us a comfort level in proceeding with preliminary design. I might also note that the location for **access to Paseo Del Norte** was heard by the Transportation Coordinating Committee and the Metropolitan Transportation Board and approved via the MRCOG process. We have also been through the Environmental Planning Commission process regarding the annexation and zoning and presented to the EPC our detailed layout including roads, etc. A **drainage management plan** for the second phase of Ventana Ranch has been prepared and submitted to the City and AMAFCA for review and approval. We have coordinated extensively with the City and AMAFCA regarding this area. For the most part, simple solutions exist given the existing drainage outfalls developed within Ventana Ranch that addressed future development for this Phase II area.

The layout and street alignments, for the most part, have not changed throughout our preliminary analysis and we anticipate 14 bulk land tracts for the Ventana Ranch West area. We've also included two parks, one major and one minor, and are in the process of finalizing the park agreement for Ventana Ranch West with City Parks; similar to the process we used for Ventana Ranch.

S A N D I A P R O P E R T I E S L T D . C O .

#10 TRAMWAY LOOP NE • ALBUQUERQUE, NEW MEXICO 87122 • (505) 856-6419 • FAX (505) 856-6335
LAND DEVELOPMENT, MANAGEMENT AND BROKERAGE

Please realize that the PID process is strictly a conduit financing mechanism via the City's bonding process and the project details still adhere to the existing City One Stop procedures. Copies of the above referenced documents are available for your review. Thank you again for meeting with us regarding this next phase of Ventana Ranch and the PID process. We look forward to continued coordination. Should you have any questions or need further information, please do not hesitate to contact me or Tony Sciarrillo.

Sincerely,



Kurt Browning, P.E.
Land Development Manager
Sandia Properties Ltd., Co.
Managing Member
Ventana West LLC

kb/lk

cc: Bob Murphy
Tony Sciarrillo
Ed Adams, COA
Suzanne Busch, COA
Kerry Davis, Bohannon-Huston, Inc.

October 27, 2003

Ms. Sharon Matson, Chairperson
Development Review Board
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

1002778

Re: Ventana Ranch West

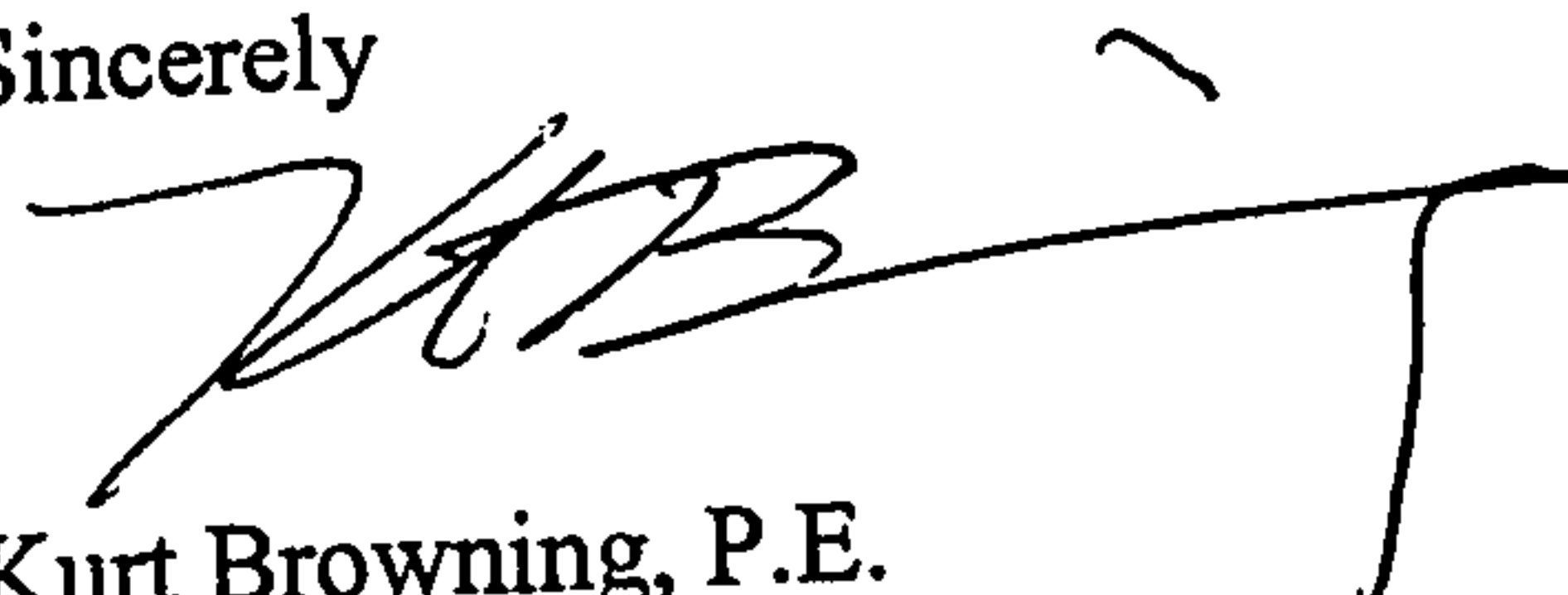
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Kurt Browning, P.E.
Land Development Manager
Sandia Properties Ltd., Co.
Managing Member
Ventana West LLC

