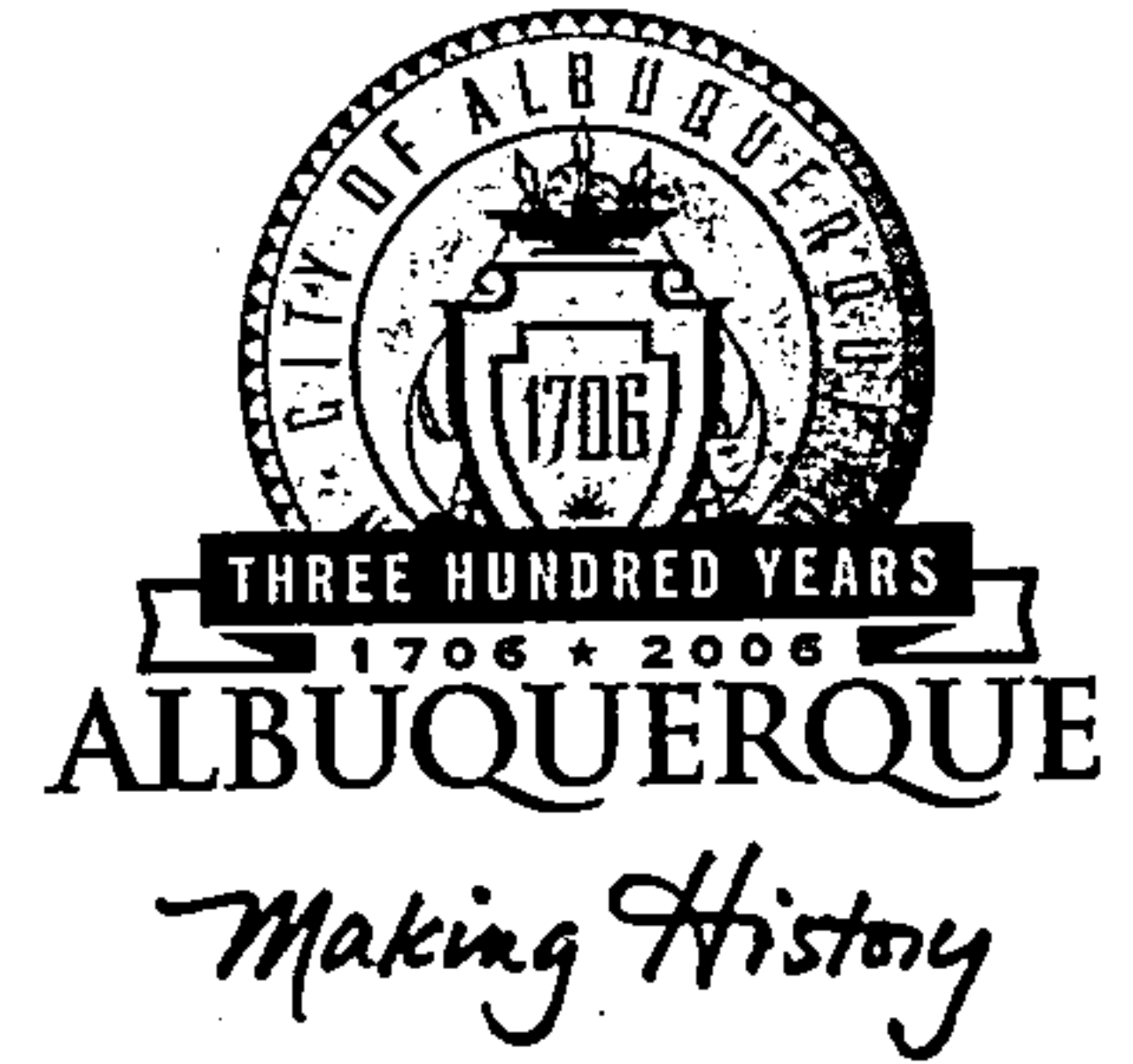


# CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1002864**

**AGENDA ITEM NO: 21**

**SUBJECT:**

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

**ACTION REQUESTED:**

P.O. Box 1293

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

Albuquerque

**ENGINEERING COMMENTS:**

No adverse comments.

New Mexico 87103

**RESOLUTION:**

www.cabq.gov

APPROVED \_\_\_\_; DENIED \_\_\_\_; DEFERRED \_\_\_\_; COMMENTS PROVIDED X; WITHDRAWN

*discussed*

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

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

FOR:

**SIGNED:** Bradley L. Bingham  
City Engineer/AMAFCA Designee

**DATE:** October 6, 2004

#12



Completed  
10/20/04

# 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.: 04DRB-01530 (P&F)

Project # 1003701

Project Name: PLEASANT ACRES

Agent: Wayjohn Surveying Inc.

Phone No.: 255-2052

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 10/13/04 by the DRB with delegation of signature(s) to the following departments.  
**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

Project Number

1003701

TRANSPORTATION: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

UTILITIES: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

CITY ENGINEER / AMAFCA: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

PARKS / CIP: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

PLANNING (Last to sign): \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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

#12



# 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.: 04DRB-01583 (P&F)

Project # 1002864

Project Name: CANTACIELO SUBDIVISION

Agent: Community Sciences Corp.

Phone No.: 897-0000

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 10/2/04 by the DRB with delegation of signature(s) to the following departments.

## OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

UTILITIES: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

CITY ENGINEER / AMAFCA: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

PARKS / CIP: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

PLANNING (Last to sign): \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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

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

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

Project Number 1002864



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

October 20, 2004

9:00 a.m.

**MEMBERS:**

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

Wilfred Gallegos, Transportation Development  
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development  
Christina Sandoval, Parks & Recreation

\*\*\*\*\*

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

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

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

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

Adjourned: 10:33 a.m.

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

1. **Project # 1001875**  
04DRB-01455 Major-Two Year SIA  
04DRB-01454 Minor-Amnd Prelim Plat  
Approval  
04DRB-01456 Minor-Final Plat Approval

TIERRA WEST LLC agent(s) for ARGUS DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) 2, KINSCHERFF & UNPLATTED LAND IN PRESLEY CO OF NM (to be known as **WESTERN TRAILS ESTATES**), zoned SU-1 PRD, located on COORS BLVD NW, between WESTERN TRAILS NW and the SAN ANTONIO ARROYO containing approximately 22 acre(s). [REF: Z-71-124, 02DRB00570, 02EPC00838, 02DRB01793, 04AA00996] (F-11) **A TWO-YEAR EXTENSION OF THE SIA WAS APPROVED. THE AMENDED PRELIMINARY PLAT AND GRADING PLAN ENGINEER STAMP DATED 7/7/04 WERE APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU AND CITY ENGINEER FOR AMAFCA SIGNATURE, SD EASEMENTS AND WATER LINE EASEMENT METES AND BOUNDS.**
  
2. **Project # 1001934**  
04DRB-01471 Major-Vacation of Public  
Easements

WILKS COMPANY agent(s) for MICHAEL EAVES request(s) the above action(s) for all or a portion of Lot(s) 4-E, 4-F and 4-G, **ALVARADO GARDENS, UNIT 1**, zoned RA-2 residential and agricultural zone, located on RIO GRANDE BLVD NW, between CAMPBELL RD NW and MATTHEW AVE NW containing approximately 1 acre(s). [REF: DRB-94-465] (G-12/G-13) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

3. **Project # 1002022**  
04DRB-01477 Major-Vacation of Public  
Easements

BOHANNAN HUSTON INC agent(s) for T S MCNANEY &  
ASSOCIATES request(s) the above action(s) for all or a  
portion of Tract(s) 8 & 9, **VISTA WEST SUBDIVISION**, zoned  
R-D, located on UNSER BLVD SW, between EUCARIZ SW  
and TOWER SW containing approximately 10 acre(s). [REF:  
03DRB01295, 04DRB01239, 04DRB01238, 04DRB01307,  
04DRB01308] (L-10) **VACATION WAS APPROVED AS  
SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

04DRB-01308 Minor-Final Plat Approval

BOHANNAN HUSTON, INC. agent(s) for T. S. MC NANEY &  
ASSOCIATES, request(s) the above action(s) for all or a  
portion of Tract(s) 8 & 9, **VISTA WEST SUBDIVISION**, zoned  
R-D residential and related uses zone, developing area,  
located on TOWER RD SW, between UNSER BLVD NW and  
EUCARIZ AVE. SE containing approximately 10 acre(s).  
[REF: 02DRB-01237, 03DRB-00424] [*Final Plat deferred from*  
*9/1/04 & 9/8/04 & 9/15/04 & 10/6/04*] (L-10) **FINAL PLAT  
WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO  
PLANNING FOR 15-DAY APPEAL PERIOD.**

4. **Project # 1002334**  
04DRB-01482 Major-Vacation of Public Easements  
04DRB-01479 Minor-Prelim&Final Plat Approval  
04DRB-01480 Minor-Sidewalk Waiver  
04DRB-01481 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES PA agent(s) for HARVEST HOMES, LLC request(s) the above action(s) for all or a portion of Block(s) 19-A FOOTHILLS ESTATES, (to be known as **COPPER PARK SUBDIVISION**, zoned R-T residential zone, located on COPPER AVE NE, between CHELWOOD PARK BLVD NE and CHICO RD NE containing approximately 1 acre(s). [REF: Z-91-1, ZA-83-17, 02EPC01695, 03DRB00333] (K-22) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/20/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 9/24/04 THE PRELIMINARY PLAT WAS APPROVED WITH A CONDITION OF FINAL PLAT. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED A SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

**SITE DEVELOPMENT PLANS, AMENDED PLANS, AND MASTER DEVELOPMENT PLANS**

**NOTE: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THE REQUEST MAY BE INDEFINITELY DEFERRED.**

5. **Project # 1002397**  
04DRB-01587 Minor-SiteDev Plan Subd/EPC  
04DRB-01588 Minor-SiteDev Plan BldPermit/EPC

RIO GRANDE ENGINEERING agent(s) for LA ORILLA GROUP LLC request(s) the above action(s) for all or a portion of Lot(s) 10, **BOSQUE PLAZA**, zoned C-1 (SC), located on COORS BLVD NW, between LA ORILLA NW and MONTANO BLVD NW containing approximately 3 acre(s). [REF: Z-87-56, Z-87-69, CSU-74-16, PROJECT 1001888 ZHE] [Chris Hyer, EPC Case Planner] (E-12) **SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR PARKING STALL DIMENSIONS AND WHEEL STOP NOTE.**

6. **Project # 1000874**  
04DRB-01516 Minor-SiteDev Plan  
BldPermit/EPC  
04DRB-01514 Minor-Prelim&Final Plat  
Approval  
04DRB-01515 Minor-Vacation of Private  
Easements

PRECISION SURVEYS INC agent(s) for THE BEACH LAND ACQUISITION LLC request(s) the above action(s) for all or a portion of Tract(s) B-1-A, **RENAISSANCE CENTER III**, zoned SU-1 FOR C-2, located on DESERT SURF CIRCLE NE, between ALEXANDER BLVD NE and MONTANO RD NE containing approximately 7 acre(s). [REF: 04EPC01213, AA-97-42, DRB-97-8, Z-99-116] [Elvira Lopez, EPC Case Planner] [Deferred from 10/13/04] (F-16) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND DELEGATED TO CITY ENGINEER FOR SIA AND PLANNING FOR ELVIRA'S INITIALS. WITH THE SIGNING OF THE INFRASTRUCTURE LISTED DATED 10/20/04 THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGNOFF DELEGATED TO CITY ENGINEER FOR SIA , ADDITIONAL PRIVATE STORM DRAIN EASEMENTS AND TO PLANNING FOR THE AGIS DXF FILE. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

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

7. **Project # 1003572**  
04DRB-01135 Minor-Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for BRUNACINI DEVELOPMENT, ANGELO BRUNACINI request(s) the above action(s) for all or a portion of Tract(s) A, **JOURNAL CENTER PHASE 2, UNIT 2**, zoned IP industrial park zone, located on RUTLEDGE ST NE, between NORTH DIVERSION CHANNEL and SNAPROLL ST NE containing approximately 15 acre(s). (*Indefinitely Deferred from 7/28/04*) (D-17) **FINAL PLAT WAS APPROVED WITH FINAL SIGNOFF DELEGATED TO CITY ENGINEER FOR AMAFCA'S SIGNATURE.**



8. **Project # 1003187**  
04DRB-01586 Minor-Amnd Prelim Plat  
Approval

ABQ ENGINEERING agent(s) for AMERI-CONTRACTORS LLC request(s) the above action(s) for all or a portion of Tract(s) 5E, LANDS OF UNM & Tract(s) 5, PARADISE VALLEY SUBDIVISION (FORMERLY KNOWN AS MARNA LYNN SUBDIVISION (to be known as **VISTA DEL RINCON SUBDIVISION**) zoned R-1, located on MARNA LYNN NW, between GOLF COURSE NW and EDUCATION NW containing approximately 2 acre(s). [REF: 04DRB00037,04DRB01365,04DRB01366,04DRB00910] (C-12) **WITH THE SIGNING OF THE AMENDED INFRASTRUCTURE LIST DATED 10/20/04 THE AMENDED PRELIMINARY PLAT WAS APPROVED. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT.**

9. **Project # 1000420**  
04DRB-01542 Minor-Prelim&Final Plat  
Approval

SURV-TEK INC agent(s) for JOHN J HAMILTON request(s) the above action(s) for all or a portion of Tract(s) H1-A-1, **THE 25**, zoned IP, located on THE 25 WAY NE, west of I-25 NE and south of JEFFERSON NE containing approximately 5 acre(s). [REF: 04DRB00935, 03DRB01005, 03DRB01766] (F-17) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR ACCESS EASEMENT.**

10. **Project # 1001785**  
04DRB-01584 Minor-Prelim&Final Plat  
Approval

DOUG SMITH agent(s) for GORDON STALGREN request(s) the above action(s) for all or a portion of Block(s) 6, Tract(s) A, **OXSHEER HEIGHTS**, zoned C-1, located on NE, between MCKNIGHT NE and INDIAN SCHOOL NE containing approximately 1 acre(s). [REF: 02DRB00379] (J-20) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR BLANKET WATER SEWER EASEMENT OVER BOTH LOTS FOR SERVICE LINE AND AGIS DXF FILE AND TO TRANSPORTATION DEVELOPMENT FOR 3-FOOT DEDICATION OF RIGHT-OF-WAY ALONG EUBANK.**

11. **Project # 1003721**  
04DRB-01585 Minor-Prelim&Final Plat  
Approval

DOUG SMITH agent(s) for WENDELL JONES request(s) the above action(s) for all or a portion of Lot(s) B, C & D, **CAMPBELL'S ADDITION #1**, zoned M-1 light manufacturing zone, located on MESCALERO RD NW, between 2ND ST NW and the AT & SF RAILROAD containing approximately 2 acre(s). (G-15) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

12. **Project # 1002864**  
~~04DRB-01583~~ Minor-Prelim&Final Plat  
Approval

COMMUNITY SCIENCES CORPORATION agent(s) for D R HORTON INC request(s) the above action(s) for all or a portion of Lot(s) 56 & 57, **CANTACIELO SUBDIVISION**, zoned R-LT, located on VENTACELLO DR NW, between IRVING NW and UNIVERSE NW containing approximately 1 acre(s). [REF: 04DRB00242, 04DRB01499] (A-9) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

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

**THERE ARE NO SKETCH PLATS THIS WEEK...**

13. Approval of the Development Review Board Minutes for September 29 and October 6, 2004. **DRB MINUTES FOR SEPTEMBER 29 AND OCTOBER 6, 2004 WERE APPROVED.**

ADJOURNED: 10:33 A.M.

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
OCTOBER 20, 2004  
DRB Comments**

**ITEM # 12**

**PROJECT # 1002864**

**APPLICATION # 04-01583**

**RE: Lots 56 & 57, Cantacielo Subdivision/minor plat**

No objection. AGIS dxf approval is required as usual.

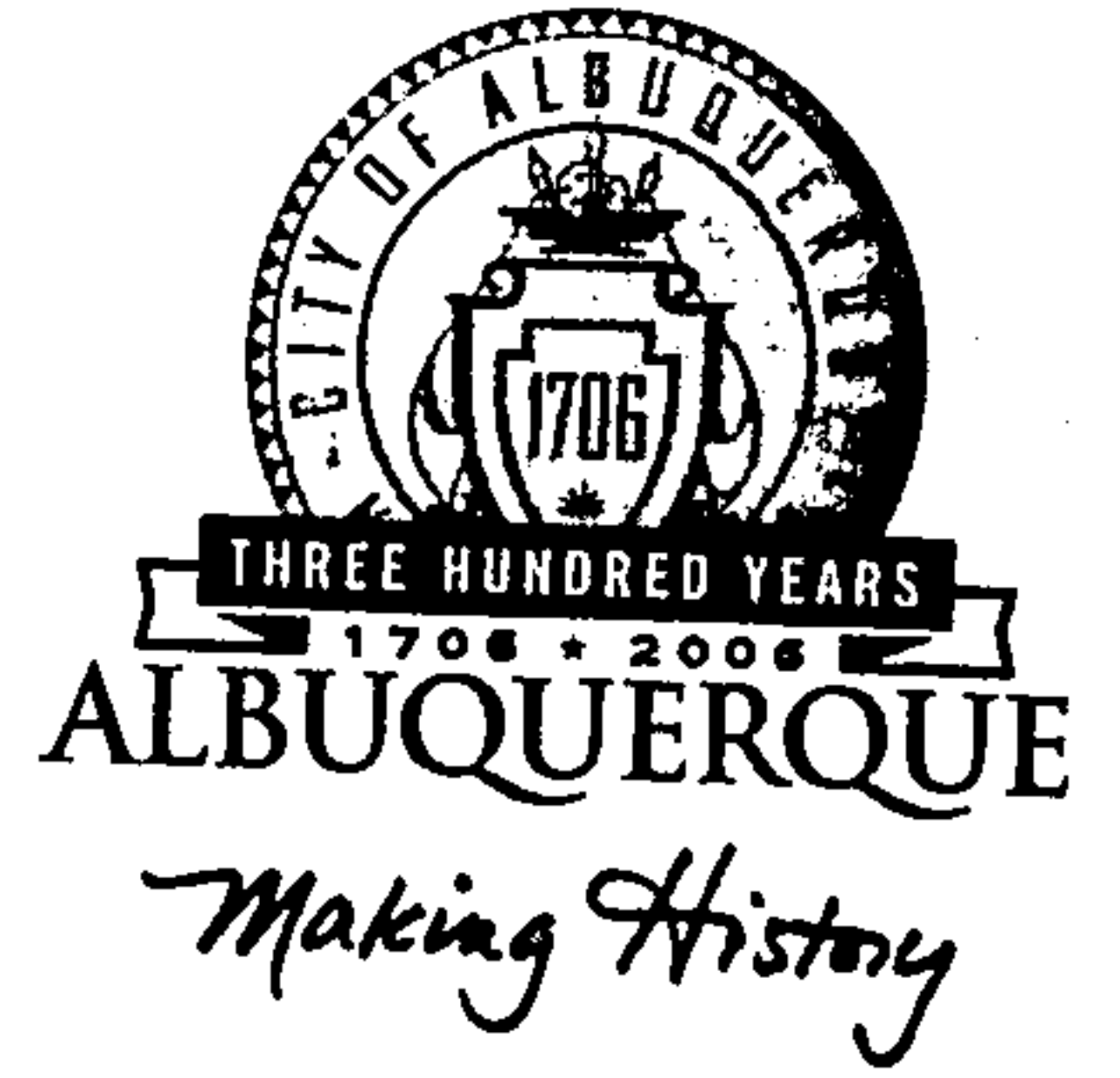
Please be sure Planning gets a recorded copy of the plat once it's recorded.



---

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

# CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1002864**

**AGENDA ITEM NO: 12**

**SUBJECT:**

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

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

No adverse comments.

**RESOLUTION:**

APPROVED \_\_\_\_; DENIED \_\_\_\_; DEFERRED \_\_\_\_; COMMENTS PROVIDED \_\_\_\_; WITHDRAWN

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

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

FOR:

**SIGNED:** Bradley L. Bingham  
City Engineer/AMAFCA Designee

**DATE:** October 20, 2004

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

PLANNING TRACKING LOG

21  
~~20~~

Date	Project Name & #	Action Request	Action Taken
10/6/04	1002864 Cantacielo	Sketch	Comments

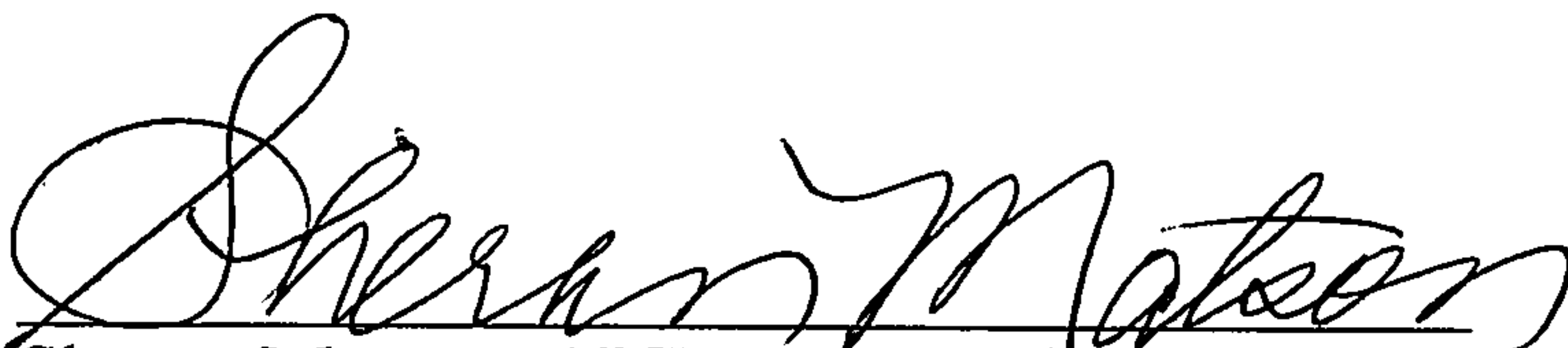
**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DRB Comments  
October 6, 2004**

**Item # 21**

**Project # 1002864      Application # 04-01499**

**RE: <sup>Lots</sup> ~~Tracts~~ 56 & 57, Cantacielo Subdivision/sketch**

Why did you come to sketch plat for a simple lot line adjustment?



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

AGIS ELECTRONIC PLAT APPROVAL FORM

DRB Project Case # 1002864

Subdivision Name Cantacielo Subd.

Surveyor Dwain Weaver

Company/Agent Bohannon

Contact Person \_\_\_\_\_ Phone # \_\_\_\_\_ email \_\_\_\_\_

DXF Received Date: 3-3-05

Hard-Copy Date: 3-4-05

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

Barbara A. Rosen

3-7-04

Approved

Date

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

AGIS Use Only		
Copied cov <u>2864</u> to agiscov.	Date: <u>3-4-04</u>	Contact person Notified on: <u>IN Person</u>

**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

March 10, 2004

9:00 a.m.

**MEMBERS:**

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

Wilfred Gallegos, Transportation Development  
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development  
Christina Sandoval, Parks & Recreation

\*\*\*\*\*

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**NOTE:** 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: 11:05 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 # 1000376**  
04DRB-00206 Major-Two Year SIA

TIERRA WEST LLC agent(s) for BUILDERS INVESTMENT CO. OF NM request(s) the above action(s) for all or a portion of Lot(s) 1-117 and Lot(s) 1-35, Unit 2, **PARADISE SKIES, UNITS 1 & 2**, zoned R-T residential zone, located on BANDELIER DR NW, between MCMAHON BLVD NW and UNSER BLVD NW containing approximately 29 acre(s). [REF: DRB-94-107, 00DRB-00391, 00DRB-00908, 02DRB-00034, 03DRB-00113, 03DRB-00188] (A-11) **A TWO-YEAR EXTENSION OF THE SIA WAS APPROVED. THIS WILL BE THE LAST EXTENSION. AGENT AGREED.**



2. **Project # 1000419**  
04DRB-00207 Major-Two Year SIA

TIERRA WEST LLC agent(s) for UNION PENSION TRANSACTION TRUST NM 2000-02 NM, request(s) the above action(s) for all or a portion of Lot(s) 1B-1-A, 1B-1-B-1 and 1B-1-C-1, **RENAISSANCE CENTER**, zoned SU-1 FOR AUTO SALES & C-1 USE, located on RENAISSANCE BLVD NE, between MONTANO RD NE and UNION WAY RD NE containing approximately 3 acre(s). [REF: 02500-00165/00164, 02AA0-00814, O3DRB-00590] (F-16) **AN EXTENSION OF THE SIA WAS APPROVED TO JANUARY 8, 2005.**

3. **Project # 1000122**  
04DRB-00174 Major-Vacation of Public Easements  
04DRB-00173 Minor-Extension of Preliminary Plat  
04DRB-00175 Minor-Vacation of Private Easements

KIM KEMPER, agent(s) for HIGH LONESOME RANCH request(s) the above action(s) for all or a portion of Tract(s) 1A AND 1C, EDEN LANDS (to be known as **HIGH LONESOME RANCH SUBDIVISION**, zoned RA-1 AND SU-1 for O-1 located on GABALDON RD NW, between MOUNTAIN RD NW and I-40 NW containing approximately 21 acre(s). [REF: DRB-98-146, Z-98-70, AX-98-8, O3DRB-00184, 00185 and 00186] [*Deferred from 3/3/04*] (H-12) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITION OF FINAL PLAT: M.R.G.C.D. SIGNATURE IS REQUIRED PRIOR TO CITY ENGINEER'S SIGN OFF. AN INFRASTRUCTURE LIST DATED 3/10/04 WAS APPROVED. VACATION OF PRIVATE EASEMENTS WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

4. **Project # 1002711**  
04DRB-00171 Major-Preliminary Plat  
Approval  
04DRB-00172 Minor-Temp Defer  
SDWK

MARK GOODWIN & ASSOCIATES, PA agent(s) for STV INVESTMENTS, LLC request(s) the above action(s) for all or a portion of Lot(s) 7-12 AND 21-26, Block(s) 27, Tract(s) A, NORTH ALBUQUERQUE ACRES, UNIT B, (to be known as **OAKLAND ESTATES**) zoned R-D residential and related uses zone, developing area, located on EAGLE ROCK AVE NE, between SAN PEDRO BLVD NE and LOUISIANA BLVD NE containing approximately 11 acre(s). [REF: 03EPC-00907 & 00908, 03EPC-00915, 04DRB-00067, 1003099] [*Deferred from 3/3/04*] (C-18) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 3/10/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 1/28/04 THE PRELIMINARY PLAT WAS APPROVED. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALK ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

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

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

5. **Project # 1000650**  
04DRB-00277 Minor-SiteDev Plan  
BldPermit/EPC

TIERRA WEST LLC agent(s) for WALMART STORES INC request(s) the above action(s) for all or a portion of Lot(s) 1-A, **LANDS OF LAMONICA & WENK**, zoned SU-1, C-1 PERMANENT USES, located on COORS BLVD SW, between RIO BRAVO BLVD SW and LAMONICA RD SW containing approximately 21 acre(s). [REF: AX-88-7, Z-99-78, 03EPC-00905, 00907, 03DRB-01906] [**Carmen Marrone, EPC Case Planner**] [*Deferred from 3/10/04*] (P-10) **DEFERRED AT THE AGENT'S REQUEST TO 3/24/04.**

6. **Project # 1001206**  
04DRB-00273 Minor-SiteDev Plan  
Subd/EPC  
04DRB-00272 Minor-SiteDev Plan  
BldPermit/EPC

GEORGE RAINHART ARCHITECTS & ASSOCIATES, agent(s) for ENTERPRISE RENTAL CAR request(s) the above action(s) for all or a portion of Tract(s) 2-A-2B, **BLACK RANCH**, zoned SU-1 FOR C-1, located on COORS BLVD NW, between PASEO DEL NORTE NW and VALLEY VIEW PL NW containing approximately 1 acre(s). [REF: 03EPC-00697, 03EPC-00698] [Debbie Stover, EPC Case Planner] (C-13) **SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR EPC CASE PLANNER COMMENTS. SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT TO PROVIDE DOCUMENT NUMBER AND PAGE FOR 30-FOOT PRIVATE EASEMENT, TO PROVIDE DIMENSIONS FOR ADA PARKING AND SIDEWALK, TO PROVIDE WIDTH FOR ENTRANCE WIDTH DETAIL FOR 8-FOOT RAISED CROSSWALK AND INFRASTRUCTURE LIST SENTENCE ON SIGNATURE BLOCK.**

7. **Project # 1002796**  
03DRB-02022 Minor-SiteDev Plan  
BldPermit/EPC  
03DRB-02024 Minor-SiteDev Plan  
Subd/EPC

RMKM ARCHITECTURE agent(s) for ALBUQUERQUE FIRE DEPARTMENT, request(s) the above action(s) for all or a portion of Lot(s) 8-11, **KAY ADDITION** and Lots 8-10, Block(s) 4, **LOMA VERDE ADDITION**, zoned SU-1 & C-1, located on DALLAS NE, between CHARLESTON ST. NE and CHICO RD. NE containing approximately 1 acre(s). [REF:03EPC01099,01100,01101] [Debbie Stover, EPC Case Planner] [Deferred from 2/25/04 & 3/10/04] (K-19) **DEFERRED AT THE AGENT'S REQUEST TO 3/17/04.**

8. **Project # 1003102**  
04DRB-00236 Minor-SiteDev Plan  
BldPermit/EPC

SM & R GROUP request(s) the above action(s) for all or a portion of Lot(s) 12 & 14, **ESQUIBEL - PALMER**, zoned SU-1 PRD, located on LA GRIMA DE ORO RD NE, between JUAN TABO NE and MORRIS NE containing approximately 2 acre(s). [REF: V 84-77, Z-85-103, Z-85-102-1, 03EPC-01925, 03EPC-01929] **[Makita Hill, EPC Case Planner]** *[Deferred from 3/3/04]* (F-21) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

9. **Project # 1002333**  
04DRB-00209 Minor-SiteDev Plan  
BldPermit/EPC

DEKKER/PERICH/SABATINI agent(s) for THE BARRETT FOUNDATION request(s) the above action(s) for all or a portion of Block(s) 10A, Tract(s) C-1-A-2, **BELLAMAH'S PRINCESS JEANNE PARK ADDITION**, zoned C-1, located on CONSTITUTION AVE NE, between EUBANK NE and MARY ELLEN ST NE containing approximately 2 acre(s). [REF: 1002333, 02EPC-01691, 02EPC-01693, Z-870, DRB-94-619] **[Cynthia Borrego, EPC Case Planner]** *[Deferred from 2/25/04 & 3/3/04]* (J-21) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND DELEGATED TO PLANNING FOR CYNTHIA BORREGO'S INITIALS AND INFRASTRUCTURE LIST STATEMENT ON SIGNATURE BLOCK.**

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

10. **Project # 1002885**  
04DRB-00244 Minor-Final Plat Approval

JEFF MORTENSEN & ASSOCIATES, INC., agent(s) for DESERT RIDGE DEVELOPMENT LLC AND JASON & CINDY LYNN DASKALOS, request(s) the above action(s) for all or a portion of Lot(s) 10-24 AND 7-16, Easterly remaining portion of Lot 16, Block(s) 18 & 20, Unit(s) 3, NORTH ALBUQUERQUE ACRES, UNIT 1, TRACT 3, (to be known as **OCOTILLO SUBDIVISION**, zoned R-D residential and related uses zone, developing area, 4 DU/AC, located on HOLBROOK NE, CARMEL NE & HOLLY AVE NE, between ANAHEIM AVE NE and PASEO DEL NORTE containing approximately 24 acre(s). [REF: 03DRB-01354-01356, 02EPC-01353, 03DRB-01980, 01985] *[Deferred from 3/3/04]* (C-21) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

11. **Project # 1000570**  
04DRB-00270 Minor-Sidewalk Waiver

MARK GOODWIN & ASSOCIATES agent(s) for WESTLAND DEVELOPMENT CO. request(s) the above action(s) for all or a portion of Parcel A, **PARKWAY, UNIT 7** and Tract(s) A, **PAINTED SKY, UNIT 1**, Tract 95, Town of Atrisco Grant, Parkway, Unit 10, zoned R-D residential and related uses zone, developing area, located on W. OF UNSER BLVD NW, between GAVIN RD. NW and VINEMONT PL. NW [REF: DRB-95-94, S-98-5, S-98-62, Z-99-8, AX-99-2, 00410-00162, 00931 & 00933] (J-9) **A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALK WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

12. **Project # 1002633**  
04DRB-00276 Minor-Prelim&Final Plat  
Approval

ADVANCED ENGINEERING & CONSULTING LLC agent(s) for JAYEFF CONSTRUCTION request(s) the above action(s) for all or a portion of Lot(s) 20-24 & 9-13, Block(s) 10, Tract(s) 3 (to be known as **VENTURA PLACE SUBDIVISION**) Lots 2-A & 3-A, NORTH ALBUQUERQUE ACRES, UNIT 3, zoned SU-1 special use zone, located on BARSTOW ST NE, between VENTURA ST NE and BARSTOW ST NE containing approximately 6 acre(s). [REF: 03EPC-00693, EPC-00694 ; 03EPC-01323] (C-20) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

13. **Project # 1002792**  
04DRB-00278 Minor-Vacation of Private  
Easements

TIERRA WEST LLC agent(s) for TRUST OF ALBERT & MARY BLACK request(s) the above action(s) for all or a portion of Lot(s) 1-6, **COTTONWOOD CROSSING, PHASE 2**, zoned SU-1 FOR C-1 & REST. AND SU-1, O-1, located on COORS BLVD NW and SEVEN BAR LOOP NW containing approximately 10 acre(s). [REF: DRB-94-358, SRP5-98-37, DRB-90-361, DRB-98-61, 03EPC-01085, 01086, 03DRB-01780, 03DRB-2084, 04DRB-00184, 04AA-00222] (B-14) **VACATION OF PRIVATE EASEMENTS WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

14. **Project # 1003273**  
04DRB-00279 Minor-Vacation of Private  
Easements

TIERRA WEST LLC agent(s) for ARC INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) 5A-13A, **VISTA MOBILE HOME COMMUNITY**, zoned C-2 community commercial zone, located on CENTRAL AVE SW, between 94<sup>th</sup> STREET SW and 98<sup>th</sup> STREET SW containing approximately 2 acre(s). [REF:Z-85-93, V-85-44] (K-9) **WITHDRAWN AT AGENT'S REQUEST TO BE ADVERTISED.**

15. **Project # 1002934**  
04DRB-00271 Minor-Prelim&Final Plat  
Approval

DE LA TORRE ARCHITECTS agent(s) for FOURTH STREET & MENAUL INC request(s) the above action(s) for all or a portion of Tract(s) 1A, Block(s) O, **WALGREEN ADDITION**, zoned C-2 (SC), located on MENAUL BLVD NW, between 4<sup>th</sup> ST NW and 2<sup>nd</sup> ST NW containing approximately 11 acre(s). [REF: 03AA0413] (H-14) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT TO RELOCATE FIRE HYDRANT (2<sup>ND</sup> & PROSPECT), ADD VALVES AT MENAUL, CUT AND CAP WATER LINE AT 2<sup>ND</sup> STREET AND WEST END OF PROSPECT AND PROPERTY MANAGEMENT'S SIGNATURE.**

04DRB-00274 Minor-Prelim&Final Plat  
Approval

R. JOHN MARNEY request(s) the above action(s) for all or a portion of Block(s) 15, Tract(s) 46, **FRANCISCAN ADDITION**, zoned M-1 light manufacturing zone, located on 2<sup>nd</sup> ST NW and PROSPECT NW, between I-40 and MENAUL NW containing approximately 1 acre(s). (H-14) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT TO RELOCATE FIRE HYDRANTS, ADD VALVES AT MENAUL, CUT AND CAP WATER LINE AT 2<sup>ND</sup> STREET AND ON WEST END OF PROSPECT.**

16. **Project # 1003258**  
04DRB-00205 Minor-Prelim&Final Plat  
Approval

PHILIP W. TURNER agent(s) for SALVADOR PEREZ request(s) the above action(s) for all or a portion of Lot(s) 280 B, **TOWN OF ATRISCO GRANT, UNIT 8**, zoned R-T residential zone, located on 55<sup>TH</sup> ST NW, between BICE RD NW and JUNIPER RD NW containing approximately 1 acre(s). [REF: DRB-97-205] [*Deferred from 2/25/04 & 3/10/04*] (H-11) **DEFERRED AT THE AGENT'S REQUEST TO 3/24/04.**

17. **Project # 1002992**  
03DRB-02138 Minor- Final Plat Approval

WAYJOHN SURVEYING INC. agent(s) for WEST EIGHT LTD. request(s) the above action(s) for all or a portion of Lot(s) 1-3, Block(s) 5, **ORIGINAL TOWNSITE OF WESTLAND**, zoned C-2 community commercial zone, located on 86<sup>th</sup> ST SW, between BRIDGE BLVD SW and CENTRAL AVE SW containing approximately 2 acre(s). [REF: 03DRB-01623] *[Final Plat was indefinitely deferred]* (K-9) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

18. **Project # 1001347**  
04DRB-00245 Minor-Final Plat Approval

ISAACSON & ARFMAN agent(s) for CURB, INC. request(s) the above action(s) for all or a portion of Tract(s) D1B, ALBUQUERQUE SOUTH (to be known as **EL RANCHO GRANDE, UNIT 8B**) zoned R-LT residential zone, located on CARTAGENA / DE ANZA DR SW, between VALLEY VIEW DR SW and SNOW VISTA BLVD SW containing approximately 10 acre(s). [REF: 03DRB-1133 & 01134, 04DRB-00057, 04DRB-00115] *[Deferred from 3/3/04]* (M-9) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

19. ~~Project # 1002864~~  
04DRB-00242 Minor-Final Plat Approval

BOHANNAN HUSTON, INC. agent(s) for LAS VENTANAS LIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) B, LANDS OF MASSACHUSETTS GENERAL HOSPITAL, **CANTA CIELO SUBDIVISION**, zoned R-LT residential zone, located on IRVING BLVD NW, between UNIVERSE BLVD NW and RAINBOW BLVD NW containing approximately 20 acre(s). [REF: 03DRB-01302, 03DRB-01487, 01488, 01490, 01491] *[Deferred from 3/3/04]* (A-9) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**



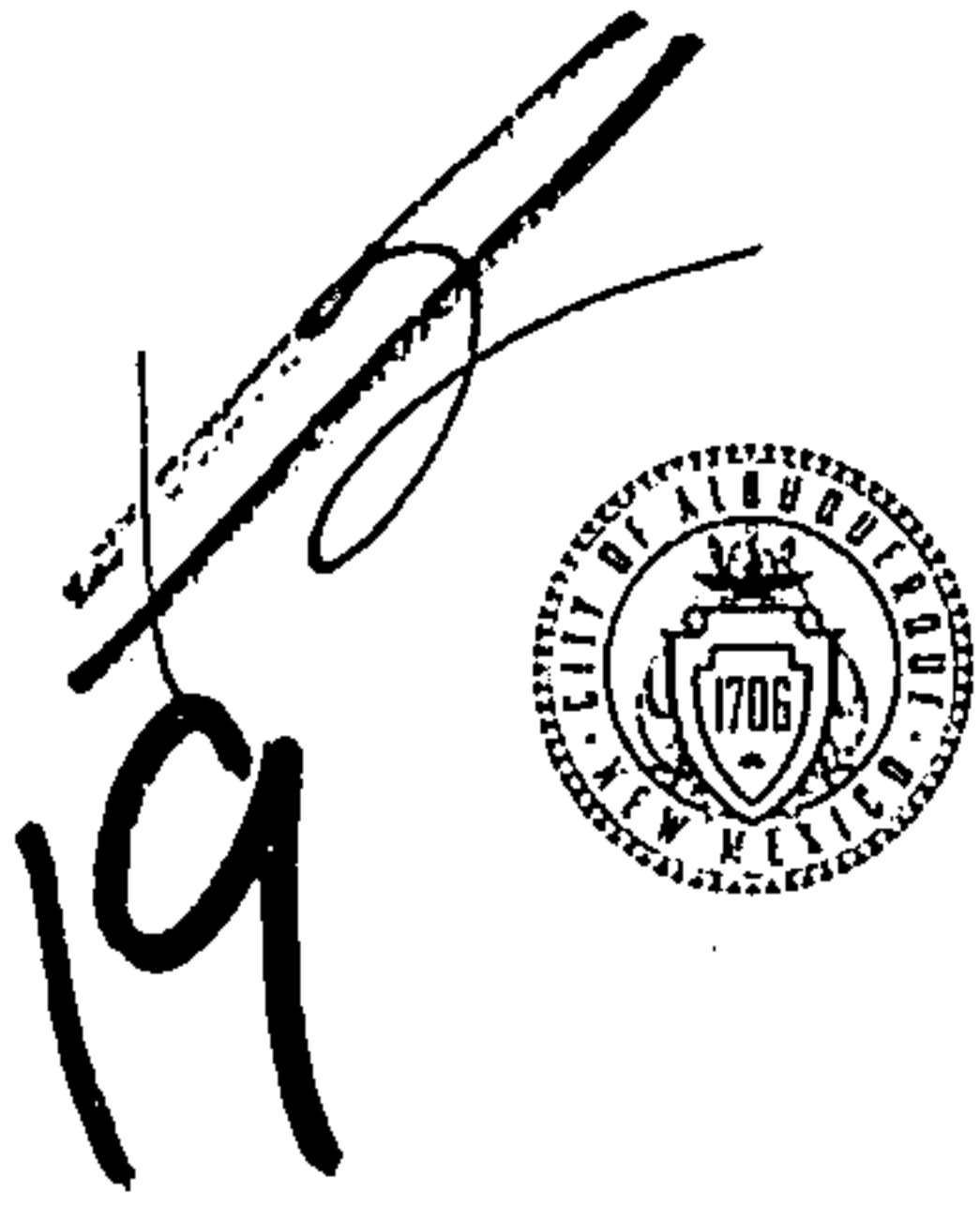
**NO ACTION IS TAKEN ON THESE CASES:**  
**APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING**

\*\*\*\*\*

**THERE ARE NO SKETCH PLATS THIS WEEK**

20. Approval of the Development Review Board Minutes for February 18, 2004. **DRB MINUTES FOR FEBRUARY 18, 2004 WERE APPROVED.**

ADJOURNED: 11:05 A.M.



# 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-00242 (FP)

Project # 1002864

Project Name: CANTA CIELO SUBDIVISION

Agent: Bohannon Huston Inc.

Phone No.: 823-1000

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 3.10.04 by the DRB with delegation of signature(s) to the following departments.  
**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

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

Project Number

1002864

~~SA~~ 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 1293 ALBUQUERQUE, NEW MEXICO 87103  
**PUBLIC WORKS DEPARTMENT**  
**DEVELOPMENT SERVICE**  
**HYDROLOGY DEVELOPMENT SECTION**

**DEVELOPMENT REVIEW BOARD--SPEED MEMO**

**DRB CASE NO/PROJECT NO: 1002864**

**AGENDA ITEM NO: 19**

**SUBJECT:**

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

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

An executed Subdivision Improvements Agreement with financial guarantees is on file for Final Plat sign-off.  
Minor comment 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:** March 10, 2004



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

March 3, 2004

9:00 a.m.

**MEMBERS:**

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

Wilfred Gallegos, Transportation Development  
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development  
Christina Sandoval, Parks & Recreation

\*\*\*\*\*

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

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

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

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

Adjourned: 12:40 P.M.

**CASES WHICH REQUIRE PUBLIC NOTIFICATION**

**MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS**

1. **Project # 1000122**  
04DRB-00174 Major-Vacation of Public Easements  
04DRB-00173 Minor-Extension of Preliminary Plat  
04DRB-00175 Minor-Vacation of Private Easements
- KIM KEMPER, agent(s) for HIGH LONESOME RANCH request(s) the above action(s) for all or a portion of Tract(s) 1A AND 1C, EDEN LANDS (to be known as **HIGH LONESOME RANCH SUBDIVISION**, zoned RA-1 AND SU-1 for O-1 located on GABALDON RD NW, between MOUNTAIN RD NW and I-40 NW containing approximately 21 acre(s). [REF: DRB-98-146, Z-98-70, AX-98-8, 03DRB-00184, 00185 and 00186] [Deferred from 3/3/04] (H-12)  
**DEFERRED AT THE AGENT'S REQUEST TO 3/10/04.**

2. **Project # 1003112**  
04DRB-00167 Major-Bulk Land Variance  
04DRB-00168-Major-Vacation of Public  
Easements  
04DRB-00166 Minor-Prelim&Final Plat  
Approval

COMMUNITY SCIENCES CORP agent(s) for COLLATZ INC./CLIFFORD CAPITAL FUND INC request(s) the above action(s) for: A TRACT OF LAND SITUATE WITHIN THE TOWN OF ALBUQUERQUE GRANT, PROJECTED SECTIONS 34 AND 35, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, BEING ALL OF: TRACT D OF LAVA TRAILS SUBDIVISION AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON 5/16/2002, IN BOOK 2002C, PAGE 172; THE REMAINING "LANDS OF SLOAN" AS THE SAME IS SHOWN AND DESIGNATED ON THE SPECIAL WARRANTY DEED RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON 7/27/1945, IN BOOK 220, PAGE 289; THE LANDS OF BOB CARRICO AS THE SAME IS SHOWN AND DESIGNATED ON THE WARRANTY DEED RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON 5/15/1972, IN BOOK D918, PAGE 551; THE LANDS OF JOE SAAVEDRA AS THE SAME IS SHOWN AND DESIGNATED ON THE WARRANTY DEED RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON 5/10/1964, AS DOC #98133; THE LANDS OF ALBERT GURULE AND THE SAME IS SHOWN AND DESIGNATED ON THE WARRANTY DEED RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON 2/17/1997, IN BOOK 97-4, PAGE 9000; PAQUIN TRAIL GRANT OF EASEMENT AS THE SAME IS SHOWN AND DESIGNATED ON THE WARRANTY DEED RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON 01/14/1955, IN BOOK D302, PAGE 303; THE LANDS OF DUNCAN KIRK/DEBORAH TARPLEY AS THE SAME IS SHOWN AND DESIGNATED ON THE WARRANTY DEED RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON 02/01/2002, IN BOOK A31, PAGE 4192 BUT LESS AND EXCEPTING THEREFROM THOSE LANDS GRANTED TO THE CITY OF ALBUQUERQUE IN THAT WARRANTY DEED RECORDED ON JUNE 12, 1992 IN BK. 92-13, PGS. 9944-9948; ALL BEING DESCRIBED MORE FULLY AS FOLLOWS:  
BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT D, LAVA TRAILS SUBDIVISION, A POINT LOCATED ON THE NORTHERLY RIGHT OF WAY LINE OF WESTERN TRAIL N.W. AND RUNNING THENCE N11°45'21"W, 338.72 FEET; THENCE S77°36'56"W, 127.43 FEET; THENCE N35°50'27"W, 123.47 FEET; THENCE N35°50'27"W, 66.00 FEET TO A POINT LOCATED ON THE EASTERLY RIGHT OF WAY LINE OF UNSER BLVD N.W.; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE 652.67 FEET ALONG AN 1178.00 FOOT RADIUS CURVE TO THE LEFT (CENTRAL ANGLE = 31°44'40"; CHORD BEARS N44°22'41" E, 644.35 FEET); THENCE LEAVING SAID EASTERLY RIGHT OF WAY LINE S89°34'22"E, 144.15 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF ATRISCO DRIVE N.W.; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE S11°45'40"E 793.97 FEET TO A NON-TANGENT POINT OF CURVATURE; THENCE 29.21 FEET ALONG A 50.00 FOOT RADIUS CURVE TO THE RIGHT (CENTRAL ANGLE = 33°28'34"; CHORD BEARS S05°07'51"W, 28.80 FEET); THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES: N56°53'08"W, 11.55 FEET; S33°06'52"W, 21.60 FEET; S56°53'08"E, 11.09 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF WESTERN TRAIL ROAD NW; THENCE CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE 30.39 FEET ALONG A 50.00 FOOT RADIUS CURVE TO THE RIGHT (CENTRAL ANGLE = 34°49'19"; CHORD BEARS S64°14'04"W, 29.92 FEET TO A POINT OF REVERSE CURVATURE; THENCE CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE 188.62 FEET ALONG A 2683.31 FOOT RADIUS CURVE TO THE LEFT (CENTRAL ANGLE = 04°01'39"; CHORD BEARS S79°37'54"W 188.58 FEET A POINT OF TANGENCY; THENCE S77°37'04"W, 228.57 FEET TO THE POINT OF BEGINNING, AND CONTAINING 9.0545 ACRES, MORE OR LESS, (to be known as **RINCONADA TRAILS SUBDIVISION** (formerly Western Trails Estates), zoned R-D, located on UNSER BLVD NW, between WESTERN TRAILS NW and LEGENDS AVE NW containing approximately 10 acre(s). [REF:SD-80-5, 03DRB-01994](F-10 & F-11) **BULK LAND VARIANCE WAS APPROVED. VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE 15-DAY APPEAL PERIOD.**

3. **Project # 1002711**  
04DRB-00171 Major-Preliminary Plat  
Approval  
04DRB-00172 Minor-Temp Defer  
SDWK

MARK GOODWIN & ASSOCIATES; PA agent(s) for STV INVESTMENTS, LLC request(s) the above action(s) for all or a portion of Lot(s) 7-12 AND 21-26, Block(s) 27, Tract(s) A, NORTH ALBUQUERQUE ACRES, UNIT B, (to be known as **OAKLAND ESTATES**) zoned R-D residential and related uses zone, developing area, located on EAGLE ROCK AVE NE, between SAN PEDRO BLVD NE and LOUISIANA BLVD NE containing approximately 11 acre(s). [REF: 03EPC-00907 & 00908, 03EPC-00915, 04DRB-00067, 1003099] [*Deferred from 3/3/04*] (C-18) **DEFERRED AT AGENT'S REQUEST TO 3/10/04.**

**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.

4. **Project # 1000651**  
04DRB-00246 Minor-SiteDev Plan  
BldPermit/EPC

TIERRA WEST LLC agent(s) for TIJERAS PLACE LLC SERIES B request(s) the above action(s) for all or a portion of Tract(s) A29A1, **TOWN OF ATRISCO GRANT NORTHEAST, UNIT 1**, zoned SU-1 FOR PLANNED DEVELOPMENT AREA C-1 USES, located on REDLANDS RD NW, between COORS BLVD NW and CORONA DR NW containing approximately 2 acre(s). [REF: 02EPC-01672,01673, 02DRB-01946,01947, 03DRB-00190, 03DRB-00285, 03EPC-01927] [**Makita Hill, EPC Case Planner**] [*Deferred from 3/3/04*] (G-11) **DEFERRED AT THE AGENT'S REQUEST TO 3/17/04.**

5. **Project # 1002624**  
04DRB-00239 Minor-SiteDev Plan  
Subd/EPC  
04DRB-00240 Minor-SiteDev Plan  
BldPermit/EPC

DEKKER/PERICH/SABATINI , agent(s) for NEW DAY YOUTH & FAMILY SERVICES request(s) the above action(s) for all or an Unplatted portion of Section 36, T10N, R3E, **UNPLATTED LAND, NEW DAY SHELTER**, zoned SU-1 special use zone for Short Term Shelter, located on RIDGECREST DR SE, between LOUISIANA BLVD SE and DAKOTA ST SE containing approximately 1 acre(s). [REF: 03AA-00669, 03EPC-00935, 03DRB-01223, 03EPC-02050] **[Juanita Vigil, EPC Case Planner] (M-18) THE SITE PLAN FOR SUBDIVISION AND SITE PLAN FOR BUILDING PERMIT WERE APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND TRANSPORTATION DEVELOPMENT FOR ADA STALLS AND PLACEMENT OF SIDEWALKS ON SITE PLANS.**

04DRB-00243 Minor-Prelim&Final Plat  
Approval

JEFF MORTENSEN & ASSOCIATES, INC. agent(s) for NEW DAY YOUTH & FAMILY SERVICES request(s) the above action(s) for all or an Unplatted portion of Section 36, T10N, R3E, **UNPLATTED LAND, NEW DAY SHELTER**, zoned SU-1 special use zone for Short Term Shelter, located on RIDGECREST DR SE, between LOUISIANA BLVD SE and DAKOTA ST SE containing approximately 1 acre(s). [REF: 03AA-00669, 03EPC-00935, 03DRB-01223, 03EPC-02050] **(M-18) PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

