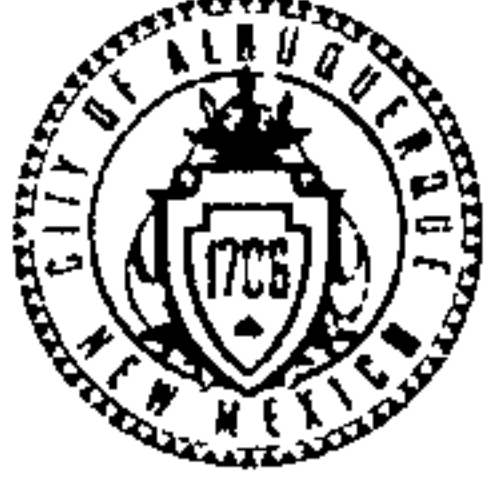


#12



Completed
7/12/04
CS

DRB CASE ACTION LOG (FINAL PLAT)

REVISED 2/5/04

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

DRB Application No.: <u>04DRB-00980 (FP)</u>	Project # <u>1003031</u>
Project Name: <u>EL RANCHO GRANDE UNIT 14</u>	
Agent: <u>Bohannon Huston Inc.</u>	Phone No.: <u>823-1000</u>

Project Number

100 3031

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS) (MASTER DEVELOP. PLAN), was approved on 6/30/04 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.

AGIS ELECTRONIC APPROVAL FORM

DRB Project Case #: 1003031

Subdivision Name: El Rancho Grande Unit 14

Surveyor: Timothy Aldrich

Company/Agent: Bohannon Huston, Inc.

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

Phone: 798-7965 Fax: _____

DXF Received Date: 6/29/2004

Hard-Copy Date: 6/29/2004

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



6/30/04

Approved

Date

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

AGIS Use Only

Copied cov3031 to agiscov on 6/30/2004. Contact person notified on 6/30/2004

#12



DRB CASE ACTION LOG (FINAL PLAT)

REVISED 2/5/04

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

DRB Application No.: **04DRB-00980 (FP)**

Project # **1003031**

Project Name: **EL RANCHO GRANDE UNIT 14**

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 6/30/04 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

100 3031



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

Development Review Board Comments

Project Number: 1003031
Application Number: 04DRB-00980

DRB Date: 6/30/04
Item Number: 12

Subdivision:

El Rancho Grande- Unit 14

Zoning: RLT

Zone Page: N-08

New Lots (or units) : 130

Request for:

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

Parks and Recreation Comments:

The Park dedication requirements were met with the Dedication of a 6+ acre park in El Rancho Grande Unit 17.

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, (DMD)

Phone: 768-3808



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

PLANNING DEPARTMENT DEVELOPMENT AND BUILDING SERVICES HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003031

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 Development Plan |
| (04) Preliminary Plat | (09) Infrastructure List | (14) Other |

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

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

RESOLUTION:

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: June 30, 2004



4
4
4
4
4

**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

June 30, 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.

Adjourned: 11:55 A.M.

B. Changes and/or Additions to the Agenda

C. New or Old Business

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. Project # 1001090

04DRB-00863 Major-Preliminary Plat Approval

04DRB-00864 Minor-Temp Defer SDWK

04DRB-00986 Minor-SiteDev Plan

BldPermit/EPC

04DRB-00985 Minor-SiteDev Plan

BldPermit/EPC

ADVANCED ENGINEERING & CONSULTING LLC agent(s) for NEWMAN HOMES, INC request(s) the above action(s) for all or a portion of Lot(s) 29, 30, 31 &, 32, Block 4, NORTH ALBUQUERQUE ACRES UNIT 3, TRACT 3, TIERRA MORENA SUBDIVISION, zoned SU-2 FOR O-1 & R-T, located on SIGNAL AVE NE, between BARSTOW ST NE and VENTURA AVE NE containing approximately 4 acre(s). [REF: Z-98-87, 01128-00908, 01128-00909] [Russell Brito, EPC Case Planner] (C-20) WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/30/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 6/18/04 THE PRELIMINARY PLAT WAS APPROVED. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.

2. **Project # 1001438**
04DRB-00872 Major-Preliminary Plat
Approval
04DRB-00878 Major-Vacation of Pub
Right-of-Way
04DRB-00874 Minor-Sidewalk Waiver
04DRB-00876 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES, PA agent(s) for ARGUS DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) 349A-1, TOWN OF ATRISCO GRANT UNIT 8, (to be known as **KENSINGTON, UNIT 5**, zoned R-D residential and related uses zone, developing area, located on LADERA DR NW, between OURAY RD NW and ZARZAMORA AVE NW containing approximately 3 acre(s). [REF: 01EPC-01233, 01EPC01557, 01EPC01234, 01EPC01558, 03DRB00079, 04EPC 00149] (H-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/30/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 4/29/04 THE PRELIMINARY PLAT WAS APPROVED. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. 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 AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

3. **Project # 1002196**
04DRB-00873 Major-Preliminary Plat
Approval
04DRB-00877 Minor-Sidewalk Waiver
04DRB-00875 Minor-Temp Defer SDWK

WAYJOHN SURVEYING INC. agent(s) for DRAGON FLY DEVELOPMENT INC. request(s) the above action(s) for all or a portion of Tract(s) 1-B, **TOWN OF ATRISCO GRANT UNIT 6, LOS ANTEPASADOS SUBDIVISION** zoned SU-1 for MH 10 du/net acre special use zone, located on SUNSET GARDENS RD SW, between CORREGIDOR PL SW and SANTA CLARA CEMETERY SW containing approximately 6 acre(s). [REF: DRB-91-385, 02EPC-01356, 03EPC-02048, 04CC-00130] *[Deferred from 6/30/04]*(K-11) **DEFERRED AT THE AGENT'S REQUEST TO 7/14/04.**

4. **Project # 1003235**
04DRB-00879 Major-Preliminary Plat
Approval
04DRB-00880 Minor-Temp Defer SDWK
- MARK GOODWIN & ASSOCIATES, PA agent(s) for ARGUS DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) C, MARIPOSA SQUARE, (to be known as **KENSINGTON, UNIT 6**, zoned R-D residential and related uses zone, developing area, located on 72ND ST NW, between LADERA DR NW and MIAMI RD NW containing approximately 3 acre(s). [REF: DRB94-419, 04EPC-00146, 04EPC-00147] (H-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/30/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 4/28/04 THE PRELIMINARY PLAT WAS APPROVED. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**
5. **Project # 1003477**
04DRB-00853 Major-SiteDev Plan
BldPermit
- SHIVER CONSTRUCTION COMPANY agent(s) for AMERICAN GYPSUM COMPANY request(s) the above action(s) for all or a portion of Lot A, **LAND OF AMERICAN GYPSUM COMPANY**, zoned IP industrial park zone, located on PASEO DEL NORTE NE AND JEFFERSON NE, between TIBURON NE and PASEO DEL NORTE NE containing approximately 55 acre(s). [REF: AX-87-20, Z-87-113] (D-17) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**
6. **Project # 1003483**
04DRB-00881 Major-SiteDev Plan
BldPermit
- SAM PATEL agent(s) for SANTOSH B. MODY request(s) the above action for all or a portion of Lots 17,18 & 19, Tract 4, Block 12, **NORTH ALBUQUERQUE ACRES UNIT B**, zoned SU-2 special neighborhood zone, IP, located on SIGNAL AVE NE, between I-25 NE and SAN PEDRO BLVD NE containing approximately 3 acre(s). [REF: ZA-95-414, DRB-98-273] [*Deferred from 6/30/04*] (C-18) **DEFERRED AT THE AGENT'S REQUEST TO 7/28/04.**

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

TIERRA WEST LLC agent(s) for STH INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) 6C, 12A&B, **PARTITION OF BLACK RANCH**, zoned RA-1, located on COORS BLVD NW, between PASEO DEL NORTE NW and WESTSIDE DR NW containing approximately 68 acre(s). [REF: 03EPC-00300, 03EPC-00301, 04DRB-00217, 04DRB-00360] [*Deferred from 5/19 & 6/9/04 & 6/23/04 & 6/30/04*] (C-13) **DEFERRED AT THE AGENT'S REQUEST TO 7/14/04.**

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.

8. **Project # 1002455**
04DRB-00984 Minor-SiteDev Plan
BldPermit/EPC`

TIMOTHY M. OTT request(s) the above action(s) for all or a portion of Lot(s) 1, **JJ SUBDIVISION**, zoned SU-1 FOR C-1, located on SAN ANTONIO DR NE, between I-25 and SAN PEDRO NE containing approximately 3 acre(s). [REF:03EPC00147, 00148, 03DRB01899, 03DRB00893, 03DRB1654, 1655] [**Debbie Stover, EPC Case Planner**] [*Deferred from 6/30/04*] (E-18) **DEFERRED AT THE AGENT'S REQUEST TO 7/14/04.**

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

INNERCITY DEVELOPMENT CORP agent(s) for DESERT HILLS TREATMENT CENTER request(s) the above action(s) for all or a portion of Tract(s) 22-A, **CORONA DEL SOL**, zoned SU-1 PRD, located on SEQUOIA RD NW, between COORS RD NW and ALAMOGORDO RD NW containing approximately 3 acre(s). [REF: 04EPC00107] [**Makita Hill, EPC Case Planner**] [*Deferred from 6/23/04*](G-11) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

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

BRASHER & LORENZ, INC agent(s) for LEE SMITH request(s) the above action(s) for all or a portion of Tract(s) 264, **TOWN OF ATRISCO GRANT, AIRPORT UNIT**, zoned SU-1 FOR C-3 USES, located on HANOVER RD NW, between 64th STREET NW and COORS BLVD NW containing approximately 5 acre(s). [REF: 04EPC00164, 04EPC00165] **[Makita Hill, EPC Case Planner]** (Deferred from 6/16/04 & 6/23/04) (H-10 & J-10) **SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/30/04 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA. THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

11. **Project # 1002792**
04DRB-00896 Minor-SiteDev Plan Subd
04DRB-00897 Minor-SiteDev Plan
BldPermit

GEORGE RAINHART ARCHITECTS & ASSOCIATES, agent(s) for TRUST OF ALBERT & MARY BLACK (JOHN BLACK), request(s) the above action(s) for all or a portion of Tract(s) 14A & 14B, **BLACK RANCH**, (to be known as **COTTONWOOD CROSSING, PHASE II**), zoned SU-1 FOR C3 (Restaurant w/full service liquor) & SU-1 FOR 0-1, located on COORS BLVD NW, between SEVEN BAR LOOP NW and ALAMEDA BLVD NW containing approximately 10 acre(s). REF: 04DRB-00184, 03DRB-01945, 03DRB-1946, 03DRB-02884, 03DRB017880, 03EPC02037, 03EPC02036, 03EPC02034, 0EPC02035, 3EPC01085, 03EPC01086, 0AA00222] **[Debbie Stover, EPC Case Planner]** (Deferred from 6/16/04) (B-14) **SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD. SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

- 04DRB-00943 Minor-Prelim&Final Plat
Approval

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) 2-A, 2-B, 2-C and 2-D, **COTTONWOOD CROSSING, PHASE II**, zoned SU-1 for C-1 & Restaurant, located on COORS BLVD NW AND SEVEN BAR LOOP NW, containing approximately 6 acre(s). [REF: DRB-94-358, SRP5-98-37, DRB-90-361, DRB-98-61, 03EPC-01085, 03EPC-01086, 03DRB-01780, 03DRB-2084, 04DRB-00184, 04AA-00222, 04DRB-00278] (B-14) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR AMAFCA SIGNATURE.**

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

12. ~~Project # 1003031~~
04DRB-00980 Major-Final Plat Approval
- BOHANNAN HUSTON, INC agent(s) for CURB INC request(s) the above action(s) for all or a portion of **EL RANCHO GRANDE - UNIT 14**, zoned R-LT residential zone, located on GIBSON BLVD SW, between BLAKE RD SW and MESSINA DR SW containing approximately 23 acre(s). [REF: 03DRB01741, 03DRB01742, 03DRB01743, 01744/01745, 01746] (N-8) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR PROPERTY MANAGEMENT'S SIGNATURE AND AGIS DXF FILE.**
13. **Project # 1000933**
04DRB-00979 Minor-Prelim&Final Plat Approval
- BOHANNAN HUSTON INC agent(s) for CENTEX HOMES request(s) the above action(s) for all or a portion of Lot(s) 57, Tract(s) C, **TERRACITA SUBDIVISION**, zoned R-T residential zone, located on SOUTHERN BLVD SE, between TERRA BONITA WAY SE and TERRA BELLA LN SE containing approximately 1 acre(s). [REF: 03DRB01895] (L-21) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO CHECK FOR LISTING OF CURRENT ZONING UNDER SUBDIVISION DATA AND AGIS DXF FILE.**
14. **Project # 1002851**
04DRB-00973 Major-Final Plat Approval
- ABQ ENGINEERING INC agent(s) for INFILL SOLUTIONS request(s) the above action(s) for all or a portion of east 1/2 of Tract(s) 4, ALVARADO GARDENS, (to be known as **LA PLAZA ACEQUIA I SUBDIVISION**, zoned R-2 residential zone, located on CANDELARIA RD NW, between DURANES LATERAL and RIO GRANDE BLVD NW containing approximately 2 acre(s). [REF: 03DRB1637, 03DRB01278] (G-12) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