cc: Ed Adams, City of Albuquerque
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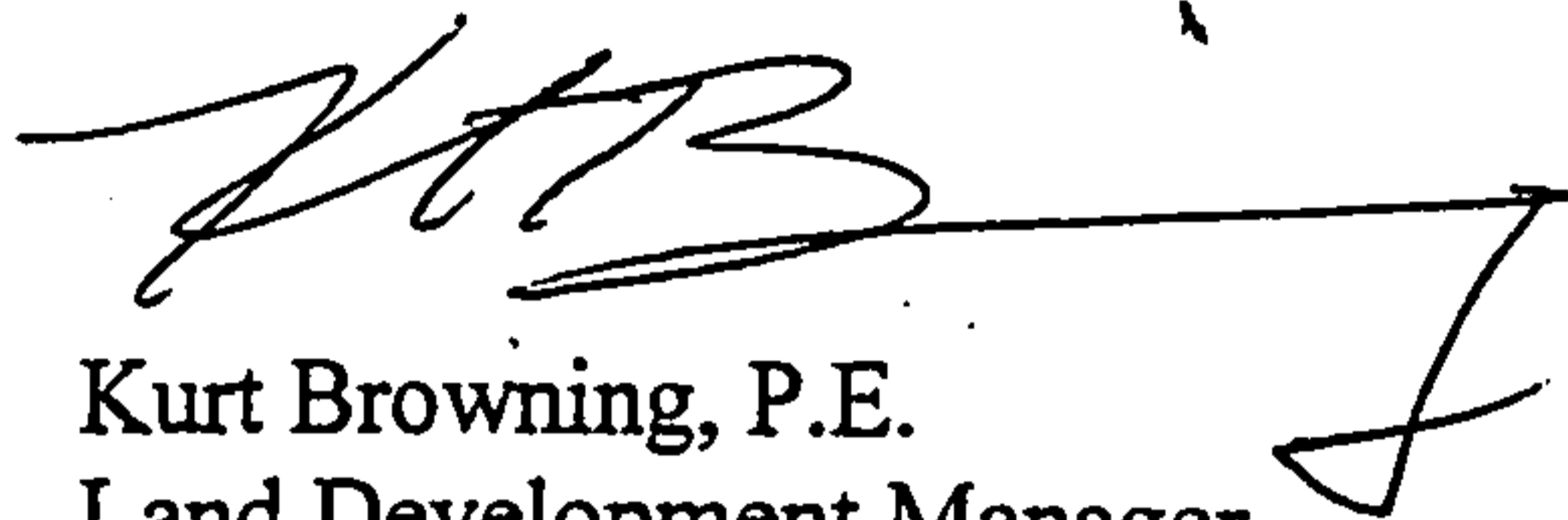


S A N D I A P R O P E R T I E S L T D . C O .

#10 TRAMWAY LOOP NE • ALBUQUERQUE, NEW MEXICO 87122 • (505) 856-6419 • FAX (505) 856-6335
LAND DEVELOPMENT, MANAGEMENT AND BROKERAGE

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Sincerely,

A handwritten signature in black ink, appearing to read 'KTB', with a long horizontal line extending to the right and a vertical line ending in a hook.

Kurt Browning, P.E.
Land Development Manager
Sandia Properties Ltd., Co.
Managing Member
Ventana West LLC

kb/lk

cc: Bob Murphy
Tony Sciarrillo
Ed Adams, COA
Suzanne Busch, COA
Kerry Davis, Bohannon-Huston, Inc.

PID
 Approved
 before
 submitted
 to
 DRB

Scheduled
 for Council
 12/03-1/04

VENTANA RANCH WEST
 PRELIMINARY INFRASTRUCTURE IMPROVEMENTS
 FOR PHASES 1 AND 2 OF THE BACKBONE INFRASTRUCTURE
 (IN CONJUNCTION W/ THE PROPOSED IMPROVEMENT DISTRICT; PID)