6. **Project # 1003054**  
04DRB-00226 Minor-SiteDev Plan  
BldPermit  
04DRB-00227 Minor-Prelim&Final Plat  
Approval

MECHENBIER CONSTRUCTION request(s) the above action(s) for all or a portion of Lot(s) 36 & 37, **RICHFIELD PARK**, zoned IP, located on WASHINGTON NE, between BALLOON MUSEUM DR NE and JEFFERSON ST NE containing approximately 2 acre(s). [REF: Z-85-70-1, Z-82-86, DRB-94-339, 03DRB-01804] [*Listed under Project #1003086 in error*] (C-17) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR ADA STALL DIMENSIONS, PARKING BUMPERS AND ADA RAMP CONFIGURATIONS AND PLANNING FOR MISCELLANEOUS COMMENTS AND INFRASTRUCTURE LIST SENTENCE AND AEHD AND SWMD SIGNATURES. PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

7. **Project # 1003100**  
04DRB-00247 Minor-SiteDev Plan  
BldPermit/EPC

TIERRA WEST LLC agent(s) for SKYE INC request(s) the above action(s) for all or a portion of Tract(s) B-1 & C-1, **ADOBE WELLS SUBDIVISION**, zoned SU-1, IP, C-2, R-2 USES, located on EAGLE RANCH RD NW, between WESTSIDE DR NW and IRVING BLVD NW containing approximately 6 acre(s). [REF: 03EPC-01921] [**Debbie Stover, EPC Case Planner**] (B-13) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR FIRE MARSHAL'S APPROVAL AND PLANNING FOR LANDSCAPE PLAN MODIFICATIONS PER D. STOVER'S COMMENTS.**



8. **Project # 1003102**  
04DRB-00236 Minor-SiteDev Plan  
BldPermit/EPC

SM & R GROUP request(s) the above action(s) for all or a portion of Lot(s) 12 & 14, **ESQUIBEL - PALMER**, zoned SU-1 PRD, located on LA GRIMA DE ORO RD NE, between JUAN TABO NE and MORRIS NE containing approximately 2 acre(s). [REF: V 84-77, Z-85-103, Z-85-102-1, 03EPC-01925, 03EPC-01929] **[Makita Hill, EPC Case Planner]** *[Deferred from 3/3/04]* (F-21) **DEFERRED AT THE AGENT'S REQUEST TO 3/10/04.**

9. **Project # 1003262**  
04DRB-00216 Minor-SiteDev Plan Subd  
04DRB-00215 Minor-Prelim&Final Plat  
Approval

TIMOTHY OTT request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, Block(s) 11, **NORTH ALBUQUERQUE ACRES**, zoned SU-1 for M-1, located on OAKLAND NW, between SAN MATEO NW and I-25 containing approximately 2 acre(s). [REF: 04DRB-00215] *[Deferred from 2/25/04]* (C-18) **SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO ADDRESS PREVIOUS SITE PLAN COMMENTS. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 3/3/04 THE PRELIMINARY PLAT WAS APPROVED FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

10. **Project # 1002333**  
04DRB-00209 Minor-SiteDev Plan  
BldPermit/EPC

DEKKER/PERICH/SABATINI agent(s) for THE BARRETT FOUNDATION request(s) the above action(s) for all or a portion of Block(s) 10A, Tract(s) C-1-A-2, **BELLAMAH'S PRINCESS JEANNE PARK ADDITION**, zoned C-1, located on CONSTITUTION AVE NE, between EUBANK NE and MARY ELLEN ST NE containing approximately 2 acre(s). [REF: 1002333, 02EPC-01691, 02EPC-01693, Z-870, DRB-94-619] **[Cynthia Borrego, EPC Case Planner]** *[Deferred from 2/25/04 & 3/3/04]* (J-21) **DEFERRED AT THE AGENT'S REQUEST TO 3/10/04.**

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

11. **Project # 1001347**  
04DRB-00245 Minor-Final Plat  
Approval

ISAACSON & ARFMAN agent(s) for CURB, INC. request(s) the above action(s) for all or a portion of Tract(s) D1B, ALBUQUERQUE SOUTH (to be known as **EL RANCHO GRANDE, UNIT 8B**) zoned R-LT residential zone, located on CARTAGENA / DE ANZADR DR SW, between VALLEY VIEW DR SW and SNOW VISTA BLVD SW containing approximately 10 acre(s). [REF: 03DRB-1133 & 01134, 04DRB-00057, 04DRB-00115] [Deferred from 3/3/04] (M-9) **DEFERRED AT THE AGENT'S REQUEST TO 3/10/04.**

~~12. **Project # 1002864**~~  
04DRB-00242 Minor-Final Plat  
Approval

BOHANNAN HUSTON, INC. agent(s) for LAS VENTANAS LIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) B, LANDS OF MASSACHUSETTS GENERAL HOSPITAL, **CANTA CIELO SUBDIVISION**, zoned R-LT residential zone, located on IRVING BLVD NW, between UNIVERSE BLVD NW and RAINBOW BLVD NW containing approximately 20 acre(s). [REF: 03DRB-01302, 03DRB-01487, 01488, 01490, 01491] [Deferred from 3/3/04] (A-9) **DEFERRED AT THE AGENT'S REQUEST TO 3/10/04.**

13. **Project # 1002885**  
04DRB-00244 Minor-Final Plat  
Approval

JEFF MORTENSEN & ASSOCIATES, INC., agent(s) for DESERT RIDGE DEVELOPMENT LLC AND JASON & CINDY LYNN DASKALOS, request(s) the above action(s) for all or a portion of Lot(s) 10-24 AND 7-16, Easterly remaining portion of Lot 16, Block(s) 18 & 20, Unit(s) 3, NORTH ALBUQUERQUE ACRES, UNIT 1, TRACT 3, (to be known as **OCOTILLO SUBDIVISION**, zoned R-D residential and related uses zone, developing area, 4 DU/AC, located on HOLBROOK NE, CARMEL NE & HOLLY AVE NE, between ANAHEIM AVE NE and PASEO DEL NORTE containing approximately 24 acre(s). [REF: 03DRB-01354-01356, 02EPC-01353, 03DRB-01980, 01985] [*Deferred from 3/3/04*] (C-21) **DEFERRED AT THE AGENT'S REQUEST TO 3/10/04.**

14. **Project # 1003264**  
04DRB-00224 Minor-Prelim&Final Plat  
Approval

SURVEYS SOUTHWEST LTD agent(s) for BILL WADE MOUNTAIN WEST DEV., LLC request(s) the above action(s) for all or a portion of Lot(s) 68, 69 & 72, **BREEZE AT MOUNTAIN GATE**, zoned SU-1 PRD, located on KAYLYN DR SE, between KEESHA JO AVE SE and SHAFFER CT SE containing approximately 1 acre(s). [REF: DRB 98-45, Z-70-60-1, 1000849] (L-23) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT TO FIELD LOCATE WATER METER BOXES THAT SERVE AFFECTED LOTS.**

15. **Project # 1002636**  
03DRB-01959 Minor-Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for ROBERT SIEGLITZ request(s) the above action(s) for all or a portion of Lot(s) 24, **RICE'S DURANES ADDITION NO. 1**, zoned R-2 residential zone, located on RICE AVE NW, between RIO GRANDE BLVD NW and DURANES NW containing approximately 1 acre(s). [REF: 03DRB-01084, 03DRB-00708] [*Deferred from 11/26/03, Final plat was indefinitely deferred 12/03/03*] (H-13) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

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

16. **Project # 1003265**  
04DRB-00237 Minor-Sketch Plat or Plan

WILKS CO. agent(s) for RENE LOYA DURAN request(s) the above action(s) for all or a portion of Lot(s) 2-4, Block(s) 3, **SANTA FE ADDITION**, zoned R-1 residential zone, located on BARELAS ST SW, between PACIFIC AVE SW and CROMWELL AVE SW containing approximately 1 acre(s). (K-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

17. **Project # 1001899**  
04DRB-00248 Minor-Sketch Plat or Plan

BRASHER & LORENZ INC agent(s) for GARY TIPTON request(s) the above action(s) for all or a portion of Tract(s) 7, **LA VILLITA SUBDIVISION**, zoned SU-1, PRD, located EAST OF LA VILLITA NE, SOUTH OF CANDELARIA NE and EAST OF TRAMWAY NE containing approximately 2 acre(s). [*Listed under Project #1003268 in error*] (H-23) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

18. ADJOURNED: 12:40 P.M.



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

Development Review Board Comments

**Project Number:** 1002864

**Application Number:** 04DRB-00242

**DRB Date:** 3/3/04

**Item Number:** 12

**Subdivision:** Canto Cielo Subdivision

Tract B, Lands of Massachusetts General Hospital

**Zoning:** R-LT

**Zone Page:** A-9

**New Lots (or units) :** 73

**Request for:**

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

**Parks and Recreation Comments:**

The agreement for Ventana Ranch Park Dedication was ammended 12/2/2003 to include this subdivision.

No objection to the final plat.

**Signed:**

Christina Sandoval, (DMD)

Phone: 768-3808



**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: 1002864**

**AGENDA ITEM NO: 12**

**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 | <b>(08)</b> Final Plat   | (13) Master Development Plan |
| (04) Preliminary Plat   | (09) Infrastructure List | (14) Other                   |

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

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

**RESOLUTION:**

APPROVED \_\_\_\_; DENIED \_\_\_\_; DEFERRED X; COMMENTS PROVIDED \_\_\_\_; WITHDRAWN

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

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

FOR:

**SIGNED:** Bradley L. Bingham  
 City Engineer/AMAFCA Designee

**DATE:** March 3, 2004

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
Development Review Board  
3/3/04 Comments**

**ITEM # 12**

**PROJECT # 1002864**

**APPLICATION # 04-00242**

**RE: Canta Cielo Subdivision/final plat**

**Are there any changes to the plat since the preliminary plat was approved?**

**The perimeter wall design will be approved once the junipers are removed from the landscape plan.**

**AGIS dxf approval is required before Planning can sign the plat.**

**Planning must record this plat.**



---

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



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

10-10-2003

### 10. Project # 1002864

03DRB-01487 Major-Preliminary Plat Approval  
03DRB-01488 Major-Vacation of Public Easements  
03DRB-01490 Minor-Temp Defer SDWK  
03DRB-01491 Minor-Sidewalk Waiver

BOHANNAN HUSTON INC agent(s) for LAS VENTANAS LTD PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) B, Ventana Ranch, Lands of Massachusetts General Hospital (to be known as **CANTA CIELO SUBDIVISION**) zoned R-LT, located on IRVING BLVD NW, between UNIVERSE BLVD NW and RAINBOW BLVD NW containing approximately 20 acre(s).  
[REF:03DRB-01302] [*Deferred from 10/1/03*] (A-9/A-10)

At the October 8, 2003, Development Review Board meeting, with the signing of the infrastructure list dated 10/8/03 and approval of the grading plan engineer stamp dated 9/4/03 the preliminary plat was approved with the following condition of final plat:

- 1) Approval of design elevations and cross sections of perimeter walls by the DRB Chair.

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

1. The public welfare is in no way served by retaining the rights-of-way and/or easements, or:
2. There is a net benefit to the public welfare because the development made possible by the vacation is clearly more beneficial to the public welfare than the minor detriment resulting from the vacation.
3. There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.
4. Final disposition shall be through the City Real Estate Office.
5. The vacated property shall be shown on a replat approved by the Development Review Board and the approved replat shall be filed for record with the Bernalillo County Clerk's Office within one year.

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





**OFFICIAL NOTICE OF DECISION  
PAGE 2**

A sidewalk variance for waiver of sidewalks was approved as shown on Exhibit C in the Planning file.

If you wish to appeal this decision, you must do so by October 23, 2003, in the manner described below.

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

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

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

Please note that a Preliminary Plat approval date is the date of the DRB action plus the 15-day appeal period. The Preliminary Plat approval is effective one year from that date. The DRB must take action on the Preliminary Plat Extension prior to the expiration of the approval or the Preliminary Plat approval is null and void. (REF: Chapter 14 Article 14 Part 3-4 (E) Revised Ordinance.)

  
Sheran Matson, AICP, DRB Chair

Cc: Las Ventanas Limited Partnership, #10 Tramway Loop NE, 87122  
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: 1002864 AGENDA#: 10 DATE: 10.8

1. Name: Keren Patten Address: \_\_\_\_\_ Zip: \_\_\_\_\_

2. Name: Kurt Browning Address: \_\_\_\_\_ Zip: \_\_\_\_\_

3. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

4. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

5. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

6. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

7. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

8. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

9. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

10. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

11. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

12. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

13. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

14. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

**DRB Meeting of October 1a, 2003. Revision**

**Ms. Claire Senova  
DRB, City of Albq.**

**Hi Claire,**

**On the following Project, I am (Retracting) PNM's reservation of Utility rights that I made for the meeting of October 1, 2003. In talking with Kurt Browning of Sandia Properties, PNM's existing gas line will be in the new R/W of Universe which is acceptable. Kurt said he will be at the next DRB meeting of October 8, please apply these approved comments to his file.**

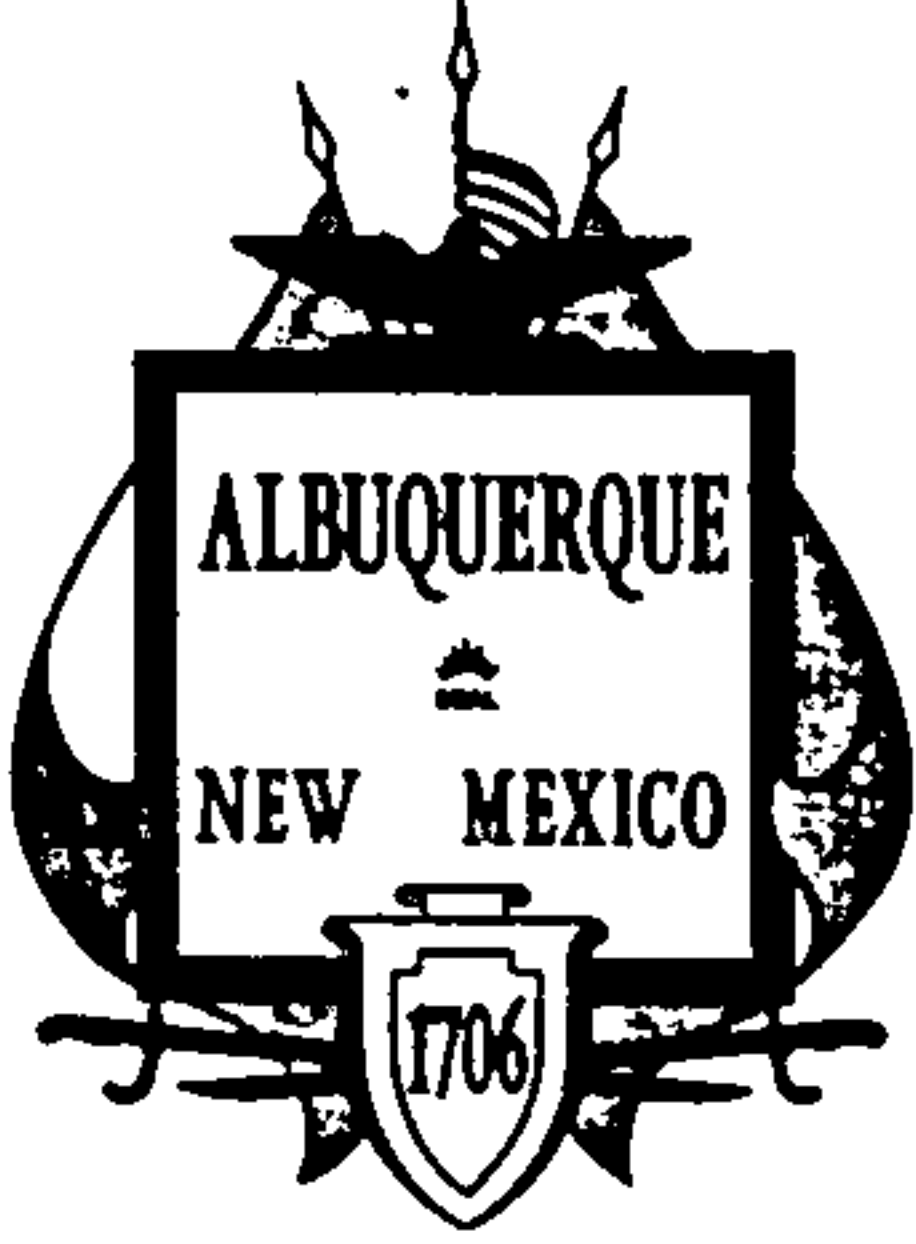
**Thanks Claire, Jerry**

**Project# 1002864 - PNM approves the sewer & slope vacations for the preliminary plat.**

**PNM approves the vacations of Universe and Irving.**

**The developer needs to contact PNM Electric Service Center at 241-3425 to arrange the reroute of the OH electric line running east-west which is in an existing 10' wide easement filed September 2, 1960 in Bk560 Pg47. The contact engineer at PNM has to give this office (Right of Way Dept) a written letter to verify all lines are moved and in new easements before final plat sign off at the PNM Right of Way Dept with Leonard Martinez at 241-4430.**

**PNM ELECTRIC SERVICE  
Jerry P. Culak, R/W DEPT.  
241-4429 or email – [jculak@pnm.com](mailto:jculak@pnm.com)**



**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: 1002864**

**AGENDA ITEM NO: 10**

**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:**

An approved drainage report dated 9-4-03 is on file for Preliminary Plat approval.  
 The Hydrology Section has no objection to the vacation request.

**RESOLUTION:** *signed I.L.*

APPROVED X; DENIED \_\_\_\_; DEFERRED \_\_\_\_; COMMENTS PROVIDED \_\_\_\_; WITHDRAWN

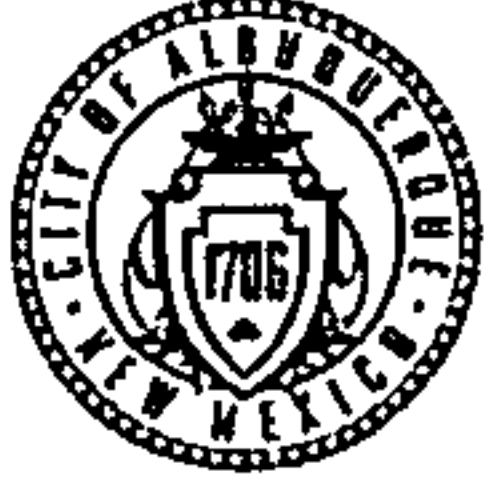
SIGNED-OFF: (SEC-PLN) (SP-SUB) (SP-BP) (FP) BY: (UD) (CE) (TRANS) (PKS) (PLNG)

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

FOR:

**SIGNED:** Bradley L. Bingham  
 City Engineer/AMAFCA Designee

**DATE:** October 8, 2003



CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

October 1, 2003

**Project # 1002864**

- 03DRB-01487 Major-Preliminary Plat Approval
- 03DRB-01488 Major-Vacation of Public Easements
- 03DRB-01490 Minor-Temp Defer SDWK
- 03DRB-01491 Minor-Sidewalk Waiver

BOHANNAN HUSTON INC agent(s) for LAS VENTANAS LTD PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) B, Ventana Ranch, Lands of Massachusetts General Hospital (to be known as **CANTA CIELO SUBDIVISION**) zoned R-LT, located on IRVING BLVD NW, between UNIVERSE BLVD NW and RAINBOW BLVD NW containing approximately 20 acre(s).[REF:03DRB-01302](A-9/A-10)

AMAFCA

No objection to requested actions. The agreement for construction and maintenance of bank protection on the Calabacillas Arroyo will be presented to the AMAFCA Board of Directors at their September 25 meeting. AMAFCA reserves approval of Preliminary Plat until after the meeting. AMAFCA will sign work order plans and Final Plat

COG

No adverse comment. For information, the Long Range Roadway System designates Irving and Universe as minor arterials. The Long Range Bikeway System proposes a bike lane on Irving.

Transit

No comments received.

Zoning Enforcement

Reviewed, no comment.

Neighborhood Coord.

Letter sent to Ventana Ranch (R) Neighborhood Assn.

APS

No comments received.

Police Department

No adverse comments.

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

PNM approves the sewer & slope vacations for the preliminary plat design. PNM Reserves all utility rights on the vacations of Universe and Irving for existing & proposed gas lines. The developer needs to contact PNM Electric Service Center at 241-3425 to arrange the reroute of the OH electric line running east-west which is in an existing 10' wide easement filed September 2, 1960 in Bk560 Pg47. The contact engineer at PNM has to give this office (Right of Way Dept) a written letter to verify all lines are moved and in new easements before final plat sign off at the PNM Right of Way Dept with Leonard Martinez at 241-4430.

Comcast No comments received.

QWEST No comments received.

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

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

Open Space Division

The Calabacillas Arroyo is identified as a "Major Open Space Arroyo" in the *Facility Plan for Arroyos (Facility Plan)*. Future development should be in compliance with the 'Design Guidelines for Development Adjacent to Major Open Space Arroyos and Major Open Space Links' as called out in the *Facility Plan* (pp.55-60). See especially polices 1-4 which cover building orientation, parking and service areas, walls facing the Arroyo, and landscaping.

With regard to 03-DRB-01490 (Sidewalk Deferral) 01488 (Vacation of Public Easements) 01491 (Sidewalk Waiver) Open Space Division has "No Adverse Comment"

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

Transportation Development

Provide sketch of roundabouts. Provide sketch of ultimate section of Irving. Is Universe Blvd in place?

Parks & Recreation

This request will be subject to the following requirements of the City Park Dedication and Development Ordinance:

Parks & Recreation

The current agreement for Ventana Ranch is currently being amended to include this property. The Park development fee is also covered under the existing agreement.

Utilities Development

No objection to Vacation requests. No objection to Preliminary Plat approval. Defer Sidewalk Waiver to Transportation.

Planning Department

~~A condition of final plat approval will be approval of design elevations & cross sections of perimeter walls with building materials & colors.~~

No objection to any of the requested actions.

A color copy of the vacation exhibit is needed for the Planning Department file.

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

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

Tierra West LLC, 8509 Jefferson St NE, 87113





**DRB Meeting of October 1a, 2003. Revision**

**Ms. Claire Senova  
DRB, City of Albq.**

**Hi Claire,**

**On the following Project, I am (Retracting) PNM's reservation of Utility rights that I made for the meeting of October 1, 2003. In talking with Kurt Browning of Sandia Properties, PNM's existing gas line will be in the new R/W of Universe which is acceptable. Kurt said he will be at the next DRB meeting of October 8, please apply these approved comments to his file.**

**Thanks Claire, Jerry**

**Project# 1002864 - PNM approves the sewer & slope vacations for the preliminary plat.**

**PNM approves the vacations of Universe and Irving.**

**The developer needs to contact PNM Electric Service Center at 241-3425 to arrange the reroute of the OH electric line running east-west which is in an existing 10' wide easement filed September 2, 1960 in Bk560 Pg47. The contact engineer at PNM has to give this office (Right of Way Dept) a written letter to verify all lines are moved and in new easements before final plat sign off at the PNM Right of Way Dept with Leonard Martinez at 241-4430.**

**PNM ELECTRIC SERVICE  
Jerry P. Culak, R/W DEPT.  
241-4429 or email – jculak@pnm.com**



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

October 1, 2003

9:00 a.m.

**MEMBERS:**

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

Richard Dourte, Transportation Development  
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development  
Christina Sandoval, Parks & Recreation

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

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

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

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

Adjourned: 12:25 P.M.

**CASES WHICH REQUIRE PUBLIC NOTIFICATION**

**MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS**

1. **Project # 1002645**  
03DRB-01440 Major-Preliminary Plat Approval  
03DRB-01441 Minor-Temp Defer SDWK

TIERRA WEST LLC agent(s) for AMC DEVELOPMENT SERVICES request(s) the above action(s) for all or a portion of Tract(s) 1□1-A (to be known as **SEVILLE UNIT 8**, zoned R-LT, located on IRVING BLVD NW, between UNIVERSE BLVD NW and KAYENTA PL NW containing approximately 27 acre(s). [REF: 03DRB-00741] [Deferred from 10/1/03](A-10) **DEFERRED AT THE AGENT'S REQUEST TO 10/8/03.**

2. **Project # 1002864**  
03DRB-01487 Major-Preliminary Plat Approval  
03DRB-01488 Major-Vacation of Public Easements  
03DRB-01490 Minor-Temp Defer SDWK  
03DRB-01491 Minor-Sidewalk Waiver

BOHANNAN HUSTON INC agent(s) for LAS VENTANAS LTD PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) B, Ventana Ranch, Lands of Massachusetts General Hospital (to be known as **CANTA CIELO SUBDIVISION**) zoned R-LT, located on IRVING BLVD NW, between UNIVERSE BLVD NW and RAINBOW BLVD NW containing approximately 20 acre(s). [REF:03DRB-01302]--[Deferred from 10/1/03] (A-9/A-10) **DEFERRED AT THE AGENT'S REQUEST TO 10/8/03.**

3. **Project # 1002948**  
03DRB-01485 Major-Preliminary Plat Approval  
03DRB-01486 Minor-Sidewalk Waiver  
03DRB-01497 Minor-Temp Defer SDWK

ISAACSON AND ARFMAN, P.A. agent(s) for MS DEV ONE, LLC request(s) the above action(s) for all or a portion of Tract(s) A-1, Lot(s) 1 & 2, Tract(s) 171a1b2, **LANDS OF JACK CULLY**, zoned RA-2 residential and agricultural zone, located on ADOBE RD NW, between MONTANO RD NW and GUADALUPE TR NW containing approximately 6 acre(s). [Deferred from 10/1/03] (F-14) **DEFERRED AT THE AGENT'S REQUEST TO 10/8/03.**

4. **Project # 1002949**  
03DRB-01492 Minor-Preliminary Plat Approval  
03DRB-01493 Major-Vacation of Pub Right-of-Way  
03DRB-01494 Minor-Sidewalk Waiver  
03DRB-01496 Minor-Temp Defer SDWK

ISAACSON AND ARFMAN, P.A. agent(s) for JAMES CRABTREE request(s) the above action(s) for all or a portion of Tract(s) 1, Block(s) 10A, Unit(s) 3, **VOLCANO CLIFFS SUBDIVISION**, (to be known as **PETROGLYPH PARK**) zoned O-1 office and institution zone, located on SANTO DOMINGO NW, between UNSER BLVD NW and PIMA AVE NW containing approximately 2 acre(s). [Deferred from 10/1/03] (E-10) **DEFERRED AT THE AGENT'S REQUEST TO 10/8/03.**

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

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

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

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

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

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

6. **Project # 1001523**  
03DRB-01361 Major-Vacation of Public Easements  
03DRB-01360 Major-Preliminary Plat Approval

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

MARK GOODWIN & ASSOCIATES, PA agent(s) for UNSER - 98TH ST PARTNERSHIP request(s) the above action(s) for all or a portion of Lot(s) 2, **LADERA INDUSTRIAL CENTER**, zoned SU-1 for light industrial, located on UNSER BLVD NW, between 98<sup>th</sup> ST NW and LADERA DR NW containing approximately 120 acre(s). [REF: AX-81-810, Z-81-49, 01EPC-01405, 02DRB-00518] [Deferred from 9/10/03, 9/17/03, 9/24/03, 10-1-03] (H-10) **DEFERRED AT THE AGENT'S REQUEST TO 10/8/03.**

MARK GOODWIN & ASSOCIATES, PA agent(s) for UNSER - 98TH ST PARTNERSHIP request(s) the above action(s) for all or a portion of Lot(s) 2, **LADERA INDUSTRIAL CENTER**, zoned SU-1 for light industrial, located on UNSER BLVD NW, between 98<sup>th</sup> ST NW and LADERA DR NW containing approximately 120 acre(s). [REF: AX-81-810, Z-81-49, 01EPC-01405, 02DRB-00518] [Deferred from 9/10/03, 9/17/03, 9/24/03, 10/1/03] [RUSSELL BRITO, EPC CASE PLANNER] (H-10) **DEFERRED AT THE AGENT'S REQUEST TO 10/8/03.**

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

BOHANNAN HUSTON INC., agent(s) for WESTLAND DEVELOPMENT CO., INC, request(s) the above action(s) for all or a portion of Tract(s) A, PARKWAY SUBDIVISION AND PARCEL 1 OF WESTLAND NORTH, (to be known as **SUNDORO UNITS 1, 2, 3 & 4**) zoned SU-2/R-LT AND R-D, containing approximately 55 acre(s). [REF: 03DRB-00736 (SK) [Deferred from 9/24/03]. (J-9/8 & H-9) **BULK LAND VARIANCE WAS APPROVED. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/1/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 9/17/03 THE PRELIMINARY PLAT WAS APPROVED. THE SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

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

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

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

CLAUDIO VIGIL ARCHITECTS agent(s) for GEORGE BRUNACINI CONSTRUCTION CO request(s) the above action(s) for all or a portion of Block(s) 22, Tract(s) X-1-B, **NORTH ALBUQUERQUE ACRES, TRACT A, UNIT A**, zoned SU-1 for O-1 incidental uses & Bank, located on WYOMING BLVD NE, between PASEO DEL NORTE NE and DOMINGO BACA DRAINAGE ROW NE containing approximately 3 acre(s). [REF: 03EPC-00936 (SPS), 03EPC-00922 (SBP) *[Deferred from 9/24/03]* [CARMEN MARRONE, EPC CASE PLANNER] (D-19) WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/1/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 8/20/03 THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR SITE PLAN UTILITY LAYOUT (WATER - SEWER - FIRE LANE) MUST MATCH PLAT EASEMENTS AND TO CITY ENGINEER FOR SIA. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/1/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 8/20/03 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR SITE PLAN UTILITY LAYOUT (WATER - SEWER - FIRE LANE) MUST MATCH PLAT EASEMENTS AND TO CITY ENGINEER FOR SIA.

- Project # 1002716**  
03DRB-01588 Minor-Prelim&Final Plat  
Approval

SURVEYS SOUTHWEST, LTD. agent(s) for ANGELO BRUNACINI request(s) the above action(s) for all or a portion of Block(s) 22, Tract(s) X-1-B, **NORTH ALBUQUERQUE ACRES, UNIT A, TRACT A**, zoned SU-1 special use zone, NURSING HOME, located on WYOMING BLVD NE, between PASEO DEL NORTE NE and DOMINGO BACA DRAINAGE ROW containing approximately 3 acre(s). [REF: 03DRB-01549 & 50, DRB-99-4, Z-98-121, DRB-97-367] (D-19) THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR M TO B OF PRIVATE EASEMENT, DEDICATION OF PUBLIC ACCESS AS RIGHT-OF-WAY AND DOCUMENT THE SITE PLAN ON THE PRIVATE ACCESS NOTE AND UTILITIES DEVELOPMENT, PLAT MUST MATCH SITE PLAN FOR UTILITY EASEMENTS AND PROPER DEDICATION MAINTENANCE STATEMENT.

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

MULLEN HELLER ARCHITECTURE agent(s) for AVALON INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) 21, **RICHFIELD PARK**, zoned IP, located on ADAMS NE, containing approximately 2 acre(s). [REF: Z-82-66, DRB-94-339] *[Deferred from 9/24/03]* (C-17) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

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

10. **Project # 1002200**  
03DRB-01603 Minor-Final Plat  
Approval

BOHANNAN HUSTON INC agent(s) for HIGH DESERT INVESTMENT request(s) the above action(s) for all or a portion of Tract(s) 15D-1B-C1 (to be known as **MOUNTAIN HIGHLANDS - UNIT 2 @ HIGH DESERT**, HIGH DESERT MOUNTAIN HIGHLANDS, zoned SU-2 - HD / R-1, located on SIMMS PARK RD NE, between IMPERATA ST NE and CIBOLA NATIONAL FOREST NE containing approximately 49 acre(s). [REF: 02DRB-01361, 1000512] (E-23/E-24) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR DXF FILE AND AMAFCA SIGNATURE.**

11. **Project # 1001082**  
03DRB-01571 Minor-Final Plat  
Approval

MARK GOODWIN & ASSOCIATES, agent(s) for KB HOMES OF NM request(s) the above action(s) for all or a portion of Block(s) 9, Tract(s) F, **PARK HILL - UNIT 2**, zoned RT, located on MILKY WAY NW, between MCMAHON NW and BLACK ARROYO BLVD NW containing approximately 2 acre(s). [REF: 01DRB-00698, 01DRB-00699, 01DRB-00700] (A-11) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

12. **Project # 1001376**  
03DRB-01602 Minor-Final Plat  
Approval

MARK GOODWIN & ASSOCIATES, agent(s) for MESA VERDE DEVELOPMENT CORP. request(s) the above action(s) for all or a portion of Lot(s) 8-24 & 9-23, Block(s) 3 & 4, Tract(s) 1 (to be known as **DESERT RIDGE TRAILS NORTH**, NORTH ALBUQUERQUE ACRES, UNIT 3, zoned R-D residential and related uses zone, developing area, 4 DU/AC, located on FLORENCE AVE NE, between LOUISIANA BLVD NE and WYOMING BLVD NE containing approximately 33 acre(s). [REF: 02DRB-01965 PP, 02DRB-01966 VRW, 03DRB-00874 APP] (B-19) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

13. **Project # 1001465**  
03DRB-01584 Minor-Ext of SIA for  
Temp Defer SDWK

ISAACSON AND ARFMAN P.A. agent(s) for LOS POBLANOS DEVELOPMENT request(s) the above action(s) for **THE MEADOWS AT RIO GRANDE**, zoned SU-1 PRD, located on RIO GRANDE BLVD NW, between DON FERNANDO RD NW and DON QUIXOTE DR NW containing approximately 10 acre(s). [REF: 1001465, DRB-92-209, S-92-33] (G-12/H-12) **A TWO-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**



14. **Project # 1001731**  
03DRB-01609 Minor-Extension of  
Preliminary Plat  
03DRB-01611 Minor-Ext of SIA for  
Temp Defer SDWK  
03DRB-01612 Minor-Sidewalk Waiver

LARRY READ & ASSOCIATES, INC. agent(s) for SAHAR DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 23, Block(s) 2, Tract(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **SAHAR SUBDIVISION**) zoned R-D residential and related uses zone, developing area, 7 DU/AC, located on NORTH SIDE OF OAKLAND AVE NE, between LOUISIANA BLVD NE and WYOMING BLVD NE containing approximately 1 acre(s). [REF: 02DRB-01423 PPA, 02DRB-01424 TDSC, 02DRB-01806 SW] (C-19) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED. THE EXTENSION OF SIA FOR TEMPORARY DEFERRAL OF SIDEWALKS AND THE SIDEWALK WAIVER WERE WITHDRAWN.**

15. **Project # 1002022**  
03DRB-01604 Minor-Amnd Prelim Plat  
Approval

BOHANNAN HUSTON, INC. agent(s) for TIM S. MCNANEY request(s) the above action(s) for all or a portion of Tract(s) 8 & 9, TOWN OF ATRISCO GRANT, UNIT 2, (to be known as **VISTA WEST**, zoned R-D residential and related uses zone, developing area, 9 DU/AC, located WEST OF UNSER BLVD SW, between EUCARIZ SW and TOWER SW containing approximately 10 acre(s). [REF: 03DRB-01293, 03DRB-01294] (L-10) **THE AMENDED PRELIMINARY PLAT WAS APPROVED. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT.**

16. **Project # 1002092**  
03DRB-01601 Minor-Extension of  
Preliminary Plat

BOHANNAN HUSTON INC agent(s) for OXBOW NORTH VENTURE LLC request(s) the above action(s) for all or a portion of Tract(s) B-1, **OXBOW NORTH @ OXBOW**, zoned SU-3 special center zone, located on NAMASTE RD NW AND COORS BLVD NW containing approximately 40 acre(s). [REF: 02DRB-01371] (F-11) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

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

17. **Project # 1001331**  
03DRB-01600 Minor-Sketch Plat or  
Plan

DANIEL D SHOATS request(s) the above action(s) for all or a portion of Lot(s) 1A, **BACA & CHAVEZ**, zoned R-1, located on GRIEGOS RD NW, between RIO GRANDE BLVD NW and 12TH ST NW containing approximately 1 acre(s). [REF: 01EPC-00901, 01CC-01259] (F-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

18. **Project # 1002565**  
03DRB-01606 Minor-Sketch Plat or  
Plan

MARK GOODWIN & ASSOCIATES agent(s) for LOS GRIEGOS DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Lot(s) 161A, 161B1, 161B2, 162A, 162B, 163A, 166A, 166B, 167A - MRGCD Map 31 (to be known as **VILLA DE LA CAPILLA**) zoned RA-2, located on GRIEGOS RD NW, between SAN ISIDRO NW and GRIEGOS DRAIN NW containing approximately 5 acre(s). [REF: 03EPC-00505, 03EPC-00506, 03EPC-00509] (F-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

19. **Project # 1002984**  
03DRB-01608 Minor-Sketch Plat or  
Plan

WILSON & COMPANY agent(s) for VOLCANO CLIFFS PROPERTY OWNERS ASSOCIATION, request(s) the above action(s) for Portions of **UNIT(S) 2 AND 5, VOLCANO CLIFFS SUBDIVISION**, zoned R-1 residential zone, located on 81<sup>ST</sup> ST NW, between VICTORIA DR NW and CLIFF RD NW containing approximately 2 acre(s). (E-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

20. **Project # 1002984**  
03DRB-01610 Minor-Sketch Plat or  
Plan

WILSON & COMPANY agent(s) for VOLCANO CLIFFS PROPERTY OWNERS ASSOCIATION, request(s) the above action(s) for **LOT 8 BLOCK 7, UNIT 2 AND LOTS 9, 10, 17 AND 18 OF BLOCK 7, UNIT 5, VOLCANO CLIFFS SUBDIVISION**, zoned R-1 residential zone, located on SHIPROCK CT NW, between KIBO DR NW and RIMROCK DR NW containing approximately 2 acre(s). (E-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

21. Approval of the Development Review Board Minutes for September 17, 2003. **MINUTES WERE APPROVED SUBJECT TO CHANGES BY THE BOARD.**

ADJOURNED: 12:25 P.M.

# DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002864 AGENDA#: 2 DATE: 10.1.03

1. Name: Kurt Brawner Address: Las Vegas Zip: \_\_\_\_\_

2. Name: Kevin Patton Address: BH1 Zip: \_\_\_\_\_

3. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

4. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

5. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

6. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

7. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

8. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

9. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

10. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

11. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

12. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

13. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

14. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_



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

**DEVELOPMENT REVIEW BOARD--SPEED MEMO**

**DRB CASE NO/PROJECT NO: 1002864**

**AGENDA ITEM NO: 2**

**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:**

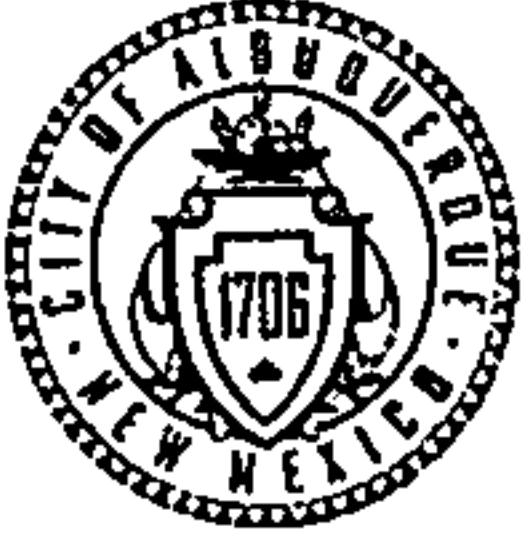
An approved drainage report dated 9-4-03 is on file for Preliminary Plat approval.  
 The Hydrology Section has no objection to the vacation request.  
 Comments on the infrastructure list.

**RESOLUTION:**

APPROVED \_\_\_\_; DENIED \_\_\_\_; DEFERRED <sup>10-8-03</sup> ; COMMENTS PROVIDED \_\_\_\_; WITHDRAWN  
 SIGNED-OFF: (SEC-PLN) (SP-SUB) (SP-BP) (FP) BY: (UD) (CE) (TRANS) (PKS) (PLNG)  
 DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PKS) (PLNG)  
 FOR:

**SIGNED:** Bradley L. Bingham  
 City Engineer/AMAFCA Designee

**DATE:** October 1, 2003



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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW**, on **Wednesday, October 1, 2003**, beginning at **9:00 a.m.** for the purpose of considering the following:

**Project # 1002645**

03DRB-01440 Major-Preliminary Plat Approval  
03DRB-01441 Minor-Temp Defer SDWK

TIERRA WEST LLC agent(s) for AMC DEVELOPMENT SERVICES request(s) the above action(s) for all or a portion of Tract(s) 1□1-A (to be known as **SEVILLE UNIT 8**, zoned R-LT, located on IRVING BLVD NW, between UNIVERSE BLVD NW and KAYENTA PL NW containing approximately 27 acre(s). [REF: 03DRB-00741] (A-10)

**Project # 1002864**

03DRB-01487 Major-Preliminary Plat Approval  
03DRB-01488 Major-Vacation of Public Easements  
03DRB-01490 Minor-Temp Defer SDWK  
03DRB-01491 Minor-Sidewalk Waiver

BOHANNAN HUSTON INC agent(s) for LAS VENTANAS LTD PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) B, Ventana Ranch, Lands of Massachusetts General Hospital (to be known as **CANTA CIELO SUBDIVISION**) zoned R-LT, located on IRVING BLVD NW, between UNIVERSE BLVD NW and RAINBOW BLVD NW containing approximately 20 acre(s). [REF:03DRB-01302](A-9/A-10)

**Project # 1002948**

03DRB-01485 Major-Preliminary Plat Approval  
03DRB-01486 Minor-Sidewalk Waiver  
03DRB-01497 Minor-Temp Defer SDWK

ISAACSON AND ARFMAN, P.A. agent(s) for MS DEV ONE, LLC request(s) the above action(s) for all or a portion of Tract(s) A-1, Lot(s) 1 & 2, Tract(s) 171a1b2, **LANDS OF JACK CULLY**, zoned RA-2 residential and agricultural zone, located on ADOBE RD NW, between MONTANO RD NW and GUADALUPE TR NW containing approximately 6 acre(s). (F-14)

**Project # 1002949**

03DRB-01492 Minor-Preliminary Plat Approval  
03DRB-01493 Major-Vacation of Pub Right-of-Way  
03DRB-01494 Minor-Sidewalk Waiver  
03DRB-01496 Minor-Temp Defer SDWK

ISAACSON AND ARFMAN, P.A. agent(s) for JAMES CRABTREE request(s) the above action(s) for all or a portion of Tract(s) 1, Block(s) 10A, Unit(s) 3, **VOLCANO CLIFFS SUBDIVISION**, (to be known as **PETROGLYPH PARK**) zoned O-1 office and institution zone, located on SANTO DOMINGO NW, between UNSER BLVD NW and PIMA AVE NW containing approximately 2 acre(s). (E-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, SEPTEMBER 15, 2003.**

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

**Meeting Date:** 10-1-03  
**Zone Atlas Page:** A-09-Z & A-10-Z  
**Notification Radius:** 100 Ft.

**Project#** 1002864  
**App#** 03DRB-01487  
**App#** 03DRB-01488  
**App#** 03DRB-01490  
**App#** 03DRB-01491

**Cross Reference and Location:** N/A

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

**Agent:** TIERRA WEST, LLC  
**Address:** 8509 JEFFERSON ST NE  
ALBUQUERQUE, NM 87113

**Special Instructions:**

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

**Date Mailed:** 9-12-03

**Signature:** Kyle Tsethlikai *KT*







<mainframe@coalmp  
3.cabq.gov>

09/09/03 10:19 AM

To:  
cc:  
Subject:

1 R E C O R D S W I T H L A B E L S PAGE  
1  
01009066 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE  
0100906643206740120 LEGAL: TR " A" L AND DIVISION PLAT "LANDS OF  
MASSACHUSETTS LAND USE:  
PROPERTY ADDR: 00000 N/A  
OWNER NAME: PANGER DANIEL & MINER M A ETAL  
OWNER ADDR: 00418 ARAGON BL  
SAN MATEO CA 94402  
0100906649606740125 LEGAL: TR " B" L AND DIVISION PLAT "LANDS OF  
MASSACHUSETTS LAND USE:  
PROPERTY ADDR: 00000  
OWNER NAME: LAS VENTANAS LIMITED PARTNERSH  
OWNER ADDR: 00010 TRAMWAY LP NE  
ALBUQUERQUE NM 87122  
0100906636904840132 LEGAL: TR B PLA T OF TRS A & B LANDS OF NEW MEXICO  
SCHOOL LAND USE:  
PROPERTY ADDR: 00000 N/A  
OWNER NAME: NM SCHOOL FOR THE DEAF  
OWNER ADDR: 01060 CERRILLOS RD  
SANTA FE NM 87501  
0100906633210540130 LEGAL: TR B EING A POR OF N/2 SW SE OF SEC 4 T11N R2E  
CONT LAND USE:  
PROPERTY ADDR: 00000 N/A  
OWNER NAME: ALBUQ NORTHWEST LIONS CLUBS  
OWNER ADDR: 00000  
RIO RANCHO NM 87174  
0100906639715740141 LEGAL: A TR BEI NG POR OF N/2 SE & POR S/2 SE OF SEC 4  
T11 LAND USE:  
PROPERTY ADDR: 00000 N/A  
OWNER NAME: ALB TECHNICAL VOCATIONAL INST  
OWNER ADDR: 00525 BUENA VISTA SE  
ALBUQUERQUE NM 87106  
0101006612010030140 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE  
0100906538854910101 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE  
0101006506046520201 LEGAL: TRAC T A- 1 BULK LAND PLAT FOR TRACTS A-1 & A-2  
(A R LAND USE:  
PROPERTY ADDR: 00000  
OWNER NAME: LAS VENTANAS LTD PARTNERSHIP C  
OWNER ADDR: 00010 TRAMWAY LP NE  
ALBUQUERQUE NM 87122

QUIT

101006612010030140 T11N R2E SEC 3 PORTION OF SW 1/4 CONT. 117.0 AC  
PROPERTY ADDR: N/A

OWNER NAME: WEST FORK LIMITED  
OWNER ADDR: PO BOX 817  
ALBUQUERQUE NM 87103

100906538854910101 TR. 25B-1 BULK LAND PLAT FOR TRS. 25B-1, 28A, 28B & X-1-A-1  
VENTANA RANCH (A REPLAT OF TRS. 25B & X-1-A VENTANA RANCH)

PROPERTY ADDR: N/A

OWNER NAME: LAS VENTANAS LTD - C/O SANDIA PROPERTIES  
ONWER ADDR: 10 TRAMWAY LOOP NE  
ALBUQUERQUE NM 87122



# City of Albuquerque

**PLEASE NOTE:** The Neighborhood Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter – you will need to get an updated letter from our office. It is your responsibility to provide current information – outdated information may result in a deferral of your case.