15. **Project # 1003026**
04DRB-00972 Minor-Final Plat Approval

ABQ ENGINEERING INC agent(s) for INFILL SOLUTIONS request(s) the above action(s) for all or a portion of Lot(s) 2 & 3, ALVARADO GARDENS, (to be known as **LA PLAZA ACEQUIA II SUBDIVISION**, zoned R-LT residential zone, located on CANDELARIA RD NW, between DURANES LATERAL and RIO GRANDE BLVD NW containing approximately 1 acre(s). [REF: 03DRB31712, 03DRB02099] [FinalPlat was Indef. Deferred on 12/31/03 for SIA] (G-12) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

16. **Project # 1003430**
04DRB-00721 Minor-Prelim&Final Plat Approval

ALDRICH LAND SURVEYING INC agent(s) for RONALD L. & JERI J. NASCI request(s) the above action(s) for all or a portion of Lot(s) 14A, Block(s) 3, Unit(s) 1, **CRYSTAL RIDGE**, zoned R-LT, located on BARRETT AVE NW, between LOREN AVE NW and LA CANADA DR NW containing approximately 1 acre(s). [*Deferred from 5/19/04 & 6/2/04*] [REF: DRB 97-298, DRB 98-410] (*Deferred from 6/16/04*) (B-13) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR VACATION EXHIBIT AND FEE SIMPLE LANGUAGE ABOVE THE OWNER'S SIGNATURE ON THE PLAT.**

- 04DRB-00978 Minor-Vacation of Private Easements

ALDRICH LAND SURVEYING, INC. agent(s) for RONALD & JERI NASCI request(s) the above action(s) for all or a portion of Lot(s) 14-A, P-1, Block(s) 3, Unit(s) 1, **CRYSTAL RIDGE**, zoned R-LT residential zone, located on BARRETT AVE NW, between LOREN AVE. NW and LA CANADA DR. NW containing approximately 1 acre(s). [REF:04DRB-00721, DRB-97-298,S-97-88, DRB-98-410,SP-99-17] (B-13) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

17. **Project # 1003507**
04DRB-00968 Minor-Prelim&Final Plat
Approval
- RHOMBUS PA INC. agent(s) for JOSEPH P. MCGEE request(s) the above action(s) for all or a portion of Lot(s) 1-A, Block(s) 8, **FAIRGROUNDS ADDITION**, zoned C-3 heavy commercial zone, located on SAN PEDRO DR SE, between COCHITI RD SE and ACOMA RD SE containing approximately 1 acre(s). *(Deferred from 6/30/04)* (K-18) **DEFERRED AT THE AGENT'S REQUEST TO 7/14/04.**
18. **Project # 1003509**
04DRB-00983 Minor-Prelim&Final Plat
Approval
- SURVEYING CONTROL INC agent(s) for CITY OF ALBUQUERQUE LEGAL DEPT., REAL PROPERTY request(s) the above action(s) for all or a portion of Block(s) 11, **DUKE CITY INDUSTRIAL AREA**, zoned C-3 heavy commercial zone, located on CLAREMONT AVE NE, between WELLESLEY DR NE and RICHMOND DR NE containing approximately 4 acre(s). [REF: Z-92-19] *(Deferred from 6/30/04)* (H-16) **DEFERRED AT THE AGENT'S REQUEST TO 7/14/04.**
19. **Project # 1003469**
04DRB-00891 Minor-Prelim&Final Plat
Approval
04DRB-00892 Minor-Temp Defer SDWK
- RIO GRANDE ENGINEERING agent(s) for ERIMY PROPERTIES, LTD request(s) the above action(s) for all or a portion of Lot(s) 25, 26 & 27, Tract(s) 3, Block(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 9, (to be known as **OAKLAND HEIGHTS SUBDIVISION**) zoned R-D residential and related uses zone, developing area, located on OAKLAND AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 3 acre(s). [REF: 04DRB-00821] *(Deferred from 6/16/04 & 6/23/04 & 6/30/04)* (C-20) **DEFERRED AT AGENT'S REQUEST TO 7/14/04.**

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

20. **Project # 1002779**
04DRB-00959 Minor-Sketch Plat or Plan
- ADVANCED ENGINEERING & CONSULTING agent(s) for JAMES JARAMILLO request(s) the above action(s) for all or a portion of Tract(s) C, **LANDS OF POLO CHAVEZ AND TRACT(S) A-1 & A-2, SAN JOSE TRACT**, zoned A-1 COUNTY, located on AIRPORT DR SW, between DONA BARBARA AVE SW and EDUARDO RD SW containing approximately 9 acre(s). [REF: 03EPC02049, 03EPC01061] (M-11) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
21. **Project # 1003497**
04DRB-00936 Minor-Sketch Plat or Plan
- GENE & DOROTHY DYER request(s) the above action(s) for all or a portion of Lot(s) 7-12, Block(s) 20, **FAIRGROUNDS ADDITION**, zoned C-3 heavy commercial zone, located on DOMINGO RD NE, between SAN PEDRO NE and CALIFORNIA ST NE containing approximately 1 acre(s). (K-18) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
22. **Project # 1003505**
04DRB-00956 Minor-Sketch Plat or Plan
- ELLIOTT SURVEYING agent(s) for ALBUQUERQUE CHRISTIAN CHILDREN'S HOME request(s) the above action(s) for all or a portion of Tract(s) A & B, **ALBUQUERQUE CHRISTIAN CHILDREN'S HOME**, zoned SU-1, located on WINTER HAVEN RD NW, between MONTANO PLAZA DR NW and MONTANO RD NW containing approximately 6 acre(s). (E-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
23. Approval of the Development Review Board Minutes for June 9 and June 16, 2004. **THE MINUTES FOR JUNE 9 AND JUNE 16, 2004 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:55 A.M.

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
Development Review Board
June 30, 2004 Comments**

ITEM # 12

PROJECT # 1003031 APPLICATION # 04-00980

RE: El Rancho Grande, Unit 14/final plat

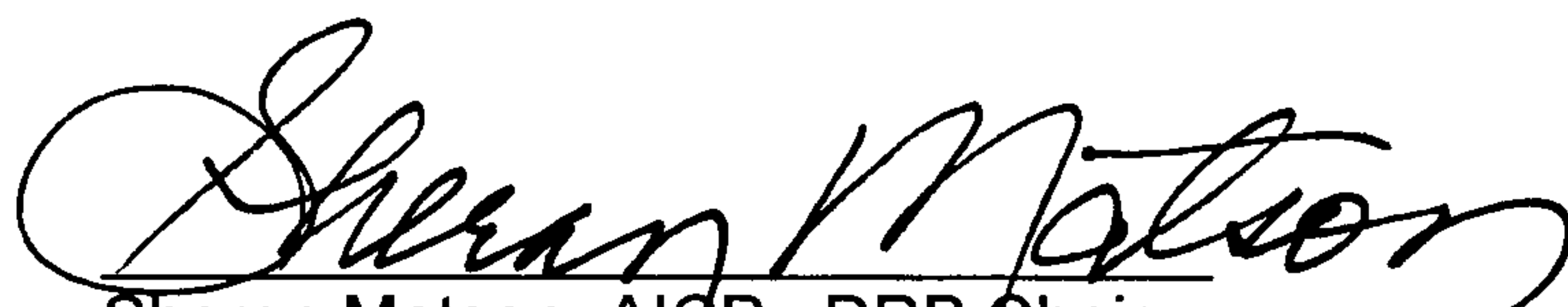
The current zoning should be listed under Subdivision Data on the plat.

This language is missing from the final plat. It should be above the owner's signature.

“Said owners warrant that they hold among them complete & indefeasible title in fee simple to the land subdivided.” OR if single owner: “Said owner warrants that he/she holds complete & indefeasible title in fee simple to the land subdivided.”

Property Management must sign the plat and the AGIS dxf must be approved before Planning signs the final plat.

Planning must file the plat.

A handwritten signature in black ink, reading "Sheran Matson". The signature is written in a cursive style with a large initial "S" and "M".

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

*** TX REPORT ***

TRANSMISSION OK

TX/RX NO	1664	
CONNECTION TEL		97987988
SUBADDRESS		
CONNECTION ID	BOHANNAN HUSTON	
ST. TIME	06/25 11:21	
USAGE T	00'45	
PGS.	2	
RESULT	OK	

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
FAX FORM**

TO: Chris Shottis FAX # 798-7988

PAGES (INCLUDING COVER SHEET) 2

1003031 6/25/02
FROM: Sheran Matson, DRB Chair FAX # 924-3864 PHONE # 924-3880

COMMENTS:

Planning's comments

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
Development Review Board
June 30, 2004 Comments**

ITEM # 12

PROJECT # 1003031 APPLICATION # 04-00980

RE: El Rancho Grande, Unit 14/final plat

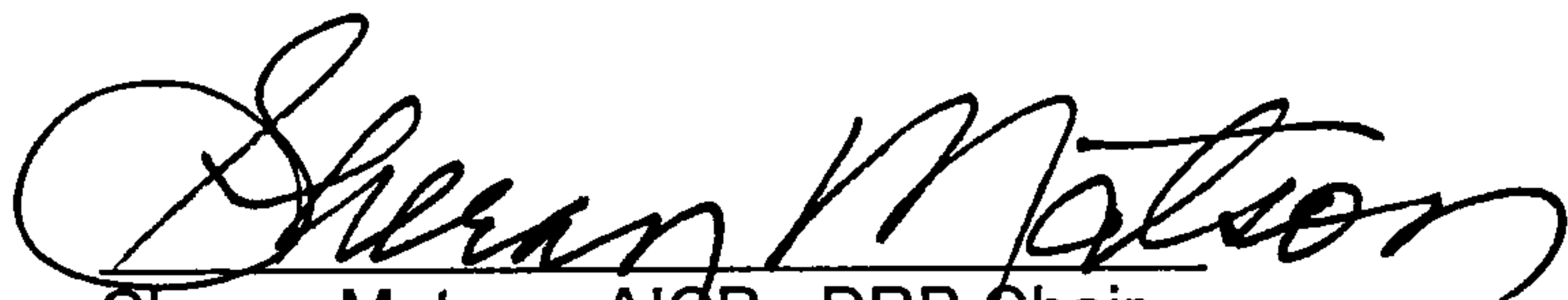
The current zoning should be listed under Subdivision Data on the plat.

This language is missing from the final plat. It should be above the owner's signature.

“Said owners warrant that they hold among them complete & indefeasible title in fee simple to the land subdivided.” OR if single owner: “Said owner warrants that he/she holds complete & indefeasible title in fee simple to the land subdivided.”

Property Management must sign the plat and the AGIS dxf must be approved before Planning signs the final plat.

Planning must file the 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

11-26-03

6. Project # 1003031

03DRB-01741 Major-Preliminary Plat Approval
03DRB-01742 Major-Vacation of Pub Right-of-Way
03DRB-01743 Major-Vacation of Public Easements
03DRB-01744 Minor-Sidewalk Waiver
03DRB-01745 Minor-Temp Defer SDWK
03DRB-01746 Minor-Vacation of Private Easements

BOHANNAN HUSTON INC. agent(s) for CURB INC. request(s) the above action(s) for all or a portion of Tract(s) 14, **EL RANCHO GRANDE, UNIT 14**, zoned R-LT, located on GIBSON BLVD SW, between BLAKE RD SW and MESSINA DR SW, containing approximately 23 acre(s). *[Deferred from 11/5/03]* (N-8, N-9)

At the November 26, 2003, Development Review Board meeting, with the signing of the infrastructure list dated 11/26/03 and approval of the grading plan engineer stamp dated 11/21/03 the preliminary plat was approved.

The Vacations were 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.

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

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

If you wish to appeal this decision, you must do so by December 11, 2003, in the manner described below.

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

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

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

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


Sheran Matson, AICP, DRB Chair

cc: Curb Inc., 6301 Indian School Rd NE, 87110
Bohannon Huston Inc., 7500 Jefferson NE, 87109
Bokay Construction Inc., 5905 Azuelo NW, 87120
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: 1003031 AGENDA#: 6 DATE: 11.26.03

1. Name: Pam Thies Address: BH 7500 Jefferson Zip: 87109

2. Name: Rick Beltramo Address: " Zip: "

3. Name: Rick Squires Address: Carb, Inc 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: 1003031

AGENDA ITEM NO: 6

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 11-21-03 is on file for Preliminary Plat approval.
 An approved infrastructure list is required for Preliminary Plat approval.

RESOLUTION:

Signal 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: November 26, 2003



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

November 5, 2003 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: 1:15 P.M.