Size	Type of Improvement	Location	From	To
PHASE 1 - TO BE CONSTRUCTED WITH THE PID				
<u>PUBLIC ROADWAY IMPROVEMENTS</u>				
-12' WIDE	ARTERIAL PAVING W/ PCC CURB & GUTTER FOR A RIGHT TURN LANE & 10' WIDE ACC TRAIL ON NORTH SIDE	PASEO DEL NORTE BLVD	350 FT SOUTH OF THE PDN INTERSECTION	VENTANA PARKWAY
128' ROW 25' F-F EACH DIRECTION	ARTERIAL PAVING W/ PCC CURB & GUTTER & 10' WIDE ACC TRAIL ON BOTH SIDES	VENTANA PARKWAY	PASEO DEL NORTE	500 FT NORTH OF PDN INTERSECTION
106' ROW 25' F-F EACH DIRECTION	ARTERIAL PAVING W/ PCC CURB & GUTTER & 10' WIDE ACC TRAIL ON BOTH SIDES	VENTANA PARKWAY	500 FT NORTH OF PDN INTERSECTION	TRACT 3
96' - 101' ROW* 25' F-F EACH DIRECTION	ARTERIAL PAVING W/ PCC CURB & GUTTER & 10' WIDE ACC TRAIL ON BOTH SIDES	VENTANA PARKWAY	TRACT 3	EAST - WEST ROAD (ROUNDAABOUT)
86' ROW 36' F-F	ARTERIAL PAVING W/ PCC CURB & GUTTER & 10' WIDE ACC TRAIL ON BOTH SIDES	EAST / WEST ROADWAY	VENTANA PARKWAY (ROUNDAABOUT)	IRVING BLVD
25' F-F (south half)	ARTERIAL PAVING W/ PCC CURB & GUTTER & PCC 6' WIDE SIDEWALK ON ONE SIDE*	IRVING BLVD	EAST BOUNDARY	EAST / WEST ROADWAY

* 101 FT RIGHT OF WAY FOR THIS SECTION OF VENTANA PARKWAY WILL INCLUDE 50 FT OF AN EXISTING GAS LINE EASEMENT AS PUBLIC RIGHT OF WAY FOR NON-VEHICULAR USE. THE 50 FT OF RIGHT OF WAY WILL BE USED AS A LINEAR PARK FOR PEDESTRIAN AND BIKE USE.

STREET LIGHTS AS PER COA DPM

PUBLIC WATERLINE IMPROVEMENTS (NMUI) - NOT PART OF THE PID

12" - 20" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	PUBLIC EASEMENT	EXISTING PUMP STATION & RESEIVOR SITE	EAST - WEST ROAD
12" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	VENTANA PARKWAY	PUBLIC EASEMENT	PASEO DEL NORTE BLVD
8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	EAST - WEST ROAD	VENTANA PARKWAY	IRVING BLVD

NECESSARY PUMP STATION AT RESEIVOR #7 IN ACCORDANCE WITH THE APPROVED AGREEEMNT BETWEEN NMUI AND VENTANA WEST LLC.

**VENTANA RANCH WEST
PRELIMINARY INFRASTRUCTURE IMPROVEMENTS
FOR PHASES 1 AND 2 OF THE BACKBONE INFRASTRUCTURE
(IN CONJUNCTION W/ THE PROPOSED IMPROVEMENT DISTRICT; PID)**

Size	Type of Improvement	Location	From	To
<u>PUBLIC SANITARY SEWER IMPROVEMENTS (NMUI) - NOT PART OF THE PID</u>				
10" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	EAST - WEST ROAD	VENTANA PARKWAY	IRVING BLVD
10" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	IRVING BLVD	EAST - WEST ROAD	PINON POINT 6 SUB W/IN VENTAN RANCH
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	PUBLIC EASEMENT W/IN TRACT 5	VENTANA PARKWAY	PINON POINT SUB W/IN VENTAN RANCH
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	VENTANA PARKWAY	TRACT 2B	PUBLIC EASEMENT W/IN TRACT 5
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	PUBLIC EASEMENT W/IN TRACTS 2B & 3	TRACT 2B	BRIAR RIDGE SUB W/IN VENTAN RANCH
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	PUBLIC EASEMENT W/IN TRACTS 2B & 3	TRACT 2B	BRIAR RIDGE SUB W/IN VENTAN RANCH

PUBLIC STORM DRAIN IMPROVEMENTS

36" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	VENTANA PARKWAY	TRACT 2B	AMAFCA CHANNEL
36" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	VENTANA PARKWAY	TRACT 2B	PUBLIC EASEMENT W/IN TRACT 5
66" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	VENTANA PARKWAY	EAST - WEST ROAD	PUBLIC EASEMENT W/IN TRACT 5
66" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	PUBLIC EASEMENT W/IN TRACT 5	VENTANA PARKWAY	PINON POINT SUB W/IN VENTAN RANCH
36" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	IRVING BLVD	EAST - WEST ROAD	PINON POINT 6 SUB W/IN VENTAN RANCH

NECESSARY CHANNEL IMPROVEMENTS WITHIN AMAFCA ROW FROM THE EXISTING AMAFCA CHANNEL BETWEEN VISTA CASITAS AND BRIAR RIDGE SUBDIVISIONS IN VENTANA RANCH TO THE WEST BOUNDARY OF TRACT 2

NECESSARY WATER HARVESTING (DESILTATION) POND, DESIGNED FOR THE 2 YR 6 HR STORM EVENT, LOCATED NORTH OF TRACTS 7 AND 10 AS PER THE DRAINAGE MASTER PLAN & COORDINATION W/ AMAFCA. NOTE THAT THE AMAFCA RIGHT OF WAY TRACT IS APPROXIMATE IN SIZE.