Date: August 28, 2003

TO CONTACT NAME: Stephanie Stratton  
COMPANY/AGENCY: Bohannon Huston  
ADDRESS/ZIP: 7500 Jefferson NE 87109  
PHONE/FAX #: 823 21000 / 798-7988

Thank you for your inquiry of 8-28-03 (Date) requesting the names of **Recognized**

**Neighborhood Associations** who would be affected under the provisions of O-92 by your proposed project at Part B, Lands of Massachusetts

General Hospital  
zone map page(s) A-9,10

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

Ventana Ranch

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

Neighborhood Association  
Contact: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

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

Sincerely,

Dalaina S. Carmona  
OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

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

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

[www.bhinc.com](http://www.bhinc.com)

voice: 505.823.1000  
facsimile: 505.798.7988  
toll free: 800.877.5332

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

September 5, 2003

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

RE: Preliminary Plat approval, Vacation of public easements and Sidewalk waiver and deferral.  
Tract B, Lands of Massachusetts General Hospital DRB# 1002864

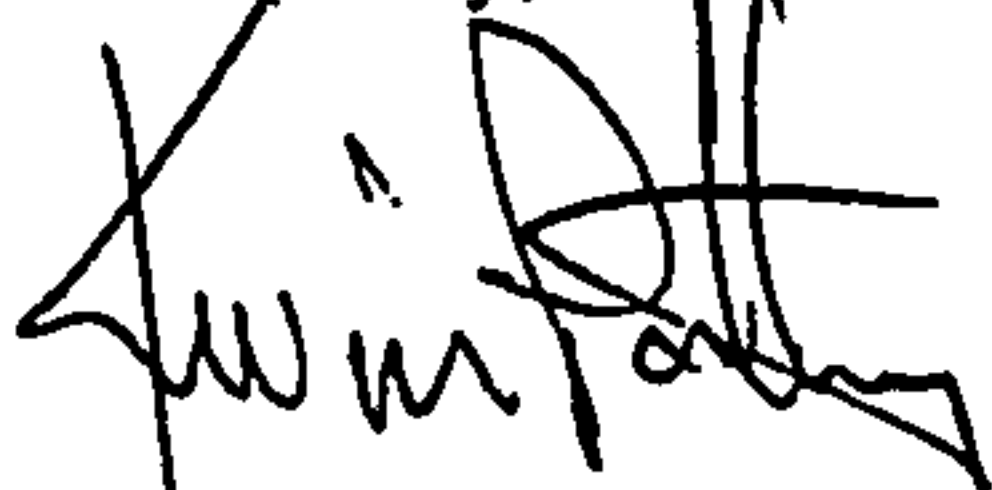
Dear Mr. Nyberg:

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 Bohannon Huston, Inc., agent for Las Ventanas Limited Partnership, is seeking approval of Preliminary Plat, vacation of public easements and Sidewalk waiver and deferral for Tract B, Lands of Massachusetts General Hospital from 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,



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

SS  
Enclosure

ENGINEERING 

SPATIAL DATA 

ADVANCED TECHNOLOGIES 

Project # 1002864

Las Ventanas Ltd Partnership  
10 Tramway Loop NE  
Albuquerque NM 87122

BRUCE NYBERG  
Ventana Ranch Neigh. Assoc.  
6824 BRUSHFIELD RD NW  
ALBUQUERQUE NM 87114

100906633210540130

ALBUQ NORTHWEST LIONS CLUBS  
PO BOX 45955  
RIO RANCHO NM 87174

TIERRA WEST, LLC  
8509 JEFFERSON ST. NE  
ALBUQUERQUE NM 87113

100906643206740120

PANGER DANIEL & MINER M A ETA  
418 ARAGON BL  
SAN MATEO CA 94402

100906639715740141

ALB TECHNICAL VOCATIONAL INST  
525 BUENA VISTA SE  
ALBUQUERQUE NM 87106

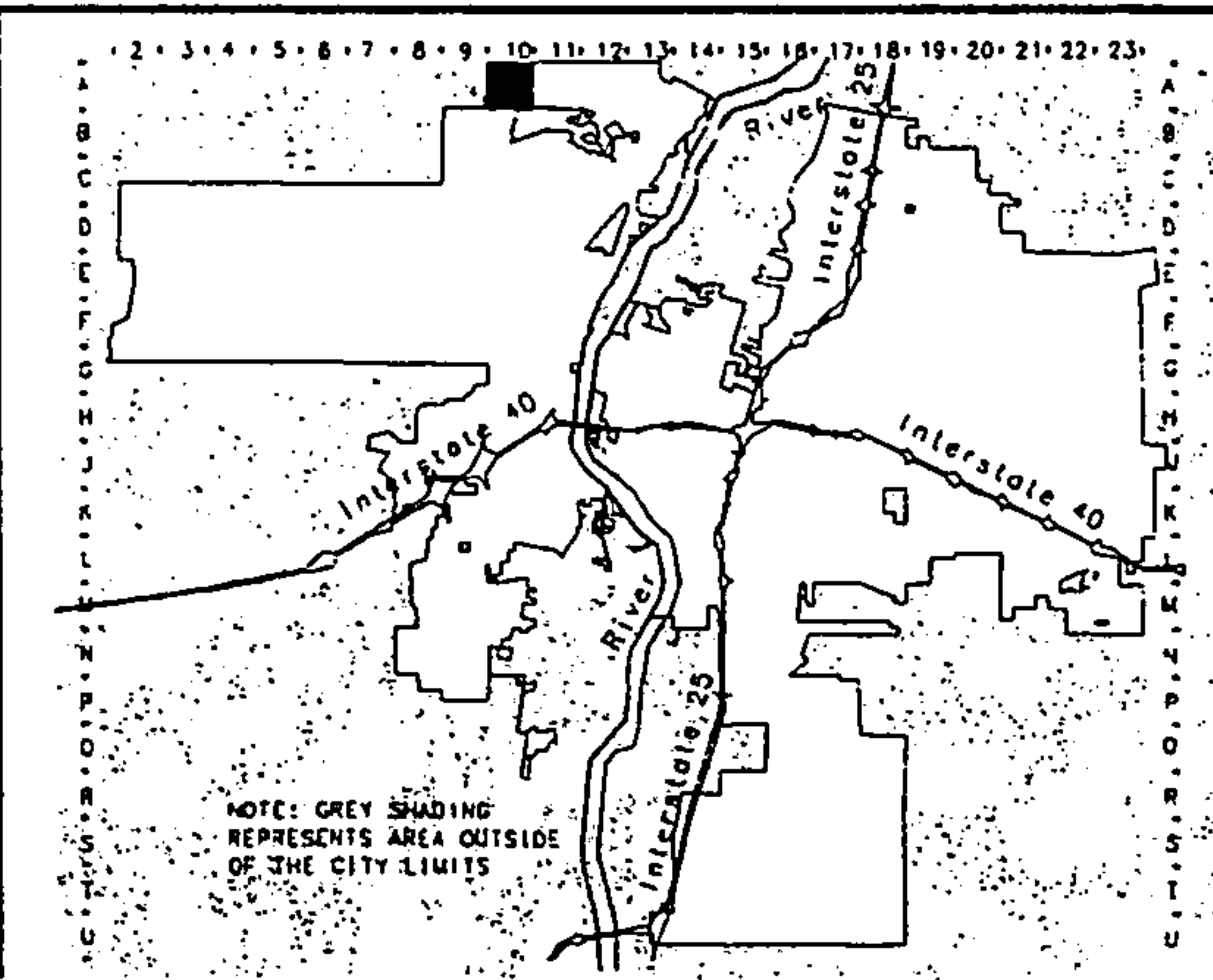
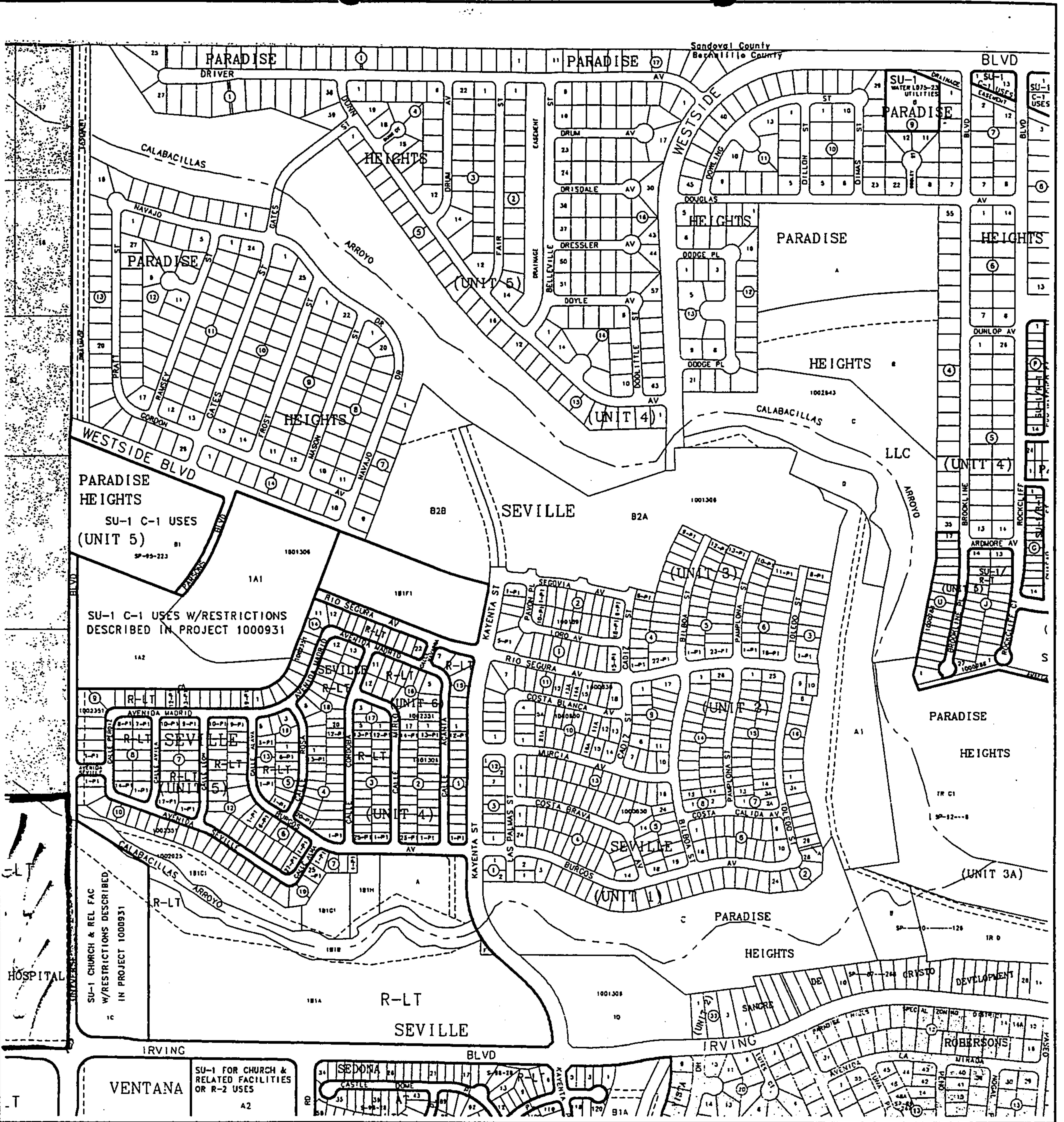
LAURA HORTON  
Ventana Ranch Neigh. Assoc.  
7224 CASCADE RD NW  
ALBUQUERQUE NM 87114

100906636904840132

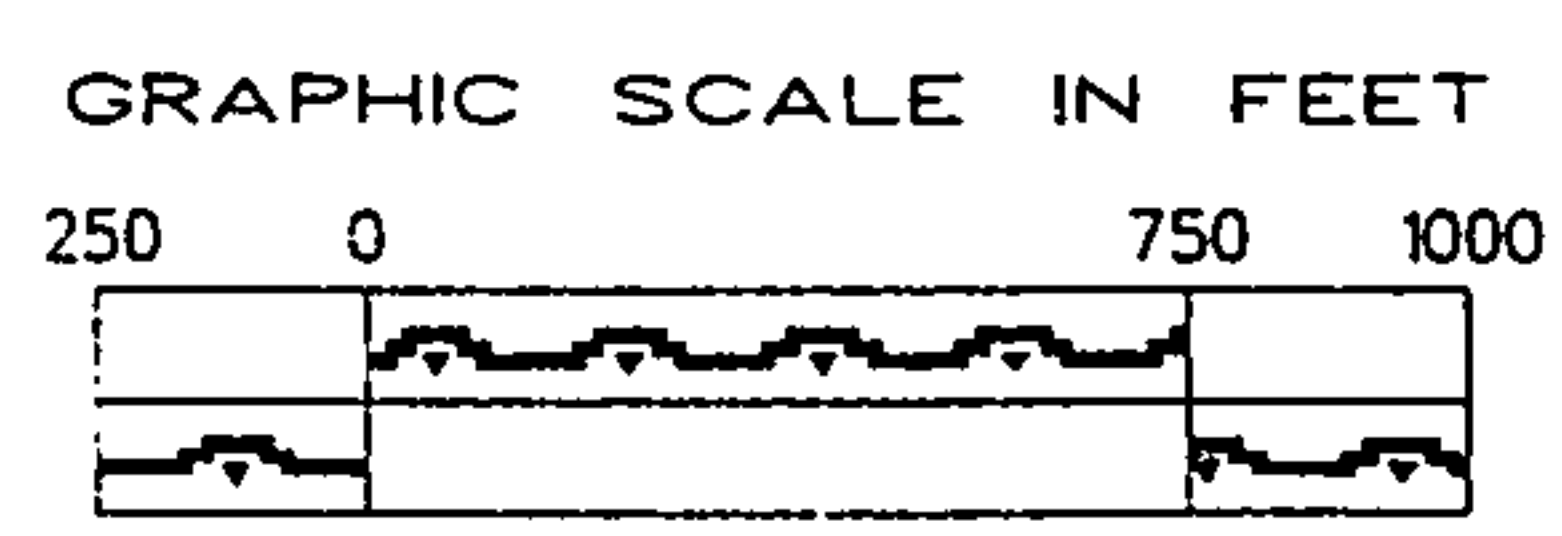
NM SCHOOL FOR THE DEAF  
1060 CERRILLOS RD  
SANTA FE NM 87501

101006612010030140

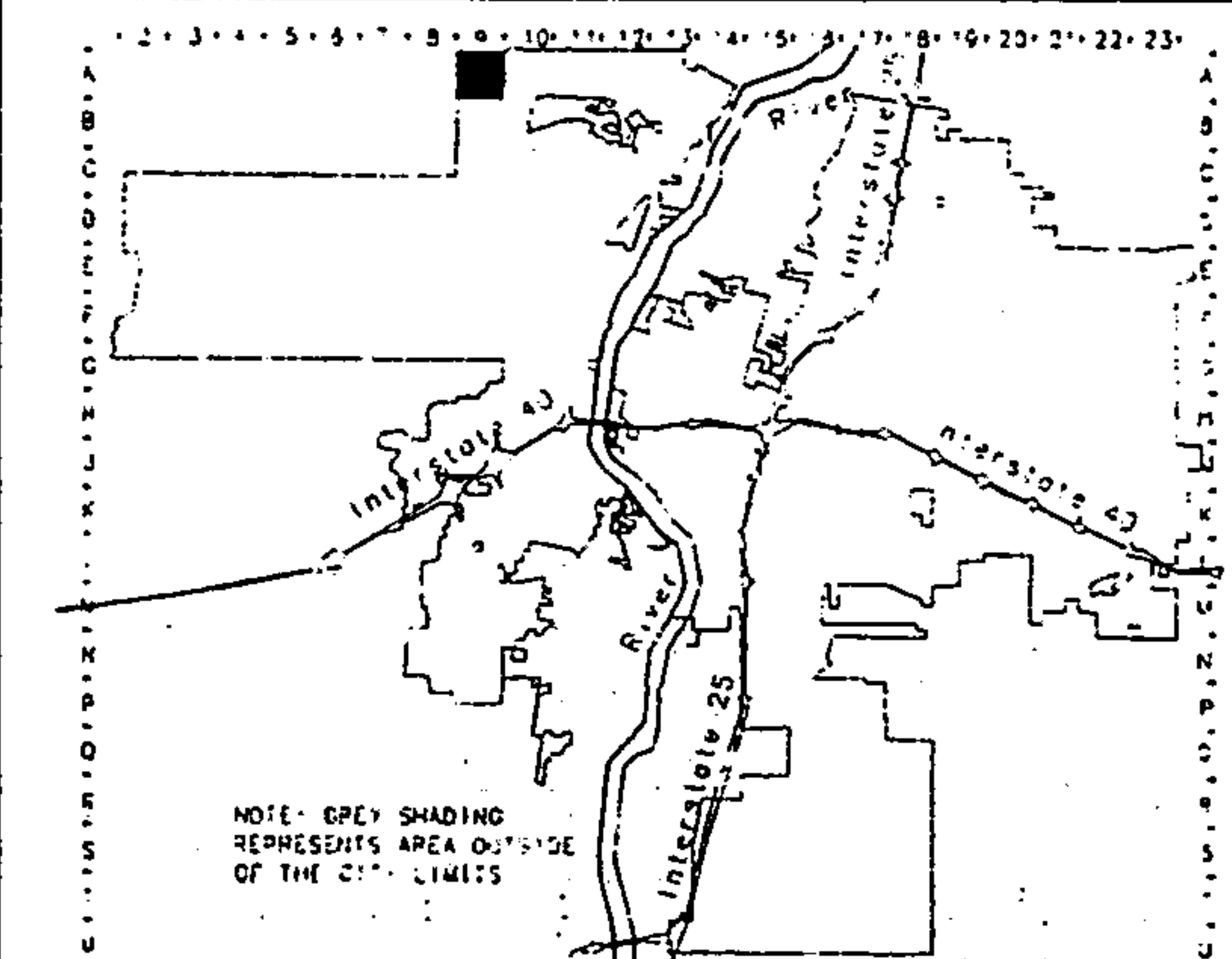
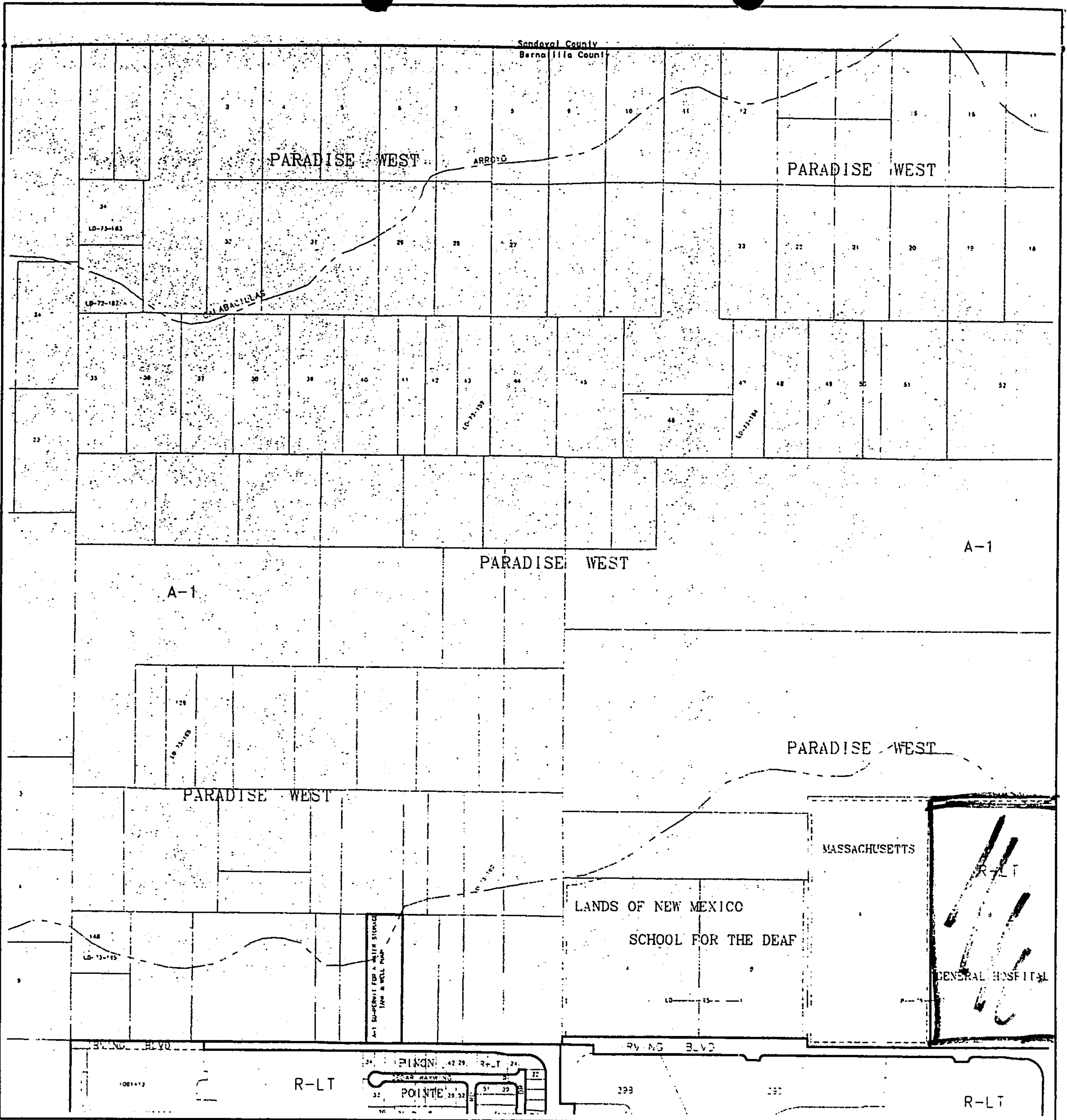
WEST FORK LIMITED  
PO BOX 817  
ALBUQUERQUE NM 87103



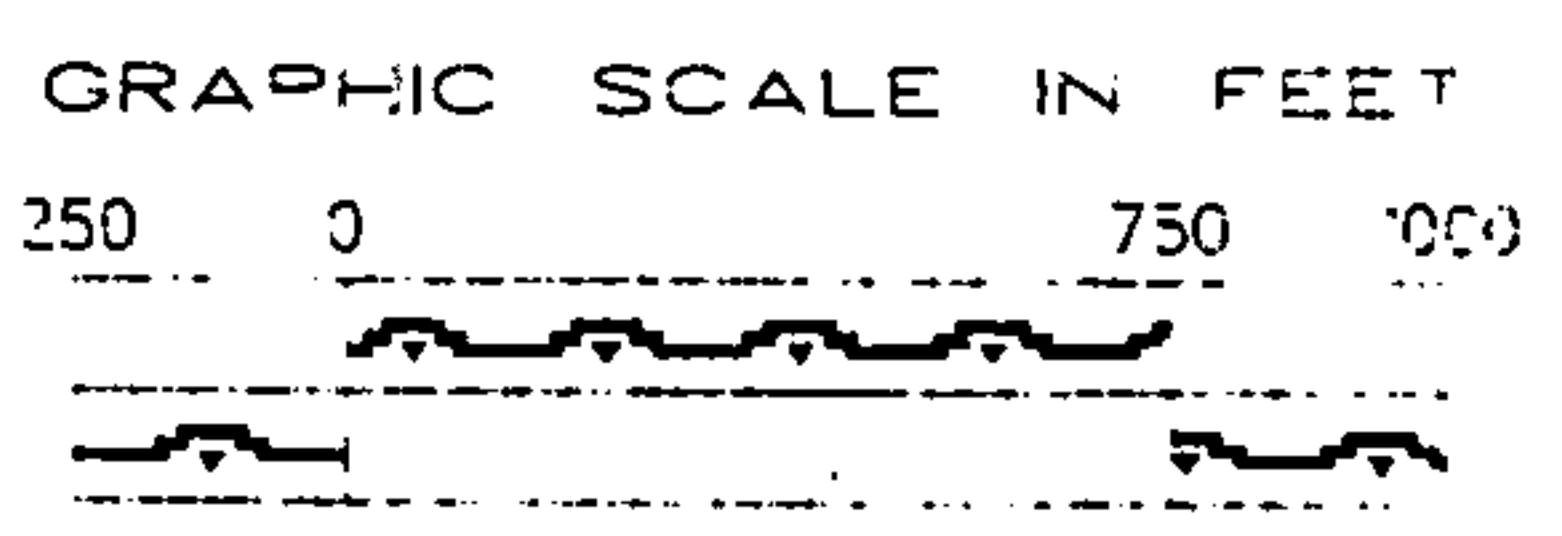
CITY OF  
**Albuquerque**  
 Geographic Information System  
**PLANNING DEPARTMENT**  
 © Copyright 2003



**Zone Atlas Page**  
**A-10-Z**  
 Map Amended through July 10, 2003



CITY OF  
Albuquerque  
A buquerque G eographic I nformation S ystem  
PLANNING DEPARTMENT  
© Copyright 2003



Zone Atlas Page

**A-9-Z**

Map Amended through July 10, 2003



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

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**Project # 1002645**

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03DRB-01441 Minor-Temp Defer SDWK

TIERRA WEST LLC agent(s) for AMC DEVELOPMENT SERVICES request(s) the above action(s) for all or a portion of Tract(s) 1□1-A (to be known as **SEVILLE UNIT 8**, zoned R-LT, located on IRVING BLVD NW, between UNIVERSE BLVD NW and KAYENTA PL NW containing approximately 27 acre(s). [REF: 03DRB-00741] (A-10)

**Project # 1002864**

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03DRB-01488 Major-Vacation of Public Easements  
03DRB-01490 Minor-Temp Defer SDWK  
03DRB-01491 Minor-Sidewalk Waiver

BOHANNAN HUSTON INC agent(s) for LAS VENTANAS LTD PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) B, Ventana Ranch, Lands of Massachusetts General Hospital (to be known as **CANTA CIELO SUBDIVISION**) zoned R-LT, located on IRVING BLVD NW, between UNIVERSE BLVD NW and RAINBOW BLVD NW containing approximately 20 acre(s). [REF:03DRB-01302](A-9/A-10)

**Project # 1002948**

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03DRB-01486 Minor-Sidewalk Waiver  
03DRB-01497 Minor-Temp Defer SDWK

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**Project # 1002949**

03DRB-01492 Minor-Preliminary Plat Approval  
03DRB-01493 Major-Vacation of Pub Right-of-Way  
03DRB-01494 Minor-Sidewalk Waiver  
03DRB-01496 Minor-Temp Defer SDWK

ISAACSON AND ARFMAN, P.A. agent(s) for JAMES CRABTREE request(s) the above action(s) for all or a portion of Tract(s) 1, Block(s) 10A, Unit(s) 3, **VOLCANO CLIFFS SUBDIVISION**, (to be known as **PETROGLYPH PARK**) zoned O-1 office and institution zone, located on SANTO DOMINGO NW, between UNSER BLVD NW and PIMA AVE NW containing approximately 2 acre(s). (E-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, SEPTEMBER 15, 2003.**





DRB

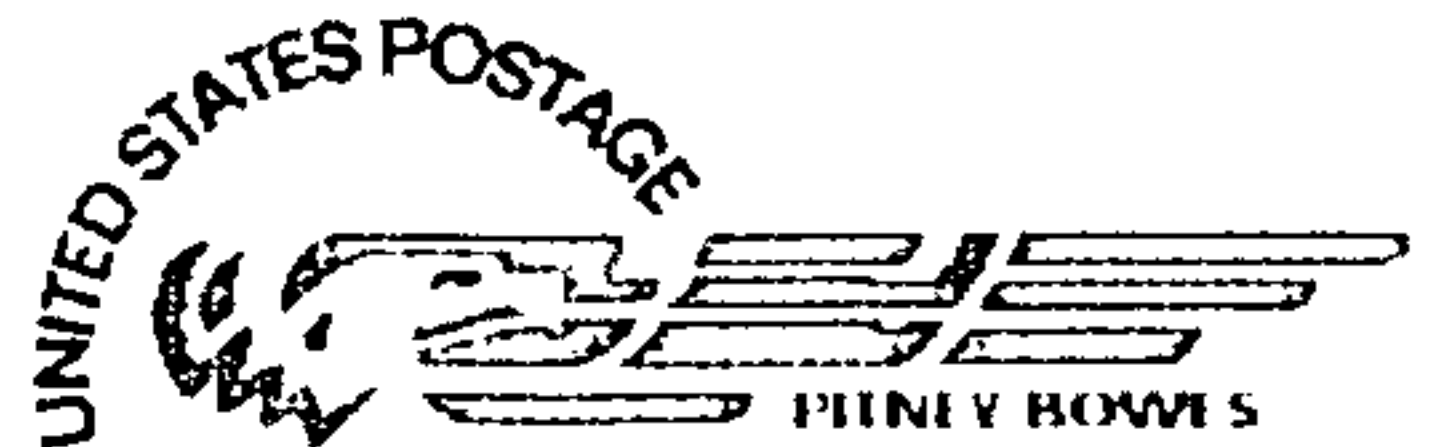


# City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

PLANNING DEPARTMENT

RETURN  
TO SENDER  
NOT DELIVERABLE  
AS ADDRESSED  
UNABLE TO FORWARD



02 1A \$ 00.37<sup>0</sup>  
0004329277 SEP 12 2003  
MAILED FROM ZIP CODE 87102

101006612010030140

WEST FORK LIMITED  
PO BOX 817  
ALBUQUERQUE NM 87103

87103498171293



# A City of Albuquerque



## DEVELOPMENT PLAN REVIEW APPLICATION

<p><b>SUBDIVISION</b></p> <p><input type="checkbox"/> Major Subdivision action</p> <p><input checked="" type="checkbox"/> Minor Subdivision action</p> <p><input type="checkbox"/> Vacation</p> <p><input type="checkbox"/> Variance (Non-Zoning)</p> <p><b>SITE DEVELOPMENT PLAN</b></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 <b>S</b></p> <p><b>V</b></p> <p><b>P</b></p> <p><b>L</b></p>	<p>Supplemental form <b>Z</b></p> <p><b>ZONING</b></p> <p><input type="checkbox"/> Annexation &amp; Zone Establishment</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"/> Zone Change</p> <p><input type="checkbox"/> Text Amendment</p> <p><b>APPEAL / PROTEST of...</b></p> <p><input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeal</p>	<p><b>Z</b></p> <p><b>A</b></p>
---	---	--	---------------------------------

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

**APPLICANT INFORMATION:**

NAME: <u>DR HORTON, INC.</u>	PHONE: <u>797-4245</u>
ADDRESS: <u>4400 ALAMEDA BLVD, NE</u>	FAX: <u>797-7632</u>
CITY: <u>ALBUQUERQUE</u> STATE <u>NM</u> ZIP <u>87113</u>	E-MAIL: _____
Proprietary interest in site _____	
AGENT (if any): <u>Community Sciences Corporation</u>	PHONE: <u>505/897-0000</u>
ADDRESS: <u>P.O. Box 1328 / 4481 Corrales Road</u>	FAX: <u>505/898-5195</u>
CITY: <u>Corrales</u> STATE <u>NM</u> ZIP <u>87048</u>	E-MAIL: <u>sciencenm@aol.com</u>

**DESCRIPTION OF REQUEST:** Preliminary/Final Plat Review

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

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

Lot or Tract No. Lots 56 and 57 Block: N/A Unit: N/A

Subdiv. / Addn. CANTACIELO SUBDIVISION

Current Zoning: R-LT Proposed zoning: R-LT

Zone Atlas page(s). A-9 No. of **existing** lots: 2 No. of **proposed** lots: 2

Total area of site (acres): 0.2977 Density if applicable: dwellings per gross acre: N/A 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. 100906649606740125 MRGCD Map No. N/A

LOCATION OF PROPERTY BY STREETS: On or Near: VENTACELLO DRIVE, NW

Between: IRVING and UNIVERSE

**CASE HISTORY:**

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_,Z\_, V\_, S\_, etc.): Proj. 1002864  
App # 04-00242 App# 04DRB-01499

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: 10/06/04

SIGNATURE *Glen Russell* DATE 10/02/04

(Print) GLEN RUSSELL  Applicant  Agent

**FOR OFFICIAL USE ONLY**

Form revised 9/01, 3/03

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>04DRB-01583</u>	<u>AEF</u>	<u>SC3)</u>	<u>\$ 285.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input type="checkbox"/> All case #s are assigned	_____	<u>CMF</u>	_____	<u>\$ 20.00</u>
<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	Hearing date <u>10-20-04</u>	_____	_____	Total
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	<u>\$ 305.00</u>

*Gabriel Paul* 10-12-04  
 Planner signature / date

**Project #** 1002864

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

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

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

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

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

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

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

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

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

- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies.
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
- Property owner's and City Surveyor's signatures on the Mylar drawing
- Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
- Fee (see schedule)
- 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** *Per 10/12/04*

**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.

GLEN RUSSELL  
Applicant name (print)  
Glen Russell 10/12/04  
Applicant signature / date

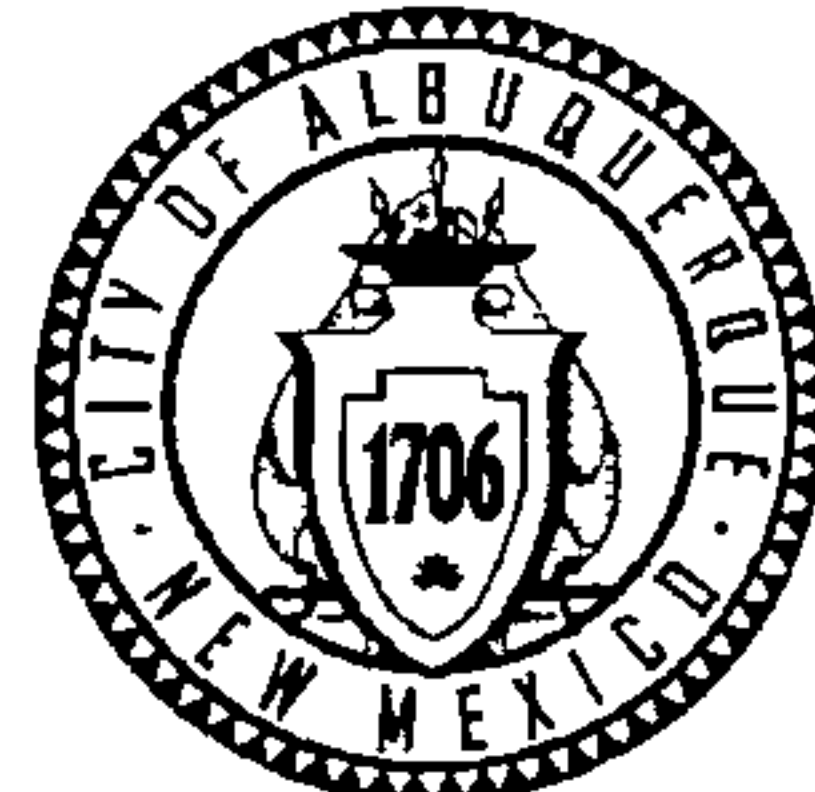
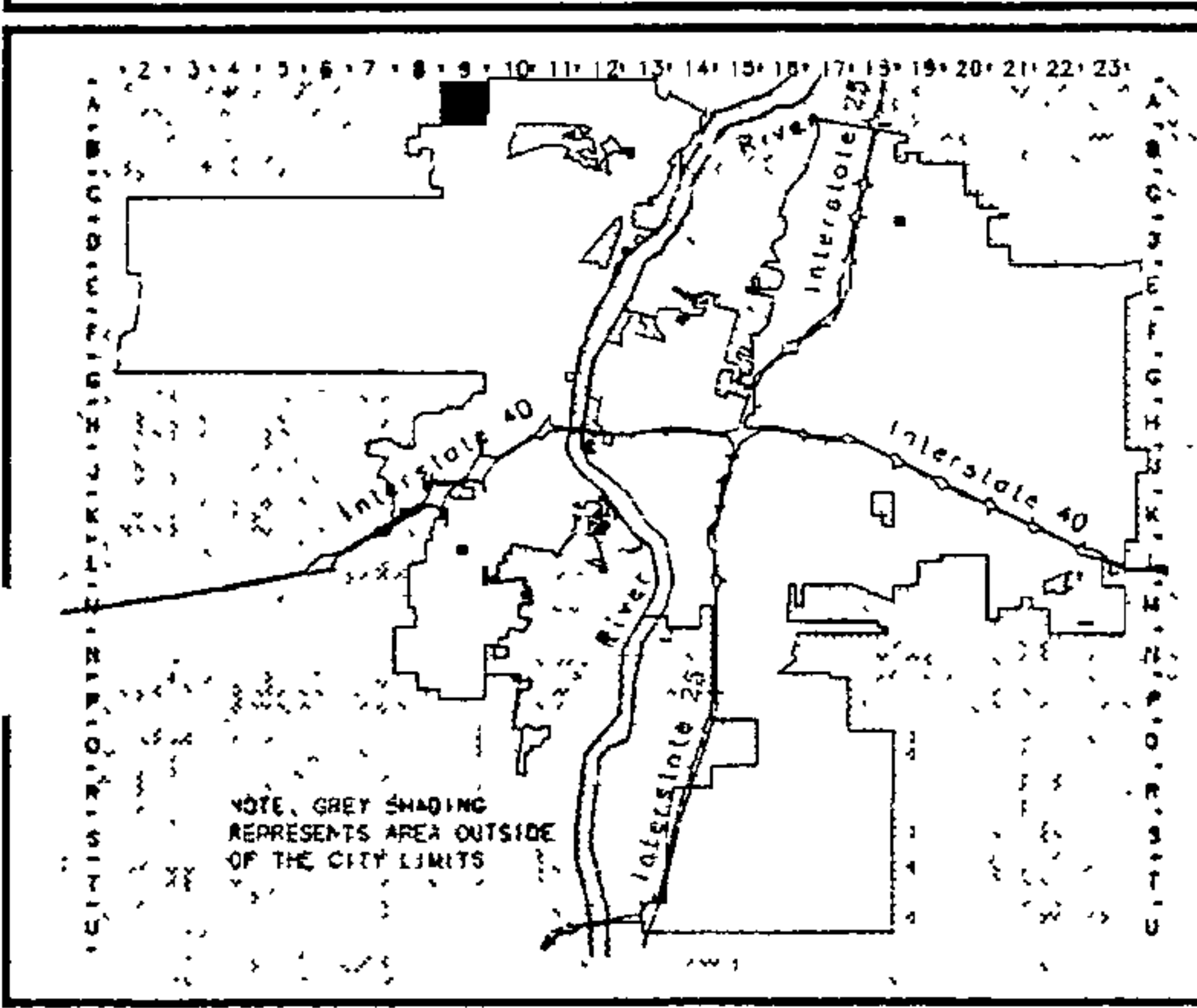
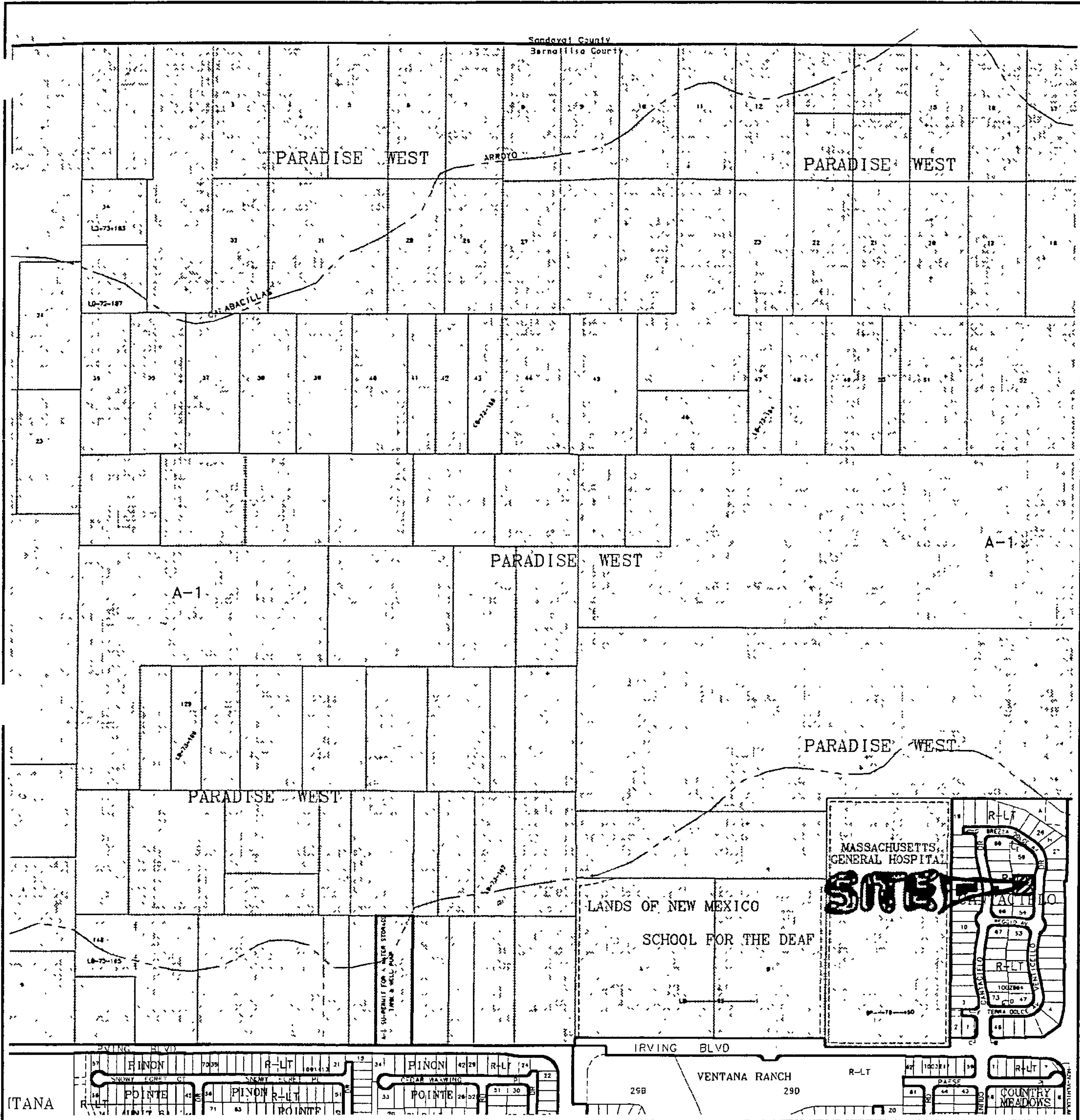


Form revised February 2003

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

Application case numbers  
04JRB - 01583

[Signature] 10-12-04  
Planner signature / date  
**Project # 1002864**



**A**lbuquerque **G**eographic **I**nformation **S**ystem  
**PLANNING DEPARTMENT**

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**Zone Atlas Page**

**A-9-Z**

Map Amended through July 06, 2004



P. O. Box 1328  
Corrales, NM 87048

October 12, 2004

City of Albuquerque  
Attention: Ms. Sharon Matson  
P. O. Box 1293  
Albuquerque, New Mexico 87103

RE: Preliminary / Final Plat approval for Lots 56 and 57 Cantacielo Subdivision

We are requesting Final Plat approval for Lots 56 and 57 of Cantacielo Subdivision.

The purpose for our request is to move the lot line between Lots 56 and 57 to accommodate for a 5' separation between the houses and shared walls. The spacing between the existing houses is no less than 10.00' as per accepted zoning codes.

If you have any questions, please give me a call.

Respectfully,

A handwritten signature in black ink, appearing to read 'Glen R. Russell'.

Glen R. Russell  
Project Manager

GRR/gmm

Enclosure

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

PAID RECEIPT

APPLICANT NAME DR Horton  
AGENT Community Sciences  
ADDRESS P O Box 1328 Albg  
PROJECT & APP # 1002864/04DRB01583  
PROJECT NAME Cantacielo Subd.

\$ 20.00 441032/3424000 Conflict Management Fee  
\$ 285.00 441006/4983000 DRB Actions  
\$ \_\_\_\_\_ 441006/4971000 EPC/AA/LUCC Actions & All Appeals  
\$ 1 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.

31177

COMMUNITY SCIENCES CORPORATION  
P.O. BOX 1328  
CORRALES, N.M. 87048  
(505) 897-0000

COMPASS BANK  
ALBUQUERQUE, NEW MEXICO  
95-78-1070

\*\*\*\*\*Three Hundred Five Dollars and no/100\*\*\*\*\*

DATE	AMOUNT
10/12/04	\$305.00

PAY TO THE ORDER OF City of Albuquerque

*Sanjay C. Spindler*

031177 1070007831 2504147455

Security Features Included: Details on back

**\*\*\*DUPLICATE\*\*\***  
City Of Albuquerque  
Treasury Division

10/12/2004      12:01PM      LOC: ANN  
X  
RECEIPT# 00030048 WSH 008    TRANSH 0029  
Account 441032      Fund 0110  
Activity 3424000      TRSKAL  
Trans Amt            \$305.00  
J24 Misc             \$20.00

Thank You

**\*\*\*DUPLICATE\*\*\***  
City Of Albuquerque  
Treasury Division

10/12/2004      12:01PM      LOC: ANN  
X  
RECEIPT# 00030049 WSH 008    TRANSH 0029  
Account 441006      Fund 0110  
Activity 4983000      TRSKAL  
Trans Amt            \$305.00  
J24 Misc             \$285.00  
CK                    \$305.00  
CHANGE               \$0.00

Thank You



<p><b>SUBDIVISION</b></p> <p><input type="checkbox"/> Major Subdivision action</p> <p><input checked="" type="checkbox"/> Minor Subdivision action</p> <p><input type="checkbox"/> Vacation</p> <p><input type="checkbox"/> Variance (Non-Zoning)</p> <p><b>SITE DEVELOPMENT PLAN</b></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><b>S</b></p> <p><b>V</b></p> <p><b>P</b></p> <p><b>L</b></p>	<p>Supplemental form</p> <p><b>ZONING</b></p> <p><input type="checkbox"/> Annexation &amp; Zone Establishment</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"/> Zone Change</p> <p><input type="checkbox"/> Text Amendment</p> <p><b>APPEAL / PROTEST of...</b></p> <p><input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeal</p>	<p><b>Z</b></p> <p><b>A</b></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 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

**APPLICANT INFORMATION:**

NAME: <u>D.R.Horton Homes</u>	PHONE: <u>797-4245</u>
ADDRESS: <u>4400 Alameda NE, Suite B</u>	FAX: <u>797-9881</u>
CITY: <u>Albuquerque</u>	E-MAIL:
Proprietary interest in site: _____	
AGENT (if any): <u>Community Sciences Corporation</u>	PHONE: <u>505/897-0000</u>
ADDRESS: <u>P.O. Box 1328 / 4481 Corrales Road</u>	FAX: <u>505/898-5195</u>
CITY: <u>Corrales</u>	E-MAIL: <u>sciencenm@aol.com</u>

**DESCRIPTION OF REQUEST:** Sketch Plat review

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. 56 & 57 Block: n/a Unit: n/a

Subdiv. / Addn. Cantacielo Subdivison

Current Zoning: RET Proposed zoning: N/A

Zone Atlas page(s): A-9-Z No. of existing lots: 2 No. of proposed lots: 2

Total area of site (acres): .30+- Density if applicable: dwellings per gross acre: n/a dwellings per net acre: .15

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. 100906649606740125 MRGCD Map No. n/a

LOCATION OF PROPERTY BY STREETS: On or Near: Venticello Dr. NW  
Between: Poggio Avenue Nw and Brezza Dulce Avenue 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.): Proj 1002864  
App # 04-00242

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

SIGNATURE \_\_\_\_\_ DATE 9/28/04  
(Print) Cliff Spirock  Applicant  Agent

**FOR OFFICIAL USE ONLY**

Form revised 9/01, 3/03

<p><input 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 type="checkbox"/> Site is within 1000ft of a landfill</p> <p><input type="checkbox"/> F.H.D.P. density bonus</p> <p><input type="checkbox"/> F.H.D.P. fee rebate</p>	<p>Application case numbers</p> <p><u>04 DRB - 01499</u></p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>Hearing date <u>10-6-04</u></p>	<p>Action</p> <p><u>SK</u></p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p>	<p>S.F.</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p>	<p>Fees</p> <p>\$ <u>0</u></p> <p>\$ _____</p> <p>\$ _____</p> <p>\$ _____</p> <p>\$ _____</p> <p>Total</p> <p>\$ <u>0</u></p>
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Planner signature / date Cliff Spirock Project # 1002864



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

**SKETCH PLAT REVIEW AND COMMENT**

**YOUR ATTENDENCE IS REQUIRED.**

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

**MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT**

**Your attendance is required.**

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

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

**MAJOR SUBDIVISION FINAL PLAT APPROVAL**

**Your attendance is required.**

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

**MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL**

**Your attendance is required.**

- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies.
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- Property owner's and City Surveyor's signatures on the Mylar drawing
- Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
- Fee (see schedule)
- 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.

CLIFF SPIROCK  
Applicant name (print)

[Signature] 9/28/04  
Applicant signature / date

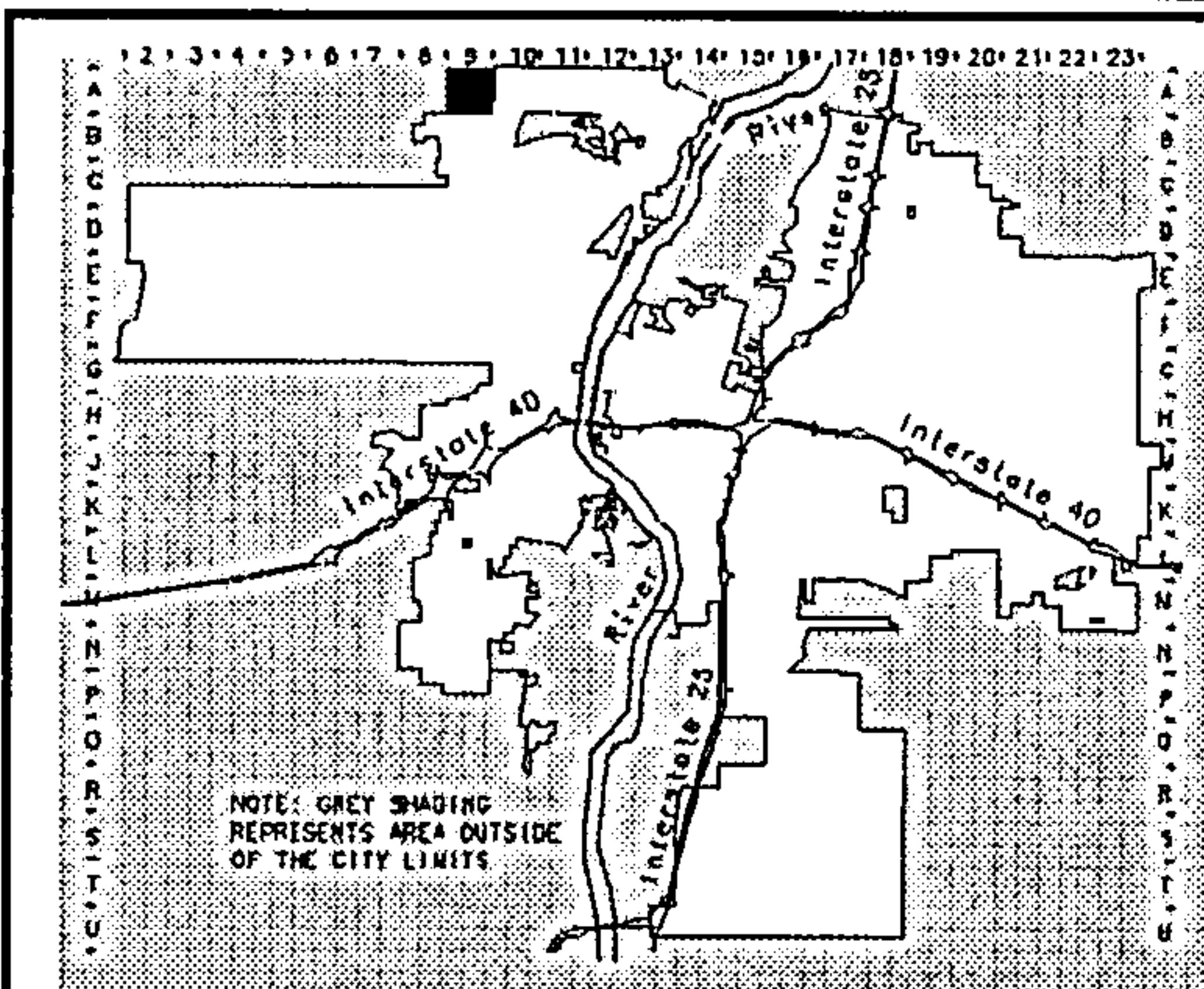
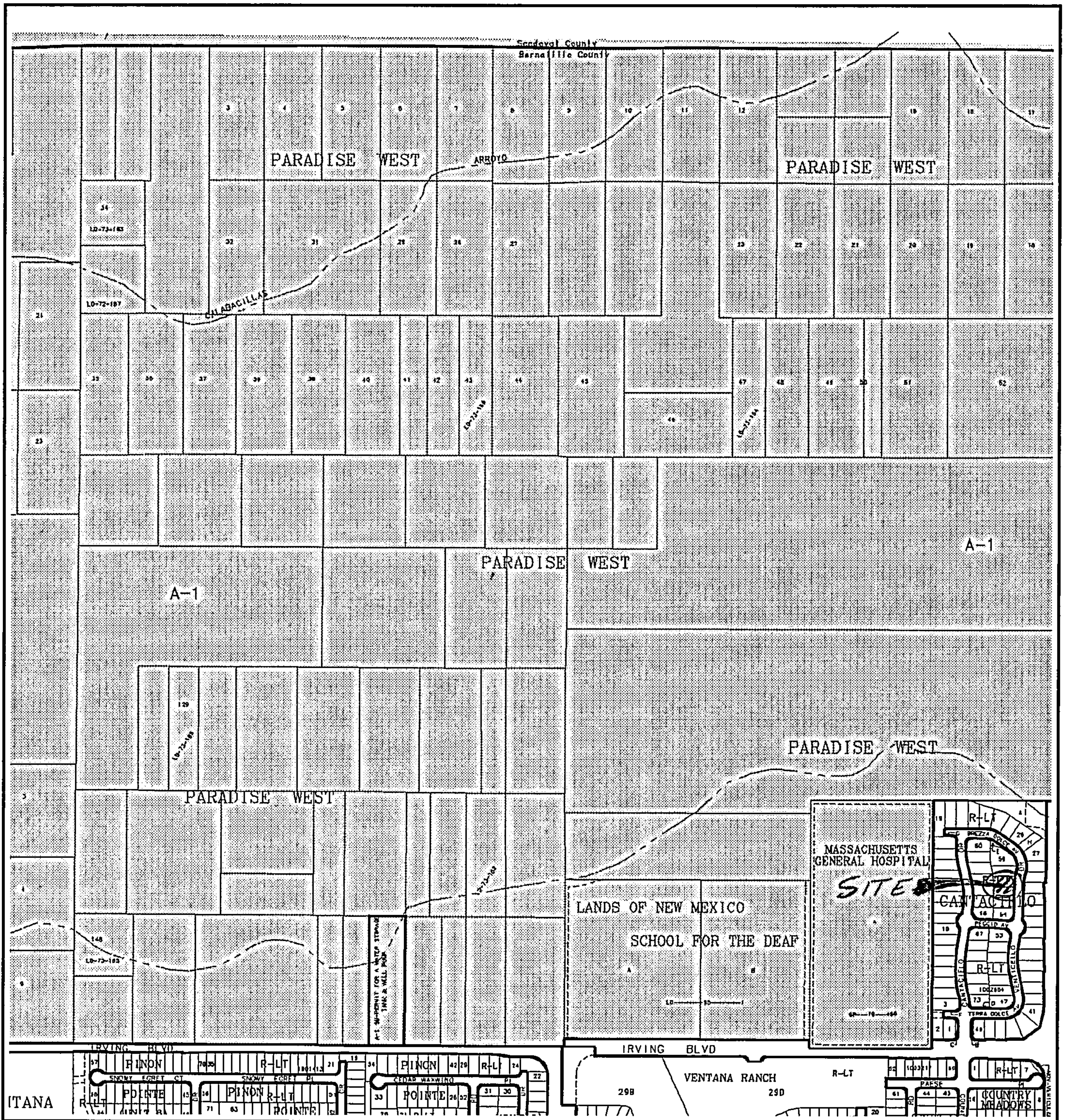


Form revised February 2003

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

Application case numbers  
04DRB - 01499

[Signature] 9/28/04  
Planner signature / date  
**Project # 1002864**



**A**buquerque **G**eographic **I**nformation **S**ystem  
**PLANNING DEPARTMENT**

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**Zone Atlas Page**

**A-9-Z**

Map Amended through July 06, 2004



P. O. Box 1328  
Corrales, NM 87048

September 27, 2004

City of Albuquerque  
Attention: Ms. Sharon Matson  
P. O. Box 1293  
Albuquerque, New Mexico 87103

RE: Sketch Plat review for Lots 56 and 57 Cantacielo Subdivision

We are requesting a Sketch Plat review for Lots 56 and 57 of Cantacielo Subdivision.

The purpose for our request is to move the lot line between Lots 56 and 57 to accommodate for a 5' separation between the houses and shared walls. The spacing between the existing houses is no less than 10.00' as per accepted zoning codes.

If you have any questions, please give me a call.