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

1. **Project # 1000922**
03DRB-01725 Major-Bulk Land Variance
03DRB-01726 Major-Vacation of Pub
Right-of-Way
03DRB-01727 Major-Vacation of Public
Easements
03DRB-01728 Minor-Prelim&Final Plat
Approval
- WILSON & COMPANY agent(s) for LEGACY SUSTAINABLE DEVELOPMENT, request(s) the above action(s) for all or a portion of **VOLCANO CLIFFS SUBDIVISION, UNIT 20**, LOTS 1-30, BLOCK 1, LOTS 1-38, BLOCK 2, LOTS 1-62, BLOCK 3, LOTS 1-14, BLOCK 4 AND LOTS 1-22, BLOCK 5 AND **VOLCANO CLIFFS SUBDIVISION, UNIT 21**, ALL BLOCKS AND LOTS AND **VOLCANO CLIFFS SUBDIVISION, UNIT 23**, LOTS 1-10, BLOCK 1, LOTS 1-13, BLOCK 2, LOTS 1-21, BLOCK 3, LOTS 1-51, BLOCK 4, LOTS 1-27, BLOCK 5, LOTS 1-6, BLOCK 6, LOTS 1-28, BLOCK 7 AND LOTS 1-7, BLOCK 8 AND **VOLCANO CLIFFS SUBDIVISION, UNIT 27**, LOTS 16-18 AND 22, BLOCK 2, LOTS 1-8, BLOCK 4 AND LOTS 1-7, BLOCK 5, (to be known as **LA CUENTISTA SUBDIVISION**) zoned R-1, located on the east and west sides of Unser Blvd NW (Kimmick) between Urraca NW and Calle Norteña NW, containing approximately 237 acres. [REF: DRB-97-78, V-97-116, 02DRB-01783, 02DRB-01785] (C-10/11 & D-10/11) **COMMENTS WERE GIVEN.**

2. **Project # 1002565**
03DRB-01733 Major-Preliminary Plat
Approval
03DRB-01730 Minor-SiteDev Plan
Subd/EPC
03DRB-01731 Minor-SiteDev Plan
BldPermit/EPC
03DRB-01732 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for LOS GRIEGOS DEVELOPMENT, LLC request(s) the above action(s) for Lots 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 ST NW and the GRIEGOS DRAIN containing approximately 5 acre(s). [REF: 03EPC 00506, 00505, 00509] [**Simon Shima, EPC Case Planner**] (F-13) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 11/5/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 9/19/03 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITION: THE SITE DISTANCE AT CAMINO CAPILLA NW AND GRIEGOS NW WILL BE CORRECTED. THE SITE PLAN FOR SUBDIVISION AND THE SITE PLAN FOR BUILDING PERMIT WERE APPROVED AND SIGNED OFF BY THE BOARD. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

3. **Project # 1002775**
03DRB-01703 Major-Vacation of Pub
Right-of-Way

KEVIN & MARY MURTAGH request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, Block(s) 39, **PEREA ADDITION**, zoned SU-2 TH, located on GRANITE (SOUTH PORTION) NW, between 12TH ST NW and 13TH ST NW containing approximately .16 acre(s). [REF: 03DRB-01042 (SK)] (J-13) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

4. **Project # 1000875**
03DRB-01747 Major-Preliminary Plat
Approval
03DRB-01748 Minor-Temp Defer SDWK

COMMUNITY SCIENCES CORPORATION agent(s) for FINELAND LLC & KB HOME NM request(s) the above action(s) for all or a portion of Tract(s) F & E, FINELAND DEVELOPMENT, (to be known as **CRESTVIEW SUBDIVISION**) zoned SU-1 for R-2, located on MCMAHON BLVD NW, between UNSER BLVD NW and TUSCANY DR NW containing approximately 11 acre(s). [REF: 03EPC-01095, 100875, 100898] *[Deferred from 11/5/03]* (A-11) **DEFERRED AT THE AGENT'S REQUEST TO 11/12/03.**

5. **Project # 1003029**
03DRB-01734 Major-Bulk Land Variance
03DRB-01735 Minor-Prelim&Final Plat
Approval

ALDRICH LAND SURVEYING, INC. agent(s) for CURB, INC. request(s) the above action(s) for all or a portion of Tract(s) 14, 15 & 16, **EL RANCHO GRANDE SUBDIVISION**, and Tract(s) A-2, ROSNER TRACT, Tract(s) 4-A, SALAZAR-DAVIS TRACTS AND TRACTS 32H-1-A, 33C-1-B & 4-A-1, LANDS OF CURB INC., zoned R-LT, located on GIBSON BLVD SW, between MESSINA DR SW and 98TH ST SW containing approximately 62 acre(s). [REF: 1002516, 03DRB-00331, 03DRB-00332, 1001594, 02DRB-01621, 02DRB-01622, 02DRB-01623] (N-8/N-9) **THE BULK LAND VARIANCE WAS APPROVED. PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO PLANNING FOR THE 15-DAY APPEAL PERIOD.**

6. ~~Project # 1003031~~
03DRB-01741 Major-Preliminary Plat Approval
03DRB-01742 Major-Vacation of Pub Right-of-Way
03DRB-01743 Major-Vacation of Public Easements
03DRB-01744 Minor-Sidewalk Waiver
03DRB-01745 Minor-Temp Defer SDWK
03DRB-01746 Minor-Vacation of Private Easements

BOHANNAN HUSTON INC. agent(s) for CURB INC. request(s) the above action(s) for all or a portion of Tract(s) 14, **EL RANCHO GRANDE, UNIT 14**, zoned R-LT, located on GIBSON BLVD SW, between BLAKE RD SW and MESSINA DR SW, containing approximately 23 acre(s). *[Deferred from 11/5/03]* (N-8, N-9) **DEFERRED AT THE AGENT'S REQUEST TO 11/26/03.**

7. **Project # 1003030**
03DRB-01738 Major-Vacation of Pub Easements
03DRB-01737 Major-Preliminary Plat Approval
03DRB-01739 Minor-Sidewalk Waiver
03DRB-01740 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC. agent(s) for CURB INC. request(s) the above action(s) for all or a portion of Tract(s) 15, **EL RANCHO GRANDE SUBDIVISION, UNIT 15**, zoned R-LT, located on GIBSON BLVD SW, between BLAKE RD SW and MESSINA DRIVE SW containing approximately 23 acre(s). *[Deferred from 11/5/03]* (N-8, N-9) **DEFERRED AT THE AGENT'S REQUEST TO 11/26/03.**

8. **Project # 1002971**
03DRB-01567 Major-Vacation of Public Easements
03DRB-01568 Major-Vacation of Public Easements
03DRB-01569 Major-Vacation of Public Easements
03DRB-01570 Minor-Vacation of Private Easements
03DRB-01566 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST agent(s) for WEFCO PARTNERS request(s) the above action(s) for all or a portion of Tract(s) 4B, 4-A-1, 5-B-1 and 5-B-2, **V. E. BARRETT SUBDIVISION AND LANDS OF WEFCO**, zoned C-2 community commercial zone, located on CENTRAL AVE SW, between UNSER BLVD SW and 86TH ST SW containing approximately 15 acre(s). [REF: V-79-19, V-88-3, V-86-58] *[Deferred from 10/15/03 & 11/5/03]* (K-10) **DEFERRED AT THE AGENT'S REQUEST TO 11/19/03.**

03DRB-01692 Minor-SiteDev Plan Subd

DENISH KLINE ASSOCIATES INC agent(s) for WEFCO PARTNERS INC request(s) the above action(s) for all or a portion of Tract(s) 4-B, 4-A-1, 5-B-1 AND 5-B-2, **BARRETT SUBDIVISION, LANDS OF WEFCO**, zoned C-2 community commercial zone, located on CENTRAL AVE SW, between UNSER BLVD SW and 86TH ST SW containing approximately 15 acre(s). [REF: V-88-3, 03DRB-01567, 03DRB-01568, 01569, 03DRB-01566, 01570] *[Deferred from 10/15/03 & 11/5/03]* (K-10) **DEFERRED AT THE AGENT'S REQUEST TO 11/19/03.**

9. **Project # 1002928**
03DRB-01532 Major-Preliminary Plat Approval
03DRB-01534 Minor-Temp Defer SDWK
03DRB-01536 Minor-Sidewalk Waiver

BOHANNAN HUSTON, INC. & DENISH-KLINE ASSOCIATES, agent(s) for THE TRAILS, LLC request(s) the above action(s) for all or a portion of **Tract(s) D** (to be known as **TAOS @ THE TRAILS**, The Trails (a portion of Tract 4, Black Ranch) zoned R-D residential and related uses zone, developing area, located on RAINBOW BLVD NW, between PASEO DEL NORTE BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). REF: 03DRB-01429 (SK)] *[Deferred from 10/8/03 & 11/5/03]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 11/19/03.**

10. **Project # 1002929**
03DRB-01531 Major-Preliminary Plat Approval
03DRB-01533 Minor-Temp Defer SDWK
03DRB-01535 Minor-Sidewalk Waiver
- BOHANNAN HUSTON INC. & DENISH - KLINE ASSOCIATES, agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) C (to be known as **SANTA FE @ THE TRAILS**) The Trails (portion of Tract 4, Black Ranch) zoned R-D, located on RAINBOW BLVD NW, between PASEO DEL NORTE BLVD NW and UNIVERSE BLVD NW containing approximately 17 acre(s). [Deferred from 10/8/03 & 11/5/03] (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 11/19/03.**
11. **Project # 1001656**
03DRB-01591 Major-Bulk Land Variance
03DRB-01592 Minor-Prelim&Final Plat Approval
- SANTIAGO ROMERO JR. agent(s) for CITY OF ALBUQUERQUE, LINDA ADAMSKO request(s) the above action(s) for all or a portion of Tract(s) O & N, **DOUBLE EAGLE AIRPORT II**, zoned SU-1 special use zone, AIRPORT & RELATED FACILITIES, located NORTHWEST OF DOUBLE EAGLE AIRPORT NW, containing approximately 591 acre(s). [REF: 01EPC-01875, 03EPC-00915 & 16] [Deferred from 10/22/03] (C-4 & D-4) **BULK LAND VARIANCE WAS APPROVED. THE PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO PLANNING FOR AMAFCA SIGNATURE AND AGIS DXF FILE AND 15-DAY APPEAL PERIOD.**
12. **Project # 1002960**
03DRB-01537 Major-Preliminary Plat Approval
03DRB-01538 Major-Vacation of Pub Right-of-Way
03DRB-01539 Major-Vacation of Public Easements
03DRB-01540 Minor-Temp Defer SDWK
03DRB-01541 Minor-Sidewalk Waiver
- MARK GOODWIN & ASSOCIATES, agent(s) for WESTLAND DEVELOPMENT CO., INC request(s) the above action(s) for all or a portion of Tract(s) J-2-A (to be known as **SUNDORO SOUTH, UNITS 1, 2 & 3**) WESTLAND NORTH SUBDIVISION, zoned SU-2 / R-LT, located on 98TH ST NW, between I-40 NW and LADERA DR NW containing approximately 35 acre(s). [Deferred from 10/8/03, 10/22/03 & 11/5/03] (J-8) **DEFERRED AT THE AGENT'S REQUEST TO 11/26/03.**

13. **DRB-97-165**
V-97-507

Tierra West Development Management Services, agents for Tim Eichenberg, request **Vacation (voiding) of Public Power Line Easement, Site Development Plan Final Sign Off (for EPC) plus Sketch Plat Review and Comment** for Tracts B and C, Blocks 2 and 7, **WELLS SANDIA MANOR**, zoned SU-1/PRD (City) and located on Trimble Blvd NE and Camino de la Sierra NE between I-40 and Arcadia Rd NE containing approximately 4.90 acres. [FIRST TIME ON THE AGENDA 5/6/97] [Z-96-25] DEFERRED FROM 5/24/00, DEFERRED AT THE AGENT'S REQUEST FROM 7/26/00 TO 9/13/00 TO WORK WITH STATE HIGHWAY DEPARTMENT WHICH HAS BEEN AN ONGOING PROCESS SINCE 5/6/97] [DEFERRED AT THE AGENT'S REQUEST FROM 9/13/00 TO 9/20/00 TO WORK WITH THE STATE HIGHWAY DEPARTMENT, DEFERRED AT THE APPLICANT'S REQUEST FOR ONE-YEAR FROM 11/8/00 TO 11/7/01] [DEFERRED AT THE AGENT'S REQUEST FOR ONE-YEAR FROM 11/7/01 TO 11/6/02] [DEFERRED AT THE AGENT'S REQUEST FOR ONE-YEAR FROM 11/6/02 TO 11/5/03] [Deferred from 11/5/03] (L-23) **DEFERRED AT THE AGENT'S REQUEST TO 1/7/04.**

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.

THERE ARE NO SITE PLANS THIS WEEK. . . .