PHASE 2 - PORTIONS OF WHICH MAY OR MAY NOT BE CONSTRUCTED WITH THE PID

PUBLIC ROADWAY IMPROVEMENTS

86' ROW 36' F-F	ARTERIAL PAVING W/ PCC CURB & GUTTER & 10' WIDE ACC TRAIL ON BOTH SIDES	EAST / WEST ROADWAY	VENTANA PARKWAY (ROUNDAABOUT)	DEL OESTE BLVD
STREET LIGHTS AS PER COA DPM				

PUBLIC WATERLINE IMPROVEMENTS (NMUI)

12" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	EAST - WEST ROAD	VENTANA PARKWAY	DEL OESTE BLVD
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VENTANA RANCH WEST
PRELIMINARY INFRASTRUCTURE IMPROVEMENTS
FOR PHASES 1 AND 2 OF THE BACKBONE INFRASTRUCTURE
(IN CONJUNCTION W/ THE PROPOSED IMPROVEMENT DISTRICT; PID)

Size	Type of Improvement	Location	From	To
<u>PUBLIC SANITARY SEWER IMPROVEMENTS (NMUI)</u>				
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	EAST - WEST ROAD	VENTANA PARKWAY	DEL OESTE BLVD
<u>PUBLIC STORM DRAIN IMPROVEMENTS</u>				
48" - 60" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	EAST - WEST ROAD	TRACT 13	VENTANA PARKWAY (ROUNDAABOUT)

A City of Albuquerque



DEVELOPMENT PLAN REVIEW APPLICATION

<p>SUBDIVISION</p> <p><input type="checkbox"/> Major Subdivision action</p> <p><input type="checkbox"/> Minor Subdivision action</p> <p><input type="checkbox"/> Vacation</p> <p><input type="checkbox"/> Variance (Non-Zoning)</p> <p>SITE DEVELOPMENT PLAN</p> <p><input type="checkbox"/> ...for Subdivision Purposes</p> <p><input type="checkbox"/> ...for Building Permit</p> <p><input type="checkbox"/> IP Master Development Plan</p> <p><input type="checkbox"/> Cert. of Appropriateness (LUCC)</p>	<p>Supplemental form</p> <p>S</p> <p>V</p> <p>P</p> <p>L</p>	<p>Supplemental form</p> <p>ZONING & PLANNING</p> <p><input type="checkbox"/> Annexation</p> <p><input type="checkbox"/> County Submittal</p> <p><input type="checkbox"/> EPC Submittal</p> <p><input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning)</p> <p><input type="checkbox"/> Sector Plan (Phase I, II, III)</p> <p><input type="checkbox"/> Amendment to Sector, Area, Facility or Comprehensive Plan</p> <p><input type="checkbox"/> Text Amendment</p> <p>APPEAL / PROTEST of...</p> <p><input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals</p>	<p>Z</p> <p>A</p>
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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 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICANT INFORMATION:

NAME: <u>VENTANA WEST LLC</u>	PHONE: <u>856-6419</u>
ADDRESS: <u>10 TRAMWAY LP NE</u>	FAX: <u>856-6335</u>
CITY: <u>ALBUQUERQUE</u> STATE <u>NM</u> ZIP _____	E-MAIL: _____
Proprietary interest in site: <u>OWNER</u>	
AGENT (if any): <u>BOHANNAN HUSTON, INC.</u>	PHONE: <u>823-1000</u>
ADDRESS: <u>7500 JEFFERSON NE</u>	FAX: <u>798-7988</u>
CITY: <u>ALBUQUERQUE</u> STATE <u>NM</u> ZIP <u>87109</u>	E-MAIL: _____

DESCRIPTION OF REQUEST: SKETCH PLAT APPROVAL

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

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

Lot or Tract No. A-1 Block: _____ Unit: _____

Subdiv. / Addn. VENTANA RANCH WEST

Current Zoning: N/A Proposed zoning: R-LT

Zone Atlas page(s): B-8 No. of existing lots: 21 No. of proposed lots: 14

Total area of site (acres): 290 Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____

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

UPC No. multiple MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: WEST OF VENTANA RANCH SUBDIVISION
Between: PASEO DEL NORTE BLVD. NW and IRVING BLVD. NW