Respectfully,

Cliff F. Spirock  
Vice President Operations

CAS/bjc

Enclosure



**Juanita C. Vigil**

03/05/04 11:41 AM

To: Sheran A. Matson/PLN/CABQ@COA  
cc: Richard W. Dineen/PLN/CABQ@COA  
Subject: Canta Cielo Subdivision

Hello Sheran,

Kurt Browning has informed me that the walls around Canta Cielo have already been permitted through the Building Permit process. At this point, it is too late to impose the new standards. Go ahead and approve the Canta Cielo Subdivision Plat.

Thanks.

Juanita

# A City of Albuquerque



## DEVELOPMENT PLAN REVIEW APPLICATION

<b>SUBDIVISION</b>	Supplemental form <b>S</b>	<b>ZONING &amp; PLANNING</b>	Supplemental form <b>Z</b>
<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	<b>V</b>	<input type="checkbox"/> EPC Submittal	
<input type="checkbox"/> Variance (Non-Zoning)		<input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning)	
<b>SITE DEVELOPMENT PLAN</b>	<b>P</b>	<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		<b>APPEAL / PROTEST of...</b>	<b>A</b>
<input type="checkbox"/> Cert. of Appropriateness (LUCC)	<b>L</b>	<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 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

**APPLICANT INFORMATION:**

NAME: LAS VENTANAS LIMITED PARTNERSHIP PHONE: 856-6419  
 ADDRESS: 10 TRAMWAY LP NE FAX: 856-6335  
 CITY: ALBUQUERQUE STATE NM ZIP 87122 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: OWNER  
 AGENT (if any): BOHANNAN HUSTON, INC. PHONE: 823-1000  
 ADDRESS: 7500 JEFFERSON NE FAX: 798-7988  
 CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: \_\_\_\_\_

**DESCRIPTION OF REQUEST: FINAL PLAT APPROVAL**

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

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

Lot or Tract No. REPLAT OF TRACT B Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv. / Addn. LANDS OF MASSACHUSETTS GENERAL HOSPITAL, CANTARIELO SUBD  
 Current Zoning: R-LT Proposed zoning: \_\_\_\_\_  
 Zone Atlas page(s): A-9 No. of existing lots: 1 No. of proposed lots: 73  
 Total area of site (acres): 19.9960 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. 100906649606740125 MRGCD Map No. \_\_\_\_\_  
 LOCATION OF PROPERTY BY STREETS: On or Near: IRVING BLVD. NW (N. SIDE)  
 Between: UNIVERSE BLVD. NW and RAINBOW BLVD. NW

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_, Z\_, V\_, S\_, etc.): DRB# 1002864

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

SIGNATURE [Signature] DATE 2/23/04  
 (Print) KEVIN PATTON  Applicant  Agent

**FOR OFFICIAL USE ONLY**

Form revised 10/03

<input checked="" type="checkbox"/> <b>INTERNAL ROUTING</b>	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>04DRB - 00242</u>	<u>FPA</u>	<u>5(3)</u>	\$ <u>0</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>CM Fee</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 type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	Total
<input type="checkbox"/> F.H.D.P. fee rebate	Hearing date <u>3/3/04</u>	_____	_____	\$ <u>20.00</u>

[Signature] 02/24/04 **Project #** 1002864  
 Planner signature / date

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

**SKETCH PLAT REVIEW AND COMMENT**

**YOUR ATTENDANCE IS REQUIRED.**

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

**MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT**

**Your attendance is required.**

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

**MAJOR SUBDIVISION FINAL PLAT APPROVAL**

**Your attendance is required.**

- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
  - 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 *coming from BA*
  - 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 Paddon*  
\_\_\_\_\_  
*Kevin Paddon*

Applicant name (print)

*2/23/04*

Applicant signature / date



Form revised 10/03

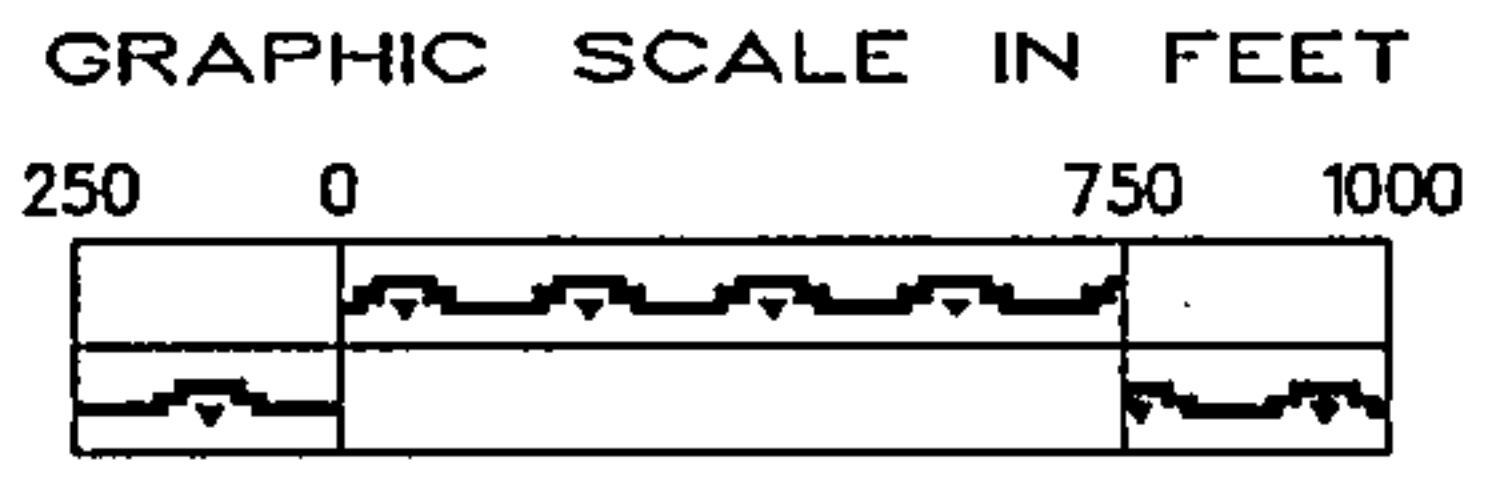
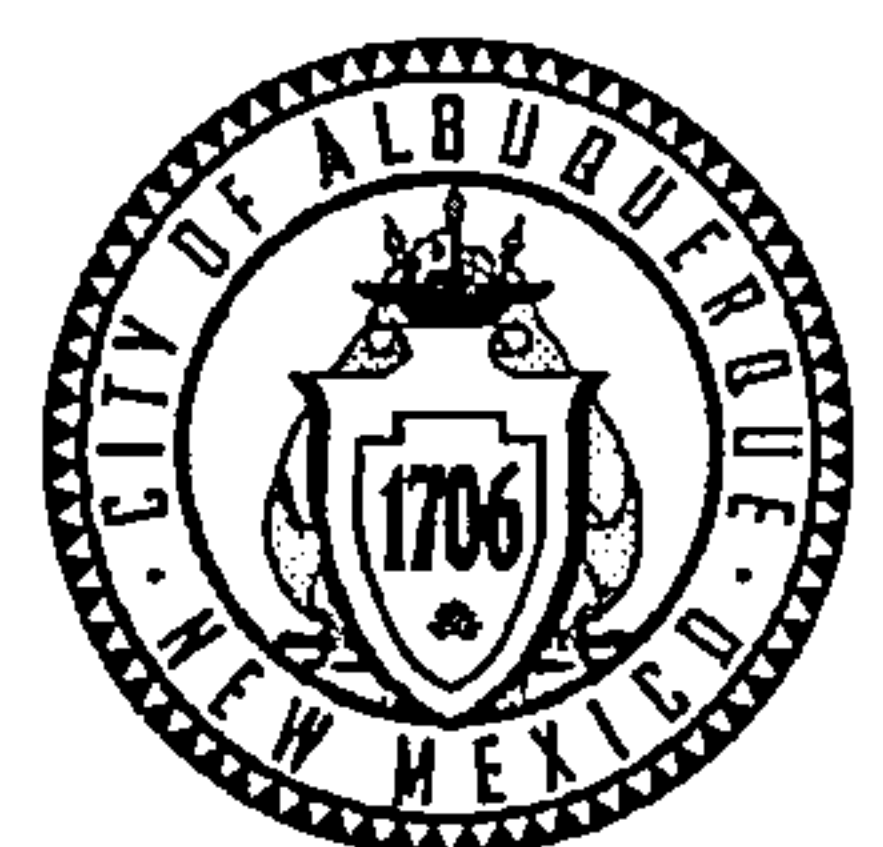
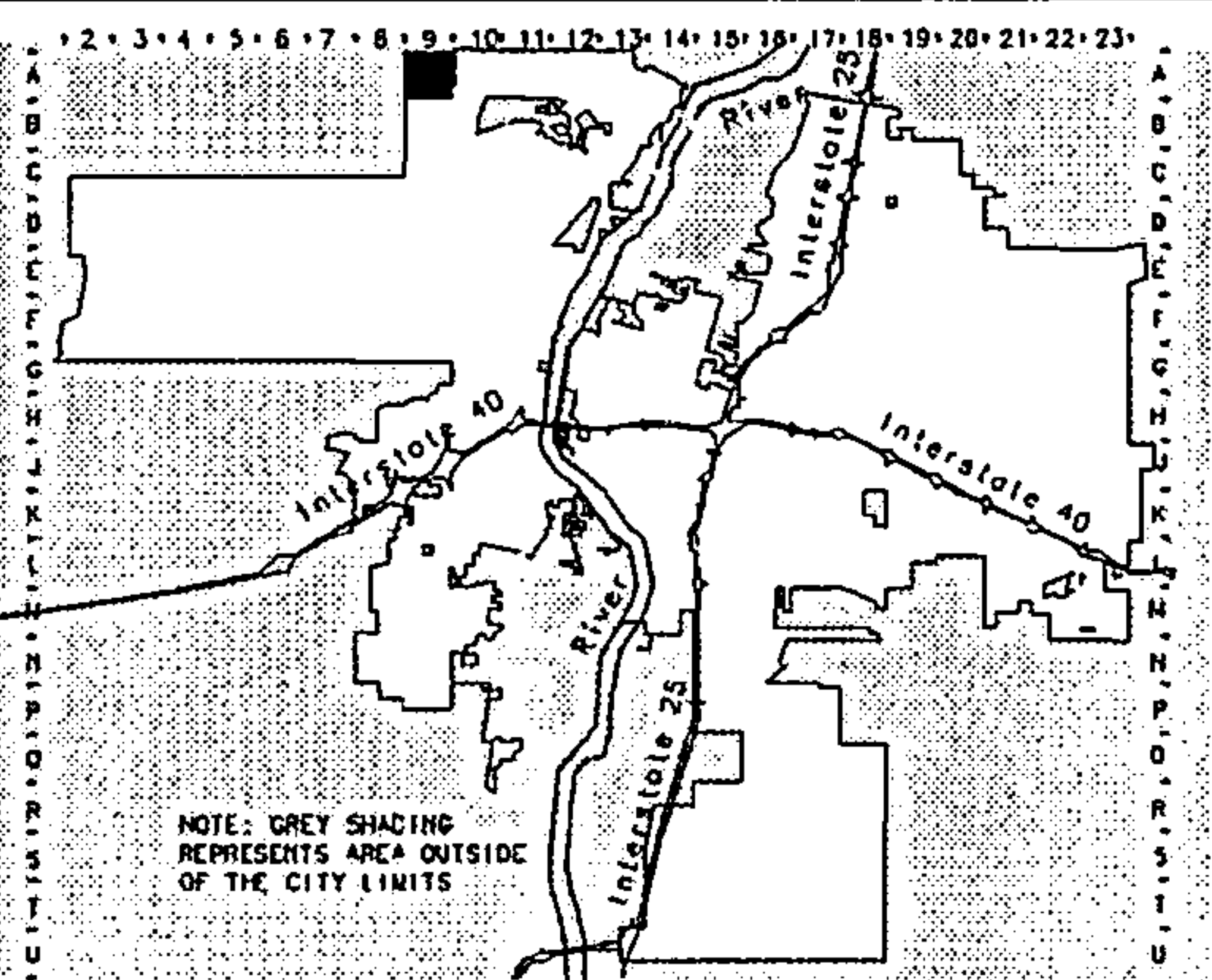
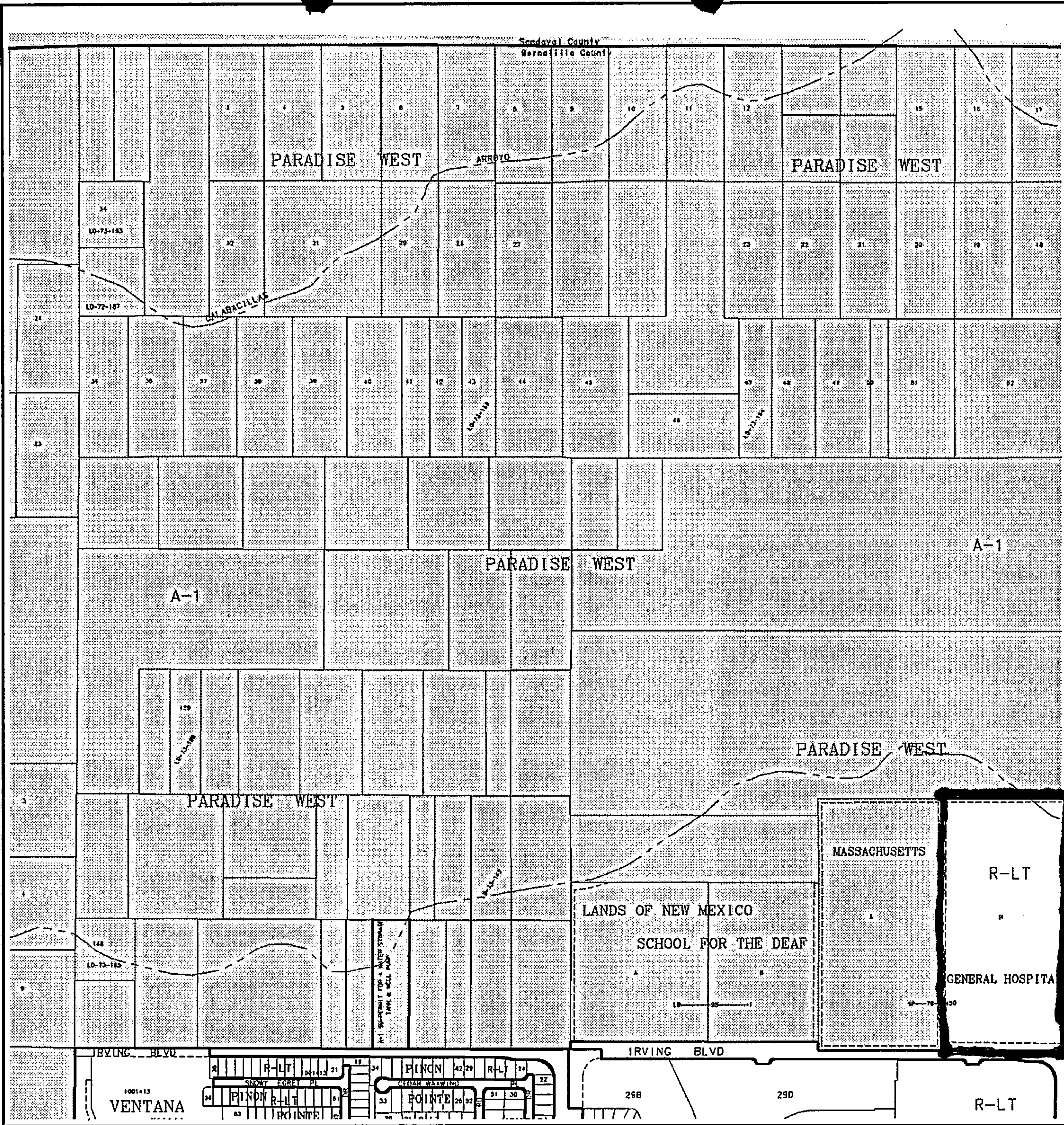
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers  
*0402B - 00242*

*Bolubee 02/24/04*

Planner signature / date

Project # *1002864*



Albuquerque Geographic Information System  
**PLANNING DEPARTMENT**  
 © Copyright 2003

**Zone Atlas Page**

**A-9-Z**

Map Amended through September 02, 2003

Courtyard I  
7500 Jefferson NE  
Albuquerque, NM  
87109-4335

[www.bhinc.com](http://www.bhinc.com)

voice: 505.823.1000  
fax: 505.798.7988  
toll free: 800.877.5332

February 23, 2004

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

Re: Final Plat Approval - Cantacielo Subdivision DRB Project # 1002864

Dear Sheran:

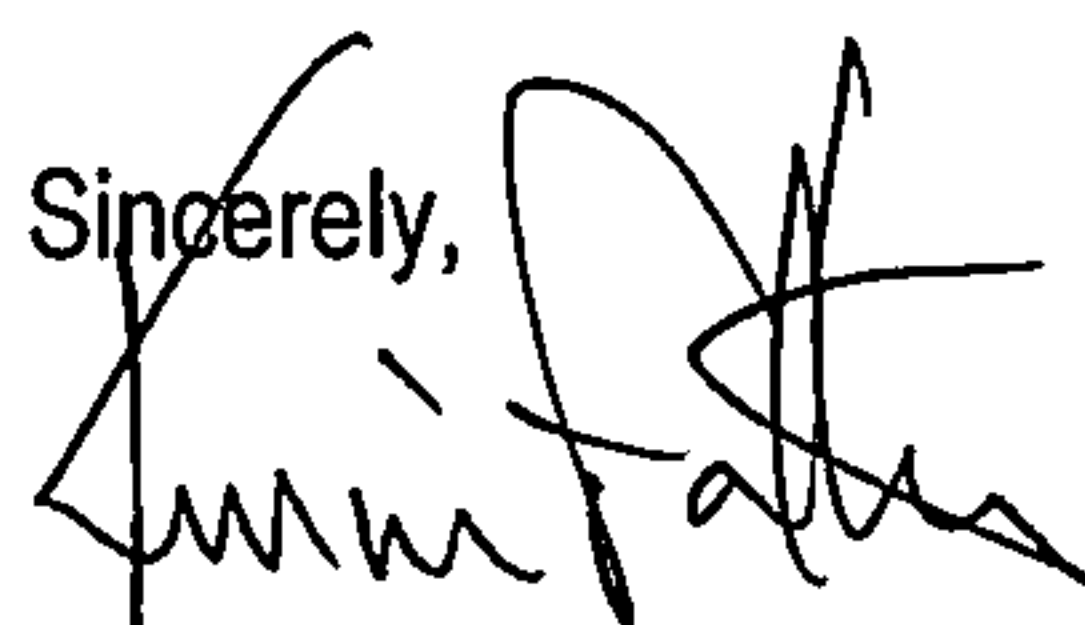
Enclosed for review and approval by the Development Review Board (DRB) are copies of the following information:

- Development Review Applications
- Six (6) copies of the Final Plat, and
- Zone Atlas Map showing the location of the property

The preliminary plat for the above development was approved at the October 8, 2003 DRB Meeting. The enclosed final plat incorporates those vacated easements that were approved as part of the vacation actions with the preliminary plat. There are no major changes from preliminary plat that was approved. We have revised the right of way along Universe and Irving Blvd. to provide for the "Saw Tooth" meandering of the perimeter wall.

Please place this item on the DRB Agenda to be heard on March 3, 2004. If you have any questions or require additional information, please contact me.

Sincerely,



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

SS  
Enclosure

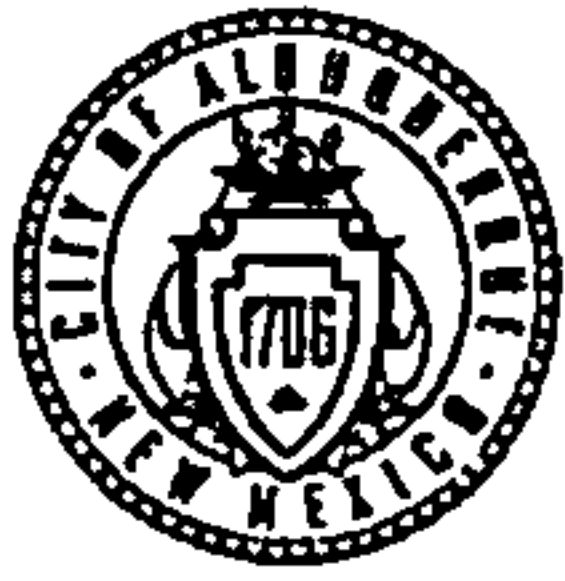
Cc: Kurt Browning, LVLP (w/ enclosures)  
RP Bohannon, DR Horton (w/ enclosures)

**ENGINEERING ▲**

**SPATIAL DATA ▲**

**ADVANCED TECHNOLOGIES ▲**





10-14-03P12:23 RCVD

## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

10-10-2003

**10. Project # 1002864**

03DRB-01487 Major-Preliminary Plat Approval  
03DRB-01488 Major-Vacation of Public Easements  
03DRB-01490 Minor-Temp Defer SDWK  
03DRB-01491 Minor-Sidewalk Waiver

BOHANNAN HUSTON INC agent(s) for LAS VENTANAS LTD PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) B, Ventana Ranch, Lands of Massachusetts General Hospital (to be known as **CANTA CIELO SUBDIVISION**) zoned R-LT, located on IRVING BLVD NW, between UNIVERSE BLVD NW and RAINBOW BLVD NW containing approximately 20 acre(s).  
[REF:03DRB-01302] [*Deferred from 10/1/03*] (A-9/A-10)

At the October 8, 2003, Development Review Board meeting, with the signing of the infrastructure list dated 10/8/03 and approval of the grading plan engineer stamp dated 9/4/03 the preliminary plat was approved with the following condition of final plat:

- 1) Approval of design elevations and cross sections of perimeter walls by the DRB Chair.

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

1. The public welfare is in no way served by retaining the rights-of-way and/or easements, or:
2. There is a net benefit to the public welfare because the development made possible by the vacation is clearly more beneficial to the public welfare than the minor detriment resulting from the vacation.
3. There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.
4. Final disposition shall be through the City Real Estate Office.
5. The vacated property shall be shown on a replat approved by the Development Review Board and the approved replat shall be filed for record with the Bernalillo County Clerk's Office within one year.

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



**OFFICIAL NOTICE OF DECISION  
PAGE 2**

A sidewalk variance for waiver of sidewalks was approved as shown on Exhibit C in the Planning file.

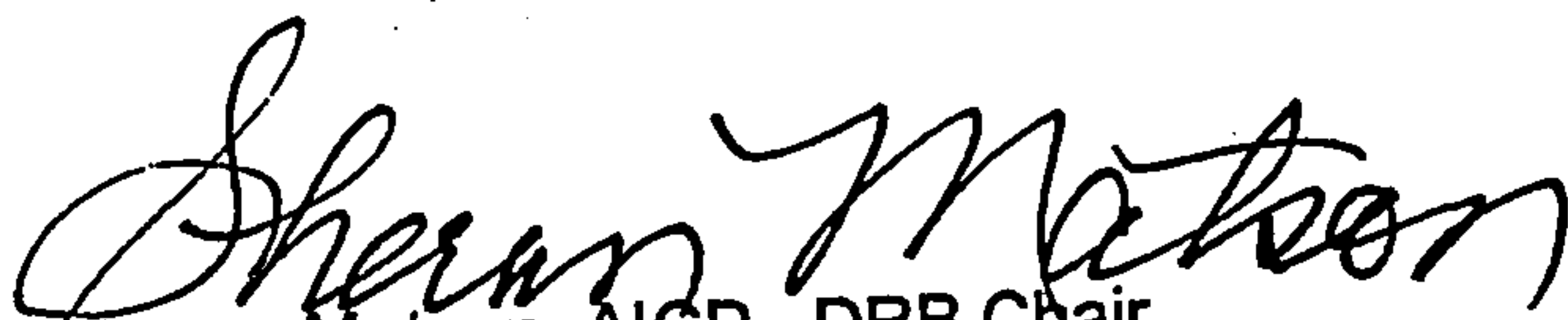
If you wish to appeal this decision, you must do so by October 23, 2003, in the manner described below.

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

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

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

Please note that a Preliminary Plat approval date is the date of the DRB action plus the 15-day appeal period. The Preliminary Plat approval is effective one year from that date. The DRB must take action on the Preliminary Plat Extension prior to the expiration of the approval or the Preliminary Plat approval is null and void. (REF: Chapter 14 Article 14 Part 3-4 (E) Revised Ordinance.)

  
Sheran Matson, AICP, DRB Chair

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



OFFICIAL NOTICE OF DECISION  
PAGE 2

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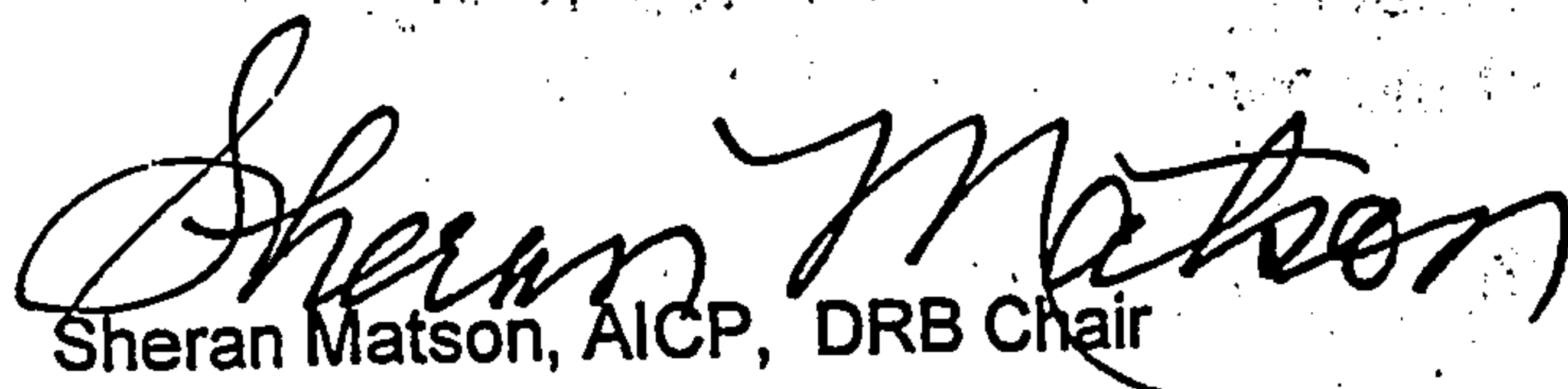
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Arlene Portillo, Planning Department, 4th Floor, Plaza del Sol Bldg  
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg  
File

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

PAID RECEIPT

APPLICANT NAME LAS VENTANAS LTD.  
AGENT BOHANNAN HUSTON, INC  
ADDRESS 1500 JEFFERSON ST. NE.  
PROJECT & APP # 1002864  
PROJECT NAME CANTACELO S/D

\$ 20<sup>00</sup> 469099/4916000 Conflict Management Fee  
\$ \_\_\_\_\_ 441006/4983000 DRB Actions  
\$ \_\_\_\_\_ 441006/4971000 EPC/AA/LUCC Actions & All Appeals  
\$ \_\_\_\_\_ 441018/4971000 Public Notification  
\$ \_\_\_\_\_ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY\*\*\*  
( ) Major/Minor Subdivision ( ) Site Development Plan ( ) Bldg Permit  
( ) Letter of Map Revision ( ) Conditional Letter of Map Revision  
( ) Traffic Impact Study  
\$ 20<sup>00</sup> 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

Counterreceipt.doc 12/29/03

02/24/2004 9:53AM LOC: ANNX  
RECEIPT# 00020822 WS# 007 TRANS# 0010  
Account 469099 Fund 0110  
Activity 4916000 TRSLJS  
Trans Amt \$20.00  
J24 Misc \$20.00  
CA \$20.00  
CHANGE \$0.00

AMENDMENT TO AGREEMENT TO  
CONSTRUCT SUBDIVISION IMPROVEMENTS

CANTA CIELO  
City Project # 723381

WHEREAS, the City and the Subdivider entered into an Agreement to Construct Public and/or Private Subdivision Improvements ("Original Agreement") on DECEMBER 16, 2003 which was recorded on DECEMBER 19, 2003 in the records of the Bernalillo County Clerk at Book A-70, pages 4676 thru N/A, wherein the Subdivider agreed to satisfactorily construct certain infrastructure improvements.

WHEREAS, the Subdivider has requested final plat approval of its plat identified as CANTA CIELO; and

WHEREAS, the Subdivider is required to financially guarantee the construction of the public and/or private infrastructure; and

WHEREAS, the Subdivider is able to provide the required financial guaranty.

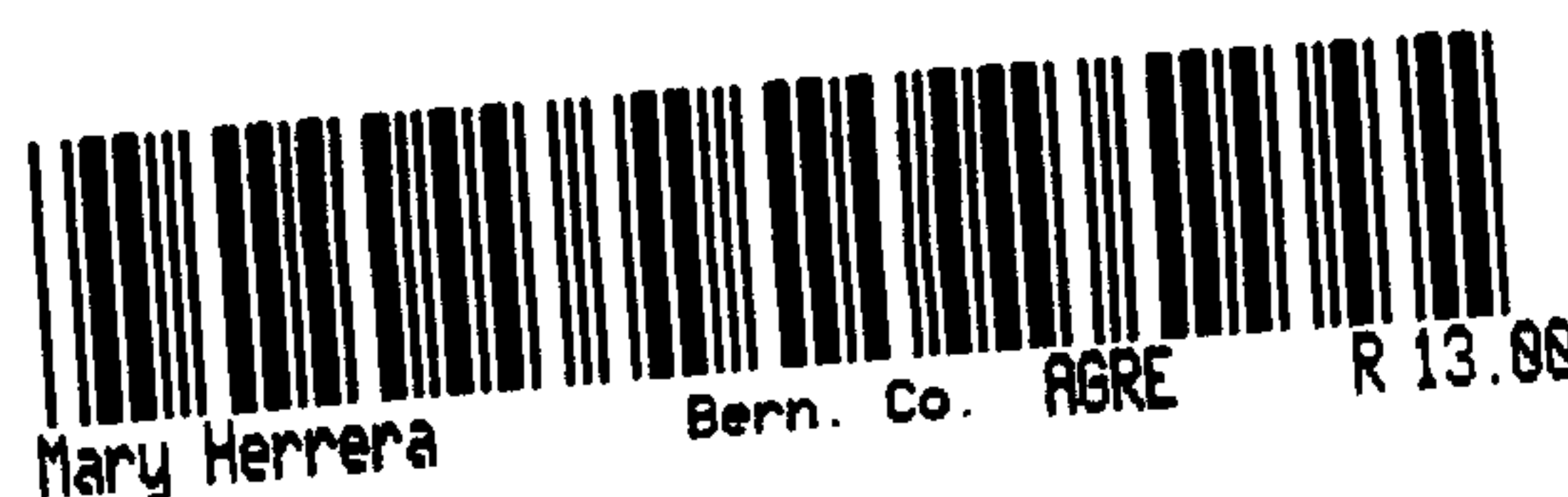
THEREFORE, the Subdivider and the City agree to amend the Original Agreement as follows:

1. Amending Section 5, FINANCIAL GUARANTY, second paragraph, to read as follows:

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

Type of Financial Guaranty: BOND #929321421  
Amount: \$ 293,047.51  
Name of Financial Institution or Surety providing  
Guaranty: WESTERN SURETY CO.  
Date City first able to call guaranty: FEBRUARY 10, 2005  
Construction Completion Deadline: FEBRUARY 10, 2005  
If guaranty other than a Bond, last day City is able to  
call on Guaranty is: \_\_\_\_\_, 20\_\_.  
Additional information: \_\_\_\_\_

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



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Page: 1 of 3  
02/24/2004 02:39P  
Bk-A73 Pg-3445

07/02

SUBDIVIDER: SANDIA PROPERTIES LTD., CITY OF ALBUQUERQUE:

By (Signature): [Signature]  
Name: TONY SCIARRILLO City Engineer  
Title: VICE PRESIDENT Dated: 2-24-04  
Dated: 2-13-04

*Kyle 2/24/04* *2/10/04*

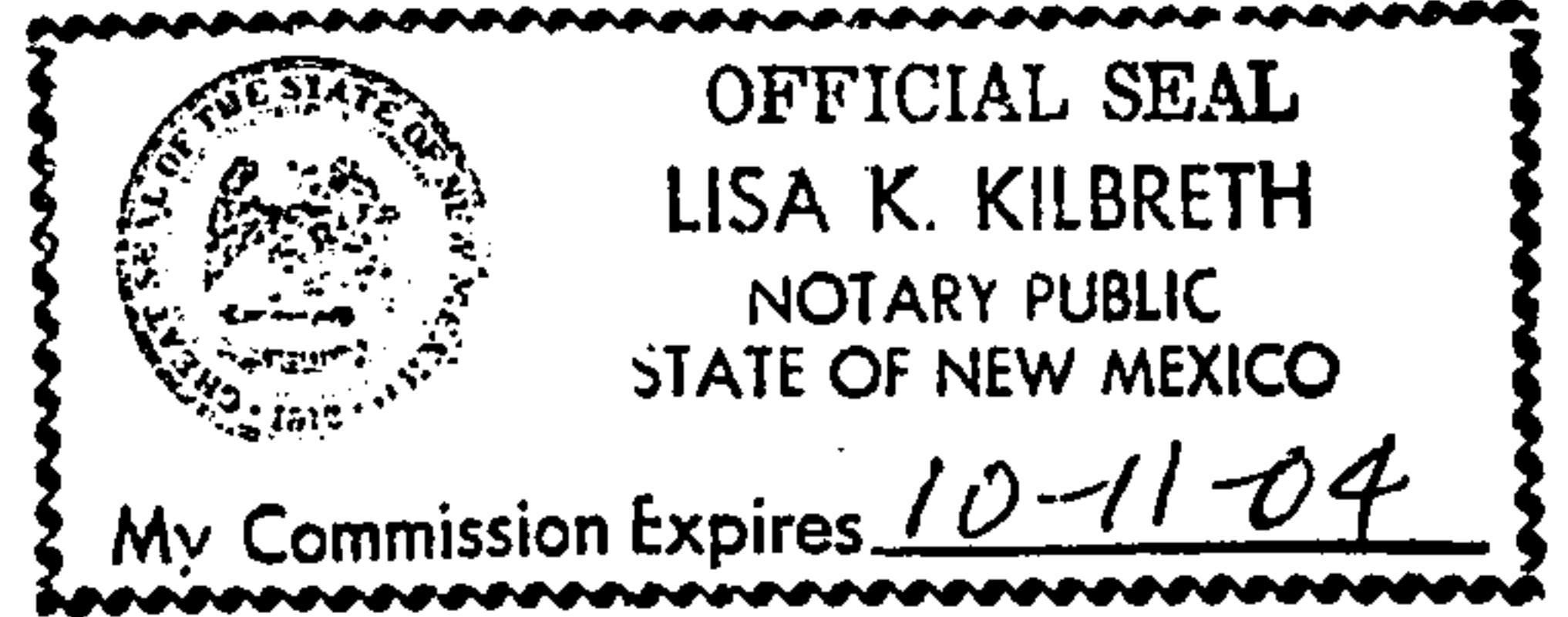
SUBDIVIDER'S NOTARY

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

This instrument was acknowledged before me on 13th day of FEBRUARY, 2004 by  
(Name of person:) TONY SCIARRILLO (title of capacity, for instance,  
"President" or "Owner":) VICE PRESIDENT of (Subdivider")  
SANDIA PROPERTIES LTD., CO.

[Signature]  
Notary Public

My Commission Expires:  
10-11-04



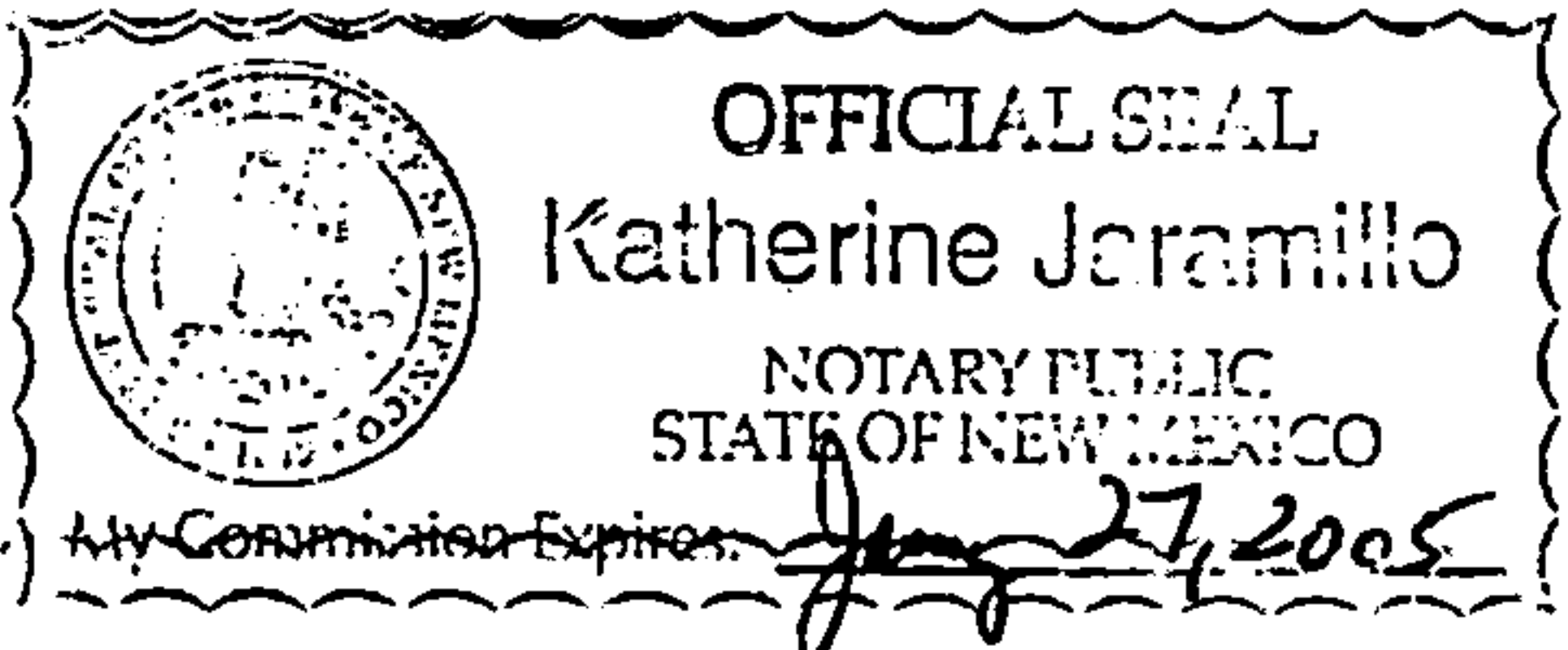
CITY'S NOTARY

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

This instrument was acknowledged before me on 24th day of  
February, 2004, by Richard W. Court, City Engineer, of  
the City of Albuquerque, a municipal corporation, on behalf of said corporation.

[Signature]  
Notary Public

My Commission Expires:  
January 27, 2005



Mary Herrera Bern. Co. AGRE R 13.00  
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6836994  
Page: 2 of 3  
02/24/2004 02:39P  
Bk-A73 Pg-3445

KURT B.

# FINANCIAL GUARANTY AMOUNT

02/04/2004

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

Project Description:

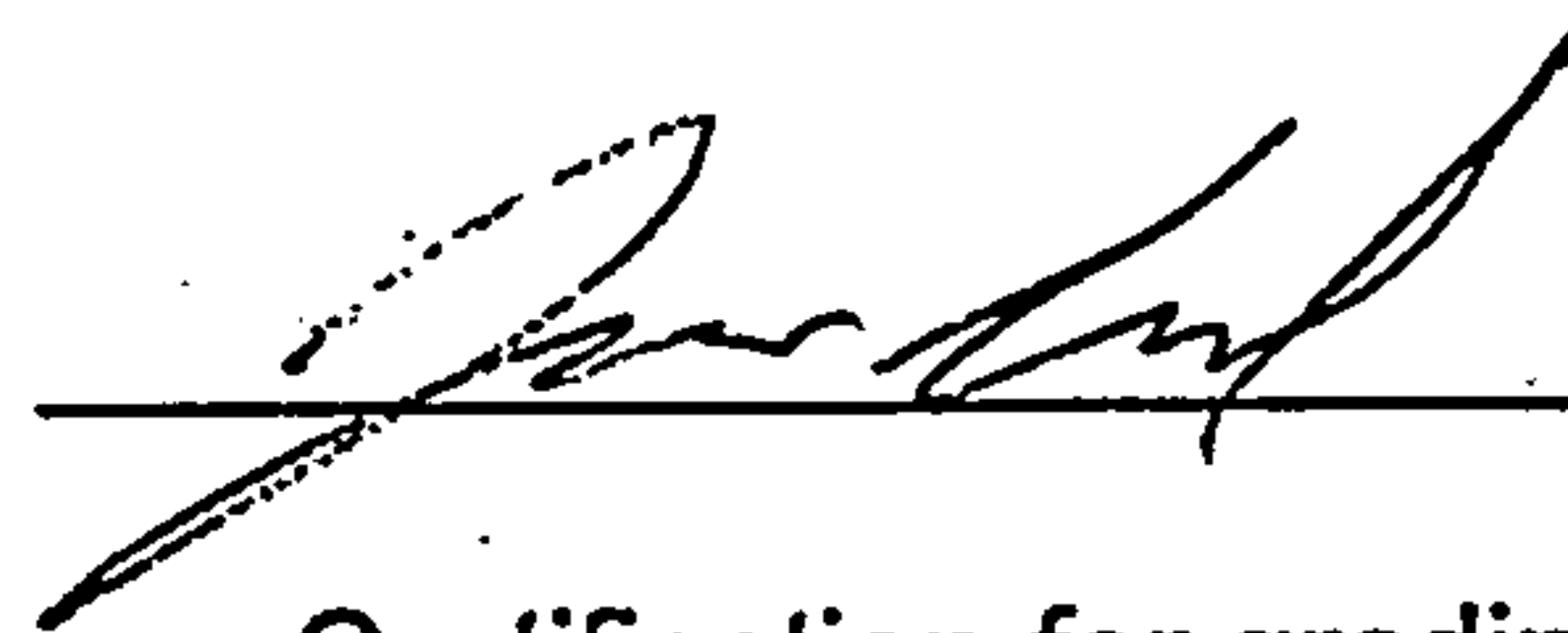
Project ID #: 723381, Canta Cielo Sub'n @ Ventana Ranch, Phase/Unit #:

Requested By: Yolanda Padilla, PE w/ Bohannan Huston

Approved estimate amount:		\$204,014.60
Contingency Amount:	0.00% ✓	\$ .00
Subtotal:		\$204,014.60
NMGRT	5.8125%	\$11,858.35
Subtotal:		\$215,872.95
Engineering Fee	6.60%	\$14,247.61
Testing Fee	2.00%	\$4,317.46
Subtotal:		\$234,438.01
FINANCIAL GUARANTY RATE		1.25
Retainage Amount:		\$ .00
<b>TOTAL FINANCIAL GUARANTY REQUIRED</b>		<b>\$293,047.51</b>

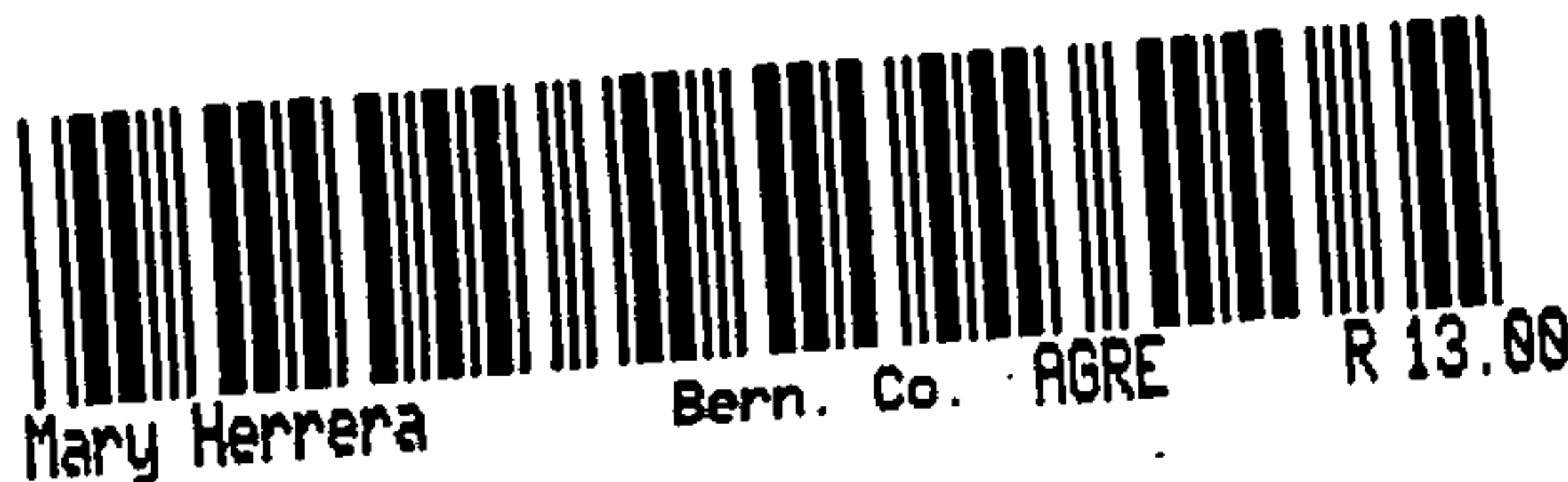
APPROVAL:

DATE:



02-04-2004

Notes: Certification for grading & drainage prior to release of financial guaranty. Water & SAS by NMIU & not part of this FG. No final plat until all Infrastructure list items are accepted or FG'ed.



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Page: 3 of 3  
02/24/2004 02:39P  
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SUBDIVISION BOND

(Procedure B)

Bond No. [Surety's No:] 929321421

SUBDIVISION IMPROVEMENTS BOND

KNOW ALL MEN BY THESE PRESENTS: That we Sandia Properties Ltd. Co.

a [state type of business entity, for Instance, "New Mexico corporation," "general partnership," joint venture", "Individual," etc:] NEW MEXICO LIMITED LIABILITY COMPANY as "Principal," and Western Surety Company a corporation organized and existing under and by virtue of the laws of the State of SOUTH DAKOTA and authorized to do business in the State of New Mexico, as "Surety," are held and firmly bound unto the CITY OF ALBUQUERQUE In the penal sum of TWO HUNDRED NINETY THREE THOUSAND FORTY SEVEN AND FIFTY ONE CENTS Dollars, \$293,047.51), as amended by change orders approved by the Surety or changes to the infrastructure list approved by the City Development Review Board, the payment of which is well and truly to be made,, and each of us bind ourselves, our and each of our heirs, executors, administrators, successors and assigns, jointly and severally, and firmly by these presents.

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

WHEREAS, the Principal is the owner of and/or is interested in or is developing land and premises known as CANTA CIELO SUBDIVISION ("Subdivision"), City Project No. 723381, and

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

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

All construction shall be performed in accordance with the Agreement to Construct Public and/or Private Subdivision Improvements Agreement entered into between Sandia Properties Ltd. Co. and the CITY OF ALBUQUERQUE, as recorded in the office of the Clerk of Bernalillo County, New Mexico, in Book Misc. 3445 A 73 pages 3445 through 3445, as amended by change orders or amendments to the Agreement.





# Western Surety Company

## POWER OF ATTORNEY APPOINTING INDIVIDUAL ATTORNEY-IN-FACT

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

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

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

**- In Unlimited Amounts -**

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

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

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



WESTERN SURETY COMPANY

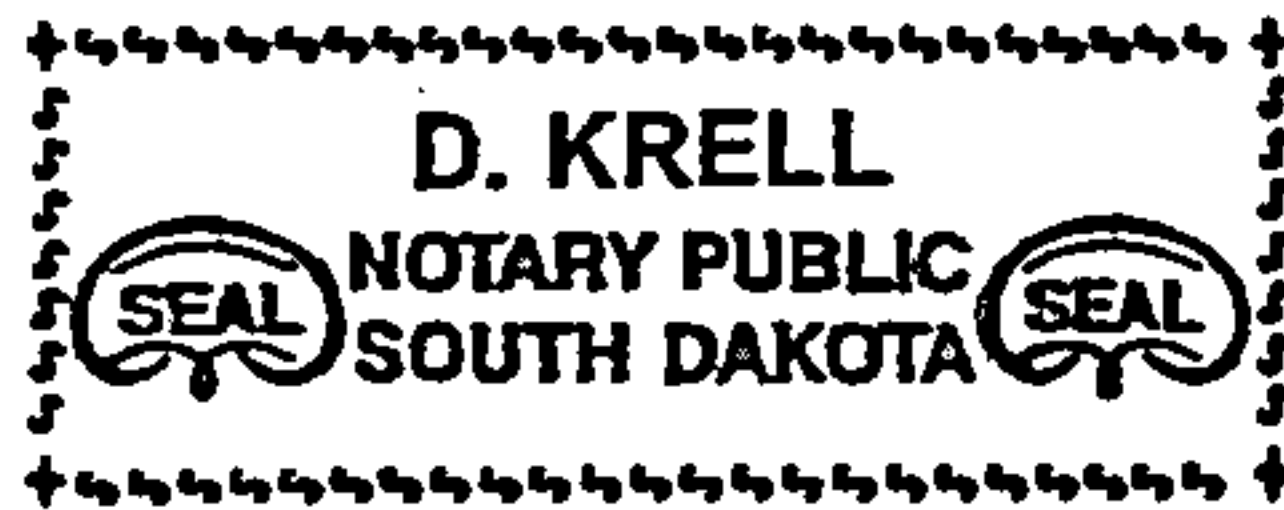
Paul T. Bruflat  
Paul T. Bruflat, Senior Vice President

State of South Dakota }  
County of Minnehaha } ss

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

My commission expires

November 30, 2006



D. Krell  
D. Krell, Notary Public

CERTIFICATE

I, L. Nelson, Assistant Secretary of WESTERN SURETY COMPANY do hereby certify that the Power of Attorney hereinabove set forth is still in force, and further certify that the By-Law of the corporation printed on the reverse hereof is still in force. In testimony whereof I have hereunto subscribed my name and affixed the seal of the said corporation this 10th day of February, 2004.



WESTERN SURETY COMPANY

L. Nelson  
L. Nelson, Assistant Secretary

**ORIGINAL**

Figure 12

INFRASTRUCTURE LIST

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

CANTA CIELO SUBDIVISION, A REPLAT OF TRACT B LANDS OF MASSACHUSETTS GENERAL HOSPITAL

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
<b>PUBLIC ROADWAY IMPROVEMENTS</b>									
		20' F-F (IN) 24' F-F (OUT) W/ 8' MEDIAN	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES	CANTA CIELO DRIVE (ENTRANCE ROAD)	IRVING BOULEVARD	TERRA DOLCE AVENUE	/	/	/
		32' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	CANTA CIELO DRIVE	TERRA DOLCE AVENUE	BREZZA DOLCE AVENUE	/	/	/
		22' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON SOUTHSIDE*	TERRA DOLCE AVENUE (STUB STREET)	LOT 2	CANTA CIELO DRIVE	/	/	/
		32' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON SOUTHSIDE*	TERRA DOLCE AVENUE	CANTA CIELO DRIVE	VENTICELLO DRIVE	/	/	/
		32' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	VENTICELLO DRIVE	TERRA DOLCE AVENUE	BREZZA DOLCE AVENUE	/	/	/
		22' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON NORTHSIDE*	BREZZA DOLCE AVENUE (STUB STREET)	LOT 19	CANTA CIELO DRIVE	/	/	/
		32' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON NORTHSIDE*	BREZZA DOLCE AVENUE	CANTA CIELO DRIVE	VENTICELLO DRIVE	/	/	/
		26' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER	PEGGIO AVENUE	CANTA CIELO DRIVE	VENTICELLO DRIVE	/	/	/
		4' WIDE	PCC SIDEWALK	TRACT H	VENTICELLO DRIVE	UNIVERSE BLVD	/	/	/
			*SIDEWALKS TO BE DEFERRED STREET LIGHTS AS PER COA DPM				/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Crst Engineer
<b>PUBLIC (NMU) WATERLINE IMPROVEMENTS</b>									
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	TERRA DOLCE AVENUE	TRACT A, LANDS OF MASSACHUSETTS GH	VENTICELLO DRIVE	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	VENTICELLO DRIVE	TERRA DOLCE AVENUE	BREZZA DOLCE AVENUE	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	CANTA CIELO DRIVE	IRVING BLVD.	TERRA DOLCE AVENUE	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	CANTA CIELO DRIVE	TERRA DOLCE AVENUE	BREZZA DOLCE AVENUE	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	BREZZA DOLCE AVENUE	TRACT A, LANDS OF MASSACHUSETTS GH	CANTA CIELO DRIVE	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	BREZZA DOLCE AVENUE	CANTA CIELO DRIVE	VENTICELLO DRIVE	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	TRACT H	BREZZA DOLCE AVENUE	UNIVERSE BLVD.	/	/	/

<b>PUBLIC (NMU) SANITARY SEWER IMPROVEMENTS</b>									
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	TERRA DOLCE AVENUE	WEST STUB STREET TERMINUS	LOT 43	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	VENTICELLO DRIVE	LOT 42	BREZZA DOLCE AVENUE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	CANTA CIELO DRIVE	IRVING BOULEVARD	TERRA DOLCE AVENUE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	BREZZA DOLCE AVENUE	TRACT A, LANDS OF MASSACHUSETTS GH	VENTICELLO DRIVE	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	TRACT H	BREZZA DOLCE AVENUE	UNIVERSE BLVD.	/	/	/
		NOTE:	THE ABOVE 8" SANITARY SEWER IMPROVEMENTS WITHIN CANTA CIELO DR, BREZZA DOLCE AVE., & TRACT H, ARE CURRENTLY BEING CONSTRUCTED UNDER THE EXISTING CITY WORK ORDER NUMBER 706381.						