MINOR PLATS, FINAL (MAJOR) PLATS, AMENDED PLATS

14. **Project # 1000296**
03DRB-01866 Minor-Ext of SIA for Temp
Defer SDWK
- BOHANNAN HUSTON INC. agent(s) for ALTURA WEST LTD., CO. request(s) the above action(s) for all or a portion of **Tract(s) E, OXBOW VILLAGE SUBDIVISION**, zoned SU-3, located on OXBOW DR NW, between OXBOW VILLAGE LANE NW and COORS BLVD NW (G-11) **A TWO-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**
- 03DRB-01867 Minor-Ext of SIA for Temp
Defer SDWK
- BOHANNAN HUSTON INC. agent(s) for ALTURA WEST, LTD., CO. request(s) the above action(s) for all or a portion of **Tract(s) B-1, OXBOW PARK**, zoned SU-3, located on ST. JOSEPH DR NW, between COORS BLVD and ALAMAGORDO DR NW containing approximately 12 acre(s). [REF: 02500 00234, 02400-00544] (G-11) **A TWO-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**
15. **Project # 1002525**
03DRB-01852 Minor-Final Plat Approval
- JEFF MORTENSEN & ASSOCIATES, INC., agent(s) for HOECH REAL ESTATE CORPORATION, request(s) the above action(s) for all or a portion of Lot(s) 10-23, Block(s) 19, (to be known as **VINEYARD COURT ESTATES**) NORTH ALBUQUERQUE. ACRES, UNIT 3, TRACT 3, Block(s) 19, zoned R-D residential and related uses zone, developing area, located on HOLLY AVE NE, between VENTURA ST NE and HOLBROOK ST NE containing approximately 14 acre(s). [REF: 03DRB-00367 thru 00370, 02EPC-01353 & 01354] (C-20) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR APPROVAL OF DESIGN ELEVATIONS AND CROSS SECTIONS OF PERIMETER WALLS BY THE DRB CHAIR.**

16. **Project # 1001396**
03DRB-01860 Minor-Extension of Preliminary Plat
- MARK GOODWIN & ASSOCIATES, agent(s) for VISTA DEL NORTE DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Tract(s) T-2-B, **VISTA DEL NORTE**, zoned R-LT residential zone, located on VISTA DEL NORTE DR NE, between VISTA MONTE DR NE and LAS LOMITAS DR NE containing approximately 13 acre(s). [REF: 02DRB-01871 EPP, 1000533, DRB-98-374, Z-95-73] (D-16) **A ONE YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED WITH CONDITION: PRIOR TO FINAL PLAT, ADEQUATE ACCESS NEEDS TO BE PROVIDED IN ACCORDANCE WITH THE TIS (TRAFFIC IMPACT STUDY) AND ALL AMENDMENTS TO THAT STUDY. THIS APPROVAL INCLUDES EXTENSION OF THE INFRASTRUCTURE LIST DATED 1/2/02.**
17. **Project # 1002243**
03DRB-01856 Minor-Final Plat Approval
- MARK GOODWIN & ASSOCIATES, agent(s) for MOR LAND INC. request(s) the above action(s) for all or a portion of Tract(s) 463, **TOWN OF ATRISCO GRANT, UNIT 7**, zoned R-D residential and related uses zone, developing area, 9 DU/AC, located on 82ND ST SW, between SAGE RD SW and SAN YGNACIO RD SW containing approximately 5 acre(s). [REF: 02EPC-01460, 02DRB-01828, 03DRB-00121 PP] (L-10) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**
18. **Project # 1001999**
03DRB-01871 Minor-Prelim&Final Plat Approval
- ADVANCED ENGINEERING & CONSULTING, LLC agent(s) for FRANCISCO L. MELENDEZ request(s) the above action(s) for all or a portion of Lot(s) 13-A & 14-A, **RAYNOLDS ADDITION**, zoned SU-2 special neighborhood zone, MFR, located on 11TH ST SW, between SILVER AVE SW and GOLD AVE SW containing approximately 0.1625 acre(s). [REF: ZA-94-76, 02ZHE-00937 (1002035), 02DRB-01614 (P&F)] (K-13) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

19. **Project # 1001825**
03DRB-01809 Minor-Prelim&Final Plat
Approval

PRECISION SURVEYS INC. agent(s) for YOUTH DEVELOPMENT INC., request(s) the above action(s) for all or a portion of Lot(s) 1-4 and north portion of Lot(s) 15, Block(s) 15, **FRANCISCO ARMIJO Y OTERO ADDITION**, zoned SU-3, located on 1st St NW between ROMA NW AND GRAND NW, containing approximately .5998 acre(s). [Listed under Project #1003056 in error] [REF: ZA-85-81, V-86-121, 02400-00448, 02DRB-01557] *[Deferred from 10/29/03]* (J-14) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

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

20. **Project # 1003084**
03DRB-01859 Minor-Sketch Plat or Plan

MARCELA CASTILLO request(s) the above action(s) for all or a portion of Lot(s) 3, Block(s) 7, **BROADWAY PLACE EXTENSION**, zoned SU-2 special neighborhood zone, MR, located on WHEELER AVE SE and SAN JOSE AVE SE containing approximately .135 acre(s). (M-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

21. **Project # 1003085**
03DRB-01863 Minor-Sketch Plat or Plan

GEORGE L. CARRUTHERS agent(s) request(s) the above action(s) for all or a portion of Lot(s) B, **PLAT OF LOTS A & B, LANDS OF CARRUTHERS**, zoned RT, located on OLD TOWN ROAD NW, between 17th ST NW and 19th ST NW containing approximately .275 acre(s). (J-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

22. **Project # 1003088**
03DRB-01870 Minor-Sketch Plat or Plan
- WAYJOHN SURVEYING INC. agent(s) for DAVID DUNAWAY & NINA WALLERSTEIN request(s) the above action(s) for the East ½, Tract 40, **ALVARADO GARDENS, UNIT 2**, zoned RA-2 - W7, located on CAMPBELL RD NW, between RIO GRANDE BLVD NW and GLENWOOD RD NW containing approximately 2 acre(s). (G-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
23. **Project # 1002778**
03DRB-01868 Minor-Sketch Plat or Plan
- BOHANNAN HUSTON INC. agent(s) for VENTANA WEST LLC request(s) the above action(s) for all or a portion of Tract(s) A-1, **VENTANA RANCH WEST**, zoned R-LT, located WEST OF VENTANA RANCH SUBDIVISION, between PASEO DEL NORTE BLVD NW and IRVING BLVD NW containing approximately 290 acre(s). (B-8) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
24. **Project # 1003087**
03DRB-01869 Minor-Sketch Plat or Plan
- 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, **WESTLAND NORTH**, zoned SU-2 for PDA for Residential Resort, located on TIERRA PINTADA ST NW and 98th ST NW containing approximately 47 acre(s). (H-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
25. Approval of the Development Review Board Minutes for October 22, 2003. **THE MINUTES WERE APPROVED SUBJECT TO CHANGES BY THE BOARD.**

ADJOURNED: 1:15 P.M.

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1003031 AGENDA#: 6 DATE: 11.5

1. Name: Rick Bell Address: 7500 Jeffers Zip: 87109

2. Name: Bo Johnson Address: _____ Zip: _____

3. Name: _____ Address: _____ Zip: _____

4. Name: _____ Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

10. Name: _____ Address: _____ Zip: _____

11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003031

AGENDA ITEM NO: 6

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

RESOLUTION:

11-26-03

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: November 5, 2003



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

November 5, 2003

Project # 1003031

03DRB-01741 Major-Preliminary Plat Approval
03DRB-01742 Major-Vacation of Pub Right-of-Way
03DRB-01743 Major-Vacation of Public Easements
03DRB-01744 Minor-Sidewalk Waiver
03DRB-01745 Minor-Temp Defer SDWK
03DRB-01746 Minor-Vacation of Private Easements

BOHANNAN HUSTON INC. agent(s) for CURB INC. request(s) the above action(s) for all or a portion of Tract(s) 14, **EL RANCHO GRANDE, UNIT 14**, zoned R-LT, located on GIBSON BLVD SW, between BLAKE RD SW and MESSINA DR SW, containing approximately 23 acre(s). (N-8, N-9)

AMAFCA No objection to requested actions. The AMAFCA Board of Directors approved drafting an Agreement with the owner for downstream channel improvements.

COG No adverse comment. For information, the Long Range Roadway System designates Gibson Boulevard as a principal arterial.

Transit No comments received.

Zoning Enforcement Reviewed, no comment.

Neighborhood Coord. Letter sent to Westgate Heights (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 preliminary plat and vacations, but before final sign off PNM needs platted easements shown on the plat as follows: Request a 10' PUE along Gibson for future utilities. Call the number below or Leonard Martinez at 241-4430 for final plat if needed

Comcast No comments received.

QWEST No comments received.

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

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

Open Space Division No adverse comments.

City Engineer

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

Transportation Development

Provide traffic distribution map. List curve radii per DPM. Plat should dedicate R-O-W.

Parks & Recreation

This request is subject to the Park Dedication Ordinance please call Christina Sandoval 768-3808 to discuss this requirement.

The Trails & Bikeways Facility Plan proposes a Primary Trail along Gibson in this location. Call Theresa Baca at 768-3649 to see if the alignment for this trail has been established and if this development will have a trail requirement.

Utilities Development

Comments will be provided to applicant/agent at the meeting.

Planning Department

The perimeter wall submittal is incomplete. Agent was notified on 10/30/03 that he had until 11/3/03 at noon to re-submit. Otherwise, the case is deferred which it will be anyway because the bulk plat has not been approved.

Planning Department

Agent was also notified that the vacation exhibit is also incomplete. It shows the easement to be vacated. It does not show the proposed Blake Road vacation. It appears the exhibit does not conform to the legend.

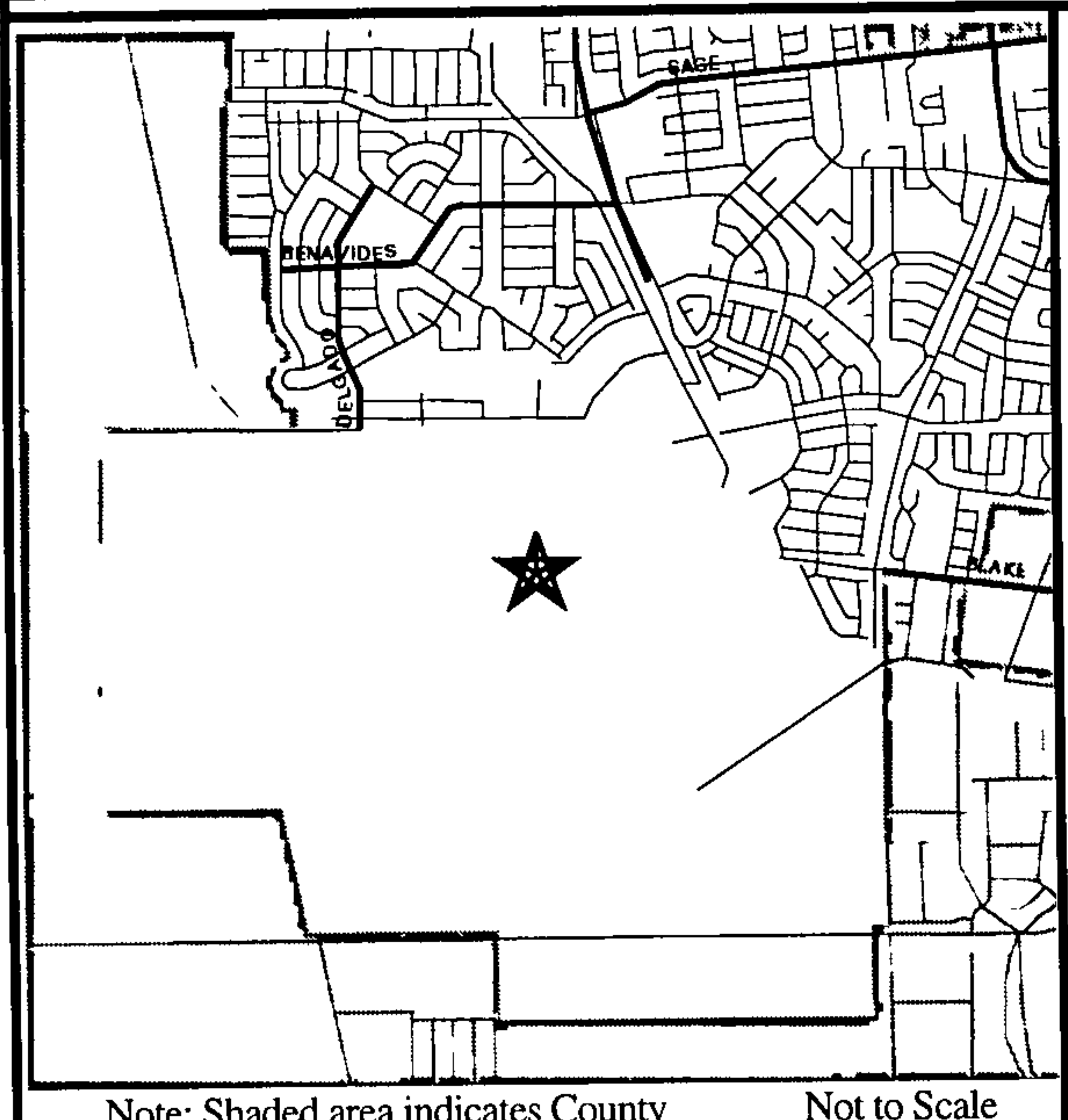
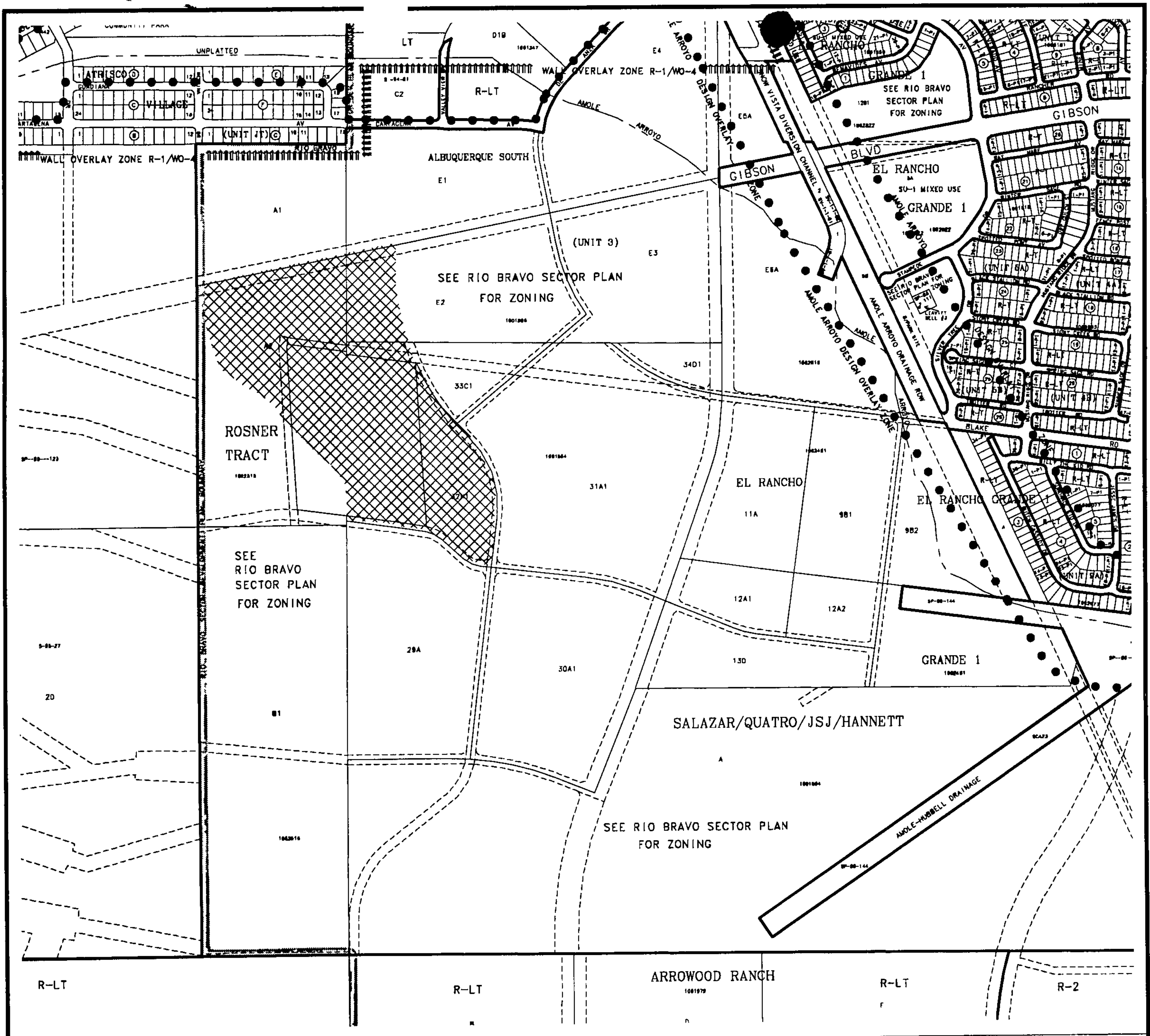
In addition, the sidewalk waiver/deferral does not show any sidewalks to be waived. Again, agent was notified.