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): 1002778

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

SIGNATURE [Signature] DATE 10-28-03

(Print) KEVIN PATTON Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 10/03

<p><input checked="" type="checkbox"/> INTERNAL ROUTING</p> <p><input checked="" type="checkbox"/> All checklists are complete</p> <p><input checked="" type="checkbox"/> All fees have been collected</p> <p><input checked="" type="checkbox"/> All case #s are assigned</p> <p><input checked="" type="checkbox"/> AGIS copy has been sent</p> <p><input checked="" type="checkbox"/> Case history #s are listed</p> <p><input checked="" type="checkbox"/> Site is within 1000ft. of a landfill</p> <p><input checked="" type="checkbox"/> F.H.D.P. density bonus</p> <p><input checked="" type="checkbox"/> F.H.D.P. fee rebate</p>	<table border="0"> <tr> <th>Application case numbers</th> <th>Action</th> <th>S.F.</th> <th>Fees</th> </tr> <tr> <td><u>03DRB-01868</u></td> <td><u>SK</u></td> <td></td> <td>\$ <u>[Signature]</u></td> </tr> <tr> <td>_____</td> <td>_____</td> <td>_____</td> <td>\$ _____</td> </tr> <tr> <td>_____</td> <td>_____</td> <td>_____</td> <td>\$ _____</td> </tr> <tr> <td>_____</td> <td>_____</td> <td>_____</td> <td>\$ _____</td> </tr> <tr> <td>_____</td> <td>_____</td> <td>_____</td> <td>\$ _____</td> </tr> <tr> <td colspan="3">Hearing date <u>NOV. 5, 2003</u></td> <td>Total \$ <u>[Signature]</u></td> </tr> </table>	Application case numbers	Action	S.F.	Fees	<u>03DRB-01868</u>	<u>SK</u>		\$ <u>[Signature]</u>	_____	_____	_____	\$ _____	_____	_____	_____	\$ _____	_____	_____	_____	\$ _____	_____	_____	_____	\$ _____	Hearing date <u>NOV. 5, 2003</u>			Total \$ <u>[Signature]</u>
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_____	_____	_____	\$ _____																										
Hearing date <u>NOV. 5, 2003</u>			Total \$ <u>[Signature]</u>																										
<p><u>[Signature]</u> Planner signature / date</p>	<p><u>10/20/03</u></p>	<p>Project # <u>1002778</u></p>																											

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

SKETCH PLAT REVIEW AND COMMENT

YOUR ATTENDANCE IS REQUIRED.

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

MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT

Your attendance is required.

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

Extensions are not reviewed through internal routing.

Extension of preliminary plat approval expires after one year.

MAJOR SUBDIVISION FINAL PLAT APPROVAL

Your attendance is required.

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

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

MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL

Your attendance is required.

- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies.
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
- Property owner's and City Surveyor's signatures on the Mylar drawing
- Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

Infrastructure list if required (verify with DRB Engineer) NO INTERNAL ROUTING

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

AMENDMENT TO PRELIMINARY PLAT (with minor changes)

Your attendance is required.

AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)

AMENDMENT TO GRADING PLAN (with minor changes)

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

- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
- Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Original Mylar drawing of the proposed amended plat for internal routing only. Otherwise, bring Mylar to meeting.
- Property owner's and City Surveyor's signatures on the Mylar drawing, if the plat is being amended
- Any original and/or related file numbers are listed on the cover application

Amended preliminary plat approval expires after one year.

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

KEVIN ADAMSON
for in files

Applicant name (print)

Applicant signature / date



Form revised 10/03

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

Application case numbers

03DRB-_____ - 01868

Paul Casadei 1/28/03
Planner signature / date

Project # 1002775

Courtyard I
7500 Jefferson NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
fax: 505.798.7988
toll free: 800.877.5332

October 27, 2003

Sheran Matson, Chair
Development Review Board
City of Albuquerque
Albuquerque, New Mexico 87103

Re: Sketch Plat Review and Comment
Ventana Ranch West Bulk Land Plat

Dear Sheran:

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

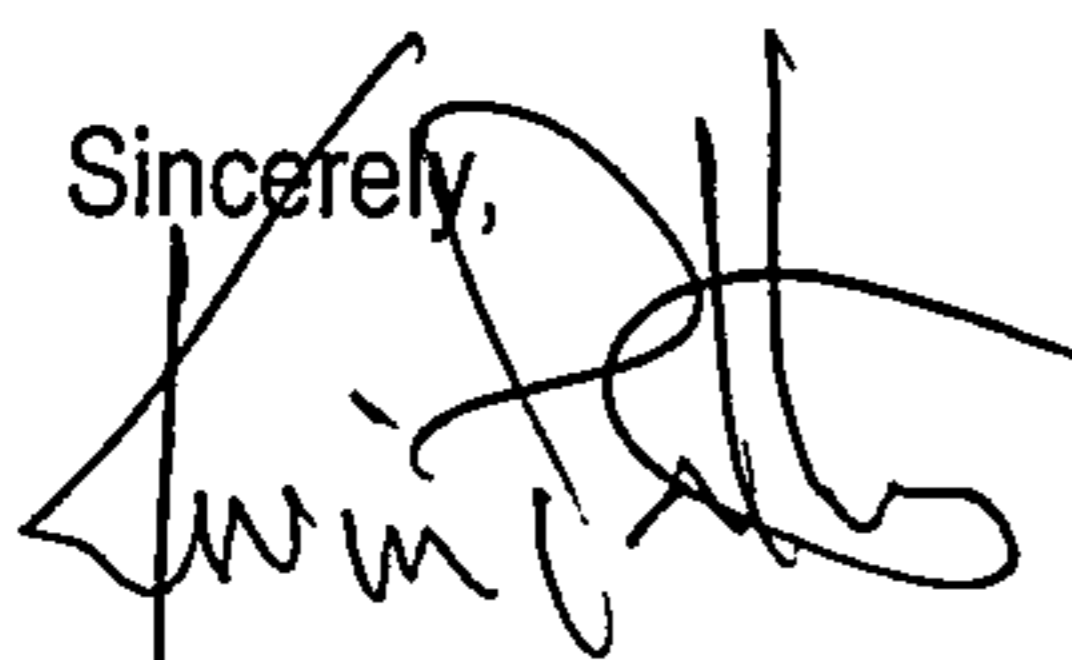
- Development Review Applications
- Six (6) copies each of the Sketch Plat, and
- Zone Atlas Map

This sketch plat is being presented to the Development Review Board for the purpose of obtaining City input and comment. This area is currently being annexed into the city limits through the city process. It has been heard at EPC (and approved) and is schedule to be heard at City Council in November of this year. This development proposed to construct single family homes on 14 bulk land tracts in accordance with the R-LT zoning requirements.