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Crst Engineer
<b>OFF-SITE PUBLIC STORM DRAIN IMPROVEMENTS - Currently Constructed Under COA Work Order 683981 (Tvi)</b>									
		66" -84" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	UNIVERSE BLVD	PUBLIC EASEMENT BTWN LOTS 26 -27	WEST CALABACILLAS ARROYO	/	/	/
		24" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	UNIVERSE BLVD	NORTHERN TRACT BOUNDARY	IRVING BLVD.	/	/	/
<b>OFF-SITE PUBLIC ROADWAY IMPROVEMENTS - Currently being constructed under COA Work Order 706381</b>									
		25' F-F 30' F-F	ARTERIAL PAVING W/ PCC MDN & STD CURB & GUTTER & PCC 6' WIDE SIDEWALK ON SOUTH SIDE	IRVING BLVD	WESTERN TRACT BOUNDARY	UNIVERSE BLVD	/	/	/
			NOTE: THE NECESSARY CONDUITS AND PULL BOXES FOR FUTURE SIGNALIZATION ALONG WITH THE NECESSARY RIGHT TURN LANES (W/ ISLANDS) WILL BE REQUIRED AT THE INTERSECTION OF IRVING BLVD AND UNIVERSE BLVD				/	/	/
<b>OFF-SITE PUBLIC ROADWAY IMPROVEMENTS -</b>									
		5 FEET	ARTERIAL PAVING FOR FUTURE BIKE LANE <i>Procedure "C"</i>	UNIVERSE BLVD	NORTHERN TRACT BOUNDARY	IRVING BLVD.	/	/	/
		6 FEET	PCC SIDEWALK	UNIVERSE BLVD	NORTHERN TRACT BOUNDARY	IRVING BLVD.	/	/	/
<b>OFF-SITE PUBLIC ROADWAY IMPROVEMENTS - Currently Constructed Under COA Work Order 683981 (Tvi)</b>									
		25' F-F	ARTERIAL PAVING W/ PCC MDN & STD CURB & GUTTER & PCC 6'	UNIVERSE BLVD	NORTHERN TRACT BOUNDARY	IRVING BLVD.	/	/	/
			NOTE: THE NECESSARY CONDUITS AND PULL BOXES FOR FUTURE SIGNALIZATION ALONG WITH THE NECESSARY RIGHT TURN LANES (W/ ISLANDS) WILL BE REQUIRED AT THE INTERSECTION OF IRVING BLVD AND UNIVERSE BLVD				/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
<b>PUBLIC STORM SEWER IMPROVEMENTS</b>									
		66" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	CANTA CIELO DRIVE	IRVING BLVD.	BREZZA DOLCE AVENUE	/	/	/
		24"-66" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	BREZZA DOLCE AVENUE	TRACT A, LANDS OF MASSACHUSETTS GH	TRACT H	/	/	/
		66" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	TRACT H	BREZZA DOLCE AVENUE	UNIVERSE BLVD.	/	/	/
		36" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	TERRA DOLCE AVENUE	TRACT A, LANDS OF MASSACHUSETTS GH	CANTA CIELO DRIVE	/	/	/
		NOTE: A GRADING AND DRAINAGE CERTIFICATION OF THE APPROVED GRADING PLAN IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTEES.							
		NOTE: THE ABOVE 66" STORM DRAIN IMPROVEMENTS WITHIN CANTA CIELO DR, BREZZA DOLCE AVE., & TRACT H, ARE CURRENTLY BEING CONSTRUCTED UNDER THE EXISTING CITY WORK ORDER NUMBER 706381.							
<b>OFF-SITE PUBLIC STORM SEWER IMPROVEMENTS</b>									
		18"-36" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	IRVING BLVD	WEST PROPERTY LINE	CANTA CIELO DRIVE	/	/	/
		NOTE: THE ABOVE OFF-SITE PUBLIC ROADWAY IMPROVEMENTS ARE CURRENTLY BEING CONSTRUCTED UNDER THE EXISTING CITY WORK ORDER NUMBER 706381.							

AGENT/OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS		
KEVIN PATTON, P.E. PREPARED BY: PRINT NAME	<i>Sharon Norton</i> DRB CHAIR	10/8/03 DATE	<i>Christina Sandoral</i> PARKS & GENERAL SERVICES
BOHAMNAN HUSTON INC. FIRM	<i>[Signature]</i> TRANSPORTATION DEVELOPMENT	10/6/03 DATE	AMAFCA DATE
<i>Kevin Patton</i> SIGNATURE	<i>Roger A. Green</i> UTILITY DEVELOPMENT	10/8/03 DATE	<i>[Signature]</i> NEW MEXICO UTILITIES INCORPORATED
MAXIMUM TIME ALLOW TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION	<i>Bradley L. Bigham</i> CITY ENGINEER	10/8/03 DATE	10-1-03 DATE

DESIGN REVIEW COMMITTEE REVISIONS					
REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER	

# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

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

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

Supplemental form

- ZONING & PLANNING** **Z**
- Annexation
  - Zone Map Amendment (Establish or Change Zoning)
  - Sector Plan (Phase I, II, III)
  - Amendment to Sector, Area, Facility or Comprehensive Plan
  - Text Amendment (Zoning Code/Subdivision Regulations)

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

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

**APPLICANT INFORMATION:**

NAME: LAS VENTANAS LIMITED PARTNERSHIP PHONE: 856-6419  
 ADDRESS: 10 TRAMWAY LOOP NE FAX: 856-6335  
 CITY: ALBUQUERQUE STATE NM ZIP 87122 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: OWNER  
 AGENT (if any): BOHANNAN HUSTON, INC. PHONE: 823-1000  
 ADDRESS: 7500 JEFFERSON NE FAX: 798-7988  
 CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: \_\_\_\_\_

DESCRIPTION OF REQUEST: PRELIMINARY PLAT SUBMITTAL AND VACATION OF PUBLIC EASEMENTS, SIDEWALK WAIVER AND DERERRAL

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 B, LANDS OF MASSACHUSETTS GENERAL HOS Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv. / Addn. VENTANA RANCH  
 Current Zoning: R-LT Proposed zoning: \_\_\_\_\_  
 Zone Atlas page(s): A-9/A-10 No. of existing lots: 1 No. of proposed lots: 73  
 Total area of site (acres): 20AC Density if applicable: dwellings per gross acre: 3.65 dwellings per net acre: 4.33  
 Within city limits?  Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO  
 UPC No. 100906649606740125 MRGCD Map No. \_\_\_\_\_  
 LOCATION OF PROPERTY BY STREETS: On or Near: IRVING BLVD. NW  
 Between: UNIVERSE BLVD. NW and RAINBOW BLVD. NW

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_Z\_, V\_, S\_, etc.): 1002864 03DRB-01302

Check-off if project was previously reviewed by Sketch Plat/Plan ?, or Pre-application Review Team ?. Date of review: 8-5-03

SIGNATURE [Signature] DATE 9-3-03  
 (Print) KEVIN PATTON Applicant  Agent

**FOR OFFICIAL USE ONLY**

Form revised 9/01, 3/03

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>03DRB - 01487</u>	<u>PP</u>	<u>S2</u>	<u>\$ 2135.-</u>
<input checked="" type="checkbox"/> All fees have been collected	<u>- 01488</u>	<u>V, PE</u>	<u>V</u>	<u>\$ 1035.-</u>
<input checked="" type="checkbox"/> All case #s are assigned	<u>- 01490</u>	<u>TDSW</u>	<u>V</u>	<u>\$ 50.- 3220</u>
<input checked="" type="checkbox"/> AGIS copy has been sent	<u>- 01491</u>	<u>Notice</u>	<u>V</u>	<u>\$ 75.-</u>
<input checked="" type="checkbox"/> Case history #s are listed		<u>SW</u>		<u>Total 0</u>
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	Hearing date <u>Oct 1 2003</u>			<u>\$ 3295.-</u>
<input type="checkbox"/> F.H.D.P. density bonus				
<input type="checkbox"/> F.H.D.P. fee rebate				

[Signature] 9/5/03  
 Planner signature / date

Project # 1002864

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

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

**MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL**

- Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) 24 copies
- Proposed Infrastructure List.
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Property owner's and City Surveyor's signature on the proposed plat
- FORM DRWS Drainage Report, Water & Sewer availability statement filing information
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
- Fee (see schedule)  $565 + 15/p + 95/i = (15 \times 73) + 95 \times 5 = 2135$
- Any original and/or related file numbers are listed on the cover application

Preliminary plat approval expires after one year.

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

**MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT (with significant changes)**

**MAJOR SUBDIVISION AMENDMENT TO INFRASTRUCTURE LIST (with significant changes)**

**MAJOR SUBDIVISION AMENDMENT TO GRADING PLAN (with significant changes)**

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

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

Amended preliminary plat approval expires after one year.

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


**MAJOR SUBDIVISION EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT**

(Temporary sidewalk deferral uses FORM-V)

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

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

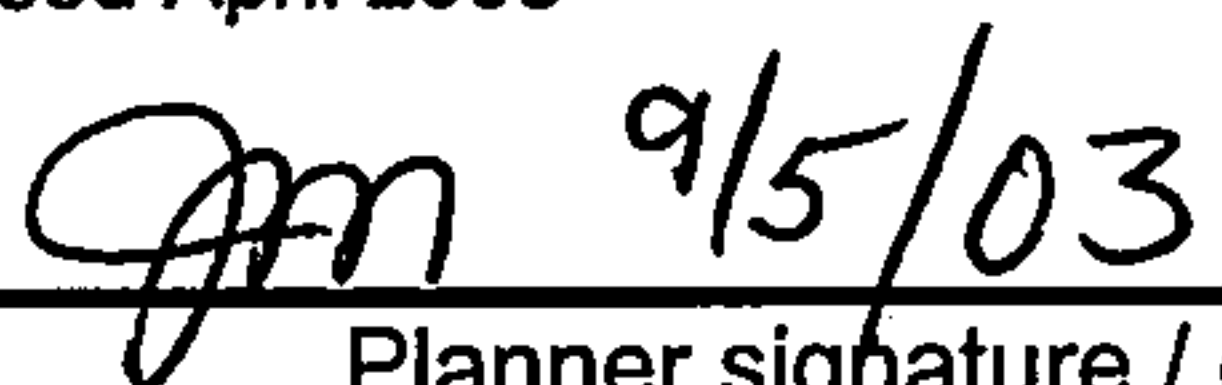
I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

KEVIN PATTON  
  
 Applicant name (print)  
 9-3-03  
 Applicant signature / date



Form revised April 2003

- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers  
 - 01487  
 - 01488  
 - 01490  
 01491

  
 Planner signature / date  
**Project # 1002864**



**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) *3 Public Access Easement @ 300 = 900 + 3 PVE @ 45 = 135 = 1035*
  - 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

*[Handwritten Signature]*

Applicant name (print)

9-3-03

Applicant signature / date



.pdf Form revised Sept. 2001

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

Application case numbers  
*03DR-B*      *0487*  
                          *-01488*  
                          *01490*  
                          *01491*

*JM* 9/5/03  
 Planner signature / date  
 Project # *1002864*

September 5, 2003

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

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

[www.bhinc.com](http://www.bhinc.com)

voice: 505.823.1000  
facsimile: 505.798.7988  
toll free: 800.877.5332

Re: Preliminary Plat, vacations of public easement and Sidewalk waiver and deferral  
Tract B, Lands of Massachusetts General Hospital DRB# 1002864

Dear Sheran:

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

- Applications for Development Review
- Twenty-four (24) copies each of the Preliminary Plat and Grading Plan
- Twenty-four (24) copies of the Infrastructure List (Exhibit "A")
- Twenty-four (24) copies of the Reason/Location of Request for easement vacation (Exhibit "C")
- Letter from the Office of Neighborhood Coordination
- Sidewalk exhibits for deferral and waiver
- Forms DR/WS and TIS, and
- Fee in the amount of \$3245.00

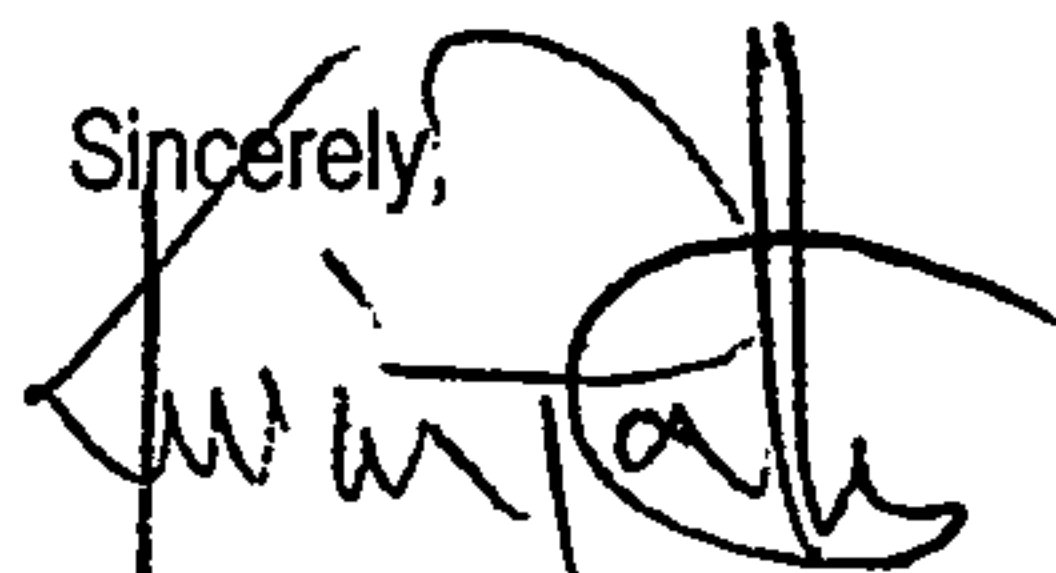
We are requesting preliminary plat approval for 73 signal family detached lots and eight open space/landscaped tracts (the open space tracts are to be owned and maintained by the Homeowners Association). Along with our preliminary plat application we are requesting to defer sidewalks along each lot frontage and waive sidewalks in isolated areas (i.e. adjacent to those lots on stub streets, or adjacent to the open space/landscaped tracts adjacent to side yards).

At this time we are also requesting to vacate six public easements within and around our development. We believe these easements are no longer required because we are dedicating public rights of way and permanent easements that will serve the same purpose. We were also requested by the city to vacate that portion of the existing easements granted to NMUI that would be located within any proposed rights of way dedicated to the city.

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

Please place this item on the DRB Agenda to be heard on October 1, 2003. If you have any questions or require further information, please call me at 823-1000.

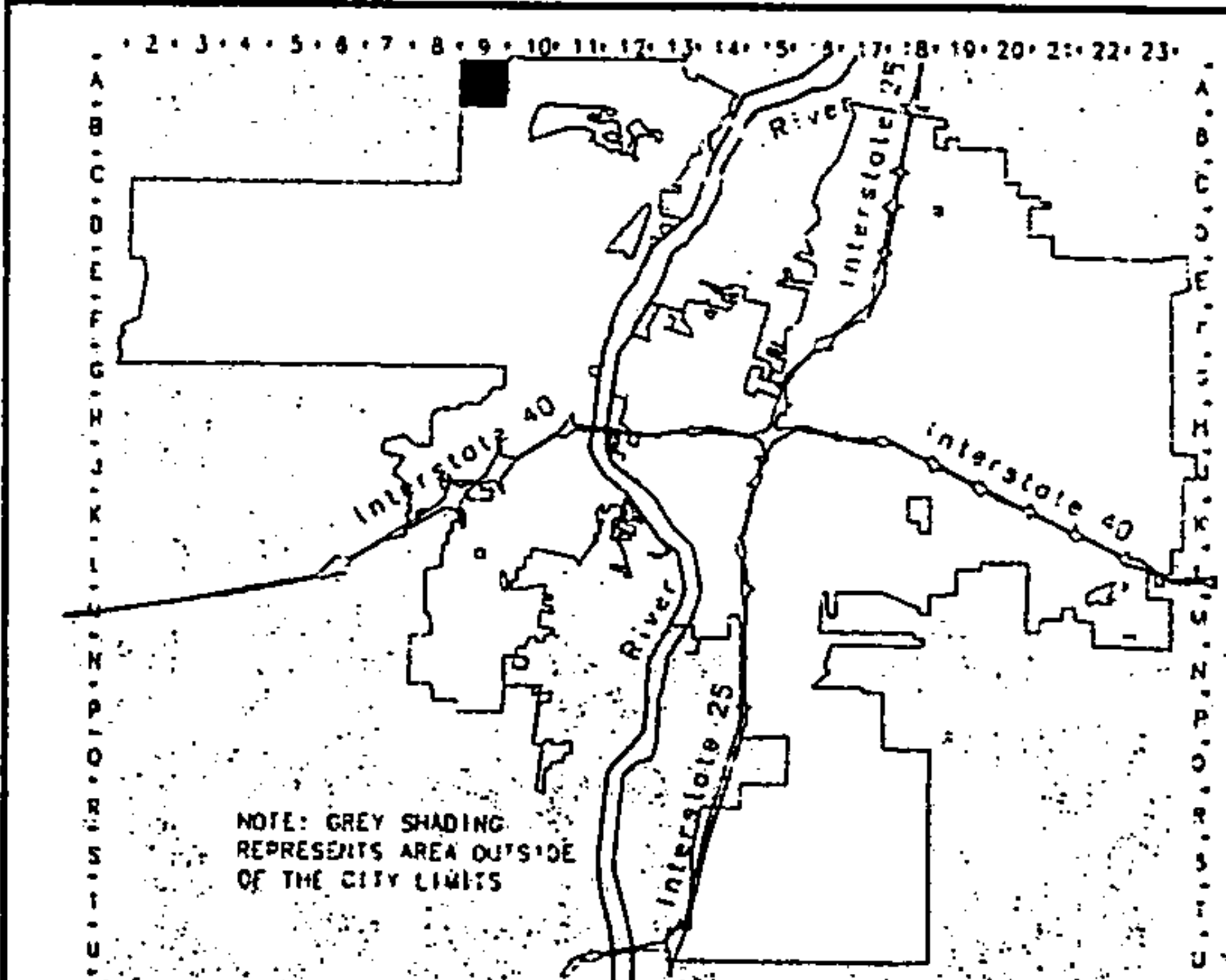
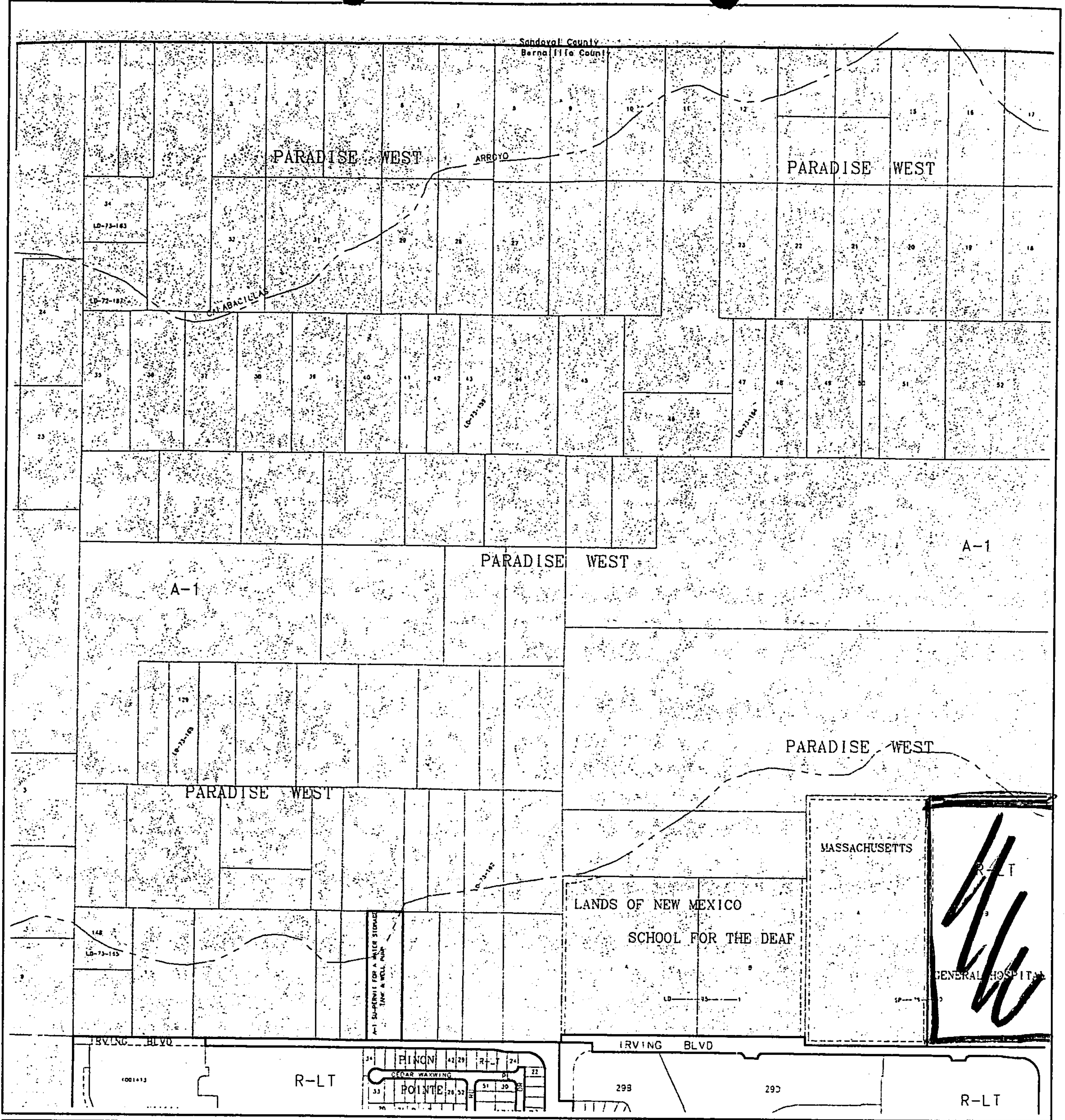
Sincerely,



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

Enclosures

Cc: Kurt Browning, LVLP (w/ enclosures)



CITY OF Albuquerque

**A**buquerque **G**eographic **I**nformation **S**ystem  
**PLANNING DEPARTMENT**

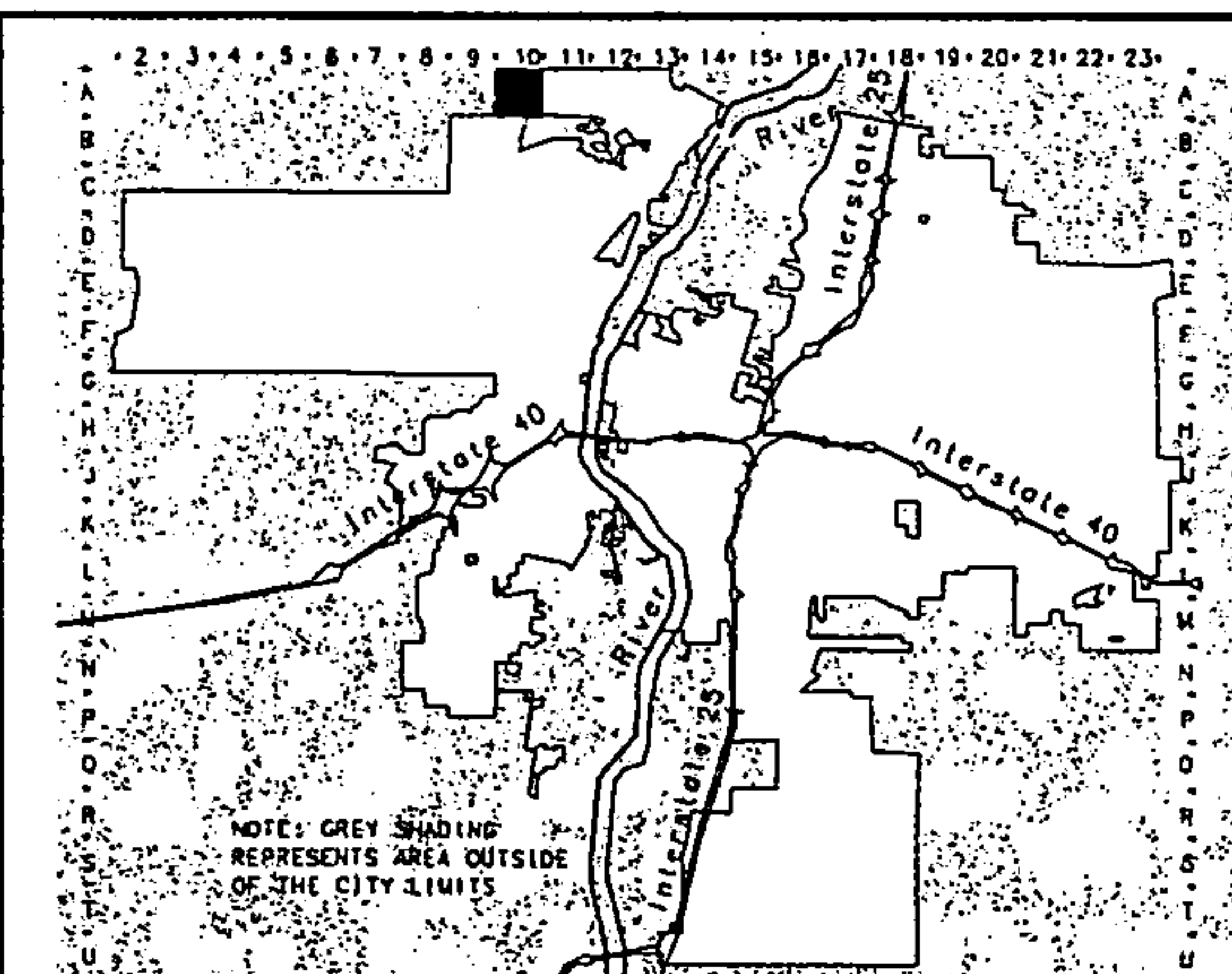
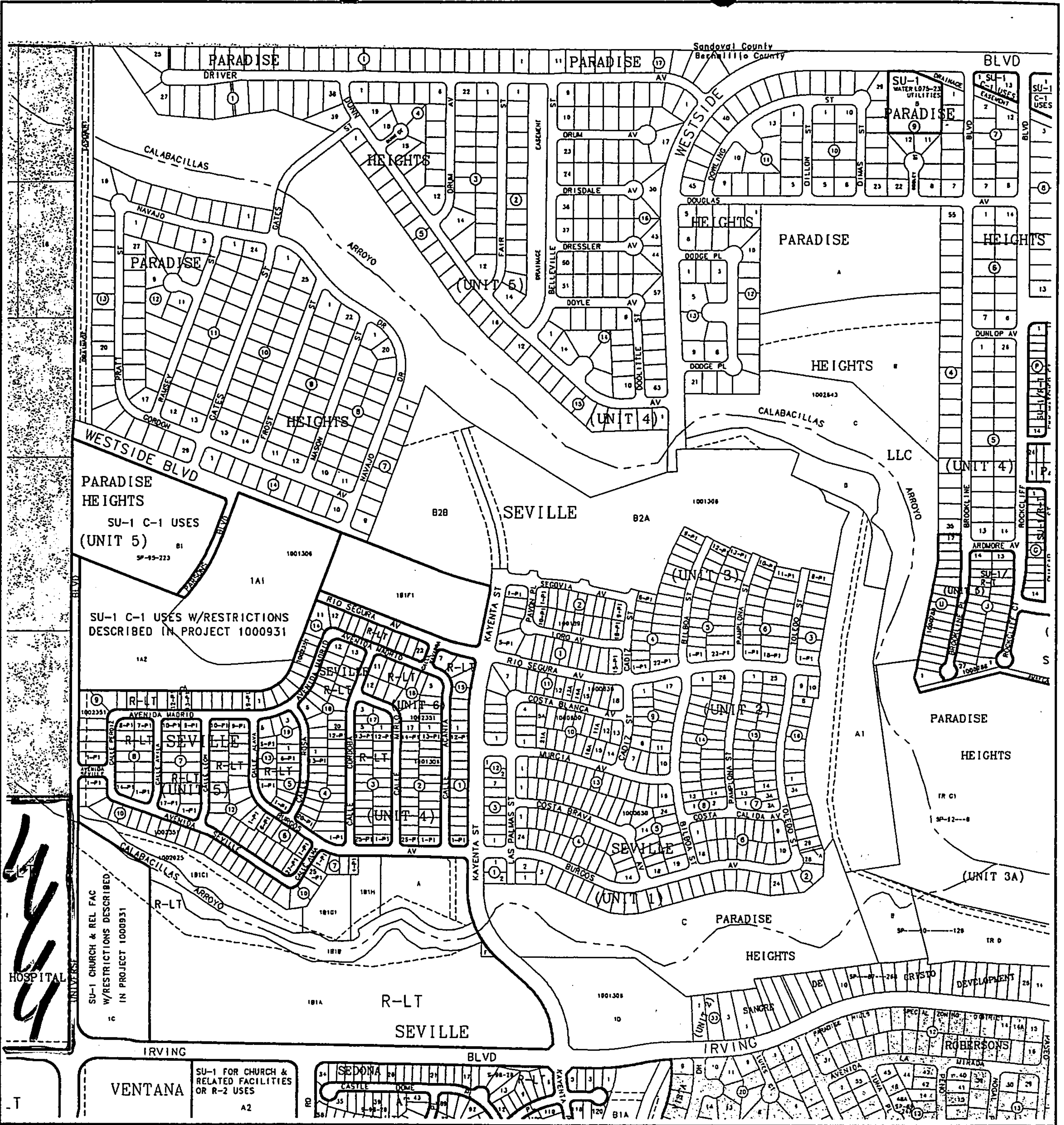
© Copyright 2003



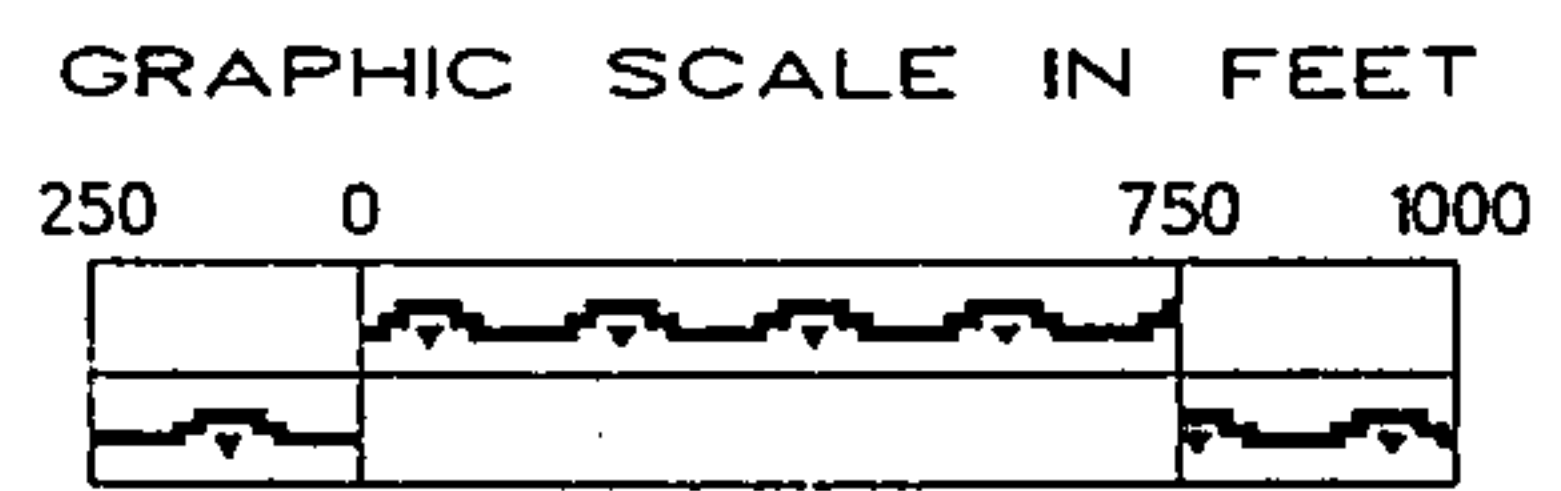
**Zone Atlas Page**

**A-9-Z**

Map Amended through July 10, 2003



CITY OF  
Albuquerque Geographic Information System  
PLANNING DEPARTMENT  
© Copyright 2003



**Zone Atlas Page**  
**A-10-Z**  
Map Amended through July 10, 2003

**FORM DRWS: DRAINAGE REPORT / WATER & SEWER AVAILABILITY**

THIS FORM IS REQUIRED WITH THE DEVELOPMENT REVIEW BOARD APPLICATION FOR MAJOR SUBDIVISIONS AND SITE DEVELOPMENT PLANS.

PROJECT NAME \_\_\_\_\_

AGIS MAP # A-9/A-10

LEGAL DESCRIPTION TRACT B, LANDS OF MASSACHUSETTS GENERAL HOSPITAL

**DRAINAGE REPORT**

A drainage report, as per the Drainage Ordinance, was submitted to the City of Albuquerque Public Works Department, Hydrology Division ( 2nd floor Plaza del Sol ) on \_\_\_\_\_ [date].

[Signature]  
Applicant / Agent

9-4-03  
Date

[Signature]  
Hydrology Division Representative

9/5/03  
Date

**WATER AND SEWER AVAILABILITY STATEMENT**

A Water and Sewer Availability Statement for this project was requested from the City of Albuquerque Utilities Development Division ( 2nd floor Plaza del Sol ) on \_\_\_\_\_ [date].

NMU1

[Signature]  
Applicant / Agent

9-4-03  
Date

NMU1  
Utilities Division Representative

9/4/03  
Date

DRB# 100

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

[www.bhinc.com](http://www.bhinc.com)

voice: 505.823.1000  
facsimile: 505.798.7988  
toll free: 800.877.5332

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

September 5, 2003

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

RE: Preliminary Plat approval, Vacation of public easements & Sidewalk waiver and deferral.  
Tract B, Lands of Massachusetts General Hospital DRB# 1002864

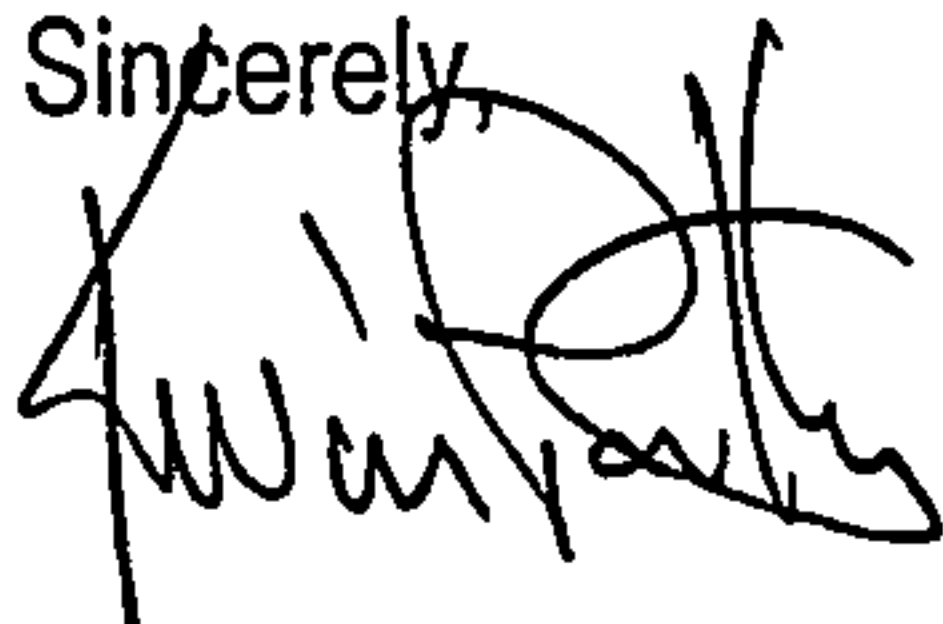
Dear Ms. Horton:

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 Bohannon Huston, Inc., agent for Las Ventanas Limited Partnership, is seeking approval of Preliminary Plat, vacation of public easements and sidewalk waiver and deferral for Tract B, Lands of Massachusetts General Hospital from 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,



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

SS  
Enclosure

ENGINEERING ▲

SPATIAL DATA ▲

ADVANCED TECHNOLOGIES ▲

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

[www.bhinc.com](http://www.bhinc.com)

voice: 505.823.1000  
facsimile: 505.798.7988  
toll free: 800.877.5332

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

September 5, 2003

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

RE: Preliminary Plat approval, Vacation of public easements and Sidewalk waiver and deferral.  
Tract B, Lands of Massachusetts General Hospital DRB# 1002864

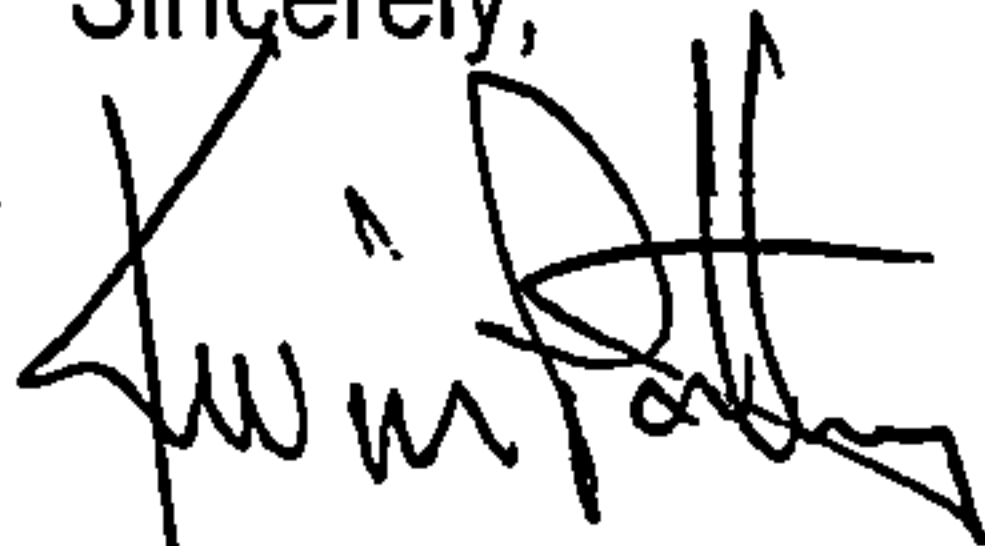
Dear Mr. Nyberg:

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 Bohannon Huston, Inc., agent for Las Ventanas Limited Partnership, is seeking approval of Preliminary Plat, vacation of public easements and Sidewalk waiver and deferral for Tract B, Lands of Massachusetts General Hospital from 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,



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

SS  
Enclosure

ENGINEERING ▲

SPATIAL DATA ▲

ADVANCED TECHNOLOGIES ▲



# City of Albuquerque

**PLEASE NOTE:** The Neighborhood Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter – you will need to get an updated letter from our office. It is your responsibility to provide current information – outdated information may result in a deferral of your case.

Date: August 28, 2003

TO CONTACT NAME: Stephanie Stratton  
COMPANY/AGENCY: Bohannon Huston  
ADDRESS/ZIP: 7500 Jefferson NE 87109  
PHONE/FAX #: 873 2100 / 798-7988

Thank you for your inquiry of 8-28-03 (date) requesting the names of **Recognized**

**Neighborhood Associations** who would be affected under the provisions of O-92 by your proposed project at  tract B, lands of Massachusetts General Hospital  
zone map page(s) A-9,10

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

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

Neighborhood Association  
Contact: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

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

Sincerely,

Dalaina X Carmora  
OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

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

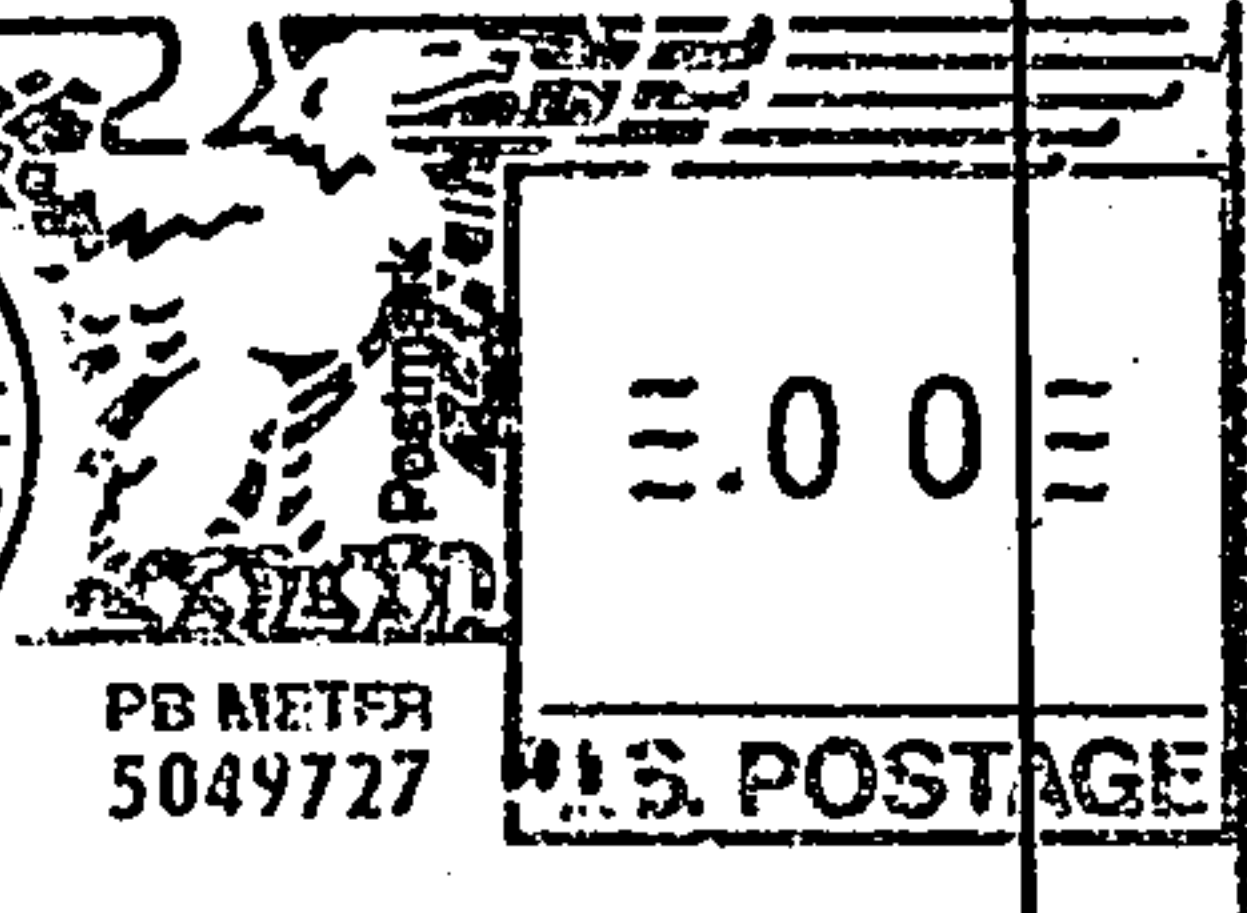


U.S. Postal Service  
**CERTIFIED MAIL RECEIPT**  
 (Domestic Mail Only; No Insurance Coverage Provided)

2002 1940 0005 95128 6521

**OFFICIAL USE**

Postage	\$ .60
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
<b>Total Postage &amp; Fees</b>	<b>\$ 4.65</b>



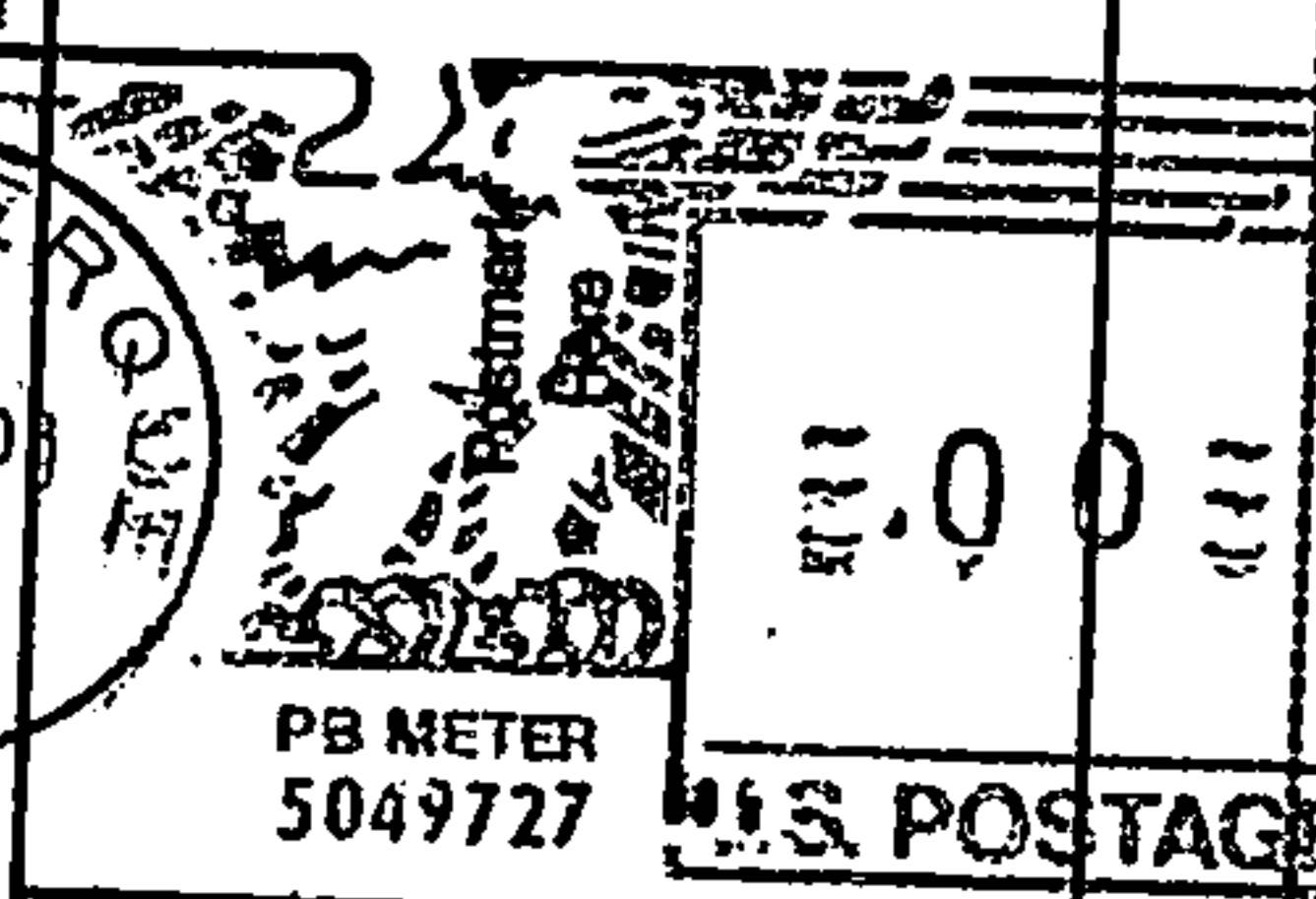
Sent To Bruce Nyberg  
 Street, Apt. No., or PO Box No. 10824 BRUSHFIELD NW  
 City, State, ZIP+4 ALBUQUERQUE, NM 87114  
 PS Form 3800, January 2001 See Reverse for Instructions

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

2002 1940 0005 95128 6526

**OFFICIAL USE**

Postage	\$ .60
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
<b>Total Postage &amp; Fees</b>	<b>\$ 4.65</b>



Sent To Laura Horton  
 Street, Apt. No., or PO Box No. 7024 CASADA RD NW  
 City, State, ZIP+4 ALBUQUERQUE, NM 87114  
 PS Form 3800, January 2001 See Reverse for Instructions

# CITY OF ALBUQUERQUE

## TRAFFIC IMPACT STUDY (TIS) / ENVIRONMENTAL HEALTH INFORMATION FORM

TO BE COMPLETED BY APPLICANT

APPLICANT: Bohannon HUSTON, INC. Date of request: 9/5/03 Zone atlas page(s): A-9/A-10  
 CURRENT: Zoning R-LT Legal Description - Tract B land of Massachusetts  
 Parcel Size (acres / sq.ft.) 20 acres Lot or Tract # General Hospital Block #   
 Subdivision Name Ventana Ranch

### REQUESTED CITY ACTION(S):

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

### PROPOSED DEVELOPMENT:

### GENERAL DESCRIPTION OF ACTION: 1 PRE. PLAT

No construction / development [ ] # of units - 73  
 New Construction [X] Building Size -  (sq. ft.)  
 Expansion of existing development [ ]

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

Applicant or Representative Stephanie Stratton Date 9-3-03  
 (To be signed upon completion of processing by Traffic Engineer and Environmental Health)

TRANSPORTATION DEVELOPMENT

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

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

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

Tony J. Del 9-5-03  
 TRAFFIC ENGINEER DATE

ENVIRONMENTAL HEALTH

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

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

TIS - SUBMITTED 1/1 Tony J. Del 9-5-03  
 - FINALIZED 1/195 TRAFFIC ENGINEER DATE  
 + CURRENT UPDATES



→  
- VR TYPICAL WALL SYSTEM THROUGHOUT -  
LAFARGE "CORAL" SPLIT FACE BLOCK  
W/ VR Medallions, Notches and  
Stucco wall TRAIL CONNECTIONS, COORDINATED  
WITH STREETSCAPE AGREEMENTS.



