Once the deficiencies in the submittal are complete & corrected, Planning can approve all requested actions after the bulk land plat is approved & recorded.

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

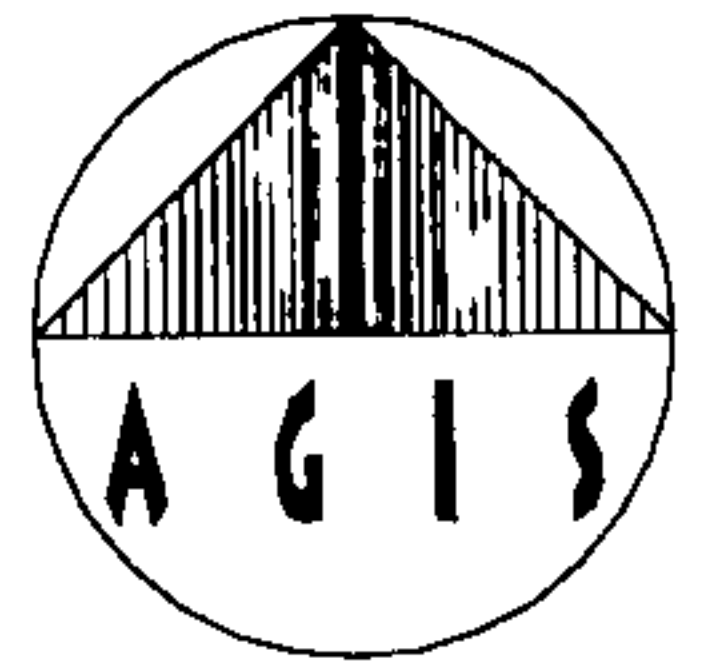
cc: Bohannon Huston Inc., 7500 Jefferson NE, 87109

Curb Inc., 6301 Indian School Rd NE, 87110



Note: Shaded area indicates County Not to Scale

ZONING MAP



Scale 1" = 921'

PROJECT NO.
1003031

HEARING DATE
11-5-03

MAP NO.
N-9

ADDITIONAL CASE NUMBER(S)
03DRB-01741
03DRB-01742
03DRB-01743

03DRB-01744
03DRB-01745
03DRB-01746



**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, November 5, 2003, beginning at 9:00 a.m. for the purpose of considering the following:

Project # 1000922

03DRB-01725 Major-Bulk Land Variance
03DRB-01726 Major-Vacation of Pub
Right-of-Way
03DRB-01727 Major-Vacation of Public
Easements
03DRB-01728 Minor-Prelim&Final Plat
Approval

WILSON & COMPANY agent(s) for LEGACY SUSTAINABLE DEVELOPMENT, request(s) the above action(s) for all or a portion of VOLCANO CLIFFS SUBDIVISION, UNIT 20, LOTS 1-30, BLOCK 1, LOTS 1-38, BLOCK 2, LOTS 1-62, BLOCK 3, LOTS 1-14, BLOCK 4 AND LOTS 1-22, BLOCK 5 AND VOLCANO CLIFFS SUBDIVISION, UNIT 21, ALL BLOCKS AND LOTS AND VOLCANO CLIFFS SUBDIVISION, UNIT 23, LOTS 1-10, BLOCK 1, LOTS 1-13, BLOCK 2, LOTS 1-21, BLOCK 3, LOTS 1-51, BLOCK 4, LOTS 1-27, BLOCK 5, LOTS 1-6, BLOCK 6, LOTS 1-28, BLOCK 7 AND LOTS 1-7, BLOCK 8 AND VOLCANO CLIFFS SUBDIVISION, UNIT 27, LOTS 16-18 AND 22, BLOCK 2, LOTS 1-8, BLOCK 4 AND LOTS 1-7, BLOCK 5, (to be known as LA CUENTISTA SUBDIVISION) zoned R-1, located on the east and west sides of Unser Blvd NW (Kimmick) between Urraca NW and Calle Norteña NW, containing approximately 237 acres. [REF: DRB-97-78, V-97-116, 02DRB-01783, 02DRB-01785] (C-10/11 & D-10/11)

Project # 1002565

03DRB-01733 Major-Preliminary Plat
Approval
03DRB-01730 Minor-SiteDev Plan
Subd/EPC
03DRB-01731 Minor-SiteDev Plan
BldPermit/EPC
03DRB-01732 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for LOS GRIEGOS DEVELOPMENT, LLC request(s) the above action(s) for Lots 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 ST NW and the GRIEGOS DRAIN containing approximately 5 acre(s). [REF: 03EPC 00506, 00505, 00509] (F-13)

Project # 1002775

03DRB-01703 Major-Vacation of Pub
Right-of-Way

KEVIN & MARY MURTAGH request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, Block(s) 39, PEREA ADDITION, zoned SU-2 TH, located on GRANITE (SOUTH PORTION) NW, between 12TH ST NW and 13TH ST NW containing approximately .16 acre(s). [REF: 03DRB-01042 (SK)] (J-13)

SEE PAGE 2



**PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE
PAGE 2**

Project # 1002793

03DRB-01747 Major-Preliminary Plat
Approval
03DRB-01748 Minor-Temp Defer SDWK

COMMUNITY SCIENCES CORPORATION agent(s) for FINELAND LLC & KB HOME NM request(s) the above action(s) for all or a portion of Tract(s) F & E, FINELAND DEVELOPMENT, (to be known as **CRESTVIEW SUBDIVISION**) zoned SU-1 for R-2, located on MCMAHON BLVD NW, between UNSER BLVD NW and TUSCANY DR NW containing approximately 11 acre(s). [REF: 03EPC-01095, 100875, 100898] (A-11)

Project # 1003029

03DRB-01734 Major-Bulk Land Variance
03DRB-01735 Minor-Prelim&Final Plat
Approval

ALDRICH LAND SURVEYING, INC. agent(s) for CURB, INC. request(s) the above action(s) for all or a portion of Tract(s) 14, 15 & 16, **EL RANCHO GRANDE SUBDIVISION**, and Tract(s) A-2, ROSNER TRACT, Tract(s) 4-A, SALAZAR-DAVIS TRACTS AND TRACTS 32H-1-A, 33C-1-B & 4-A-1, LANDS OF CURB INC., zoned R-LT, located on GIBSON BLVD SW, between MESSINA DR SW and 98TH ST SW containing approximately 62 acre(s). [REF: 1002516, 03DRB-00331, 03DRB-00332, 1001594, 02DRB-01621, 02DRB-01622, 02DRB-01623] (N-8/N-9)

Project # 1003031

03DRB-01741 Major-Preliminary Plat
Approval
03DRB-01742 Major-Vacation of Pub
Right-of-Way
03DRB-01743 Major-Vacation of Public
Easements
03DRB-01744 Minor-Sidewalk Waiver
03DRB-01745 Minor-Temp Defer SDWK
03DRB-01746 Minor-Vacation of Private
Easements

BOHANNAN HUSTON INC. agent(s) for CURB INC. request(s) the above action(s) for all or a portion of Tract(s) 14, **EL RANCHO GRANDE, UNIT 14**, zoned R-LT, located on GIBSON BLVD SW, between BLAKE RD SW and MESSINA DR SW, containing approximately 23 acre(s).
(N-8, N-9)

SEE PAGE 3



**PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE
PAGE 3**

Project # 1003030

03DRB-01738 Major-Vacation of Pub
Right-of-Way

03DRB-01737 Major-Preliminary Plat
Approval

03DRB-01739 Minor-Sidewalk Waiver

03DRB-01740 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC. agent(s) for CURB INC.
request(s) the above action(s) for all or a portion of
Tract(s) 15, **EL RANCHO GRANDE SUBDIVISION,**
UNIT 15, zoned R-LT, located on GIBSON BLVD SW,
between BLAKE RD SW and MESSINA DRIVE SW
containing approximately 23 acre(s). (N-8, N-9)

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

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, OCTOBER 20, 2003.

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

Meeting Date: November 5, 2003
Zone Atlas Page: N-8-Z & N-9-Z
Notification Radius: 100 Ft.

Project# 1003031
App# 03DRB-01741
App# 03DRB-01742
App# 03DRB-01743
App# 03DRB-01744
App# 03DRB-01745
App# 03DRB-01746

Cross Reference and Location: N/A

Applicant: CURB, INC
Address: 6301 INDIANSCHOOL RD NE
ALBUQUERQUE NM 87110

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

Special Instructions:

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

Date Mailed: October 17, 2003

Signature: Kyle Tsethlikai



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: October 8, 2003

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

Thank you for your inquiry of 10-8-03 (date) requesting the names of **Recognized**

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at El Rancho Grande Units 14 + 15

zone map page(s) N-8,9

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

Westgate Heights
Neighborhood Association
Contacts: Matthew Archuleta
1608 Summerfield SW
836-7251 (w) 87121
Libby McIntosh
1314 Ladrones Ct. SW
831-5189 (w) 87121

Neighborhood Association
Contacts: _____

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. Carrmona
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)



PB METER
5049727

U.S. POSTAGE



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

Recipient's Name (Please Print Clearly) (To be completed by mailer)

Boy McIntosh

Apt. No.; or PO Box No.

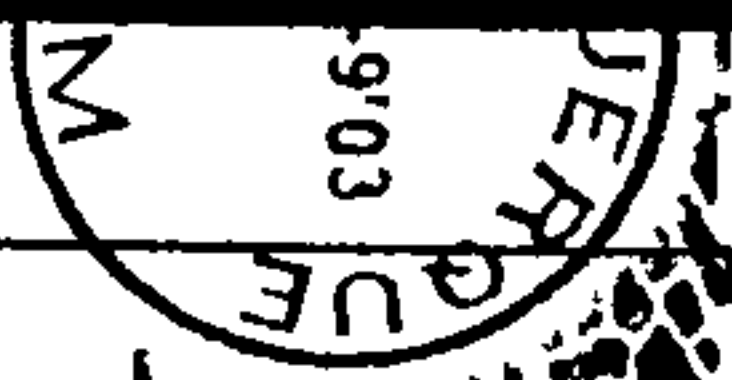
1016 Ladrones Ct. SW

City, State, ZIP+4
Albuquerque, NM 87121

PS Form 3800, February 2000

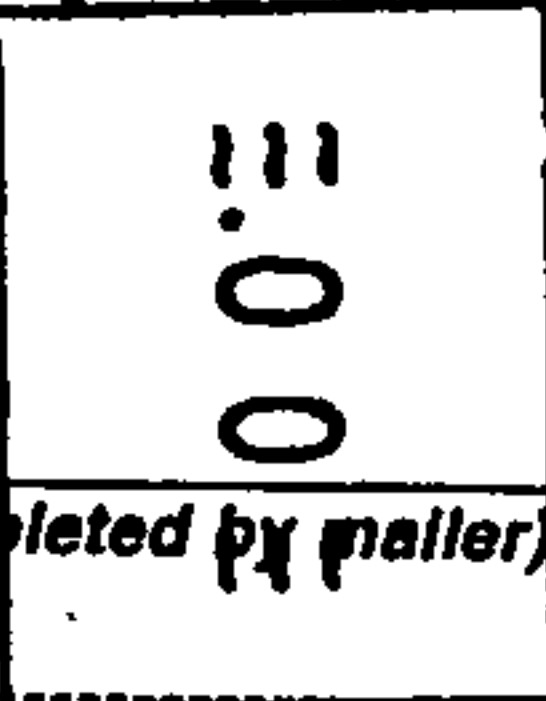
See Reverse for Instructions

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



PB METER
5049727

U.S. POSTAGE



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

Recipient's Name (Please Print Clearly) (To be completed by mailer)

Matthew Archuleta

Street, Apt. No.; or PO Box No.