Please refer to the enclosed letter from our client that outlines the history and status of the master planning of this development.

Please place this item on the DRB Agenda to be heard on November 5, 2003.

Sincerely,



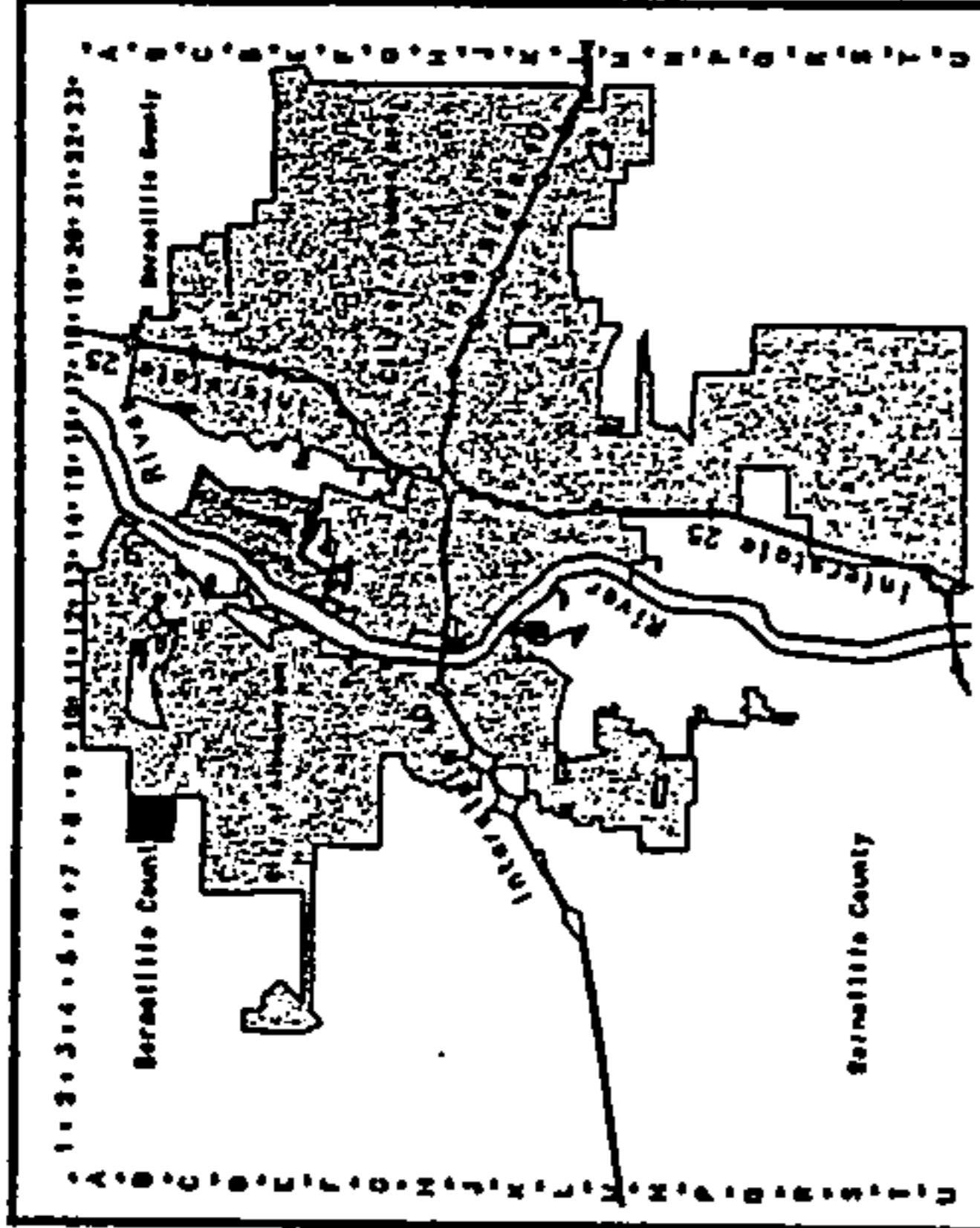
Kevin Patton, P.E.
Vice President
Community Development and Planning Group

SS
Enclosure

ENGINEERING ▲

SPATIAL DATA ▲

ADVANCED TECHNOLOGIES ▲



Location map



SCALE IN FEET



1" = 500'