ONE STOP SHOP ••• FRONT COUNTER  
City of Albuquerque • Planning Department

DEVELOPMENT & BUILDING SERVICES (D&B Svcs)  
LAND DEVELOPMENT COORDINATION SECTION (LDC)  
Plaza Del Sol - 2nd & 4<sup>TH</sup> Floor West - 600 2nd St NW 87102  
Front Counter Main Number (505) 924-3858 or 924-3895  
Main Fax (505) 924-3864

### PAID RECEIPT

APPLICANT NAME LAS VENTANAS  
AGENT BHT  
ADDRESS \_\_\_\_\_  
PROJECT NO. 1002864  
APPLICATION NO. \_\_\_\_\_

\$ 3170 441006 / 4983000 (DRB Cases)  
\$ \_\_\_\_\_ 441006 / 4971000 (EPC & AA / LUCC / Appeals)  
\$ 75 441018 / 4971000 (Notification)  
\$ 3245 Total amount due

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

Las Ventanas LTD Partnership  
10 Tramway Loop  
Albuquerque, NM 87122

Wells Fargo Bank  
11199 Montgomery Blvd NE  
Albuquerque, NM 87111

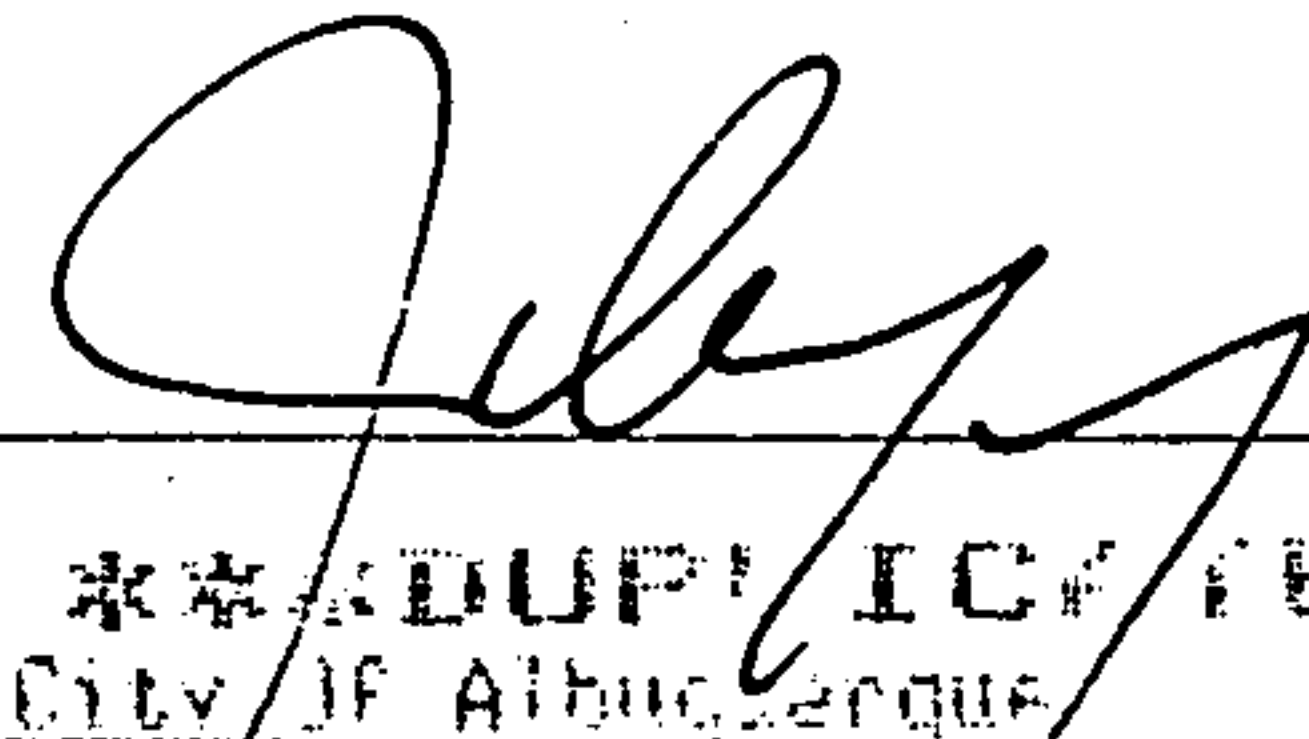
95-219/1070

CHECK NO.  
008189

Three Thousand Two Hundred Forty Five Dollars And 00 Cents

DATE AMOUNT  
08/28/2003 \$3,245.00

Pay to the Order of:  
**CITY OF ALBUQUERQUE**  
TREASURY DIVISION  
P O BOX 27801 **DUPLICATE\*\*\***  
ALBUQUERQUE, NM 87125-7801  
Treasury Division

  
\*\*\*DUPLICATE\*\*\*  
City of Albuquerque  
Treasury Division

EXPLANATION OF ADDITIONAL SECURITY FEATURES INDICATED ON REVERSE SIDE

X  
RECEIPT# 00014238 WSH# 008 TRANS# 0016  
Account 441006 Fund 0110  
Activity 4983000 TRSDMM  
Trans Amt \$3,245.00  
J24 Misc \$3,170.00  
counterrcpt.doc

RECEIPT# 00014239 WSH# 008 TRANS# 0016  
Account 441018 Fund 0110  
Activity 4971000 TRSDMM  
Trans Amt \$3,245.00  
J24 Misc \$75.00  
CK \$3,245.00  
CHANGE 10/28/02 \$0.00

Thank You

ONE STOP SHOP ••• FRONT COUNTER  
City of Albuquerque • Planning Department

DEVELOPMENT & BUILDING SERVICES (D&B Svcs)  
LAND DEVELOPMENT COORDINATION SECTION (LDC)  
Plaza Del Sol -2nd & 4<sup>TH</sup> Floor West - 600 2nd St NW 87102  
Front Counter Main Number (505) 924-3858 or 924-3895  
Main Fax (505) 924-3864

### PAID RECEIPT

APPLICANT NAME

LAS VENTANAS

AGENT

BHI

ADDRESS

PROJECT NO.

1002864

APPLICATION NO.

\$ 50. 441006 / 4983000 (DRB Cases)

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

\$ \_\_\_\_\_ 441018 / 4971000 (Notification)

\$ 50. Total amount due

\*\*\*DUPLICATE\*\*\*

City Of Albuquerque  
Treasury Division

09/05/2003 3105PM 10/28/02  
RECEIPT# 00011940 LS# 002 TRASH# 0028  
Admin# 441006 Fund 01  
Activity 4983000  
Trans Amt \$50.00  
124 Hier \$50.00  
CA \$50.00  
DATE 10/28/02 \$50.00

# SIGN POSTING REQUIREMENTS

## POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

### 1. LOCATION

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

### 2. NUMBER

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

### 3. PHYSICAL POSTING

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

### 4. TIME

Signs must be posted from Sep 16 2003 To Oct 1 2003

### 5. REMOVAL

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

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

JERMANIE STANTON 9/4/03  
(Applicant or Agent) (Date)

I issued 3 signs for this application, 9/5/03, MA  
(Date) (Staff Member)

03 DRB  
01487  
01488  
01490  
01491

Rev. 11/8/90 MA

DRB CASE NUMBER: 1002864

PERMANENT EASEMENT

6/9/03

**IRVING - NW OF IRVING & UNIVERSE BOULEVARDS**  
**(Public Roadway & Utilities Easement)**

Grant of Permanent Easement, between Las Ventanas Limited Partnership ("Grantor"), whose address is 10 Tramway Loop, NE, Albuquerque, New Mexico 87122 and the City of Albuquerque, a New Mexico municipal corporation ("City"), whose address is P.O. Box 1293, Albuquerque, New Mexico, 87103.

Grantor grants to the City an exclusive, permanent easement ("Easement") in, over, upon and across the real property described on Exhibit "A" attached hereto ("Property") for the construction, installation, maintenance, repair, modification, replacement and operation of public roadway and public utilities (Irving Boulevard), as shown on City Project No. 706381, together with the right to remove trees, bushes, undergrowth and any other obstacles upon the Property if the City determines they interfere with the appropriate use of this Easement.

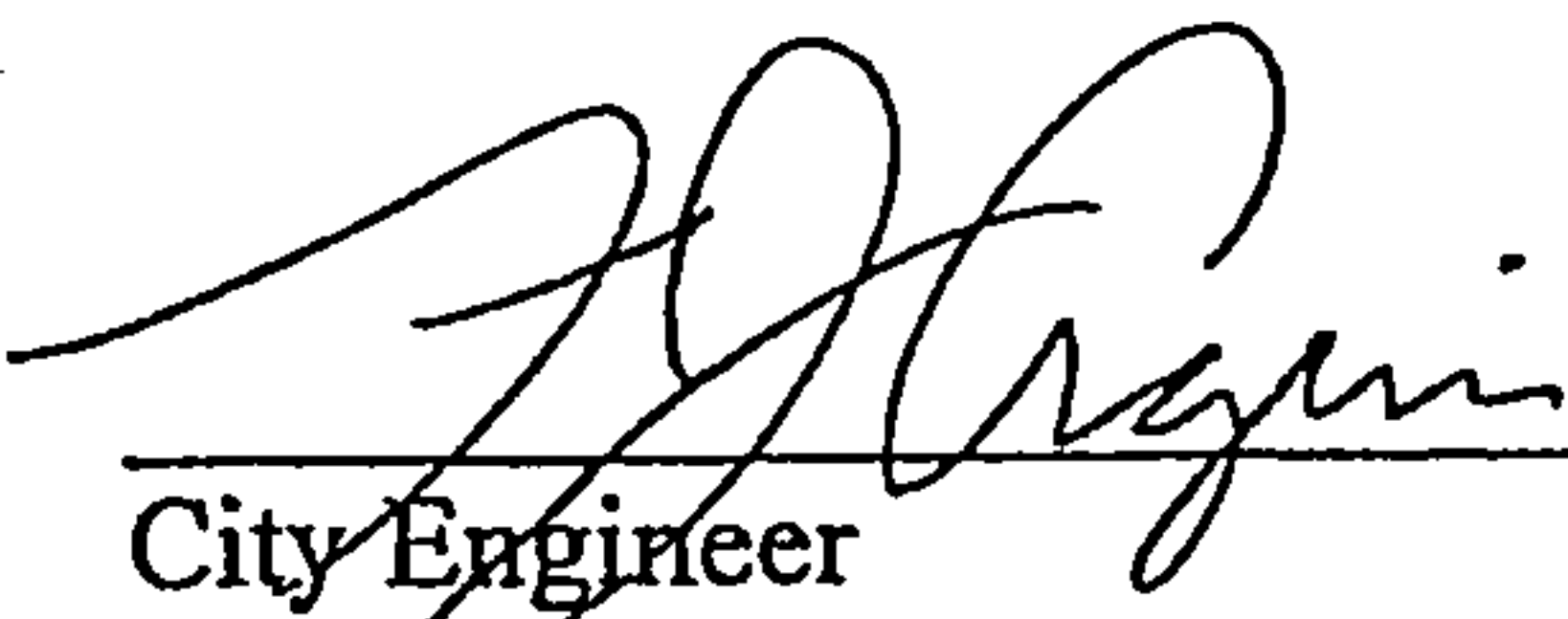
In the event Grantor (or others) constructs any improvements ("Improvements") within the Easement, the City has the right to enter upon Grantor's property at any time and perform whatever inspection, installation, maintenance, repair, modification or removal ("Work") it deems appropriate without liability to the City. If the Work effects any Improvements or Encroachments made by the Grantor, the City will not be financially or otherwise responsible for rebuilding or repairing the Improvements or Encroachments. If in the opinion of the City, the Work to be performed by the City could endanger the structural integrity or otherwise damage the Improvements or Encroachments, the Grantor shall, at its own expense, take whatever protective measures are required to safeguard the Improvements or Encroachments.

Grantor covenants and warrants that Grantor is the owner in fee simple of the Property, that Grantor has a good lawful right to convey the Property or any part thereof and that Grantor will forever warrant and defend the title to the Property against all claims from all persons or entities.

The grant and other provisions of this Easement constitute covenants running with the property for the benefit of the City and its successors and assigns until terminated.

WITNESS my hand and seal this 20th day of May, 2003.

APPROVED:

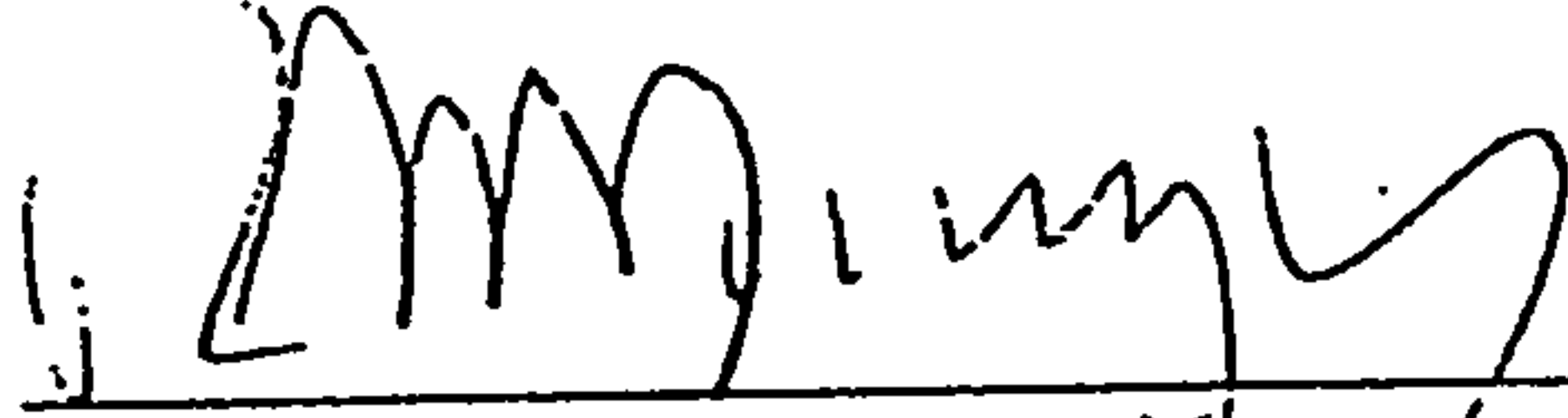
  
\_\_\_\_\_  
City Engineer

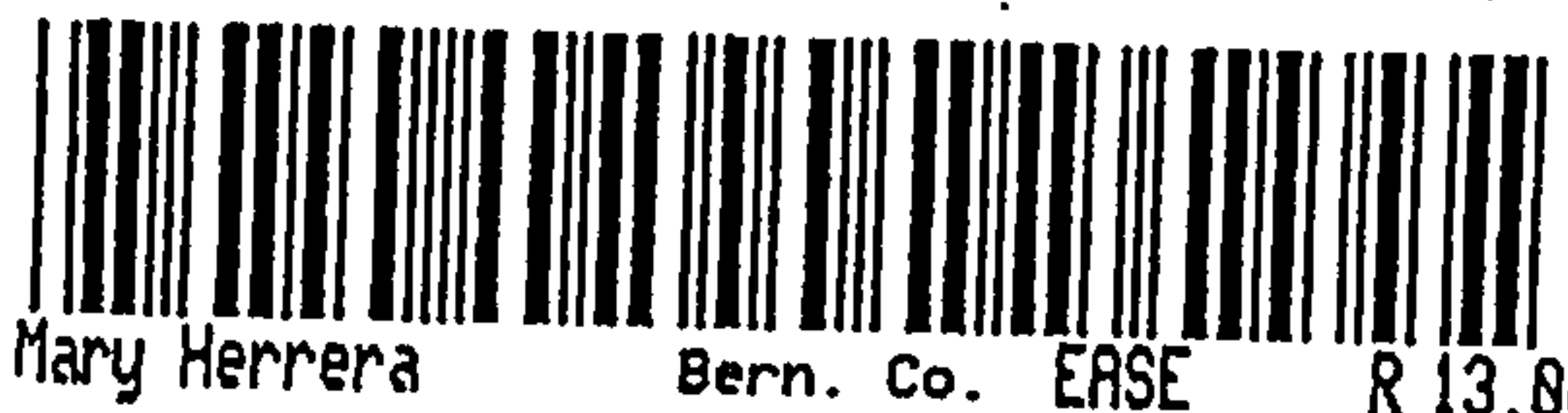
6-9-03  
Dated

9/20/03

KJE 6/4/03

GRANTOR:

  
\_\_\_\_\_  
Robert M. Murphy, President  
Sandia Properties Ltd., Co., Managing  
Partner, Las Ventanas Limited Partnership



Mary Herrera

Bern. Co. EASE

R 13.00

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5881376  
Page: 1 of 3  
06/10/2003 11:48A  
Bk-A57 Pg-8152

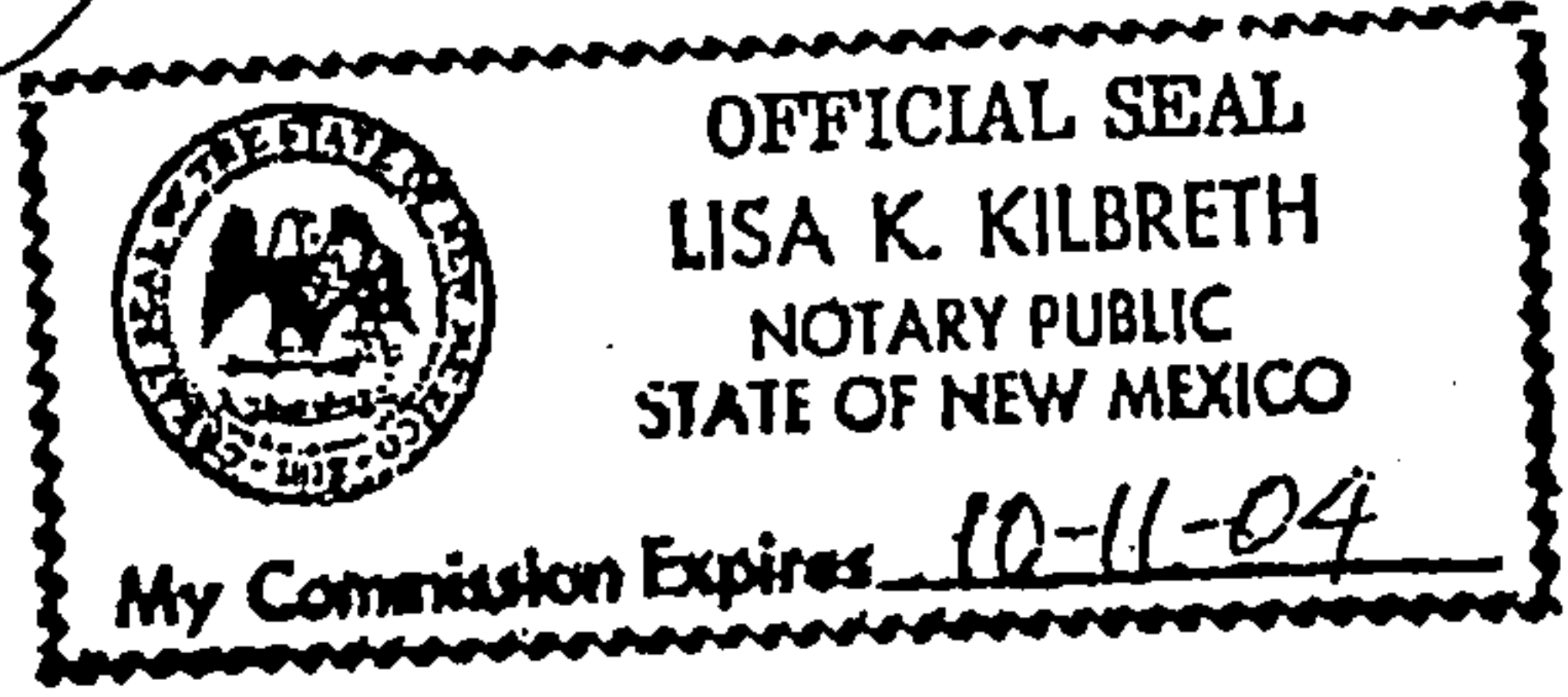
Sheran,  
This is the vacation  
exhibit. Is this  
enough? If it isn't,  
let me know and I  
will have them fix it  
again. Stephanie

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

This instrument was acknowledged before me on May 20, 2003,  
by Robert M. Murphy, President of Sandia Properties Ltd., Co., a New Mexico limited liability  
company, Managing Partner of Las Ventanas Limited Partnership, a New Mexico limited  
partnership.

My commission expires:

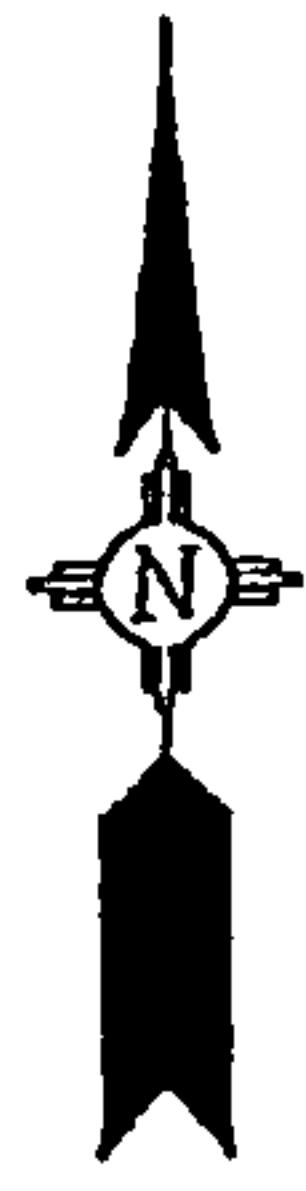
Lisa K. Kilbreth  
Notary Public



Mary Herrera  
Bern. Co. EASE R 13.00  
2003098359  
5881376  
Page: 2 of 3  
06/18/2003 11:48A  
Bk-A57 Pg-8152



# EXHIBIT "A"



SCALE: 1" = 200'

**TRACT A  
LANDS OF  
MASSACHUSETTS  
GENERAL HOSPITAL**

FILED: JULY 11, 1979  
(A7-111)

**TRACT B  
LANDS OF  
MASSACHUSETTS  
GENERAL HOSPITAL**

FILED: JULY 11, 1979  
(A7-111)

**PROJECTED  
SECTION 3**

EXISTING PUBLIC ROADWAY  
AND PUBLIC UTILITIES  
EASEMENT  
FILED: MARCH 26, 2002  
(BK. A33, PG. 8744)

POINT OF BEGINNING  
SW CORNER TRACT B

**27704 Sq. Ft. 0.6360 Acres**

N89°47'00"W 510.93'

**TRACT X-1-A-1-A-1-A-1  
VENTANA RANCH**

FILED: JULY 12, 2002  
(2002C-239)

**IRVING BLVD.**

**TRACT A-1-C  
VENTANA RANCH**

FILED: JANUARY 28, 2003  
(2003C-19)

**UNIVERSE BLVD.**

**CURVE DATA**

ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	89°59'45"	25.00'	39.27'	25.00'	35.35'	N45°13'07"E
C2	90°00'15"	25.00'	39.27'	25.00'	35.36'	S44°46'53"E
C3	89°59'45"	99.99'	157.07'	100.00'	141.42'	N45°13'07"E
C4	89°59'40"	99.99'	157.07'	100.00'	141.42'	S45°13'07"W

**TANGENT DATA**

ID	BEARING	DISTANCE
T1	N00°13'15"E	49.00'
T2	S89°47'00"E	115.00'
T3	S89°47'10"E	72.00'
T4	S00°13'15"W	6.00'
T5	S00°13'00"W	43.00'

**DESCRIPTION**

A tract of land situate within the Town of Alameda Grant, in the southeast one-quarter of projected Section 4, Township 11 North, Range 2 East, New Mexico Principal Meridian, Bernalillo County, New Mexico. Said tract being a portion of Tract B as the same is shown and designated on the plat of the LANDS OF MASSACHUSETTS GENERAL HOSPITAL, recorded in the office of the County Clerk of Bernalillo County, New Mexico on July 11, 1979 in Book A7, page 111, and now being more particularly described by New Mexico State Plane Grid Bearings and ground distances as follows:

BEGINNING at the southwest corner of said Tract B, said point also being the southwest corner of the tract herein described, thence along the westerly boundary line of said Tract B, N00°13'15"E a distance of 49.00 feet to the northwest corner of the tract herein described, thence along the northerly boundary line of the tract herein described, S88°47'00"E a distance of 115.00 feet to a point of curvature; thence, 39.27 feet along the arc of a curve to the left having a radius of 25.00 feet and a chord bearing N45°13'07"E a distance of 35.35 feet; thence, S89°47'10"E a distance of 72.00 feet; thence, 39.27 feet along the arc of a curve to the left having a radius of 25.00 feet and a chord bearing S44°46'53"E a distance of 35.36 feet to a point of tangency; thence, S89°47'00"E a distance of 273.93 feet to a point of curvature; 157.07 feet along the arc of a curve to the left having a radius of 100.00 feet and a chord bearing N45°13'07"E a distance of 141.42 feet to the northeast corner of the tract herein described; thence along the westerly boundary line of an existing public roadway and public utility easement recorded in the office of the County Clerk of Bernalillo County New Mexico on March 26, 2002 in Book A33, page 8744, S00°13'15"W a distance of 6.00 feet to a point of curvature; thence, 157.07 feet along the arc of a curve to the right having a radius of 100.00 feet and a chord bearing S45°13'07"W a distance of 141.42 feet; thence, S00°13'00"W a distance of 43.00 feet to a point on the southerly boundary line of said Tract B; thence along said southerly boundary line, N89°47'00"W a distance of 510.93 feet to the point and place of beginning.

This tract contains 0.6360 of an acre (27,704 square feet), more or less.

**CERTIFICATION**


I, Thomas G. Klingenhagen, registered New Mexico Surveyor No. 5978, hereby certify that this site map and description are true and correct to the best of my knowledge and belief.

*Thomas G. Klingenhagen*  
Thomas G. Klingenhagen  
NM Surveyor No. 5978

Date: 5-8-03



**Bohannon & Huston**

  
Courtyard One  
7500 JEFFERSON NE  
Albuquerque  
NEW MEXICO 87109

ENGINEERS PLANNERS PHOTOGRAMMETRISTS  
SURVEYORS SOFTWARE DEVELOPERS

JOB NUMBER 01325



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Page: 3 of 3  
06/10/2003 11:48R  
Bk-A57 Pg-8152

1100

# 683981

**TEMPORARY SLOPE EASEMENT**

5/22/2002

Grant of Temporary Slope Easement, between Las Ventanas Limited Partnership ("Grantor"), whose address is 10 Tramway Loop, NE, Albuquerque, New Mexico 87122 and the City of Albuquerque, a New Mexico municipal corporation ("City"), whose address is P.O. Box 1293, Albuquerque, New Mexico, 87103 ("Grantee").

Grantor grants to the City an exclusive, temporary slope easement ("Easement") in, over, upon and across the real property described on Exhibit "A" attached hereto ("Property") for the construction, installation, maintenance, repair, modification, replacement and operation of Roadway Slopes, together with the right to remove trees, bushes, undergrowth and any other obstacles upon the Property if the City determines they interfere with the appropriate use of this Easement.

In the event Grantor constructs any improvements ("Improvements") within the Easement, the City has the right to enter upon Grantor's property at any time and perform whatever inspection, installation, maintenance, repair, modification or removal ("Work") it deems appropriate without liability to the City. If the Work effects any Improvements or Encroachments made by the Grantor, the City will not be financially or otherwise responsible for rebuilding or repairing the Improvements or Encroachments. If in the opinion of the City, the Work to be performed by the City could endanger the structural integrity or otherwise damage the Improvements or Encroachments, the Grantor shall, at its own expense, take whatever protective measures are required to safeguard the Improvements or Encroachments.

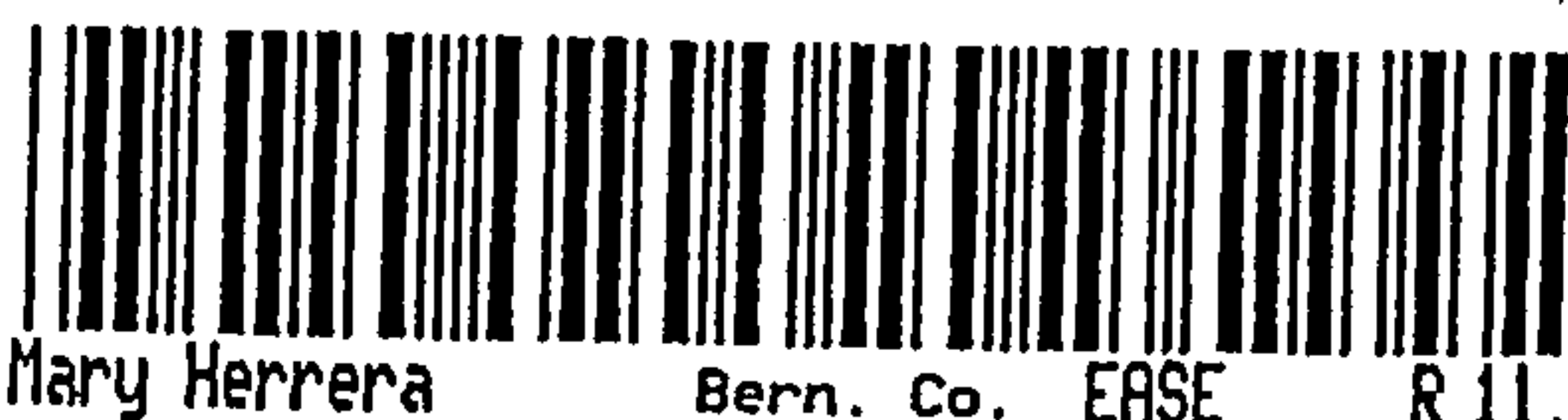
Grantor covenants and warrants that Grantor is the owner in fee simple of the Property, that Grantor has a good lawful right to convey the Property or any part thereof and that Grantor will forever warrant and defend the title to the Property against all claims from all persons or entities.

The grant and other provisions of this Easement constitute covenants running with the Property for the benefit of the City and its successors and assigns until terminated.

This Easement shall be in effect until released by the City. The City will release the Easement once final grading and development of said Tract B (Lands of Massachusetts General Hospital as shown on Exhibit A) has occurred and it has been demonstrated to the satisfaction of the City Engineer that the temporary slope easement is no longer required.

This Easement shall not be effective until approved by the City Engineer in the signature block below.

Upon termination and demand by the Grantor, the Grantee will execute and deliver to Grantor a Release of this Easement.



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5674949  
Page: 1 of 3  
05/28/2002 02:19P  
Bk-A36 Pg-7614

WITNESS my hand and seal this 7<sup>th</sup> day of May, 2002.

APPROVED:

[Signature]  
City Engineer  
5-22-02 *KJE 5/21/02*

Dated

GRANTOR:

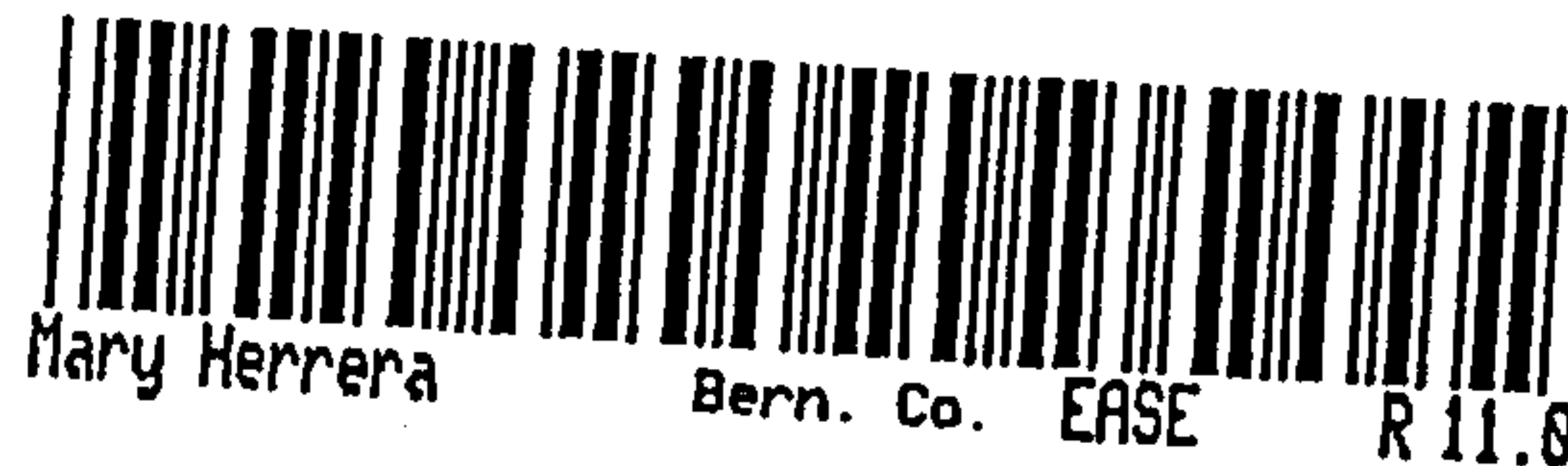
[Signature]  
Robert M. Murphy, President  
Sandia Properties Ltd., Co., Managing  
Partner, Las Ventanas Limited Partnership

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

This instrument was acknowledged before me on May 7, 2002  
by Robert M. Murphy, President of Sandia Properties Ltd., Co., a New Mexico limited liability  
company, Managing Partner of Las Ventanas Limited Partnership, a New Mexico limited  
partnership.

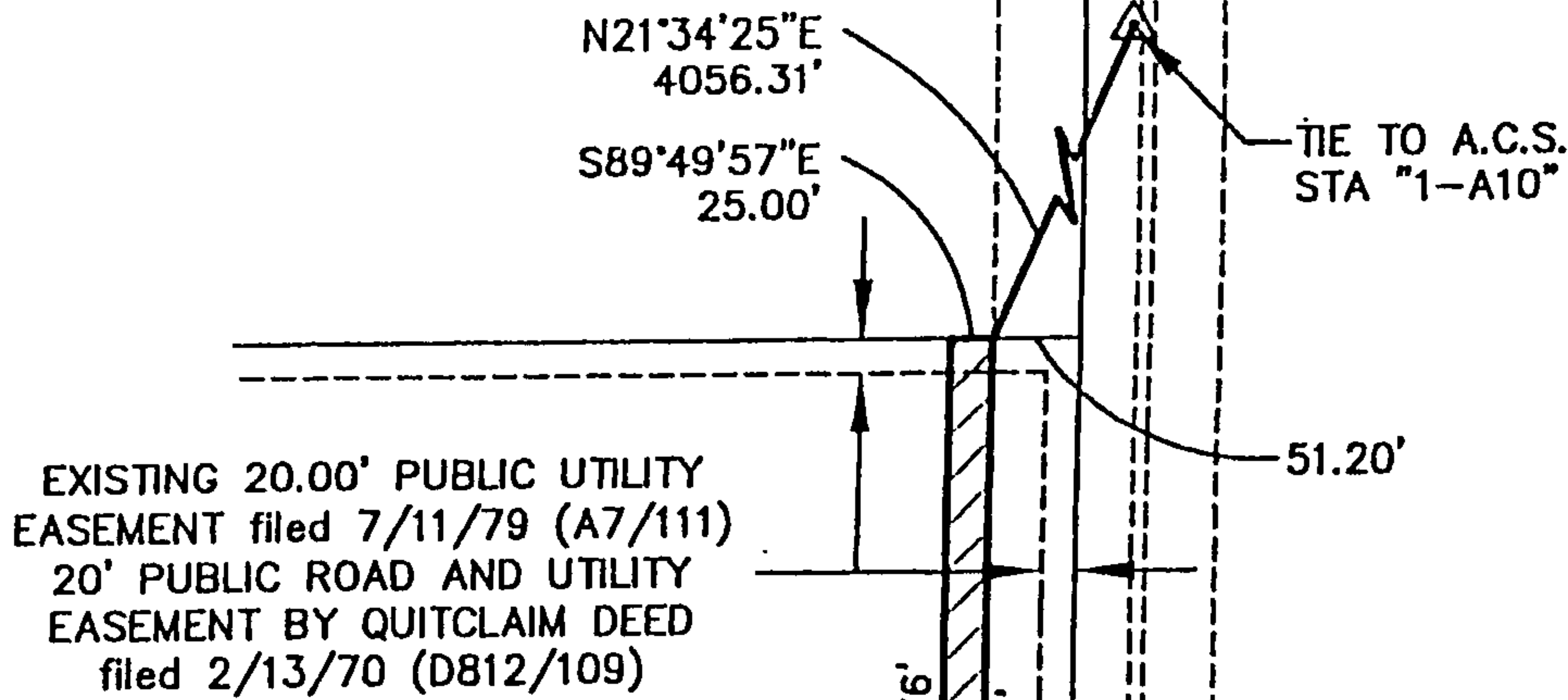
My commission expires:  
4-18-04

[Signature]  
Notary Public



2002067810  
5674949  
Page: 2 of 3  
05/28/2002 02:19P  
Bk-R36 Pg-7614

EXHIBIT A



EXISTING 20.00' PUBLIC UTILITY EASEMENT filed 7/11/79 (A7/111)  
20' PUBLIC ROAD AND UTILITY EASEMENT BY QUITCLAIM DEED filed 2/13/70 (D812/109)

SCALE: 1" = 200'

TRACT B  
LANDS OF MASSACHUSETTS  
GENERAL HOSPITAL

Filed 7/11/79, A7/111

43.00' RIGHT-OF-WAY FOR UNIVERSE BLVD DEDICATED BY PLAT OF SEVILLE filed 03/02/01, book 2000C, page 223

N89°46'45"W 10.00'

UNIVERSE BOULEVARD

51.20' EXISTING PERMANENT EASEMENT TO CITY OF ALBUQUERQUE FOR PUBLIC ROADWAY AND PUBLIC UTILITIES filed 3/26/02, book A33, page 8744

SLOPE LIMITS

35.00'

$\Delta = 49^{\circ}27'30''$   
R=100.00'  
L=86.32'  
C=N24°57'27"E  
Chord=83.67'

SE CORNER TRACT B

EASEMENT FOR MAINTENANCE OF ROADWAY SLOPES



2002067810  
5674949  
Page: 3 of 3  
05/28/2002 02:19P  
Bk-A33 Pg-7614  
R 11.00  
Bern. Co. EASE  
Mary Herrera

SURVEY DESCRIPTION

That certain parcel of land situate within projected Section 4, Township 11 North, Range 2 East, New Mexico Principal Meridian, within the exterior boundary of the Town of Alameda Grant, Bernalillo County, New Mexico being a portion of Tract B, as the same is shown and designated on the plat of LANDS OF MASSACHUSETTS GENERAL HOSPITAL, recorded in the office of the county clerk of Bernalillo County, New Mexico on July 11, 1979 in book A7, page 111, and being more particularly described by New Mexico State plane grid bearings and ground distances as follows:

Beginning at the Northeast corner of the parcel herein described, from whence the Northeast corner of said Tract B bears S89°49'57"E, 51.20 feet, and the Albuquerque Control Survey Station "1-A10" bears N21°34'25"E, a distance of 4056.31 feet; thence, S00°13'15"W, a distance of 1177.71 feet to a point of curvature; thence, Southwesterly, a distance of 86.32 feet along a curve to the right having a radius 100.00 feet and a chord bearing S24°57'27"W, 83.67 feet to a point on a curve; and the Southwest corner of the parcel herein described; thence, N00°13'15"E, a distance of 587.92 feet to a point; thence, S89°46'45"E, a distance of 10.00 feet to a point; thence, N00°13'15"E, a distance of 665.76 feet to a point; thence, S89°49'57"E, a distance of 25.00 feet to the Northeast corner and point of beginning of the parcel herein described; containing 0.836 acres, more or less.

SURVEYOR'S CERTIFICATE

I, Gayle D. Jewell, licensed New Mexico Surveyor No. 4071, do hereby certify that this plat and description were prepared by me or under my supervision and directions, and that the same are true and correct to the best of my knowledge and belief.



**LARKIN GROUP** N.M., INC.

8500 MENAUL NE. SUITE A-440  
ALBUQUERQUE, NEW MEXICO 87112  
TELEPHONE (505) 275-7500  
FAX (505) 275-0748

*Gayle D. Jewell*  
GAYLE D. JEWELL, NMPES 4071  
05/02/02  
DATE

Ret. to: ~~Arthur Brown~~ MR. Irving M. Ross, Room 210,  
41 East 42nd St. New York 17, N.Y.

**WARRANTY DEED**

27467C

0701-743

HORIZON-ALBUQUERQUE PROPERTIES CORP., a corporation,

to ARTHUR BROWN, husband of LAURA BROWN, as his sole and separate property

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

Beginning, for a tie, at the U.S.L.O. Brass Cap on the South Boundary of the Town of Alameda Grant, which is a point common to Sections 15 and 16, T11N, R2E, N.M.P.M., Bernalillo County, New Mexico; running THENCE N0°02'E 8562.60 feet to the Southeast Corner and POINT OF BEGINNING; THENCE S89°55'30"W 1324.22 feet to the Southwest Corner; THENCE N0°02'E 1315.79 feet to the Northwest Corner; THENCE N89°55'30"E 1324.22 feet to the Northeast Corner; THENCE S0°02'W 1315.79 feet to the POINT OF BEGINNING; RESERVING, HOWEVER, an appurtenant easement over the north, east, south and west 20 feet of said property, unto the GRANTOR, and all persons claiming under it, and unto the general public for road purposes, and RESERVING said easement unto GRANTOR, and all persons claiming under it, for the placement, maintenance and operation of public utilities;

SUBJECT to taxes for the last half of 1964, and thereafter, easements, restrictions, Franchises, reservations and Patent Reservations of record in the Office of the Clerk of Bernalillo County, New Mexico.

CREATED EASEMENT

R.S. 26.40



with warranty covenants.  
WITNESS OUR hand and seal this 30th day of September, 1964

ATTEST: \_\_\_\_\_ (Seal) HORIZON-ALBUQUERQUE PROPERTIES CORP. (Seal)

William M. Kottelchuk (Seal) Assistant Secretary BY: Theodore E. Wiekus (Seal) Assistant Vice President

**ACKNOWLEDGMENT FOR NATURAL PERSONS**

STATE OF NEW MEXICO

COUNTY OF \_\_\_\_\_ ss.

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_ by \_\_\_\_\_ (Name or Name of Person or Persons Acknowledging)

My commission expires: \_\_\_\_\_ (Seal)

Notary Public

**ACKNOWLEDGMENT FOR CORPORATION**

STATE OF ~~NEW MEXICO~~ ARIZONA

COUNTY OF PIMA ss.

The foregoing instrument was acknowledged before me this 30th day of September, 1964,

by THEODORE E. WIEKUS, Assistant Vice \_\_\_\_\_ (Name of Officer)

President of HORIZON-ALBUQUERQUE PROPERTIES (Title of Officer) (Name of Corporation Acknowledging)

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

My commission expires: \_\_\_\_\_ (Seal) Theodore E. Wiekus Notary Public

FOR RECORDER'S USE ONLY  
State of New Mexico }  
County of Bernalillo } ss.  
This instrument was filed for record on  
NOV 20 1964  
At 8:37 o'clock am, Recorded in Vol. \_\_\_\_\_  
of records of said County Folio \_\_\_\_\_  
Clerk & Recorder  
Deputy Clerk

Date	9/4/03	# of pages	4
From	KURT B.		
Co.		Phone #	
Fax #			
Post-It Fax Note	7671		
To	KEVIN P		
Co/Dept.	Betti		
Phone #			
Fax #			

87-1 SHORT FORM QUITCLAIM DEED - New Mexico Statutory Form - Rev. 1/68

62478 0870/923

QUITCLAIM DEED

being married ARTHUR BROWN of 980 Fifth Avenue, New York, New York

for consideration paid, quitclaim to MASSACHUSETTS GENERAL HOSPITAL, a Massachusetts corporation having its principal office in Boston, Suffolk County, Massachusetts,

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

Beginning, for a tie, at the U. S. L. O. Brass Cap on the South Boundary of the Town of Alameda Grant, which is a point common to Sections 15 and 16, T11N, R2E, N. M. P. M., Bernalillo County, New Mexico; running THENCE N0°02'E 8562.60 feet to the Southeast Corner and POINT OF BEGINNING; THENCE S89°55'30"W 1324.22 feet to the Southwest Corner; THENCE N0°02'E 1315.79 feet to the Northwest Corner; THENCE N89°55'30"E 1324.22 feet to the Northeast Corner; THENCE S0°02"W 1315.79 feet to the POINT OF BEGINNING; SUBJECT TO, HOWEVER, an appurtenant easement over the north, east, south and west 20 feet of said property reserved by Horizon Albuquerque Properties, Corp., a corporation, in a certain warranty deed made by the said corporation to the Assignor under date of September 30, 1964, which was recorded on November 20, 1964 in the records of the Clerk of Bernalillo County, New Mexico; in Vol. 761 folio 743 to 744, and all persons claiming under said corporation, and unto the general public for road purposes and SUBJECT TO the further reservation of said easement by the said corporation, and all persons claiming under it, for the placement, maintenance and operation of public utilities;

SUBJECT to easements, restrictions, franchises, reservations and patent reservations of record in the Office of the Clerk of Bernalillo County, New Mexico.

WITNESS MY hand and seal this 16th day of December, 1969

(Seal) Lloyd D. Anast (Seal)

(Seal) (Seal)

ACKNOWLEDGMENT FOR NATURAL PERSONS

STATE OF ~~NEW YORK~~ New York COUNTY OF New York

The foregoing instrument was acknowledged before me this 16th day of December, 1969

by Arthur Brown

My commission expires: (Seal)

LLOYD D. ANAST Notary Public No. 30-0851475 Commission Expires March 30, 1971

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)

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

My commission expires:

(Seal) Notary Public

FOR RECORDER'S USE ONLY State of New Mexico County of Bernalillo This instrument was filed for record on JAN 15 1970 11 o'clock A.M. Recorded in Vol. 1870 of records of said County Folio 923 Clark & Recorder Deputy Clerk

NEW MEXICO QUITCLAIM DEED - New Mexico Statutory Form - Rev. 3/68

65861 1872/109

QUITCLAIM DEED

ARTHUR BROWN and LAURA E. BROWN, his wife, both of 980 Fifth Avenue, New York, New York for consideration paid, quitclaim to MASSACHUSETTS GENERAL HOSPITAL, a Massachusetts corporation having its principal office in Boston, Suffolk County, Massachusetts, the following described real estate in Bernalillo County, New Mexico:

Beginning, for a tie, at the U. S. L. O. Brass Cap on the South Boundary of the Town of Alameda Grant, which is a point common to Sections 15 and 16, T. 11 N., R. 2 E., N.M.P.M., Bernalillo County, New Mexico; running THENCE N. 0°02' E. 8562.60 feet to the Southeast Corner and POINT OF BEGINNING: THENCE S. 89°55'30" W. 1324.22 feet to the Southwest Corner; THENCE N. 0°02' E. 1315.79 feet to the Northwest Corner; THENCE N. 89°55'30" E. 1324.22 feet to the Northeast Corner; THENCE S. 0°02' W. 1315.79 feet to the POINT OF BEGINNING: SUBJECT TO, HOWEVER, an appurtenant easement over the north, east, south and west 20 feet of said property reserved by Horizon Albuquerque Properties, Corp., a corporation, in a certain warranty deed made by the said corporation to the Assignor under date of September 30, 1964, which was recorded on November 20, 1964, in the records of the Clerk of Bernalillo County, New Mexico, in Vol. 761 folio 743 to 744, and all persons claiming under said corporation, and unto the general public for road purposes and SUBJECT TO the further reservation of said easement by the said corporation, and all persons claiming under it, for the placement, maintenance and operation of public utilities; SUBJECT TO easements, restrictions, franchises, reservations and patent reservations of record in the Office of the Clerk of Bernalillo County, New Mexico.

WITNESS hand and seal this 27th day of January 1970

(Seal) x Arthur Brown (Seal)

(Seal) x Laura E. Brown (Seal) BROWN

ACKNOWLEDGMENT FOR NATURAL PERSONS

STATE OF NEW MEXICO NEW YORK COUNTY OF NEW YORK

The foregoing instrument was acknowledged before me this 27th day of January 1970 by Arthur Brown and LAURA E. Brown, his wife

My commission expires: (Seal) NOTARY PUBLIC, State of New York No. 30-9891478 Qualified to receive County Commission Expires March 30, 1971

ACKNOWLEDGMENT FOR CORPORATION

STATE OF NEW MEXICO COUNTY OF

The foregoing instrument was acknowledged before me this day of 19

by (Name of Officer) (Name of Corporation Acknowledging)

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

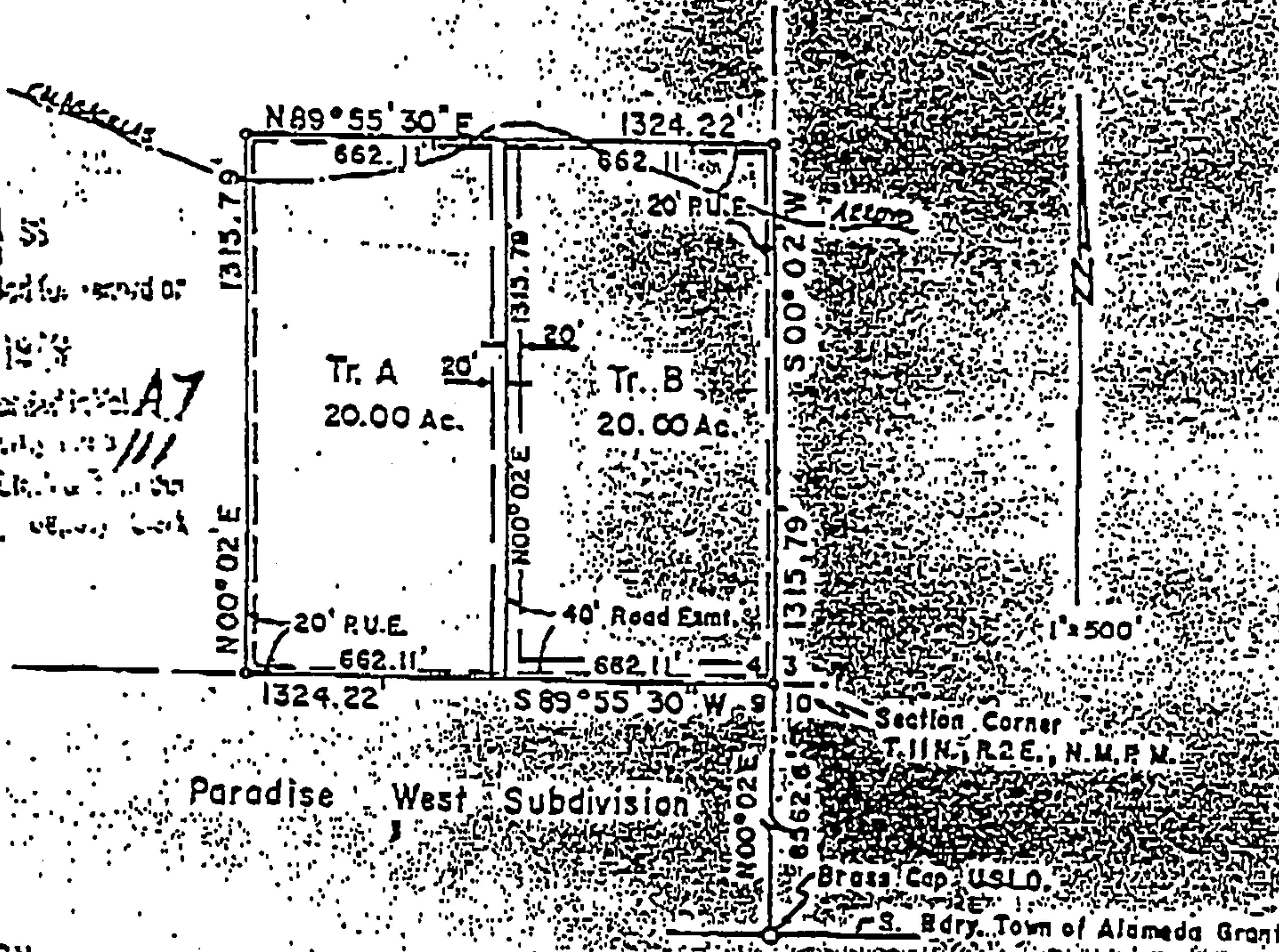
My commission expires: (Seal) Notary Public

FOR RECORDERS USE ONLY State of New Mexico County of Bernalillo This instrument was filed for record on 48 FEB 13 1970 at 10 o'clock A.M. Recorded in the Office of records of said County folio 109 Clerk & Recorder Deputy Clerk

S.P. 7-79-75

LAND DIVISION PLAT  
LANDS OF MASSACHUSETTS GENERAL HOSPITAL  
S.E. 1/4 of S.E. 1/4 of Section 4, T. 11 N., R. 2 E., N.M.P.M. 79 51550  
Bernalillo County, New Mexico

State of New Mexico  
County of Bernalillo  
This instrument was filed for record on  
JUL 1 1979  
Attest: Notary Public  
A7  
111



A7-111

LEGAL DESCRIPTION

Beginning, for a tie, at the U.S.L.O. Brass Cap on the South boundary of the town of Alameda Grant, which is a point common to Sections 15 and 16, T. 11 N., R. 2 E., N.M.P.M., Bernalillo County, New Mexico; running thence N. 00 deg. 02' U. 662.11 feet to the Southeast Corner and point of beginning; thence S. 89 deg. 55' 30" W. 1324.22 feet to the Southwest Corner; thence N. 00 deg. 02' U. 662.11 feet to the Northwest Corner; thence N. 89 deg. 55' 30" E. 1324.22 feet to the Northeast Corner; thence S. 0 deg. 02' U. 1315.79 feet to the point of beginning.