1108 Summerfield SW

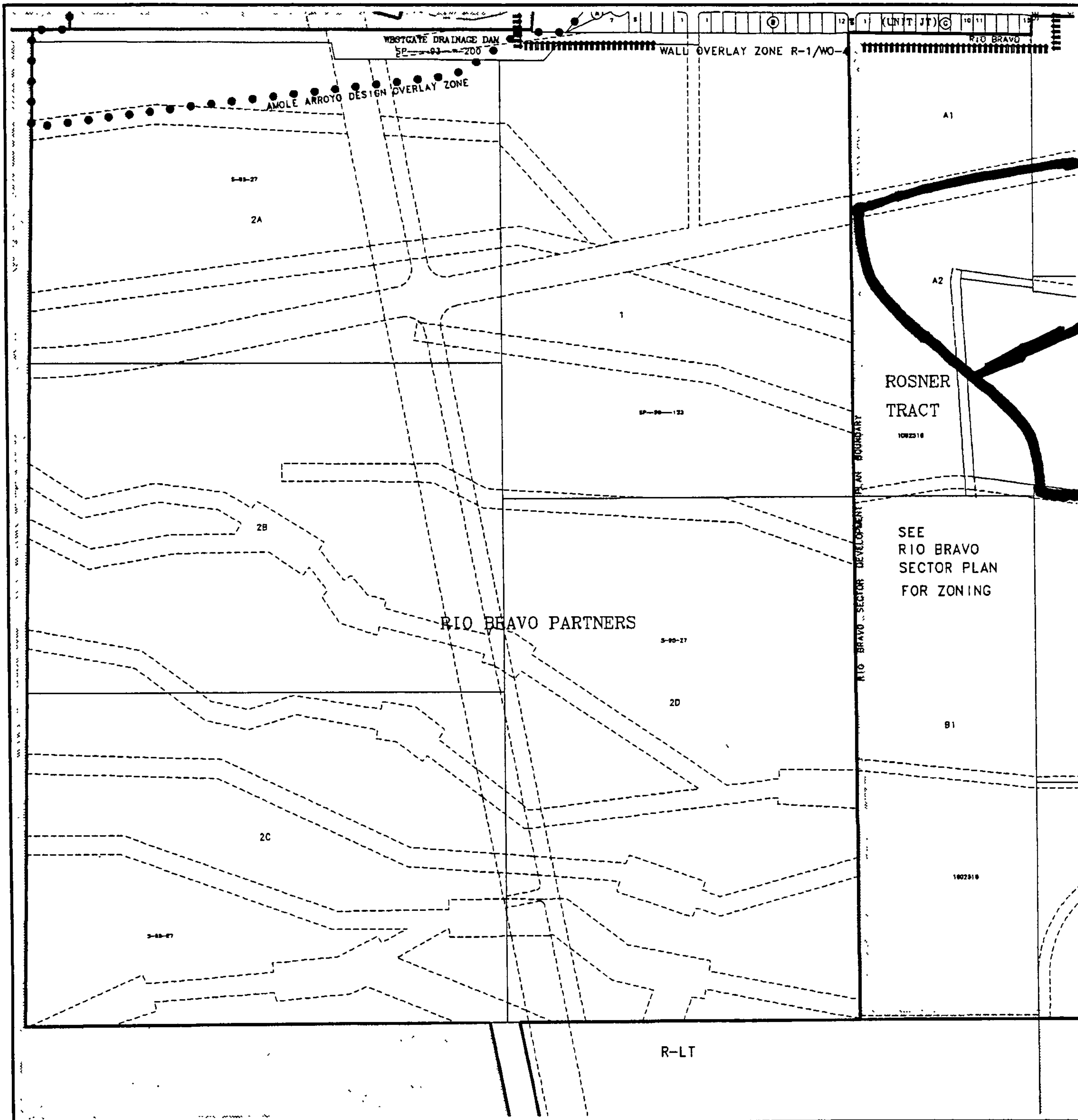
City, State, ZIP+4
Albuquerque, NM 87121

PS Form 3800, February 2000

See Reverse for Instructions

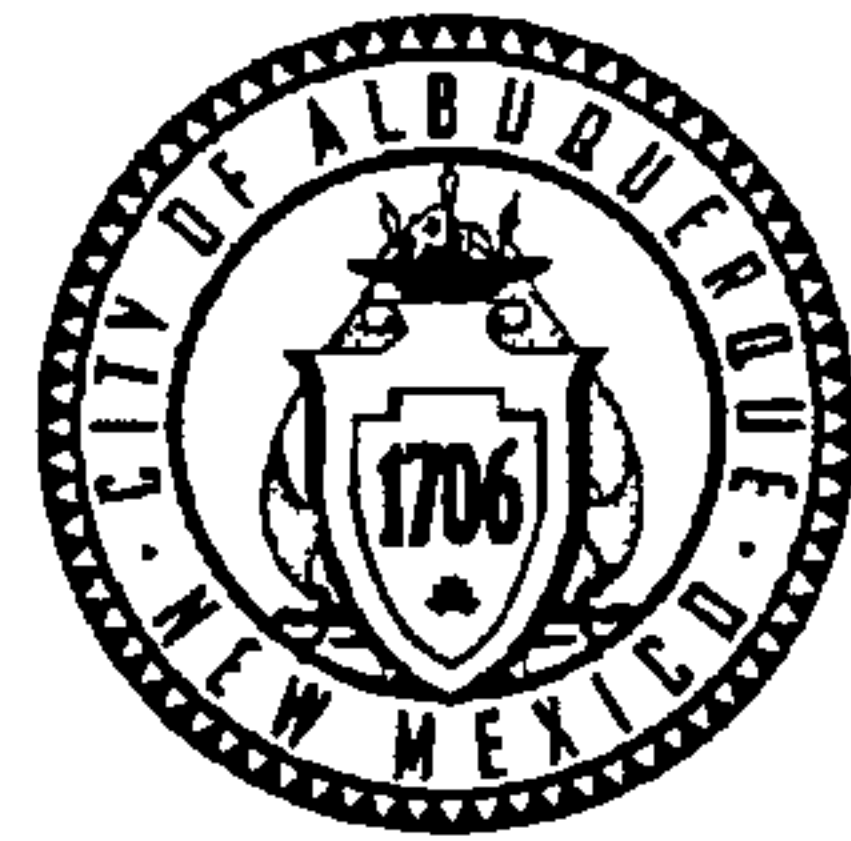
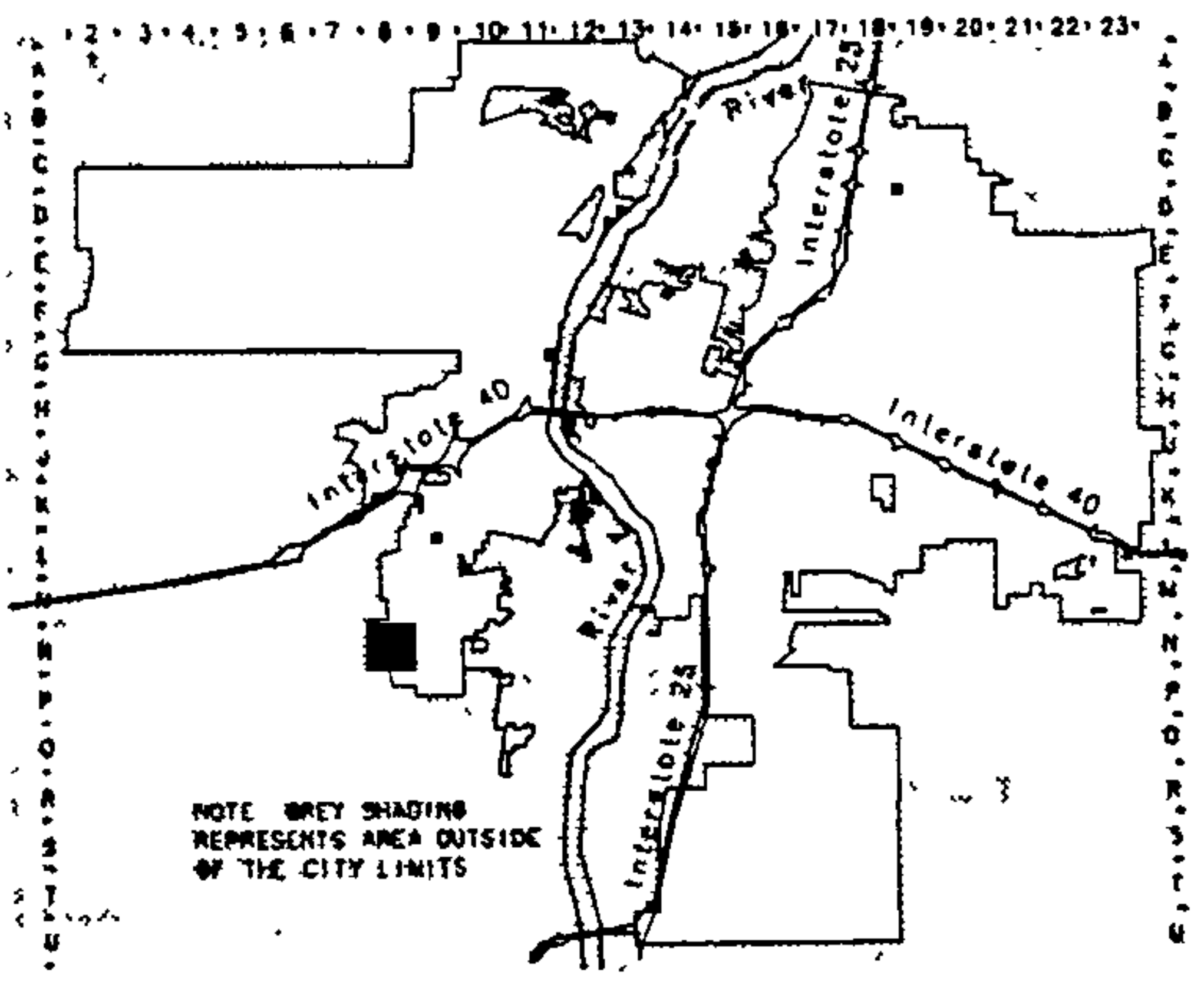
POST OFFICE CAN BE OPENED

POST OFFICE CAN BE OPENED

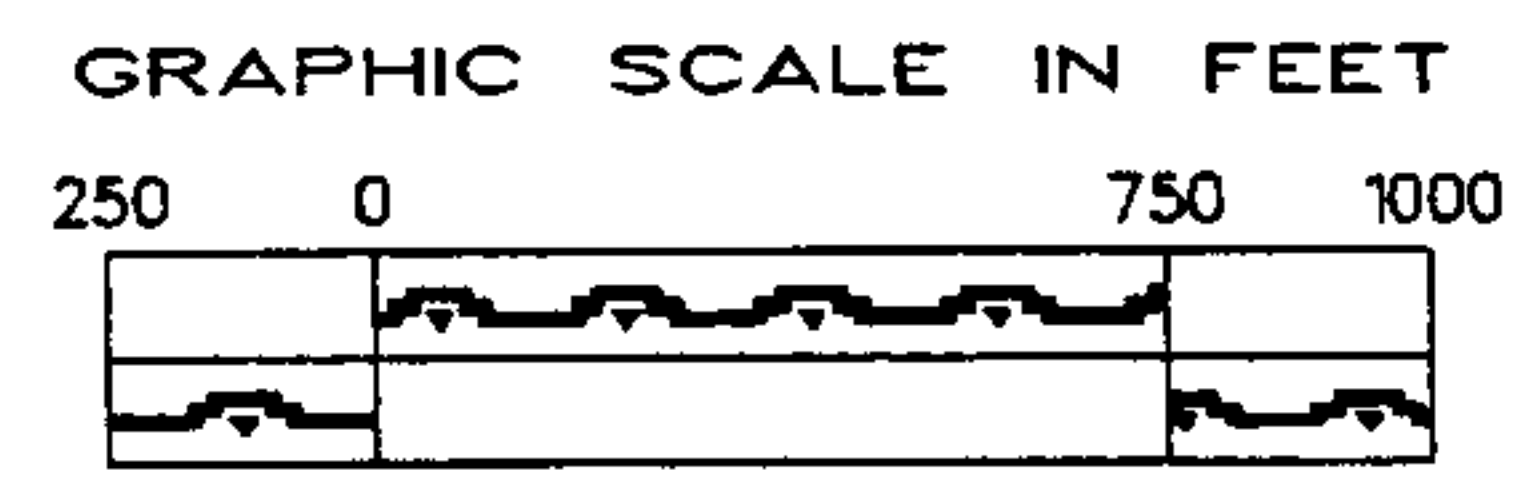


unit A

RIO BRAVO SECTOR DEVELOPMENT PLAN BOUNDARY



A G I S
Albuquerque Geographic Information System
PLANNING DEPARTMENT
© Copyright 2003



Zone Atlas Page
N-8-Z
Map Amended through September 03, 2003

FORM V: SUBDIVISION VARIANCES & VACATIONS

BULK LAND VARIANCE FROM SUBDIVISION DESIGN STANDARDS

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

VACATION OF PUBLIC RIGHT-OF-WAY

VACATION OF PUBLIC EASEMENT

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

VARIANCE FROM MINIMUM STANDARDS OF THE DEVELOPMENT PROCESS MANUAL

SIDEWALK DESIGN VARIANCE

SIDEWALK WAIVER

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

TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

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

VACATION OF PRIVATE EASEMENT

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

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

SCOTT STEFFEN

Scott Steffen 10/9/03
 Applicant signature / date



pdf Form revised Sept. 2001

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

Application case numbers	
03 PRB -	01742
03 DRB -	01743
03 PRB	01744
03 PRB	01745
03 DRB	01746

Paul Casadei 10/9/03
 Planner signature / date

Project # 1003031

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) / ENVIRONMENTAL HEALTH INFORMATION FORM

TO BE COMPLETED BY APPLICANT

APPLICANT: Behnaman Huston

Date of request: 10/9/03 Zone atlas page(s): 118-119

CURRENT: Zoning R-LT
Parcel Size (acres / sq.ft.) 02.44

Legal Description amplat of tract 14 of Bulk
Lot or Tract # plat Block # _____
Subdivision Name El Rancho Grande Unit 14

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 PRELIMINARY PLAT
of units - 130
Building Size - _____ (sq. ft.)