LEGAL DESCRIPTION

T11N
R2E
SEC 8

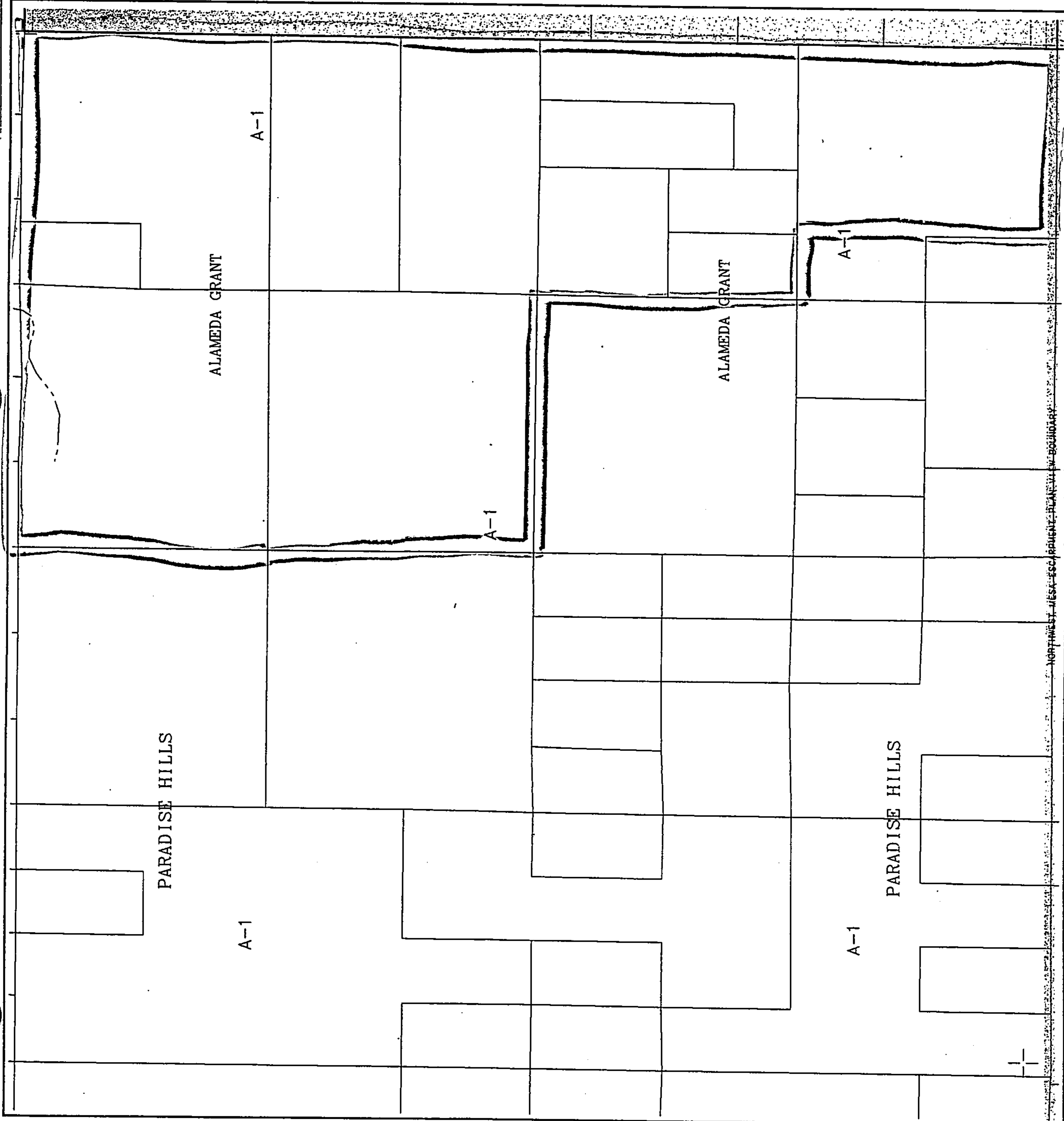
UNIFORM PROPERTY CODE

1-008-006

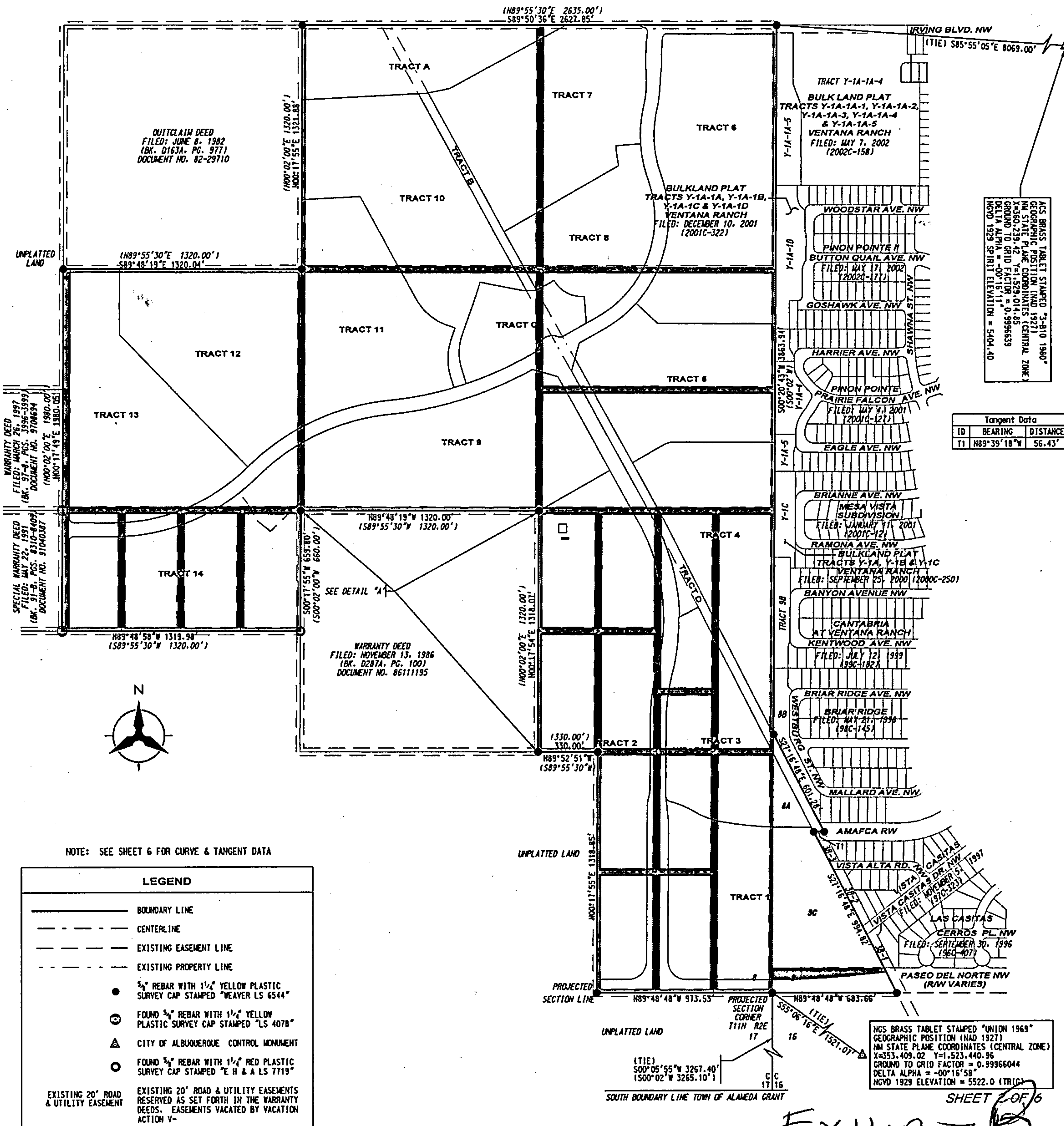
B-8-Z

Bernalillo County

Map Amended by AGIS through October 04, 1996



NORTHEAST MESA ESCARPMENT PLAIN VIEW BOULDER



ACS BRASS TABLET STAMPED "7-810 1980"
 GEOGRAPHIC POSITION (NAD 1927)
 NM STATE PLANE COORDINATES (CENTRAL ZONE)
 X=860,239.42 Y=1,529,014.83
 GROUND TO GRID FACTOR = 0.9996639
 DELTA ALPHA = -00°16'11"
 NGVD 1929 SPIRIT ELEVATION = 5404.40

Tangent Data		
ID	BEARING	DISTANCE
T1	N89°39'18"W	56.43'



NOTE: SEE SHEET 6 FOR CURVE & TANGENT DATA

LEGEND	
	BOUNDARY LINE
	CENTERLINE
	EXISTING EASEMENT LINE
	EXISTING PROPERTY LINE
	3/8" REBAR WITH 1/2" YELLOW PLASTIC SURVEY CAP STAMPED "WEAVER LS 6544"
	FOUND 3/8" REBAR WITH 1/2" YELLOW PLASTIC SURVEY CAP STAMPED "LS 4078"
	CITY OF ALBUQUERQUE CONTROL MONUMENT
	FOUND 3/8" REBAR WITH 1/2" RED PLASTIC SURVEY CAP STAMPED "E H & A LS 7719"
	EXISTING 20' ROAD & UTILITY EASEMENT
	EXISTING 20' ROAD & UTILITY EASEMENTS RESERVED AS SET FORTH IN THE WARRANTY DEEDS. EASEMENTS VACATED BY VACATION ACTION V-

VACATION ACTION

EXHIBIT B
 2/25/04

Project 1002778

NGS BRASS TABLET STAMPED "UNION 1969"
 GEOGRAPHIC POSITION (NAD 1927)
 NM STATE PLANE COORDINATES (CENTRAL ZONE)
 X=353,409.02 Y=1,523,440.96
 GROUND TO GRID FACTOR = 0.99966044
 DELTA ALPHA = -00°16'58"
 NGVD 1929 ELEVATION = 5522.0 (TRIC)