FREE CONSENT

The Land Division, is with the free consent and in accordance with the desires of the undersigned owner's.

THE MASSACHUSETTS GENERAL HOSPITAL

ACKNOWLEDGEMENT

STATE of Massachusetts )  
COUNTY OF Suffolk )

The foregoing instrument was acknowledged before me this 11th day of July 1979. My commission expires May 22 1981. Notary Public

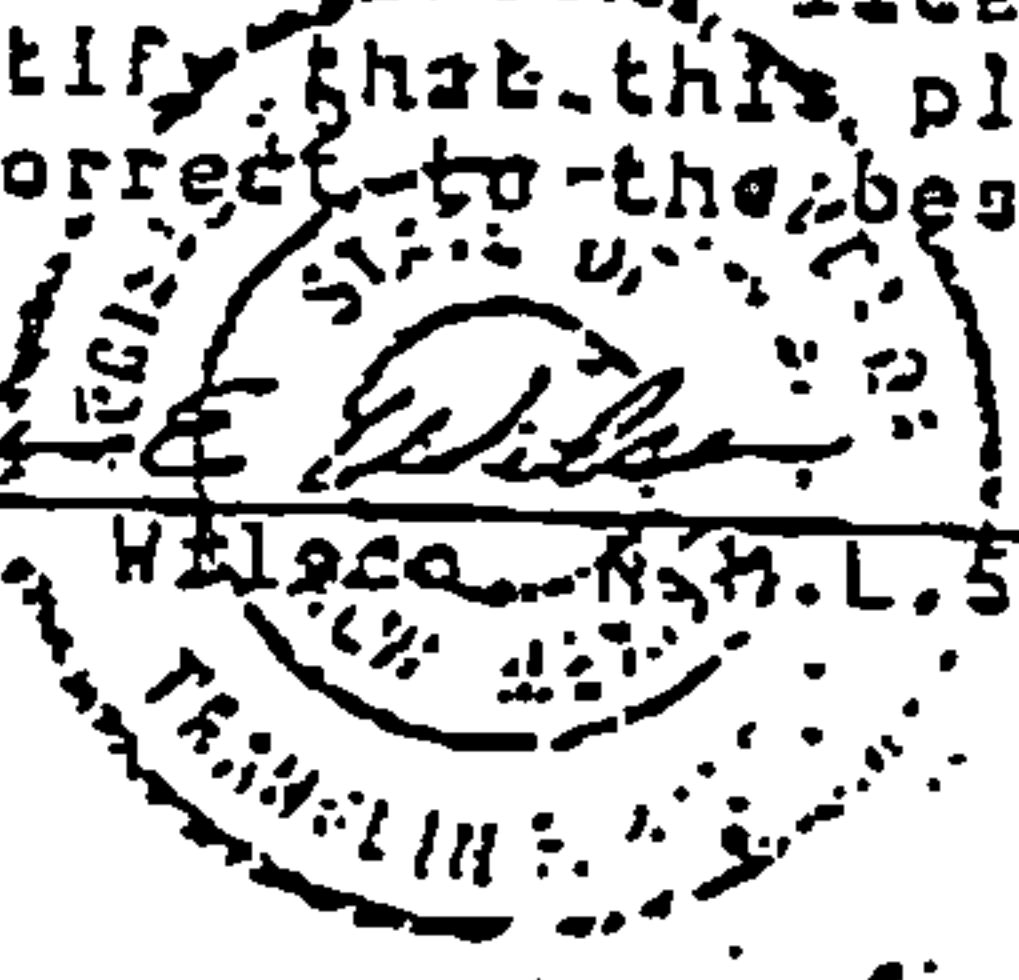
APPROVAL AND CONDITIONAL ACCEPTANCE, as specified by Subsection 22.A.20 of the Albuquerque Subdivision Ordinance.

L. F. ... Planning Director City of Albuquerque, N.M. Zone Atlas Date July 79

SURVEYOR'S CERTIFICATE

I, Franklin E. Wilson, licensed under the laws of the State of New Mexico, do hereby certify that this plat was prepared by me or under my direction and is true and correct to the best of my knowledge and belief.

Franklin E. Wilson  
Franklin E. Wilson, N.S.P.L.S. 06446



Prepared By: Southwest Surveying  
3008 10 St. N.W.  
Albuquerque N.M. 87107  
(505) 345-7324

A7-111

A7-111

July 1979

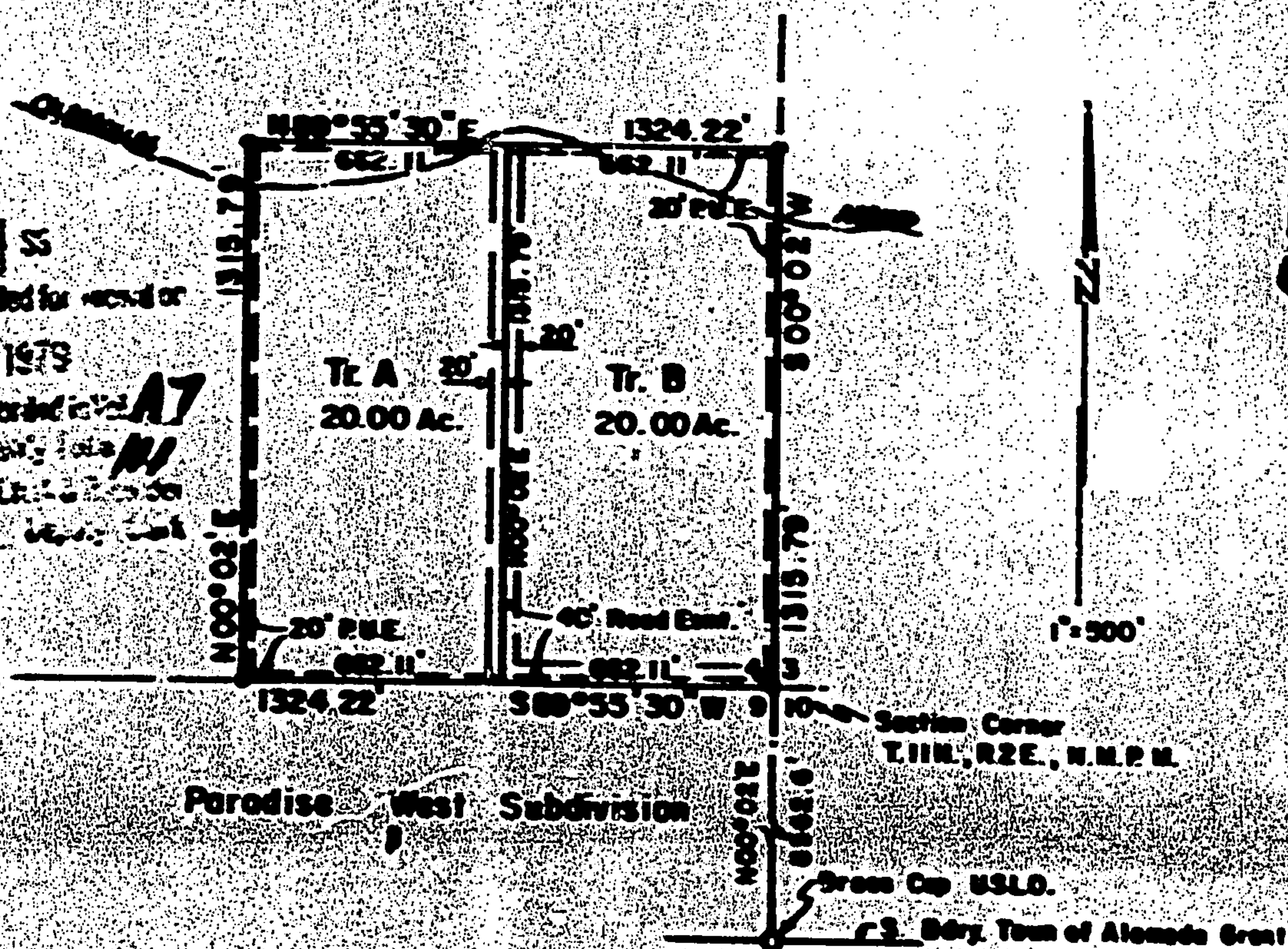


LAND DIVISION PLAT  
LANDS OF MASSACHUSETTS GENERAL HOSPITAL  
S.E. 1/4 of S.E. 1/4 of Section 4, T. 11 N., R. 2 E., N.M.P.M. 79 81556  
Bernalillo County, New Mexico

79 81556

A7-111

State of New Mexico )  
County of Bernalillo ) SS  
This instrument was filed for record on  
JUL 11 1979  
At 10:00 AM. Recorded in Vol. A7  
of Records in Bernalillo County, New Mexico  
this 11th day of July 1979.  
Notary Public



LEGAL DESCRIPTION

Beginning, for a tie, at the U.S.L.O. Brass Cap on the South Boundary of the Town of Alameda Grant, which is a point common to Sections 15 and 16, T. 11 N., R. 2 E., N.M.P.M., Bernalillo County, New Mexico; running thence N. 0 deg. 02' E. 1324.22 feet to the Southeast Corner and point of beginning; thence S. 89 deg. 55' 30" E. 1324.22 feet to the Southwest Corner; thence N. 0 deg. 02' E. 1315.79 feet to the Northwest Corner; thence N. 89 deg. 55' 30" E. 1324.22 feet to the Northeast Corner; thence S. 0 deg. 02' W. 1315.79 feet to the point of beginning.

FREE CONSENT

The Land Division, is with the free consent and in accordance with the desires of the undersigned owner(s).

THE MASSACHUSETTS GENERAL HOSPITAL

By: Merrin G. Wood, Jr., Assistant Treasurer

ACKNOWLEDGEMENT

STATE OF New Mexico )  
COUNTY OF Bernalillo ) SS

The foregoing instrument was acknowledged before me this 11th day of July, 1979. My commission expires July 11, 1981. Notary Public

APPROVAL AND CONDITIONAL ACCEPTANCE, as specified by Subsection 22.2.20 of the Albuquerque Subdivision Ordinance.

Franklin E. Wilson, Planning Director, City of Albuquerque, N.M. SP-79450 - 2-9 Zone Atlas Date 11 July 79

SURVEYOR'S CERTIFICATE

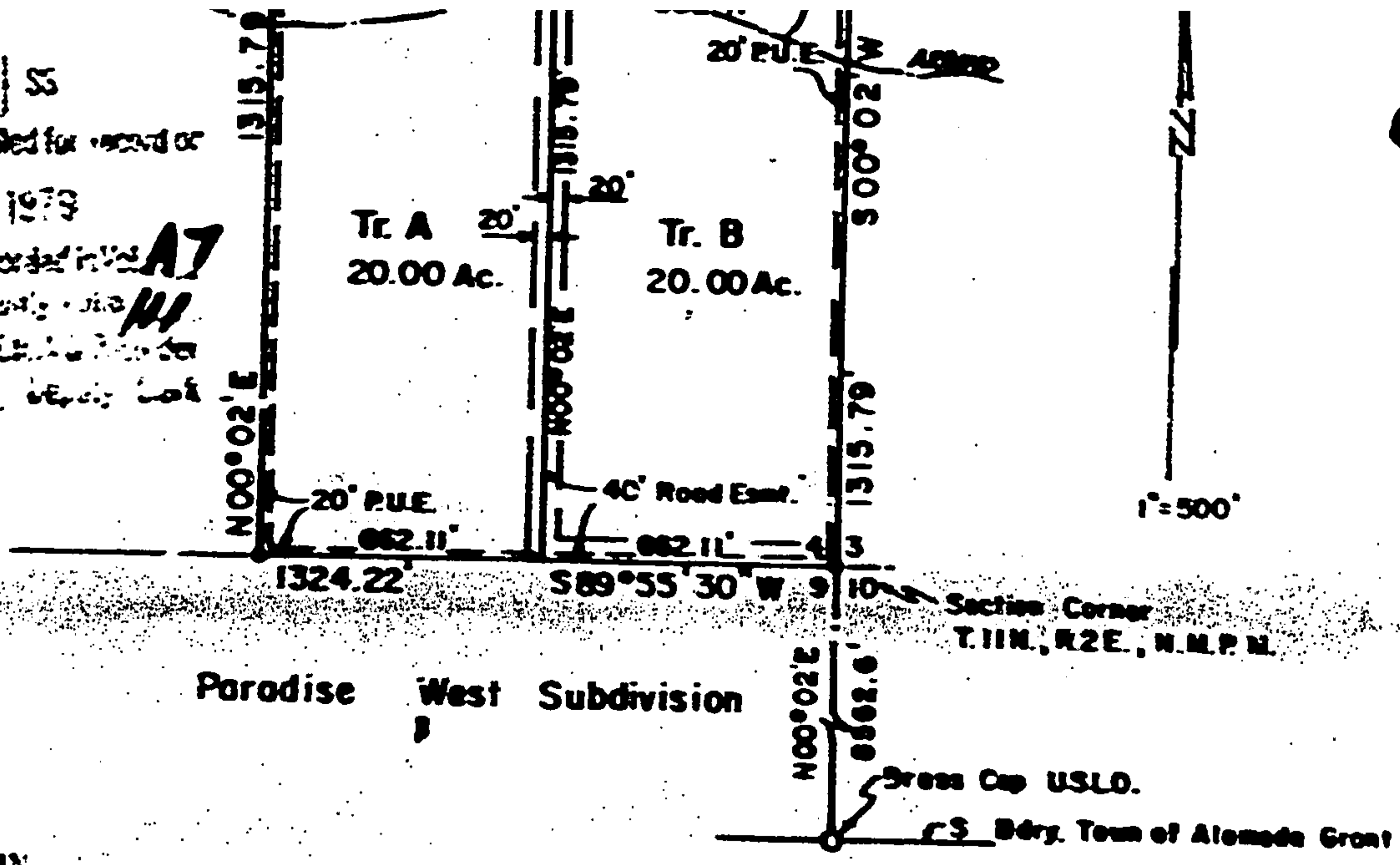
I, Franklin E. Wilson, licensed under the laws of the State of New Mexico, do hereby certify that this plat was prepared by me or under my direction and is true and correct to the best of my knowledge and belief.

Franklin E. Wilson, L.S. 16346

A7-111

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

JUL 11 1979  
 JUL 11 1979  
 JUL 11 1979



A7

**LEGAL DESCRIPTION**

Beginning, for a tie, at the U.S.L.O. Brass Cap on the South Boundary of the town of Alameda Grant, which is a point common to Sections 15 and 16, T. 11 N., R. 2 E., S. 11 P.M., Bernalillo County, New Mexico; running thence N. 0 deg. 02' E. 1315.79 feet to the Southeast Corner and point of beginning; thence S. 89 deg. 55' 30" W. 1324.22 feet to the Southwest Corner; thence N. 0 deg. 02' E. 1315.79 feet to the Northwest Corner; thence N. 89 deg. 55' 30" E. 1324.22 feet to the Northeast Corner; thence S. 0 deg. 02' W. 1315.79 feet to the point of beginning.

**FREE CONSENT**

The Land Division, is with the free consent and in accordance with the desires of the undersigned owners.

THE UNDERSIGNEDS GENERAL INSTRUMENT  
 By: Martin G. Wood, Jr., Assistant Treasurer

**ACKNOWLEDGEMENT**

STATE of Massachusetts )  
 COUNTY OF Suffolk ) SS

The foregoing instrument was acknowledged before me this 14th day of July, 1979. My commission expires July 21, 1981. Notary Public

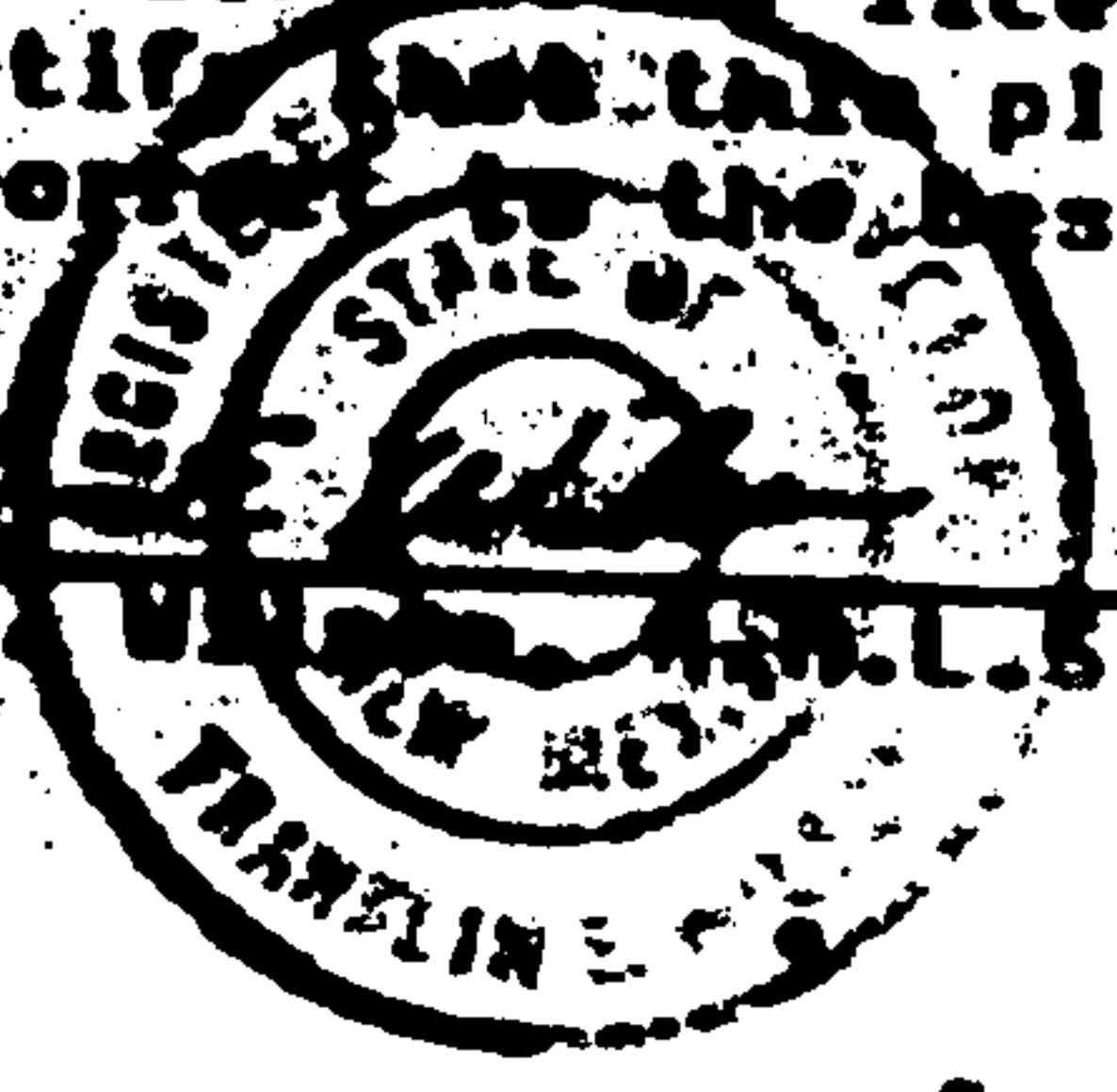
**APPROVAL AND CONDITIONAL ACCEPTANCE**, as specified by Subsection 22.A.20 of the Albuquerque Subdivision Ordinance.

Franklin E. Wilson, Planning Director, City of Albuquerque, N.M. SP-79450 - A-9 Zone Atlas Date 11/11/79

**SURVEYOR'S CERTIFICATE**

I, Franklin E. Wilson, licensed under the laws of the State of New Mexico, do hereby certify that this plat was prepared by me or under my direction and is true and correct to the best of my knowledge and belief.

Franklin E. Wilson, L.S. 16486



Prepared By: Southwest Surveying  
 3008 10 St. N.W.  
 Albuquerque N.M. 87107  
 (505) 345-7324

A7-111

11-11

EXHIBIT "B"

REASON FOR REQUEST/LOCATION OF REQUEST  
SIDEWALK DEFERRAL AND WAIVER

DEFERRED SIDEWALKS TO BE BUILT ON A LOT-BY-LOT BASIS AS HOME  
CONSTRUCTION IS COMPLETED.

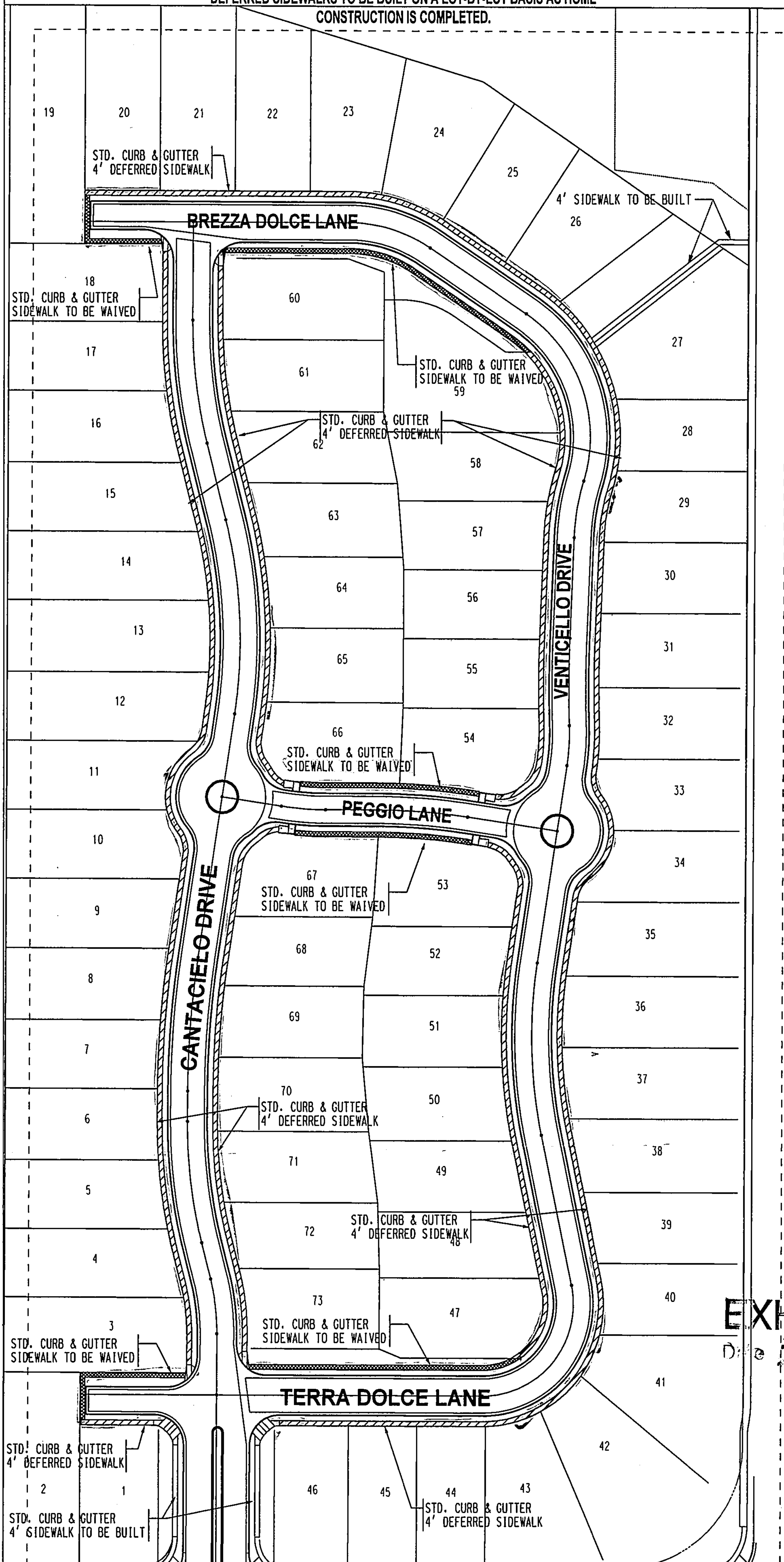


EXHIBIT C  
Date 10/1/02

683981

1700

PERMANENT EASEMENT

(Public Roadway & Utilities Easement)

3/25/2012

Grant of Permanent Easement, between Las Ventanas Limited Partnership ("Grantor"), whose address is 10 Tramway Loop, NE, Albuquerque, New Mexico 87122 and the City of Albuquerque, a New Mexico municipal corporation ("City"), whose address is P.O. Box 1293, Albuquerque, New Mexico, 87103.

Grantor grants to the City an exclusive, permanent easement ("Easement") in, over, upon and across the real property described on Exhibit "A" attached hereto ("Property") for the construction, installation, maintenance, repair, modification, replacement and operation of public roadway and public utilities (Universe Boulevard), together with the right to remove trees, bushes, undergrowth and any other obstacles upon the Property if the City determines they interfere with the appropriate use of this Easement.

In the event Grantor (or others) constructs any improvements ("Improvements") within the Easement, the City has the right to enter upon Grantor's property at any time and perform whatever inspection, installation, maintenance, repair, modification or removal ("Work") it deems appropriate without liability to the City. If the Work effects any Improvements or Encroachments made by the Grantor, the City will not be financially or otherwise responsible for rebuilding or repairing the Improvements or Encroachments. If in the opinion of the City, the Work to be performed by the City could endanger the structural integrity or otherwise damage the Improvements or Encroachments, the Grantor shall, at its own expense, take whatever protective measures are required to safeguard the Improvements or Encroachments.

Grantor covenants and warrants that Grantor is the owner in fee simple of the Property, that Grantor has a good lawful right to convey the Property or any part thereof and that Grantor will forever warrant and defend the title to the Property against all claims from all persons or entities.

The grant and other provisions of this Easement constitute covenants running with the property for the benefit of the City and its successors and assigns until terminated.

WITNESS my hand and seal this 3rd day of October, 2001.

APPROVED:

[Signature]  
City Engineer

3-25-02  
Dated

GRANTOR:

[Signature]  
Robert M. Murphy, President  
Sandia Properties Ltd., Co., Managing  
Partner, Las Ventanas Limited Partnership

*10/16/01*  
*cl*  
*3/25/02*

Barcode  
Mary Herrera  
Born. Co. Engr  
R 11.89  
2802038842  
3845893  
Page 1 of 3  
83/26/2002 10:57A  
Bk-A33 Pg-0744

MAY.12.2003 9:45AM BOHANNAN HUSTON

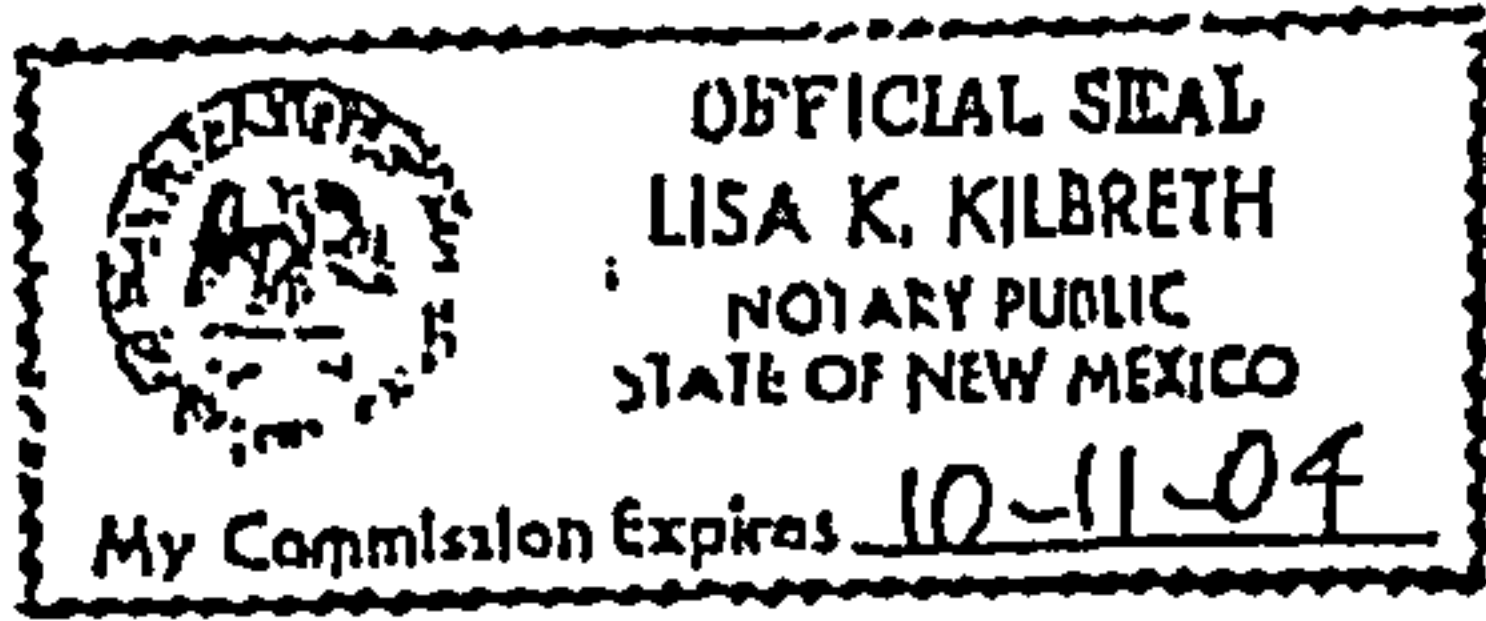
NO.715 P.3/4

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

This instrument was acknowledged before me on October 3, 2001  
by Robert M. Murphy, President of Sandia Properties Ltd., Co., a New Mexico limited liability  
company, Managing Partner of Las Ventanas Limited Partnership, a New Mexico limited  
partnership.

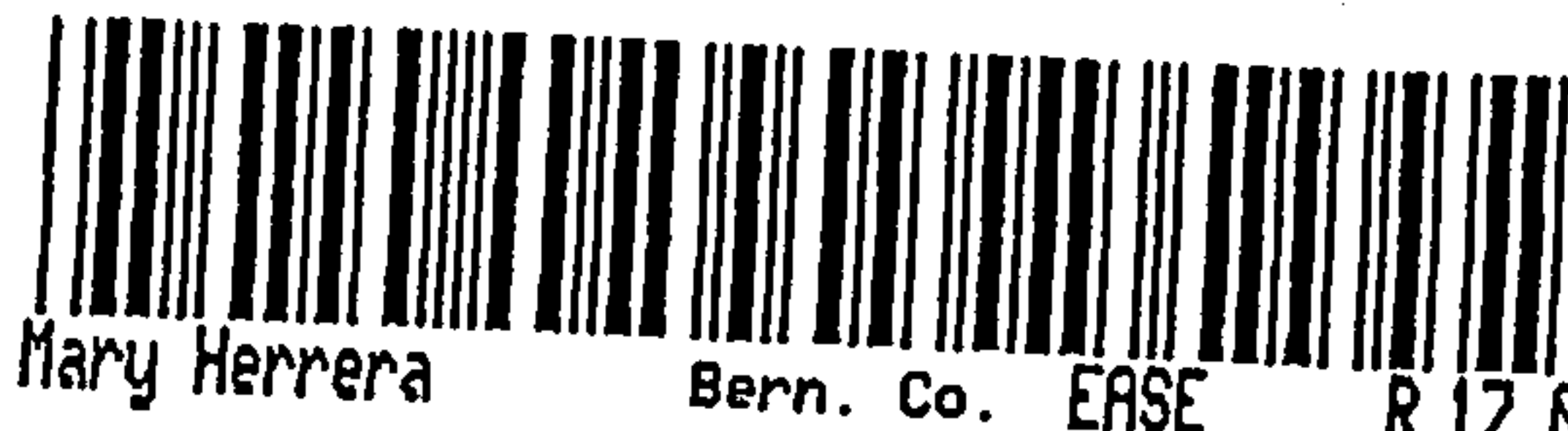
My commission expires:

Lisa K. Kilbreth  
Notary Public



2802838842  
5r4563  
Page 2 of 3  
83/26/2802 10:57R  
Mary Herrera Bern. Co. ERSE R 11.08 Bk-R33 Pg-8744

(Exhibit "A" Attached)



2003098360  
5881377  
Page: 1 of 5  
06/18/2003 11:48A  
Bk-A57 Pg-8153

**SANITARY SEWER EASEMENT**

**TRACT B - NORTHWEST 20 ACRE TRACT AT IRVING AND UNIVERSE BLVDS**

6/9/03

This grant of Easement, between Las Ventanas Limited Partnership ("Grantor"), whose address is #10 Tramway Loop NE, Albuquerque, New Mexico 87122, and NEW MEXICO UTILITIES, INC., a New Mexico Corporation, ("NMUI"), whose address is 4700 Irving Blvd., N.W., Suite 201, Albuquerque, New Mexico 87114, and the City of Albuquerque, a New Mexico municipal corporation ("City"), whose address is P.O. Box 1293, Albuquerque, New Mexico 87103, is made in Albuquerque, Bernalillo County, New Mexico and is entered into as of the date Grantor signs this Easement.

1. Recital. Grantor is the owner of certain real property known as Tract B (the "Property") of the Land Division Plat of LANDS OF MASSACHUSETTS GENERAL HOSPITAL as recorded via Warranty Deed dated January 5, 2000, Book A-1, Page 1265, Recording Number 2000001277 filed in the Office of the County Clerk in Bernalillo County, New Mexico.

2. Grant of Easement. The Grantor grants to NMUI and City a permanent easement ("Easement") in, over, upon and across the Property for a sanitary sewer line. The Easement is more particularly described in the attached Exhibit "A".

The grant of Easement includes the right of NMUI and City to enter upon the Easement at any time for inspection, installation, maintenance, repair or modification and the right to remove trees, bushes, undergrowth and any other obstacles if NMUI or City determines they interfere with the appropriate use of the Easement. This grant prohibits the erection or placement of any structures within the Easement area without NMUI's or City's prior written consent. This grant includes the right of access to the easement ~~across~~ the Grantor's adjoining property.

Grantor agrees for itself and its successors in interest that it has been paid in valuable consideration and that the grant of this Easement is not a gift or donation.

3. Termination. This easement shall automatically terminate upon the Easement property being dedicated to the City in fee simple as Public Road Right-of-Way.

4. Warranty. Grantor covenants and warrants that it is the owner in fee simple of the Property and that it has a good lawful right to convey the Property or any part thereof, that the

Property is free from all encumbrances except encumbrances of record and taxes due and owing the Treasurer of Bernalillo County, and that the Grantor will forever warrant and defend the title to the Property against all claims from all persons or entities.

5. Binding on Grantor's Property. The grant and other provisions of this Easement constitute running with the land for the benefit of NMUI and City and its successors and assigns until terminated.

6. Form Not Changed. Grantor agrees that changes to this form are not binding upon NMUI or City unless initialed by the Grantor and approved and signed by an officer of NMUI and City in writing on this form.

NEW MEXICO UTILITIES, INC.

By: Bob L. Gay

Title: Vice President

Dated: 6-3-03

GRANTOR: Las Ventanas Limited Partnership  
a New Mexico limited partnership

By: [Signature]

Robert M. Murphy, President, Sandia Properties Ltd., Co., Managing Partner

Title: Las Ventanas Limited Partnership

Dated: June 2, 2003

CITY OF ALBUQUERQUE

Title: City Engineer

Dated: 6-9-03

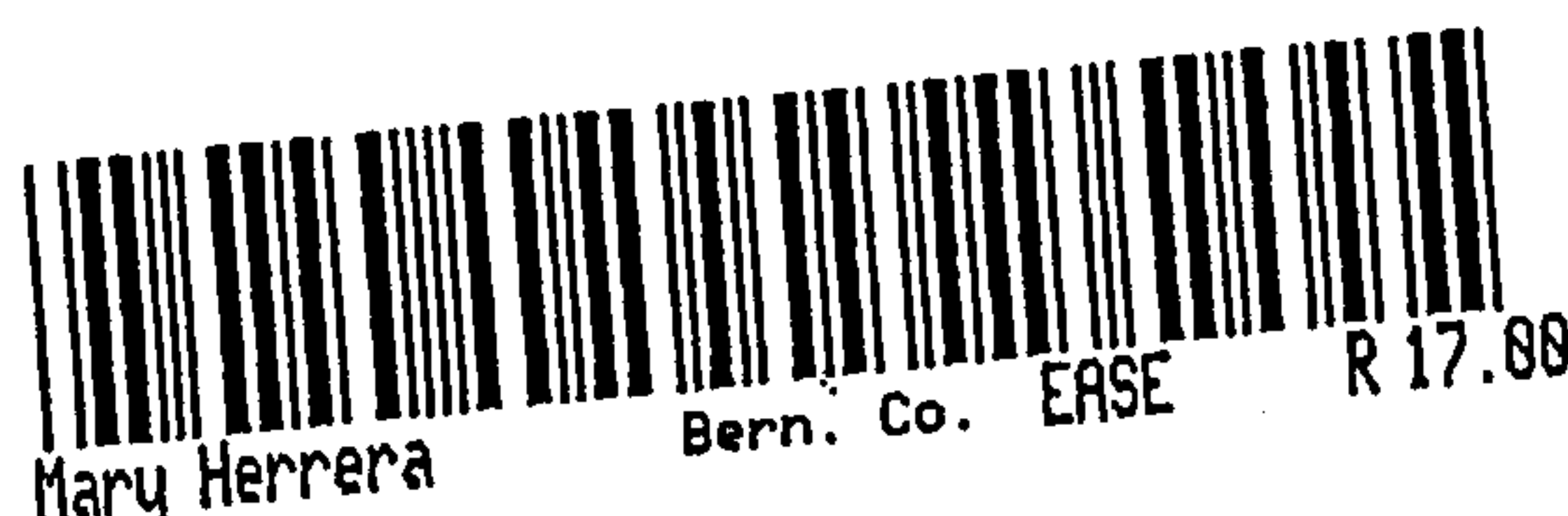
[Signature]  
6/9/03

[Signature]  
6/4/03

STATE OF NEW MEXICO )

) SS.

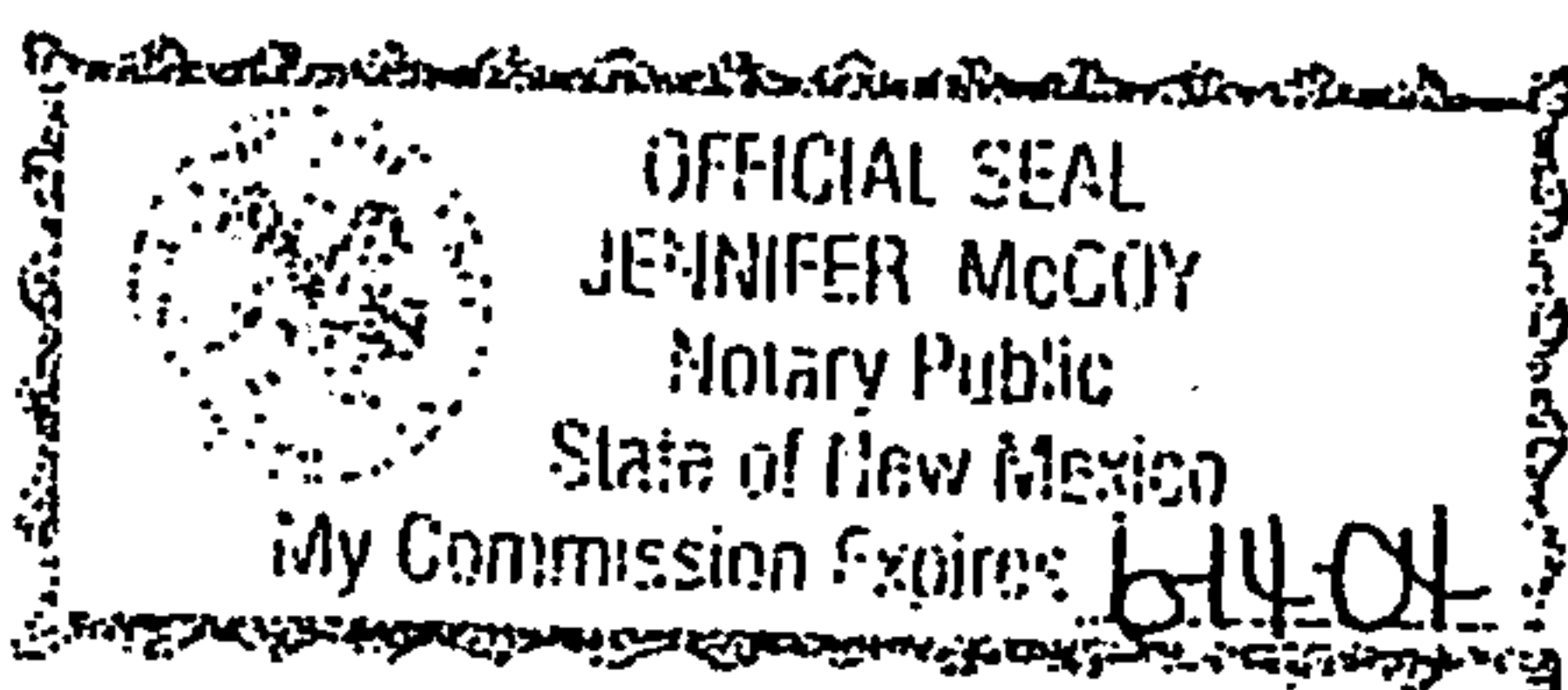
COUNTY OF BERNALILLO)



2003098360  
5881377  
Page: 2 of 5  
06/10/2003 11:48A  
Bk-A57 Pg-8153

This instrument was acknowledged before me on June 3 2003, by Bob L. Gay, Vice President of NEW MEXICO UTILITIES, INC., a New Mexico Corporation.

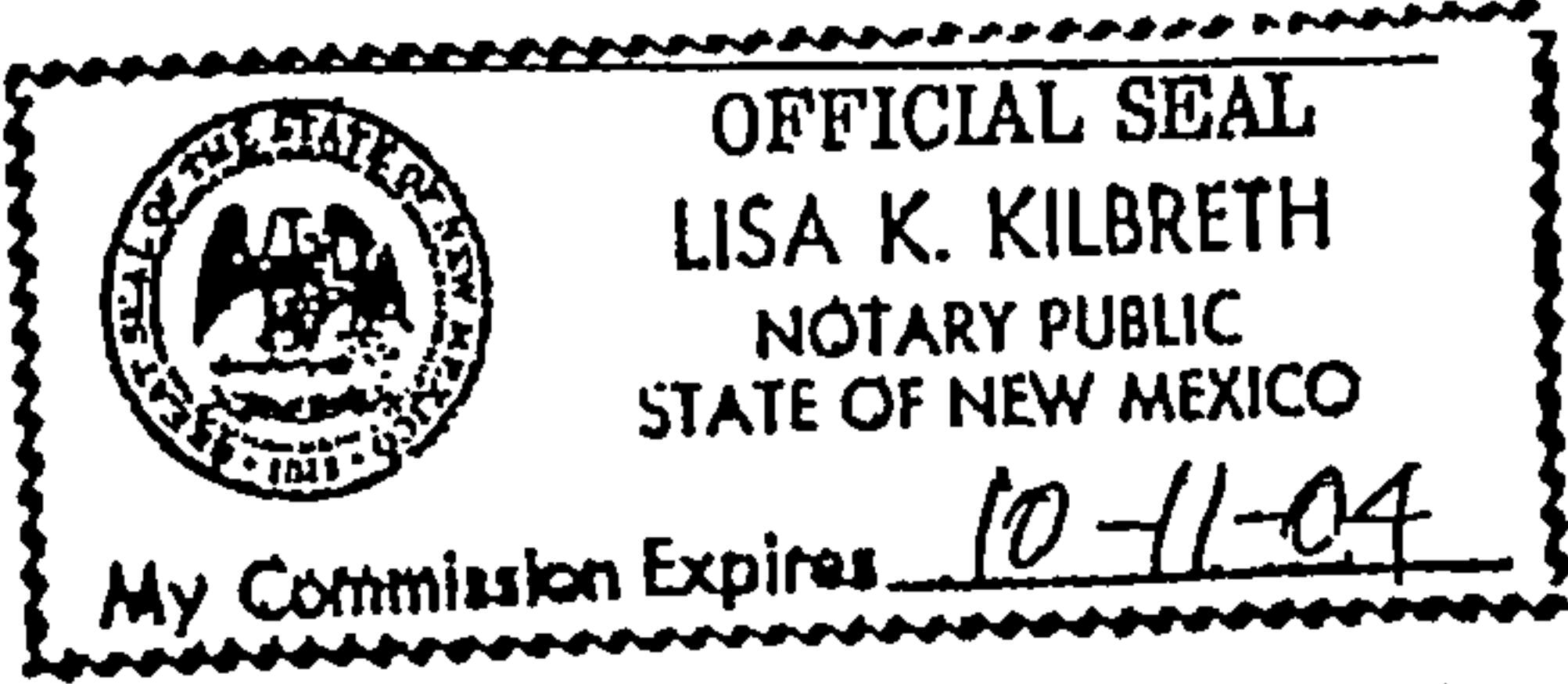
Jennifer McCoy  
Notary Public  
My Commission expires:  
6-14-04



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

This instrument was acknowledged before on June 2 2003  
by Robert M. Murphy, President, Sandia Properties Ltd., Co.  
Managing Partner, Las Ventanas Limited Partnership.

Lisa K. Kilbreth  
Notary Public  
My Commission expires:



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

This instrument was acknowledged before on June 9 2003  
by Fred J. Aguirre, City Engineer, Planning Department  
of the City of Albuquerque.

Diana S. Saavedra  
Notary Public  
My Commission expires:  
11-15-2003



Mary Herrera

Bern. Co. ERSE

R 17.00

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5881377

Page: 3 of 5

06/10/2003 11:48A

Bk-A57 Pg-8153



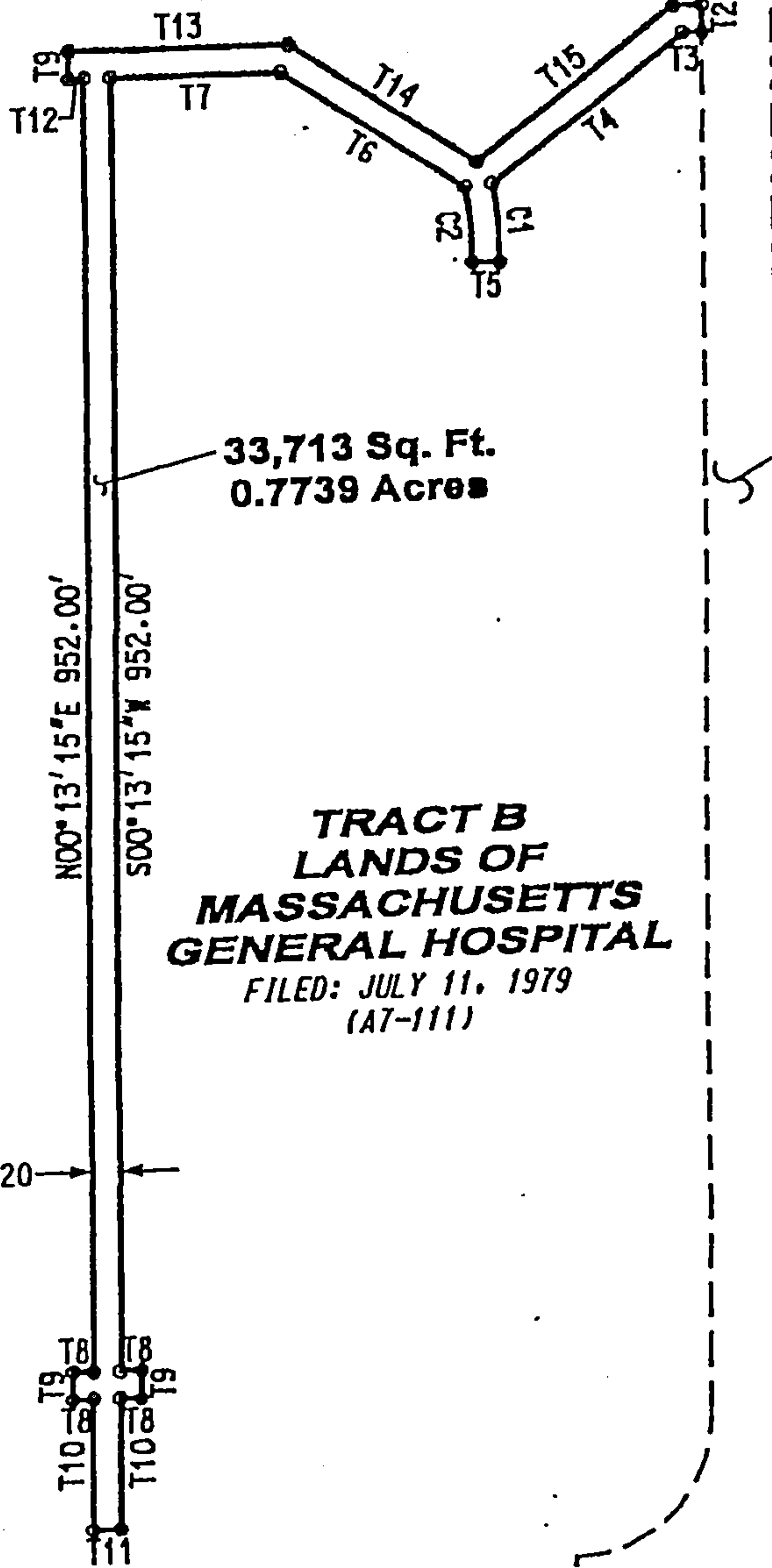
# EXHIBIT "A"

PARADISE WEST

POINT OF BEGINNING  
FOUND #5 REBAR  
W/CAP STAMPED  
"LS 5823" AT NE  
CORNER TRACT B



SCALE: 1" = 200'



33,713 Sq. Ft.  
0.7739 Acres

EXISTING PUBLIC ROADWAY  
AND PUBLIC UTILITIES  
EASEMENT  
FILED: MARCH 26, 2002  
(BK. A33, PG. 8744)

PROJECTED  
SECTION 3

TRACT A  
LANDS OF  
MASSACHUSETTS  
GENERAL HOSPITAL.  
FILED: JULY 11, 1979  
(A7-111)

TRACT B  
LANDS OF  
MASSACHUSETTS  
GENERAL HOSPITAL  
FILED: JULY 11, 1979  
(A7-111)

IRVING BLVD.

TRACT X-1-A-1-A-1-A-1  
VENTANA RANCH

FILED: JULY 12, 2002  
(2002C-239)

TRACT A-1-C  
VENTANA RANCH

FILED: JANUARY 28, 2003  
(2003C-19)

### CURVE DATA

ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	11°21'12"	29.82'	59.45'	300.00'	59.35'	S04°28'04"E
C2	11°43'20"	28.74'	57.28'	280.00'	57.19'	N04°39'08"W

### TANGENT DATA

ID	BEARING	DISTANCE
T1	N20°59'29"E	144.38'
T2	S00°13'15"W	20.00'
T3	N89°46'18"W	14.25'
T4	S52°53'44"W	178.03'
T5	N88°47'28"W	20.00'
T6	N56°06'54"W	162.77'
T7	N89°47'00"W	124.63'
T8	S89°47'00"E	15.00'
T9	S00°13'00"W	20.00'
T10	S00°13'15"W	95.00'
T11	N89°47'10"W	20.00'
T12	N89°47'00"W	11.00'
T13	S89°47'00"E	161.68'
T14	S56°06'54"E	165.85'
T15	N52°53'44"E	183.86'
T16	S89°46'18"E	21.00'



5-8-03

**Bohannon & Huston**



Courtyard One  
7500 JEFFERSON NE  
Albuquerque  
NEW MEXICO 87109

ENGINEERS PLANNERS PHOTOGRAMMETRISTS  
SURVEYORS SOFTWARE DEVELOPERS

JOB NUMBER 01325

Page: 4 of 5  
06/18/2003 11:48A  
R 17.00 Bk-A57 Pg-8153  
Mary Herrera  
Berr. Co. ERSE

# EXHIBIT "A"

## DESCRIPTION

A twenty-foot wide tract of land situate within the Town of Alameda Grant, in the southeast one-quarter of projected Section 4, Township 11 North, Range 2 East, New Mexico Principal Meridian, Bernalillo County, New Mexico. Said tract being a portion of Tract B as the same is shown and designated on the plat of the LANDS OF MASSACHUSETTS GENERAL HOSPITAL, recorded in the office of the County Clerk of Bernalillo County, New Mexico on July 11, 1979 in Book A7, page 111, and now being more particularly described by New Mexico State Plane Grid Bearings and ground distances as follows:

BEGINNING at the northeast corner of the tract herein described, whence a No. 5 rebar with a survey cap stamped "LS 5823" at the northeast corner of said Tract B bears N20°59'29"E a distance of 144.38 feet; thence along the westerly boundary line of an existing public roadway and public utility easement recorded in the office of the County Clerk of Bernalillo County, New Mexico on March 26, 2002 in Book A33, page 8744.