- No construction / development [X]
- New Construction []
- 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 [Signature] Date 10/9/03
(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 [] NO [X] Mitigating reasons for not requiring TIS: Previously studied: []

Notes:

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

[Signature] 10-10-03
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 ___/___/___
- FINALIZED ___/___/___
TRAFFIC ENGINEER DATE

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

PAGE 1

100905521002532124	LEGAL: TR E -4 B ULK LAND PLAT FOR ALBUQUERQUE SOUTH UNIT PROPERTY ADDR: 00000 OWNER NAME: CURB INC OWNER ADDR: 06301 INDIAN SCHOOL	LAND USE: RD NE ALBUQUERQUE NM	87110
100905407848120401	LEGAL: TR E -1 B ULK LAND PLAT FOR ALBUQUERQUE SOUTH UNIT PROPERTY ADDR: 00000 OWNER NAME: CURB INC OWNER ADDR: 06301 INDIAN SCHOOL	LAND USE: RD NE ALBUQUERQUE NM	87110
100805433741210104	LEGAL: PARC EL 1 OF LANDS OF RIO BRAVO PARTNERS LOCATED IN PROPERTY ADDR: 00000 N/A OWNER NAME: CURB INC OWNER ADDR: 06301 INDIAN SCHOOL	LAND USE: RD NE ALBUQUERQUE NM	87110
100805440141510105	LEGAL: A ST RIP OR GORE OF LAND IN PROTECTED SEC 5 T9N R2E PROPERTY ADDR: 00000 OWNER NAME: CURB INC OWNER ADDR: 06301 INDIAN SCHOOL	LAND USE: RD NE ALBUQUERQUE NM	87110
100805446943510102	LEGAL: TRAC T A BULK LAND PLAT FOR ROSNER TRACT A & B PROPERTY ADDR: 00000 OWNER NAME: CURB INC OWNER ADDR: 06301 INDIAN SCHOOL	LAND USE: RD NE ALBUQUERQUE NM	87110
100905430243210344	LEGAL: NE'LY TR ACT OF LAND BEING A PORTION OF TRACT 1 SAL PROPERTY ADDR: 00000 OWNER NAME: YOO JAMES J & HEE Y & OWNER ADDR: 01306 BROADWAY	LAND USE: BL SE ALBUQUERQUE NM	87102
100905426843620405	LEGAL: TR E -6 B ULK LAND PLAT FOR ALBUQUERQUE SOUTH UNIT PROPERTY ADDR: 00000 OWNER NAME: CURB INC OWNER ADDR: 06301 INDIAN SCHOOL	LAND USE: RD NE ALBUQUERQUE NM	87110
100905421242420404	LEGAL: TR E -3 B ULK LAND PLAT FOR ALBUQUERQUE SOUTH UNIT PROPERTY ADDR: 00000 OWNER NAME: CURB INC OWNER ADDR: 06301 INDIAN SCHOOL	LAND USE: RD NE ALBUQUERQUE NM	87110
100905409641420403	LEGAL: TR E -2 B ULK LAND PLAT FOR ALBUQUERQUE SOUTH UNIT PROPERTY ADDR: 00000 OWNER NAME: CURB INC OWNER ADDR: 06301 INDIAN SCHOOL	LAND USE: RD NE ALBUQUERQUE NM	87110
100905420038020402	LEGAL: TRIA NGUL AR TRACT OF LAND WITHIN THE N/2 OF S/2 OF PROPERTY ADDR: 00000 N/A OWNER NAME: SALAZAR FAMILY TRUST & JSJ INV OWNER ADDR: 00000	LAND USE: ALBUQUERQUE NM	87103
100805450834510101	LEGAL: WEST ERNL Y PORT OF TRACT 4-A SALAZAR-DAVIS TRACTS A PROPERTY ADDR: 00000 N/A OWNER NAME: CURB INC OWNER ADDR: 06301 INDIAN SCHOOL	LAND USE: RD NE ALBUQUERQUE NM	87110

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

PAGE 2

100905401534920101	LEGAL: TR O F LA ND IN THE W/2 SW/4 NW/4 SEC 4 T9N R2E AKA PROPERTY ADDR: 00000 N/A OWNER NAME: CORNISH THOMAS ETUX ETAL OWNER ADDR: 00000	LAND USE: ALBUQUERQUE NM	87103
100905403835020102	LEGAL: TOWN OF ATRISCO GRANT TR OF LAND AS RES BK CONT 5. PROPERTY ADDR: 00000 BLAKE OWNER NAME: BELLAMAH COMMUNITY DEVELOPMENT OWNER ADDR: 00000	LAND USE: ALBUQUERQUE NM	87103
100905413232720103	LEGAL: SLY PORT OF NLY PORT OF TR 1 SALAZAR-DAVIS TRS A.K PROPERTY ADDR: 00000 N/A OWNER NAME: SALAZAR FAMILY TRUST & JSJ INV OWNER ADDR: 00000	LAND USE: ALBUQUERQUE NM	87103
100905425731420104	LEGAL: TRAC T OF LAND BEING A PORTION OF TR 1 SALAZAR-DAVI PROPERTY ADDR: 00000 N/A OWNER NAME: YOO JAMES J & HEE Y & OWNER ADDR: 01306 BROADWAY	LAND USE: BL SE ALBUQUERQUE NM	87102
100905430018530144	LEGAL: TRAC T OF LAND BEING SLY PORT OF TR 1 SALAZAR-DAVIS PROPERTY ADDR: 00000 N/A OWNER NAME: SALAZAR FAMILY TRUST & JSJ INV OWNER ADDR: 00000	LAND USE: ALBUQUERQUE NM	87103
100805446922740130	LEGAL: TRAC T B BULK LAND PLAT FOR ROSNER TRACT TRACT A & PROPERTY ADDR: 00000 OWNER NAME: CURB INC OWNER ADDR: 06301 INDIAN SCHOOL	LAND USE: RD NE ALBUQUERQUE NM	87110
100805433214030142	LEGAL: 2-D PLAT OF LANDS OF RIO BRAVO PARTNERS PARCELS 2A PROPERTY ADDR: 00000 N/A OWNER NAME: ARROYO VISTA NEW MEXICO LLC OWNER ADDR: 01880 SANTA BARBARA	LAND USE: BL SAN LUIS OBICA	93401
100905434920440101	LEGAL: E'LY TRAC T OF LAND BEING A PORTION OF TRACT 1 SALA PROPERTY ADDR: 00000 OWNER NAME: YOO JAMES J & HEE Y & OWNER ADDR: 01306 BROADWAY	LAND USE: BL SE ALBUQUERQUE NM	87102

Claire

Date Submitted November 26, 2003
 Date Site Plan Approved N/A
 Date Preliminary Plat Approved 11/26/03
 Date Preliminary Plat Expires 11/26/04

ORIGINAL

Figure 12

INFRASTRUCTURE LIST

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

DRB Project No 1003031

**EL RANCHO GRANDE UNIT 14 SUBDIVISION
PRELIMINARY PLAT**

APPLICATION NO 03 DRB 01741
 3/9/04
 6/2/04

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 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
ONSITE PUBLIC ROADWAY IMPROVEMENTS									
		30' EOA-F	ARTERIAL PAVING W/ PCC CURB & GUTTER AND PCC 6' WIDE SIDEWALK ON SOUTH SIDE ONLY	GIBSON BOULEVARD	MESSINA DRIVE	BARBADOS DR MESA ARENOSO DR	/	/	/
		24' EOA-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON EAST SIDE ONLY	MESSINA DRIVE	GIBSON BOULEVARD	SOUTH BOUNDARY	/	/	/
		24' EOA-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON WEST SIDE ONLY	MESA ARENOSO DR	GIBSON BOULEVARD	SOUTH BOUNDARY	/	/	/
		24' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON NORTH SIDE ONLY*	SANDY RIDGE RD	WEST STUB TERMINUS	GHOST RANCH ST	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON BOTH SIDES*	SANDY RIDGE RD	GHOST RANCH ST	BLUE SKY ST	/	/	/
		24' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON NORTH SIDE ONLY*	SANDY RIDGE RD	BLUE SKY ST	EAST STUB TERMINUS	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON BOTH SIDES*	GHOST RANCH ST	SANDY RIDGE RD	SOUTH BOUNDARY	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON BOTH SIDES*	BLUE SKY ST	SANDY RIDGE RD	SOUTH BOUNDARY	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON BOTH SIDES*	SANDY CREEK RD	GHOST RANCH ST	BLUE SKY ST	/	/	/
		46' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON BOTH SIDES AND MEDIAN CURB	SANDY CREEK RD	BLUE SKY ST	MESA ARENOSO DR	/	/	/

SIA
Sequence #

COA DRC
Project #

Size

Type of Improvement

Location

From

To

Private
Inspector

City
Inspector

City Cnst
Engineer

ORIGINAL

46' F-F

RESIDENTIAL PAVING W/ PCC
CURB & GUTTER AND PCC 4' WIDE
SIDEWALK ON BOTH SIDES
AND MEDIAN CURB

SANDY TRAIL RD

MESSINA DRIVE

GHOST RANCH ST

/	/	/
/	/	/
/	/	/

28' F-F

RESIDENTIAL PAVING W/ PCC
CURB & GUTTER AND PCC 4' WIDE
SIDEWALK ON BOTH SIDES*

SANDY TRAIL RD

GHOST RANCH ST

BLUE SKY ST

* SIDEWALKS TO BE DEFERRED PER DEFERRAL EXHIBIT 'B'.
WAIVER OF SIDEWALK ON SOUTH SIDE OF SANDY RIDGE RD STUBS

VARIES PERIMETER WALL Gibson Blvd.

STREET LIGHTS AS PER COA DPM

Landscape & Maintenance agreement req'd prior to issuance of work order.

ONSITE PUBLIC STORM DRAIN IMPROVEMENTS

18"-54"
DIA

RCP W/ NEC MH'S, LATERALS
& INLETS (~~Deferred~~)

MESSINA AVE

GIBSON BLVD

SOUTH BOUNDARY

18"-36"
DIA

RCP W/ NEC MH'S, LATERALS
& INLETS

BLUE SKY ST

SANDY CREEK RD

SOUTH BOUNDARY

18" - 24"
DIA

RCP W/ NEC MH'S, LATERALS
& INLETS

SANDY CREEK RD

100' WEST OF BLUE SKY BLUE SKY ST

2.9 ACRE-FEET TEMPORARY
RETENTION POND
WITH PUBLIC EASEMENT AND
COVENANT AND AGREEMENT

EL RANCHO GRANDE
TRACT 15

0.55 ACRE-FEET TEMPORARY
RETENTION POND
WITH PUBLIC EASEMENT AND
COVENANT AND AGREEMENT

EL RANCHO GRANDE
TRACTS 15 AND 16

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NOTE

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

THERE WILL BE NO RELEASE OF FINANCIAL GUARANTEE OR SIA UNTIL AGREEMENT IS PROCESSED AND APPROVED
WITH AMAFCA FOR CONSTRUCTION OF THE AMOLE ARROYO IMPROVEMENTS

2-lane Triple RC Box Culvert
Snow Vista Arroyo @ Crossing

SIA
Sequence #

COA DRC
Project #

Size

Type of Improvement

Location

From

To

Private
Inspector

City
Inspector

City Cnst
Engineer

ORIGINAL

ONSITE PUBLIC WATERLINE IMPROVEMENTS

6-12" DIA	WATERLINE W/ NEC VALVES FH'S, MJ'S & RJ'S	UNIT 12, OFFSITE PUBLIC EASEMENT	GIBSON BLVD AT DESERT RANCH	MESA ARENOSO DR AT SANDY RIDGE RD
6-8" DIA	WATERLINE W/ NEC VALVES FH'S, MJ'S & RJ'S	SANDY RIDGE RD	MESSINA DR	MESA ARENOSO DR
8" DIA	WATERLINE W/ NEC VALVES FH'S, MJ'S & RJ'S	GHOST RANCH ST	SANDY RIDGE RD	SOUTH BOUNDARY
6" DIA	WATERLINE W/ NEC VALVES FH'S, MJ'S & RJ'S	BLUE SKY ST	SANDY RIDGE RD	SOUTH BOUNDARY
6" DIA	WATERLINE W/ NEC VALVES FH'S, MJ'S & RJ'S	SANDY CREEK RD	GHOST RANCH ST	BLUE SKY ST
6-8" DIA	WATERLINE W/ NEC VALVES FH'S, MJ'S & RJ'S	SANDY TRAIL RD	MESSINA DR	BLUE SKY ST

3/4" LANDSCAPE WATER METER Gibson Blvd.