S00°13'15"W a distance of 20.00 feet; thence,  
N89°46'18"W a distance of 14.25 feet; thence,  
S52°53'44"W a distance of 178.03 feet; thence,  
59.45 feet along the arc of a curve to the right having a radius of 300.00 feet and a chord bearing S04°28'04"E a distance of 59.35 feet; thence,  
N88°47'28"W a distance of 20.00 feet; thence,  
57.28 feet along the arc of a curve to the left having a radius of 280.00 feet and a chord bearing N04°39'08"W a distance of 57.19 feet; thence,

N56°06'54"W a distance of 162.77 feet; thence,  
N89°47'00"W a distance of 124.63 feet; thence,  
N00°13'15"W a distance of 952.00 feet; thence,  
S89°47'00"E a distance of 15.00 feet; thence,  
S00°13'00"W a distance of 20.00 feet; thence,  
N89°47'00"W a distance of 15.00 feet; thence,  
S00°13'15"W a distance of 95.00 feet to the southeast corner of the tract herein described;

thence,  
N89°47'10"W a distance of 20.00 feet to the southwest corner of the tract herein described,  
thence along the westerly boundary line of the tract herein described.

N00°13'15"E a distance of 95.00 feet; thence,  
N89°47'00"W a distance of 15.00 feet; thence,  
N00°13'00"E a distance of 20.00 feet; thence,  
S89°47'00"E a distance of 15.00 feet; thence,  
N00°13'15"E a distance of 952.00 feet; thence,  
N89°47'00"W a distance of 11.00 feet; thence,  
N00°13'00"E a distance of 20.00 feet to the northwest corner of the tract herein described,  
thence along the northerly boundary line of the tract herein described.

S89°47'00"E a distance of 161.68 feet; thence,  
S56°06'54"E a distance of 165.85 feet; thence,  
N52°53'44"E a distance of 183.86 feet; thence,  
S89°46'18"E a distance of 21.00 feet to the point and place of beginning.

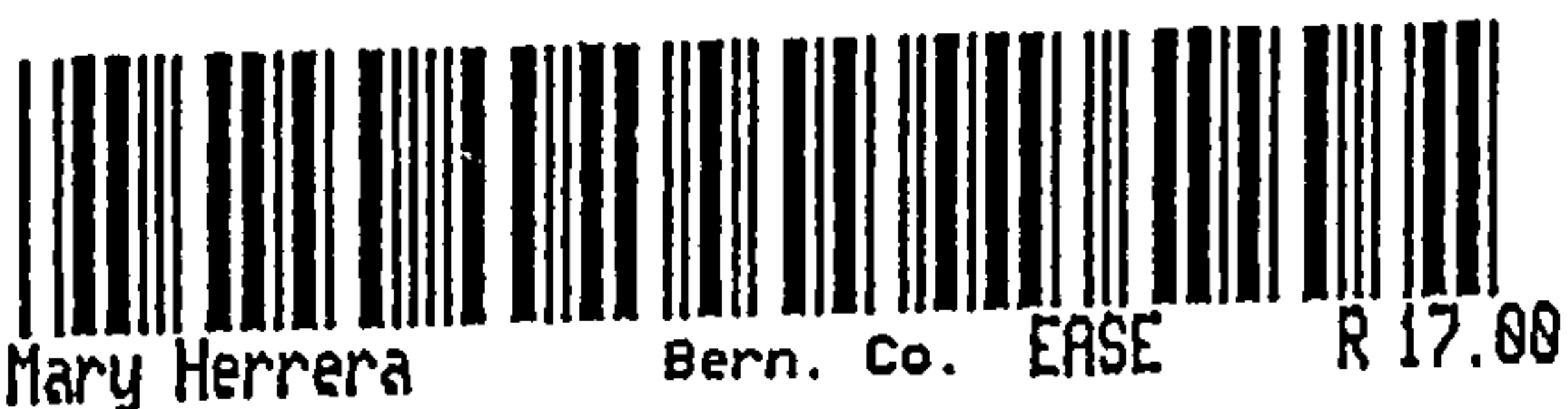
This tract contains 0.7739 of an acre (33,713 square feet), more or less.

## CERTIFICATION

I, Thomas G. Klingenhagen, registered New Mexico Surveyor No. 5978, hereby certify that this site map and description are true and correct to the best of my knowledge and belief.

  
Thomas G. Klingenhagen  
NM Surveyor No. 5978

Date: 5-8-03



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5801327  
Page: 5 of 5  
06/10/2003 11:48A  
Bk-A57 Pg-8153

**Bohannon & Huston**



Courtyard One  
7500 JEFFERSON NE  
Albuquerque  
NEW MEXICO 87109

ENGINEERS PLANNERS PHOTOGRAMMETRISTS  
SURVEYORS SOFTWARE DEVELOPERS



ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS SOFTWARE DEVELOPERS

Courtyard One 7500 JEFFERSON NE Albuquerque NEW MEXICO 87109

**Bohannon & Histon**

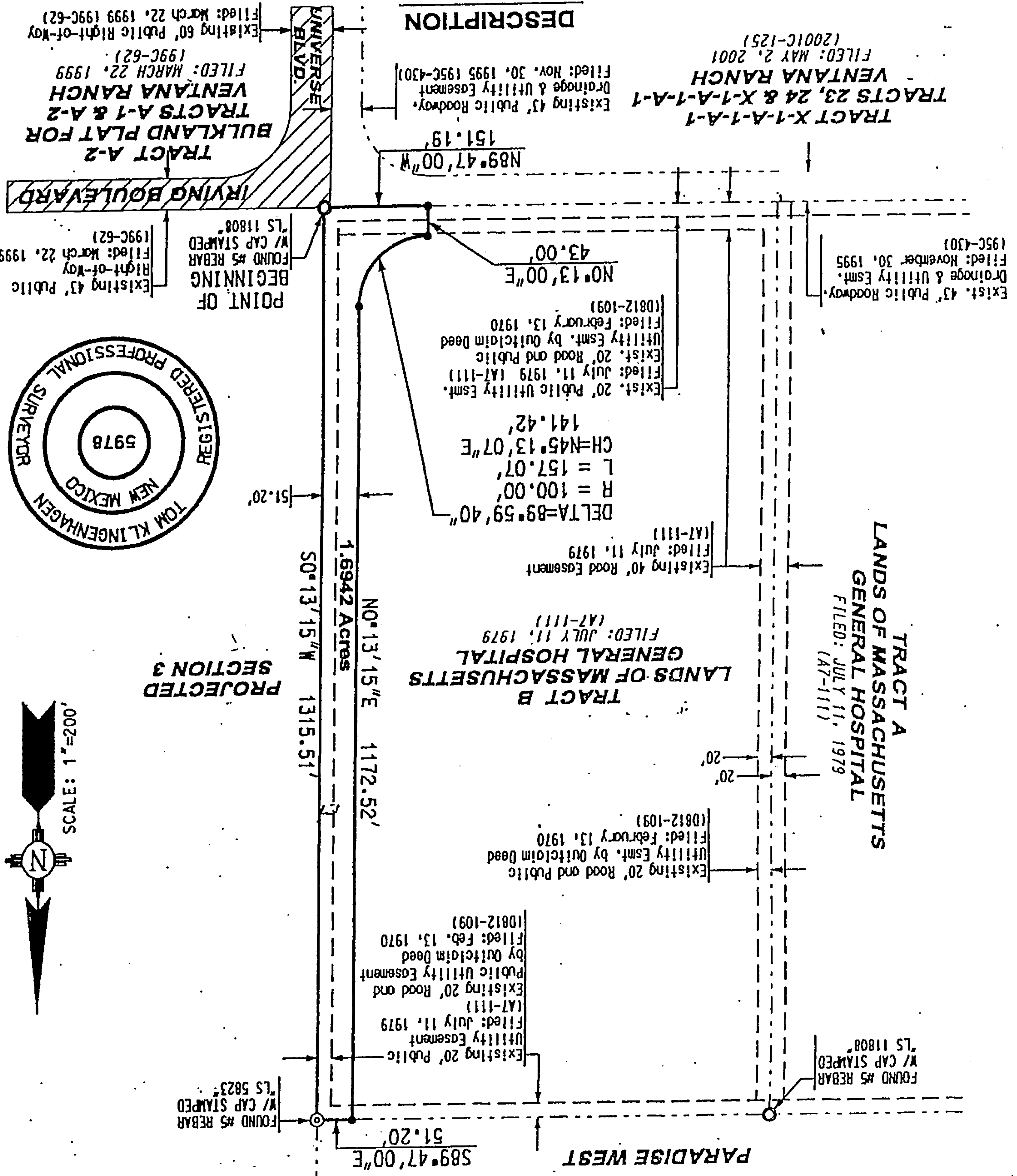
Date: 10-9-01  
 Thomas G. Klingenham  
 NM Surveyor No. 5978

I, Thomas G. Klingenham, registered New Mexico Surveyor No. 5978, hereby certify that the above Site Map and Description are true and correct to the best of my knowledge and belief.

**CERTIFICATION**

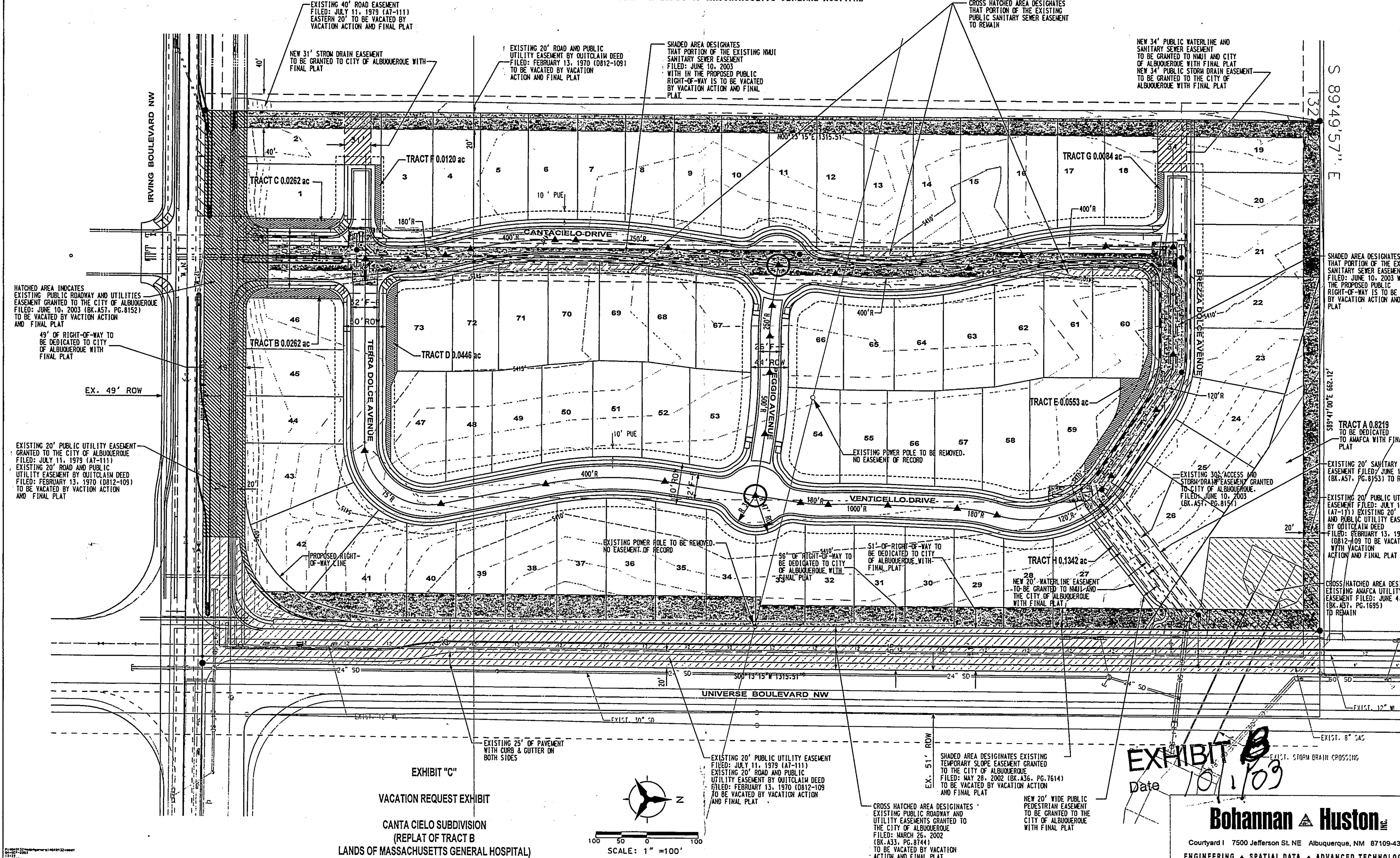
Containing 1.6942 acres, more or less.  
 500°13'15"W a distance of 1315.51 to the point and place of beginning.  
 easterly boundary line of said Tract B.  
 S89°47'00"E a distance of 51.20 feet to the northeast corner of said Tract B; thence along the  
 thence along the said northerly boundary line.  
 N00°13'15"E a distance of 1172.52 feet to a point on the northerly boundary line of said Tract B;  
 N45°13'07"E a distance of 141.42 feet to a point of tangency; thence  
 157.07 feet along the arc of a curve to the left having a radius of 100.00 feet and a chord bearing  
 N00°13'00"E a distance of 43.00 feet; thence  
 along the westerly boundary line of the tract herein described.  
 N89°47'00"W a distance of 151.19 feet to the southwest corner of the tract herein described; thence  
 of said Tract B; thence along the southerly boundary line of Tract B.  
 BEGINNING at a 5/8" rebar with 1-1/4" plastic survey cap stamped "LS 11808" at the southeast corner

of a certain tract of land situate within the Town of Almada Grant, in the southeast one-quarter of projected Section 4, Township 11 North, Range 2 East, New Mexico Principal Meridian, Bernalillo County, New Mexico. Said tract being an easterly portion of Tract B as the same is shown and designated on the plat of the LANDS OF MASSACHUSETTS GENERAL HOSPITAL, recorded in the office of the County Clerk of Bernalillo County, New Mexico on July 11, 1979 in Book AT, page 111, and now being more particularly described by New Mexico State Plane Grid Bearings and ground distances as follows:



**EXHIBIT A**

TRACT A-LANDS OF MASSACHUSETTS GENERAL HOSPITAL



HATCHED AREA INDICATES EXISTING PUBLIC ROADWAY AND UTILITIES EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE FILED: JUNE 10, 2003 (BK. A57, PG. 8152) TO BE VACATED BY VACATION ACTION AND FINAL PLAT

49' OF RIGHT-OF-WAY TO BE DEDICATED TO CITY OF ALBUQUERQUE WITH FINAL PLAT

EXISTING 20' PUBLIC UTILITY EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE FILED: JULY 11, 1979 (A7-111) EXISTING 20' ROAD AND PUBLIC UTILITY EASEMENT BY QUITCLAIM DEED FILED: FEBRUARY 13, 1970 (DB12-109) TO BE VACATED BY VACATION ACTION AND FINAL PLAT

EXISTING 40' ROAD EASEMENT FILED: JULY 11, 1979 (A7-111) EASTERN 20' TO BE VACATED BY VACATION ACTION AND FINAL PLAT

NEW 31' STORM DRAIN EASEMENT TO BE GRANTED TO CITY OF ALBUQUERQUE WITH FINAL PLAT

EXISTING 20' ROAD AND PUBLIC UTILITY EASEMENT BY QUITCLAIM DEED FILED: FEBRUARY 13, 1970 (DB12-109) TO BE VACATED BY VACATION ACTION AND FINAL PLAT

SHADED AREA DESIGNATES THAT PORTION OF THE EXISTING NMI SANITARY SEWER EASEMENT FILED: JUNE 10, 2003 WITH IN THE PROPOSED PUBLIC RIGHT-OF-WAY IS TO BE VACATED BY VACATION ACTION AND FINAL PLAT

CROSS HATCHED AREA DESIGNATES THAT PORTION OF THE EXISTING PUBLIC SANITARY SEWER EASEMENT TO REMAIN

NEW 34' PUBLIC WATERLINE AND SANITARY SEWER EASEMENT TO BE GRANTED TO NMI AND CITY OF ALBUQUERQUE WITH FINAL PLAT NEW 34' PUBLIC STORM DRAIN EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE WITH FINAL PLAT

S 89°49'57" E

589°47'00" E 662.12'

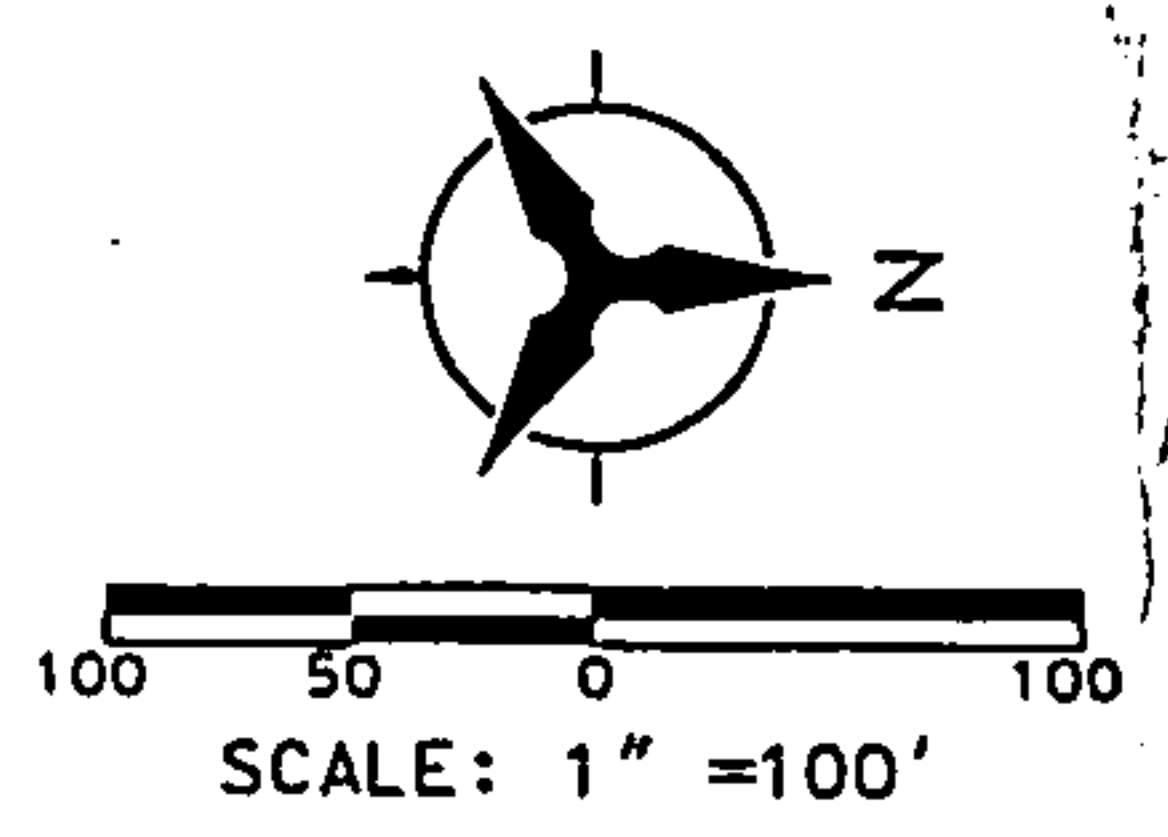
EXISTING 20' SANITARY SEWER EASEMENT FILED: JUNE 10, 20 (BK. A57, PG. 8153) TO REMAIN

EXISTING 20' PUBLIC UTILITY EASEMENT FILED: JULY 11, 19 (A7-111) EXISTING 20' ROAD AND PUBLIC UTILITY EASEMENT BY QUITCLAIM DEED FILED: FEBRUARY 13, 1970 (DB12-109) TO BE VACATED WITH VACATION ACTION AND FINAL PLAT

CROSS HATCHED AREA DESIGNATES EXISTING AMAFCA UTILITY EASEMENT FILED: JUNE 4, 200 (BK. A37, PG. 1695) TO REMAIN

EXHIBIT "C"  
VACATION REQUEST EXHIBIT

CANTA CIELO SUBDIVISION  
(REPLAT OF TRACT B  
LANDS OF MASSACHUSETTS GENERAL HOSPITAL)



EXISTING 20' PUBLIC UTILITY EASEMENT FILED: JULY 11, 1979 (A7-111) EXISTING 20' ROAD AND PUBLIC UTILITY EASEMENT BY QUITCLAIM DEED FILED: FEBRUARY 13, 1970 (DB12-109) TO BE VACATED BY VACATION ACTION AND FINAL PLAT

SHADED AREA DESIGNATES EXISTING TEMPORARY SLOPE EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE FILED: MAY 28, 2002 (BK. A36, PG. 7614) TO BE VACATED BY VACATION ACTION AND FINAL PLAT

CROSS HATCHED AREA DESIGNATES EXISTING PUBLIC ROADWAY AND UTILITY EASEMENTS GRANTED TO THE CITY OF ALBUQUERQUE FILED: MARCH 26, 2002 (BK. A33, PG. 8744) TO BE VACATED BY VACATION ACTION AND FINAL PLAT

NEW 20' WIDE PUBLIC PEDESTRIAN EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE WITH FINAL PLAT

EXHIBIT B  
Date 10/1/09

**Bohannon & Huston**

Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335  
ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
Development Review Board  
August 13, 2003 Comments**

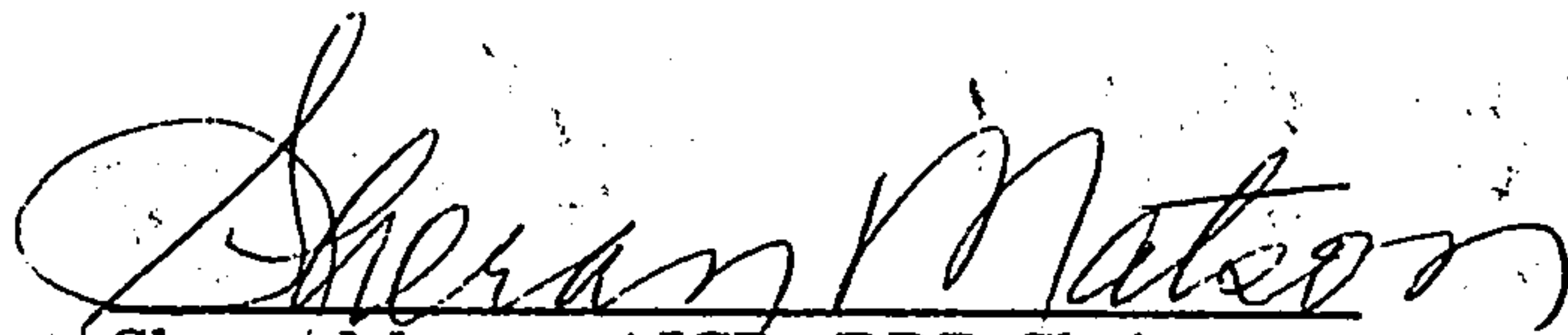
**Item # 21**

**Project # 1002864**

**Application # 03DRB-01302**

**RE: Lands of Massachusetts General Hospital, Tract B**

No adverse comments on the sketch plat.



**Sheran Matson, AICP DRB Chair  
924-3880 Fax 924-3864**



**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: 1002864**

**AGENDA ITEM NO: 21**

**SUBJECT:**

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

**ACTION REQUESTED:**

REV/CMT:(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:

*discussed*

**SIGNED:** Bradley L. Bingham  
 City Engineer/AMAFCA Designee

**DATE:** August 13, 2003



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

Development Review Board Comments

**Project Number:** 1002864  
**Application Number:** 03DRB-01302

**DRB Date:** 8/13/03  
**Item Number:** 21

**Subdivision:** Canta Cielo Subdivision  
Tract B, Lands of Massachusetts General Hospital

**Zoning:** RLT

**Zone Page:** A-9/A-10

**New Lots (or units) :** 73

**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:**

This request will be subject to the following requirements of the City Park Dedication and Development Ordinance:

Prior to sign-off on the final plat, a fee in-lieu of and equal to the value of the required park land dedication for 73 new residential lots will be required. The fee will be based on an estimate of land value to be provided by the City Real Property office. Alternatively, the applicant may submit current appraisal information mutually acceptable to the applicant and the City.

The park development requirement will be met via the payment of a fee prior to issuance of building permit for each new dwelling unit.

**Signed:** 

Christina Sandoval, (PRD)

Phone: 768-5328





# City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

## DEVELOPMENT REVIEW BOARD TRANSPORTATION DEVELOPMENT Standard Comment Sheet

DRB-1002864

Item No. 21

Zone Atlas A-9,10

DATE ON AGENDA 8-13-03

INFRASTRUCTURE REQUIRED (x)YES ( )NO

CROSS REFERENCE: \_\_\_\_\_  
\_\_\_\_\_

### TYPE OF APPROVAL REQUESTED:

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

No.	Comment
<input type="checkbox"/>	The standard street improvements are required on an infrastructure list.
<input type="checkbox"/>	The streets need to meet the requirements of the DPM.
<input type="checkbox"/>	A traffic distribution layout is needed.
<input type="checkbox"/>	Is this site part of the Ventana Ranch agreement? If not, the standard off-site mitigation requirements for this area are needed.

If you have any questions or comments please call Richard Dourte at 924-3990. Meeting notes:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



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

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

**APPLICANT INFORMATION:**

NAME: Las Ventanas Limited Partnership PHONE: 505 856-6419  
 ADDRESS: 10 Tramway Loop NE FAX: \_\_\_\_\_  
 CITY: Albuquerque STATE NM ZIP 87122 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: Landowner  
 AGENT (if any): Bohannon Huston Inc PHONE: 505 823-1000  
 ADDRESS: Courtyard I 7500 Jefferson Street FAX: 505 798-7988  
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: ypadilla@bhinc.com

**DESCRIPTION OF REQUEST:** Sketch Plat Submittal

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 B, Lands of Massachusetts General Hospital Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv. / Addn. Ventana Ranch  
 Current Zoning: R-LT Proposed zoning: R-LT  
 Zone Atlas page(s): A-9/A-10 No. of existing lots: 1 No. of proposed lots: 73  
 Total area of site (acres): 20 acres Density if applicable: dwellings per gross acre: 3.65 dwellings per net acre: 4.33  
 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. 100906649606740125 MRGCD Map No. \_\_\_\_\_  
 LOCATION OF PROPERTY BY STREETS: On or Near: Irving Blvd NW  
 Between: Universe Blvd NW and Rainbow Blvd NW

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): AX-99-9  
2-99-98

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

SIGNATURE [Signature] DATE 8-4-03  
 (Print) Kevin Patton  Applicant  Agent

**FOR OFFICIAL USE ONLY**

Form revised 9/01, 3/03

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>03DRB - 01302</u>	<u>Sketch</u>	<u>S(3)</u>	\$ <u>0</u>
<input type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input 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	Hearing date: <u>Aug 13<sup>th</sup> '03</u>			Total \$ <u>0</u>
<input checked="" type="checkbox"/> F.H.D.P. fee rebate				

[Signature] 8/5/03  
 Planner signature / date

Project # 1002864

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

**SKETCH PLAT REVIEW AND COMMENT**

**YOUR ATTENDANCE IS REQUIRED.**

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

**MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT**

**Your attendance is required.**

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

**Extensions are not reviewed through internal routing.**

Extension of preliminary plat approval expires after one year.

**MAJOR SUBDIVISION FINAL PLAT APPROVAL**

**Your attendance is required.**

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

**MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL**

**Your attendance is required.**

- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies.
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
- Property owner's and City Surveyor's signatures on the Mylar drawing
- Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
- Fee (see schedule)
- 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  
 8-4-03

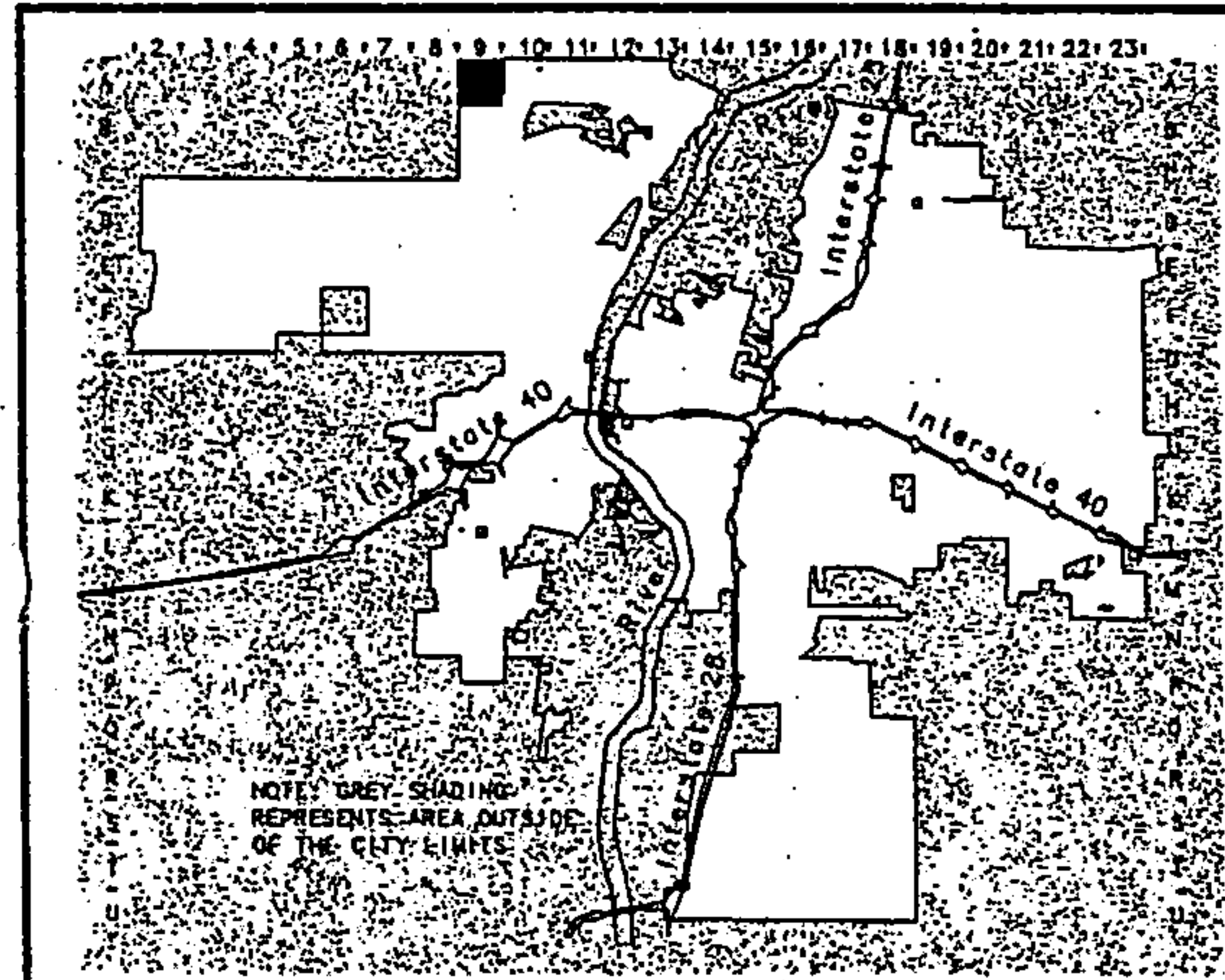
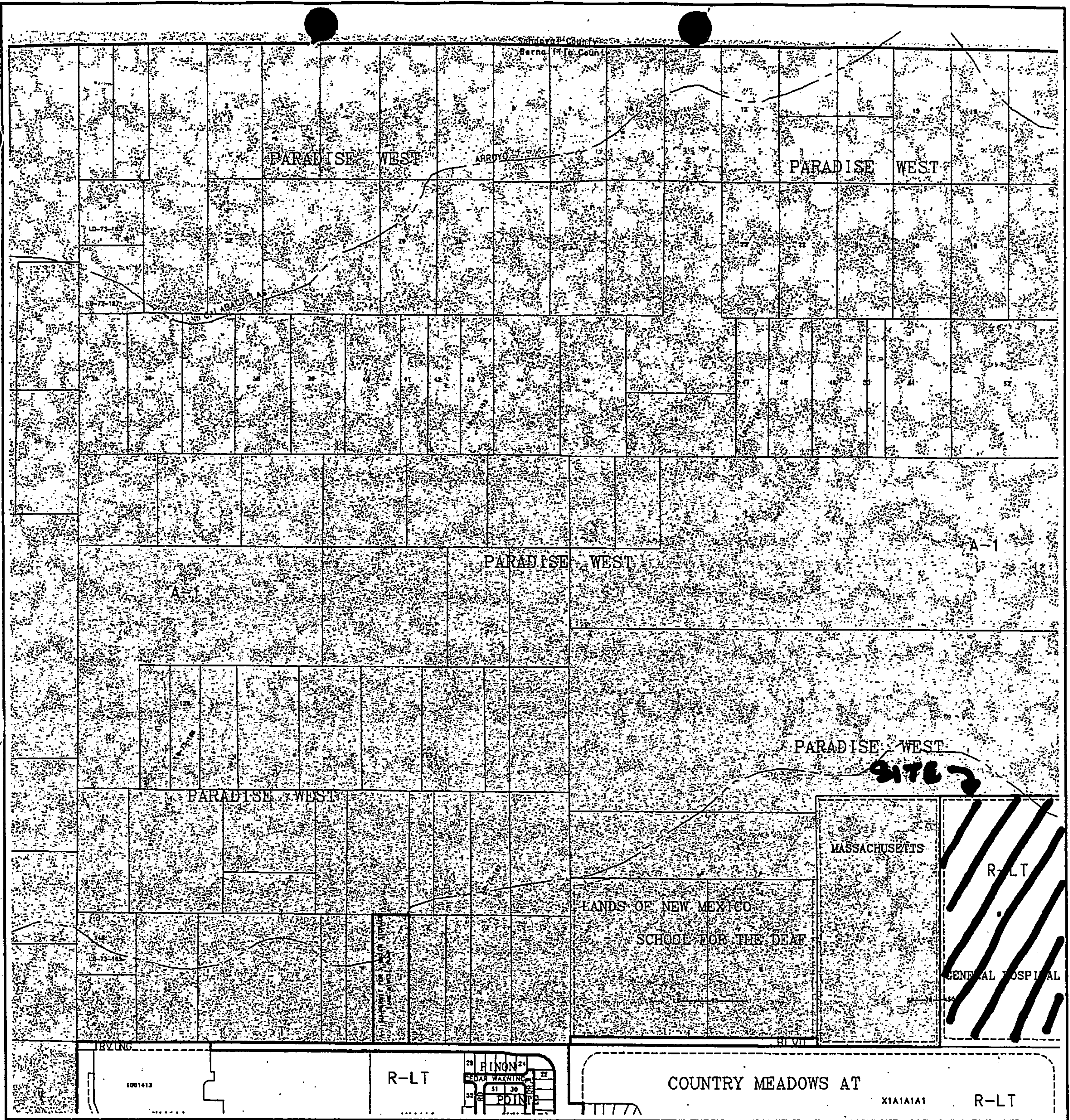


Form revised February 2003

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

Application case numbers  
 03DRB - -01302

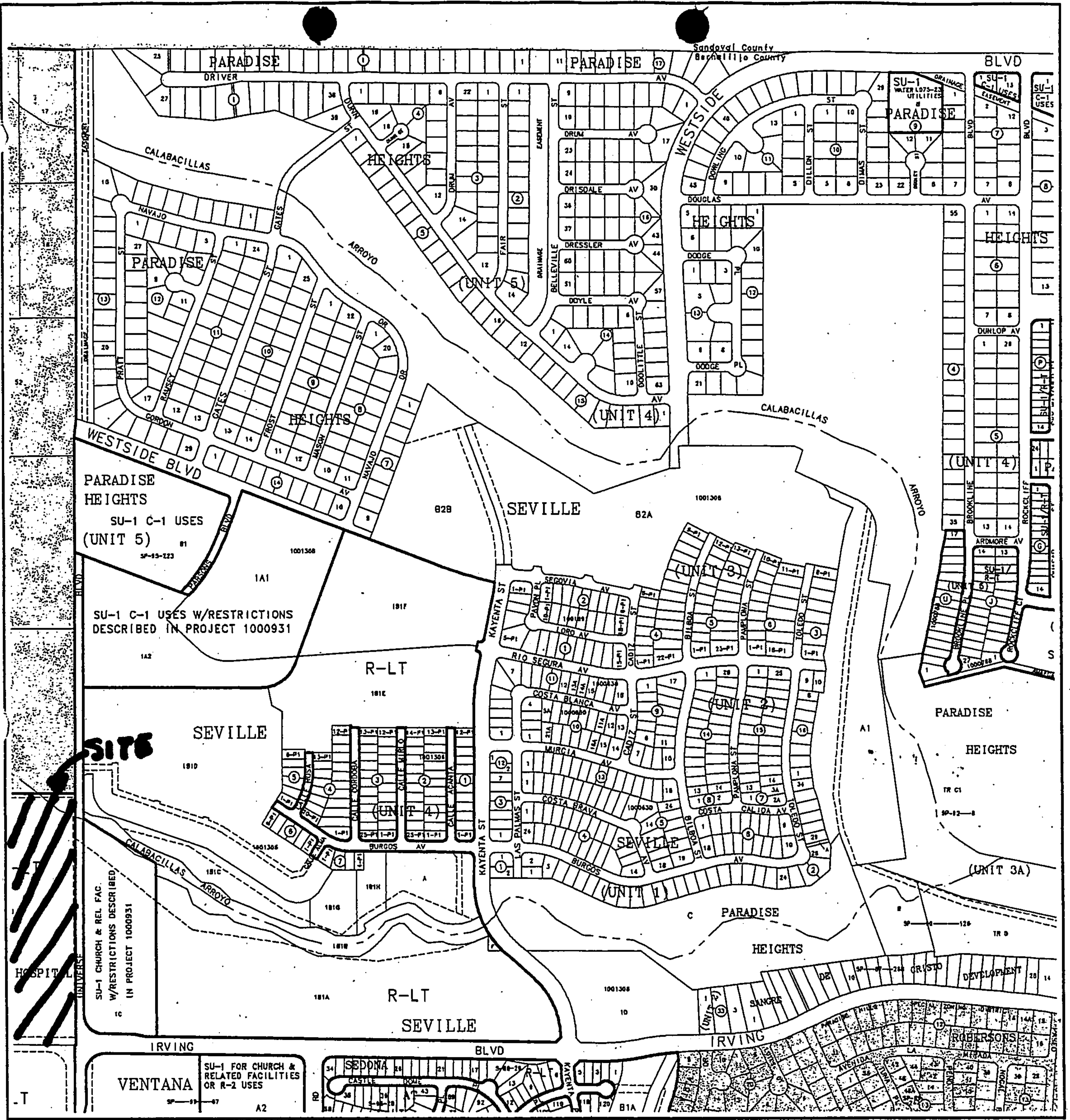
Kevin Patton 8/5/03  
 Planner signature / date  
**Project # 1002864**



  
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**Albuquerque**  
**A**buquerque **G**eographic **I**nformation **S**ystem  
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**Zone Atlas Page**  
**A-9-Z**  
 Map Amended through January 21, 2003



Sandoval County  
Bernalillo County

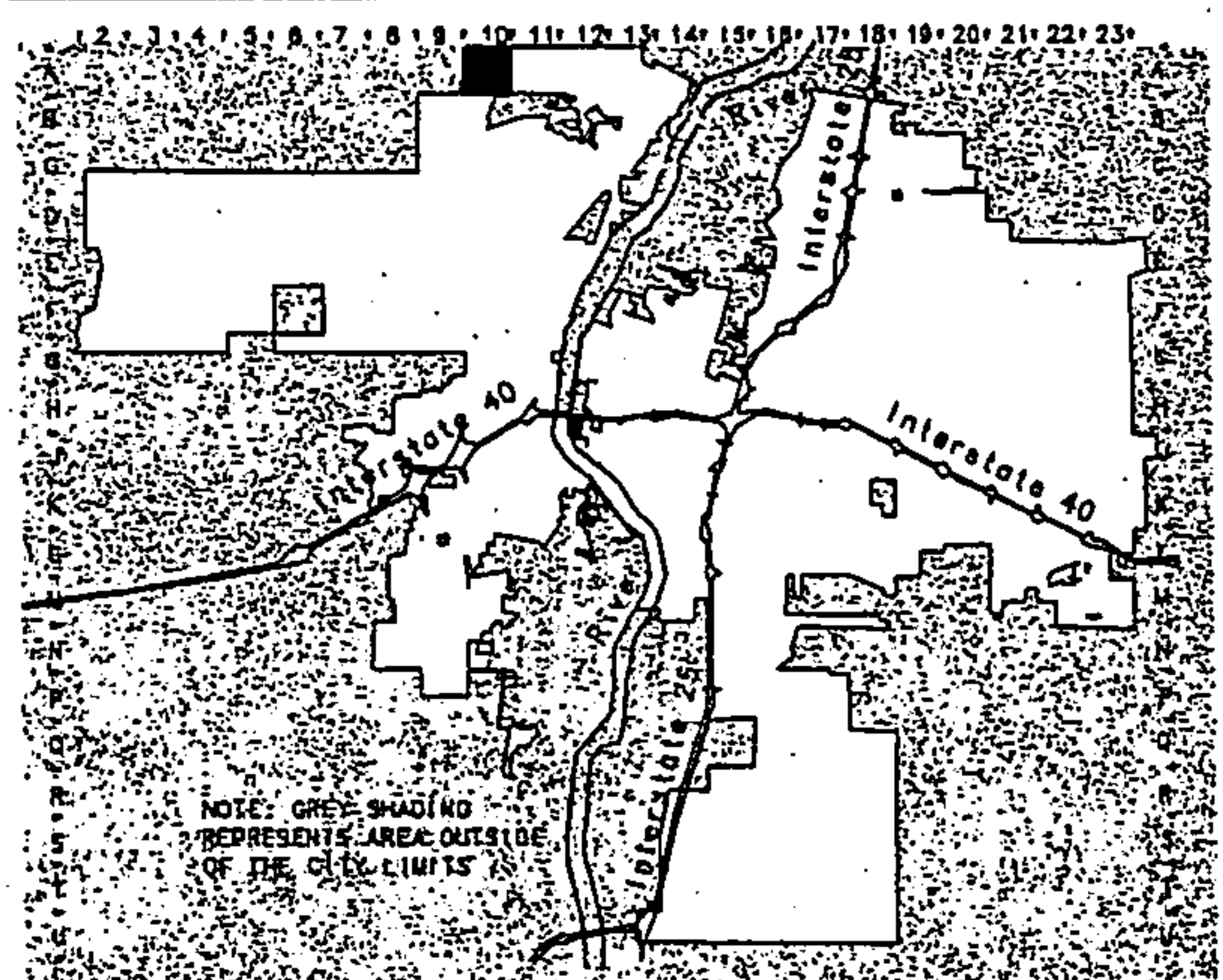
PARADISE HEIGHTS  
SU-1 C-1 USES  
(UNIT 5)  
SP-43-223

SU-1 C-1 USES W/RESTRICTIONS  
DESCRIBED IN PROJECT 1000931

**SITE**

SU-1 CHURCH & REL FAC.  
W/RESTRICTIONS DESCRIBED  
IN PROJECT 1000931

VENTANA  
SU-1 FOR CHURCH & RELATED FACILITIES  
OR R-2 USES



CITY OF  
**Albuquerque**  
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**Zone Atlas Page**  
**A-10-Z**  
Map Amended through January 21, 2003

August 4, 2003

Sheron Matson, Chair  
Development Review Board  
City of Albuquerque  
Albuquerque, New Mexico 87103Re: Sketch Plat Review and Comment  
Tract B, Lands of Massachusetts General Hospital

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.

Proposed is a single-family development consisting of approximately 73, 46'/48'/50' wide x 110' min. depth lots. The subject property consists of approximately 20 acres. Tract B, Lands of Massachusetts General Hospital is located on the northwest corner of Irving Blvd and Universe Blvd and is zoned R-LT.

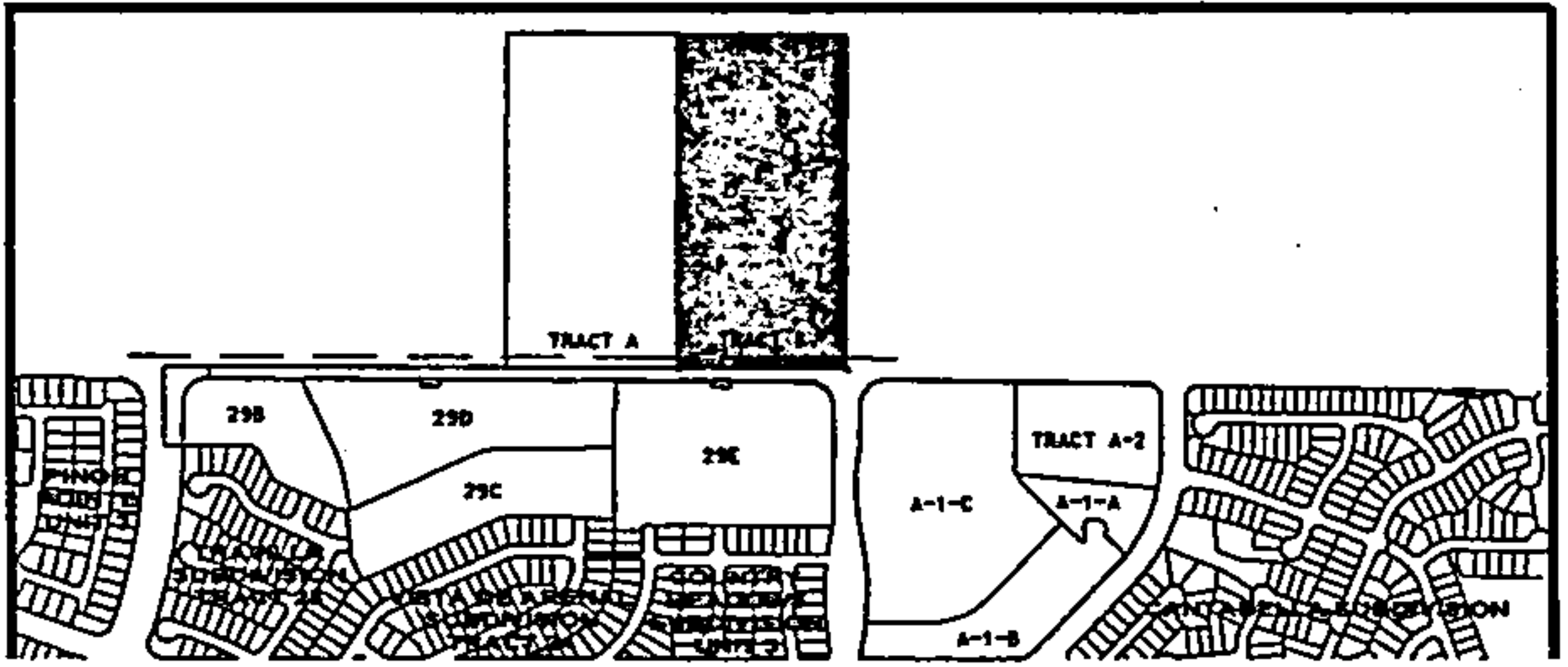
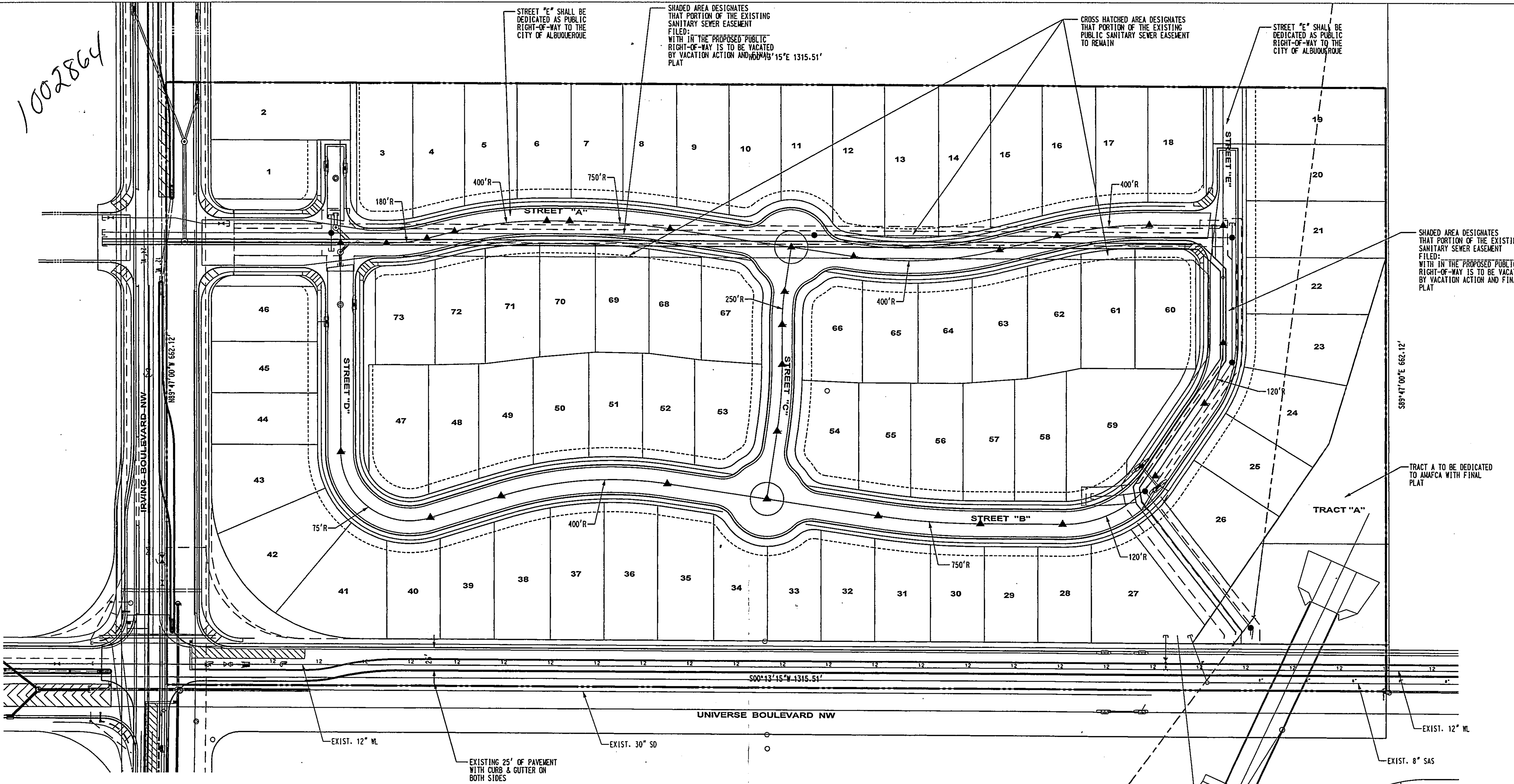
The grading and drainage for this tract will be address in a separate drainage submittal to the City Hydrology department for their review and approval. The storm drain, as well as sanitary sewer, was built with Irving Blvd Construction Plans (CPN 706381) thorough this proposed subdivision to serve this tract as well as Tracts 29C, D, &amp; E at Ventana Ranch downstream. Design of the waterline will be coordinated with Bob Gay of NMUI.

I would appreciate any comments you would have on the enclosed sketch plat and the information I have mentioned above. Please place this item on the DRB Agenda to be heard on August 13, 2003.

Sincerely,

Yolanda Padilla, P.E.  
Project Engineer  
Community Development and Planningyp  
Enclosures

1002864



SKETCH PLAT

**CANTA CIELO SUBDIVISION**

(REPLAT OF TRACT B  
LANDS OF MASSACHUSETTS GENERAL HOSPITAL)

ALBUQUERQUE, NEW MEXICO

AUGUST, 2003