NOTE NO WORK ORDER OR FINAL PLAT SHALL BE APPROVED UNTIL THE 30" ZONE 2W WATER LINE (CITY PROJECT NO 7108 91) IS COMPLETE AND ACCEPTED FOR SERVICE.

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ONSITE PUBLIC SANITARY SEWER IMPROVEMENTS

8" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	SANDY RIDGE RD	WEST STUB TERMINUS	EAST STUB TERMINUS
8" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	GHOST RANCH ST	SANDY RIDGE RD	SOUTH BOUNDARY
8" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	BLUE SKY ST	SANDY RIDGE RD	SOUTH BOUNDARY
8" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	SANDY CREEK RD	GHOST RANCH ST	BLUE SKY ST
8" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	SANDY TRAIL RD	MESSINA DR	BLUE SKY ST
10" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	OFFSITE PUBLIC EASEMENT	SOUTH BOUNDARY/ BLUE SKY ST	BLAKE ROAD
10" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	BLAKE ROAD	OFFSITE PUBLIC EASEMENT	AMAFCA ROW SW MESA INTERCEPTOR
10" DIA	TEMP. SANITARY SEWER W/ NEC MH'S & SERVICES	BLAKE ROAD	AMAFCA ROW	UNSER BLVD BUTCH CASSIDY (UNIT 9A)

10" DIA
10" DIA
10" DIA
10" DIA

DELETE

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ORIGINAL

RICK BELTRAMO *Rick Beltram* 11/26/03
 PREPARED BY PRINT NAME DATE DRB CHAIR DATE
Ashlan Watson 11/26/03
 PARKS & RECREATION DEPARTMENT DATE
Christina Sandoval 11/26/03

BOHANNAN HUSTON INC
 FIRM
Staff Sgt 11-26-03
 TRANSPORTATION DEVELOPMENT DATE
 SIGNATURE DATE
Roger A. Hea 11/26/03
 UTILITY DEVELOPMENT DATE
Brad L. Bigham 11/26/03
 AMAFCA CITY ENGINEER DATE

MAXIMUM TIME ALLOW TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION
 []
 NEW MEXICO UTILITIES INC DATE DATE

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER
1	3/9/04	<i>[Signature]</i>	<i>Staff Sgt / Brad B</i>	<i>[Signature]</i>
2	3/30/04	<i>[Signature]</i>	<i>Brad L. Bigham / D. Neung</i>	<i>[Signature]</i>
3	6/2/04	<i>[Signature]</i>	<i>Brad L. Bigham</i>	<i>[Signature]</i>
4	7-23-04	<i>[Signature]</i>	<i>Staff Sgt</i>	<i>[Signature]</i>
5	9/2/05	<i>[Signature]</i>	<i>Roger Hea</i>	<i>[Signature]</i>

Clairo

Date Submitted: November 26, 2003
 Date Site Plan Approved: N/A
 Date Preliminary Plat Approved: 11/26/03
 Date Preliminary Plat Expires: 11/26/04

ORIGINAL

Figure 12
INFRASTRUCTURE LIST

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

EL RANCHO GRANDE UNIT 14 SUBDIVISION
 PRELIMINARY PLAT

DRB Project No. 1003031

APPLICATION NO 03 DRB 01741
 3/9/04
 6/2/04

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
----------------	-------------------	------	---------------------	----------	------	----	-------------------	----------------	--------------------

ONSITE PUBLIC ROADWAY IMPROVEMENTS

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		30' EOA-F	ARTERIAL PAVING W/ PCC CURB & GUTTER AND PCC 6' WIDE SIDEWALK ON SOUTH SIDE ONLY	GIBSON BOULEVARD	MESSINA DRIVE	BARBADOS DR MESA ARENOSO DR	/	/	/
		24' EOA-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON EAST SIDE ONLY	MESSINA DRIVE	GIBSON BOULEVARD	SOUTH BOUNDARY	/	/	/
		24' EOA-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON WEST SIDE ONLY	MESA ARENOSO DR	GIBSON BOULEVARD	SOUTH BOUNDARY	/	/	/
		24' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON NORTH SIDE ONLY*	SANDY RIDGE RD	WEST STUB TERMINUS	GHOST RANCH ST	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON BOTH SIDES*	SANDY RIDGE RD	GHOST RANCH ST	BLUE SKY ST	/	/	/
		24' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON NORTH SIDE ONLY*	SANDY RIDGE RD	BLUE SKY ST	EAST STUB TERMINUS	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON BOTH SIDES*	GHOST RANCH ST	SANDY RIDGE RD	SOUTH BOUNDARY	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON BOTH SIDES*	BLUE SKY ST	SANDY RIDGE RD	SOUTH BOUNDARY	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON BOTH SIDES*	SANDY CREEK RD	GHOST RANCH ST	BLUE SKY ST	/	/	/
		46' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON BOTH SIDES AND MEDIAN CURB	SANDY CREEK RD	BLUE SKY ST	MESA ARENOSO DR	/	/	/

ORIGINAL

46' F-F

RESIDENTIAL PAVING W/ PCC
CURB & GUTTER AND PCC 4' WIDE
SIDEWALK ON BOTH SIDES
AND MEDIAN CURB

SANDY TRAIL RD

MESSINA DRIVE

GHOST RANCH ST

28' F-F

RESIDENTIAL PAVING W/ PCC
CURB & GUTTER AND PCC 4' WIDE
SIDEWALK ON BOTH SIDES*

SANDY TRAIL RD

GHOST RANCH ST

BLUE SKY ST

* SIDEWALKS TO BE DEFERRED PER DEFERRAL EXHIBIT 'B'.
WAIVER OF SIDEWALK ON SOUTH SIDE OF SANDY RIDGE RD STUBS

VARIES PERIMETER WALL Gibson Blvd.

STREET LIGHTS AS PER COA DPM

Landscape & Maintenance agreement req'd prior to issuance of work order.

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18"-54"
DIA

RCP W/ NEC. MH'S, LATERALS
& INLETS (Deferred)

MESSINA AVE

GIBSON BLVD

SOUTH BOUNDARY

18"-36"
DIA

RCP W/ NEC. MH'S, LATERALS
& INLETS

BLUE SKY ST

SANDY CREEK RD

SOUTH BOUNDARY

18" - 24"
DIA

RCP W/ NEC. MH'S, LATERALS
& INLETS

SANDY CREEK RD

100' WEST OF BLUE SKY BLUE SKY ST

2.9 ACRE-FEET TEMPORARY
RETENTION POND
WITH PUBLIC EASEMENT AND
COVENANT AND AGREEMENT

EL RANCHO GRANDE
TRACT 15

0.55 ACRE-FEET TEMPORARY
RETENTION POND
WITH PUBLIC EASEMENT AND
COVENANT AND AGREEMENT

EL RANCHO GRANDE
TRACTS 15 AND 16

NOTE

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

THERE WILL BE NO RELEASE OF FINANCIAL GUARANTEE OR SIA UNTIL AGREEMENT IS PROCESSED AND APPROVED WITH AMAFCA FOR CONSTRUCTION OF THE AMOLE ARROYO IMPROVEMENTS

2-lane Triple RC Box Culvert Snow Vista Arroyo @ Crossing

ORIGINAL

ONSITE PUBLIC WATERLINE IMPROVEMENTS

6-12" DIA	WATERLINE W/ NEC VALVES FH'S, MJ'S & RJ'S	UNIT 12, OFFSITE PUBLIC EASEMENT	GIBSON BLVD AT DESERT RANCH	MESA ARENOSO DR AT SANDY RIDGE RD
6-8" DIA	WATERLINE W/ NEC VALVES FH'S, MJ'S & RJ'S	SANDY RIDGE RD	MESSINA DR	MESA ARENOSO DR
8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	GHOST RANCH ST	SANDY RIDGE RD	SOUTH BOUNDARY
6" DIA	WATERLINE W/ NEC VALVES FH'S, MJ'S & RJ'S	BLUE SKY ST	SANDY RIDGE RD	SOUTH BOUNDARY
6" DIA	WATERLINE W/ NEC VALVES FH'S, MJ'S & RJ'S	SANDY CREEK RD	GHOST RANCH ST	BLUE SKY ST
6-8" DIA	WATERLINE W/ NEC VALVES FH'S, MJ'S & RJ'S	SANDY TRAIL RD	MESSINA DR	BLUE SKY ST

3/4" LANDSCAPE WATER METER Gibson Blvd.

NOTE. NO WORK ORDER OR FINAL PLAT SHALL BE APPROVED UNTIL THE 30" ZONE 2W WATER LINE (CITY PROJECT NO. 7108.91) IS COMPLETE AND ACCEPTED FOR SERVICE.

ONSITE PUBLIC SANITARY SEWER IMPROVEMENTS

8" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	SANDY RIDGE RD	WEST STUB TERMINUS	EAST STUB TERMINUS
8" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	GHOST RANCH ST	SANDY RIDGE RD	SOUTH BOUNDARY
8" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	BLUE SKY ST	SANDY RIDGE RD	SOUTH BOUNDARY
8" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	SANDY CREEK RD	GHOST RANCH ST	BLUE SKY ST
8" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	SANDY TRAIL RD	MESSINA DR	BLUE SKY ST
<i>10" Δ</i> 8-12" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	OFFSITE PUBLIC EASEMENT	SOUTH BOUNDARY/ BLUE SKY ST	BLAKE ROAD
<i>10" Δ</i> 12" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	BLAKE ROAD	OFFSITE PUBLIC EASEMENT	AMAFCA ROW SW MESA INTERCEPTOR
<i>10" Δ</i> 8-24" DIA	TEMP SANITARY SEWER W/ NEC MH'S & SERVICES	BLAKE ROAD	AMAFCA ROW	UNSER BLVD BUTCH CASSIDY (UNIT 9A) <i>Δ</i>

ORIGINAL

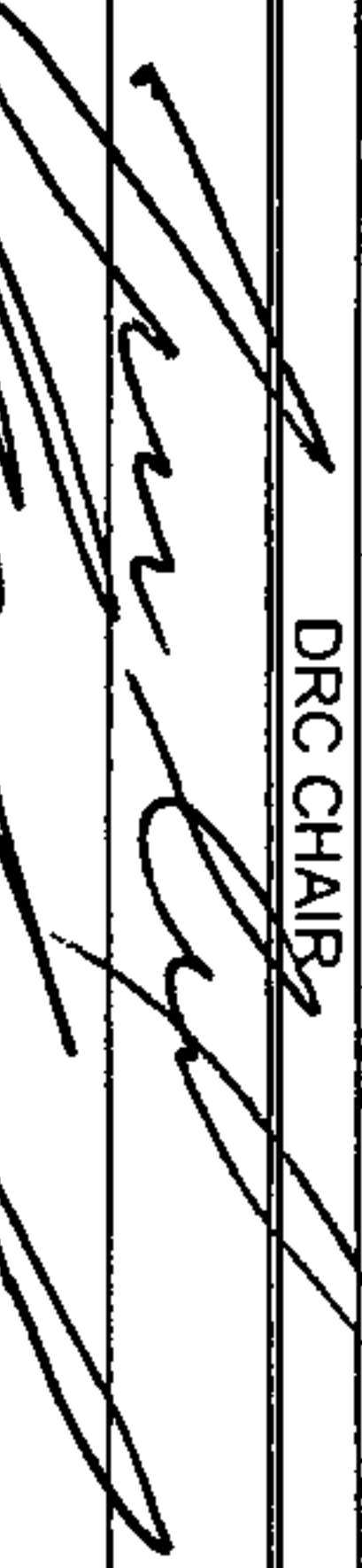
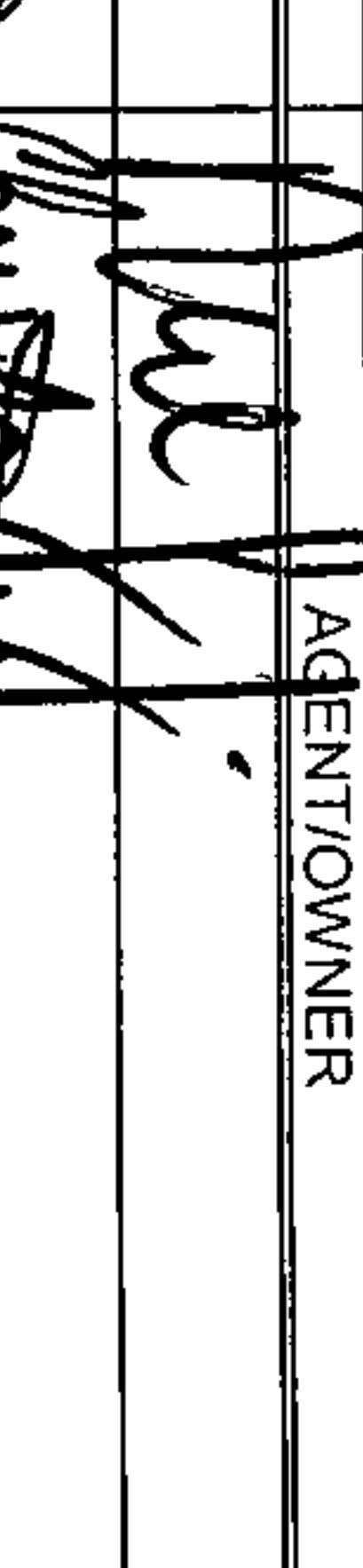

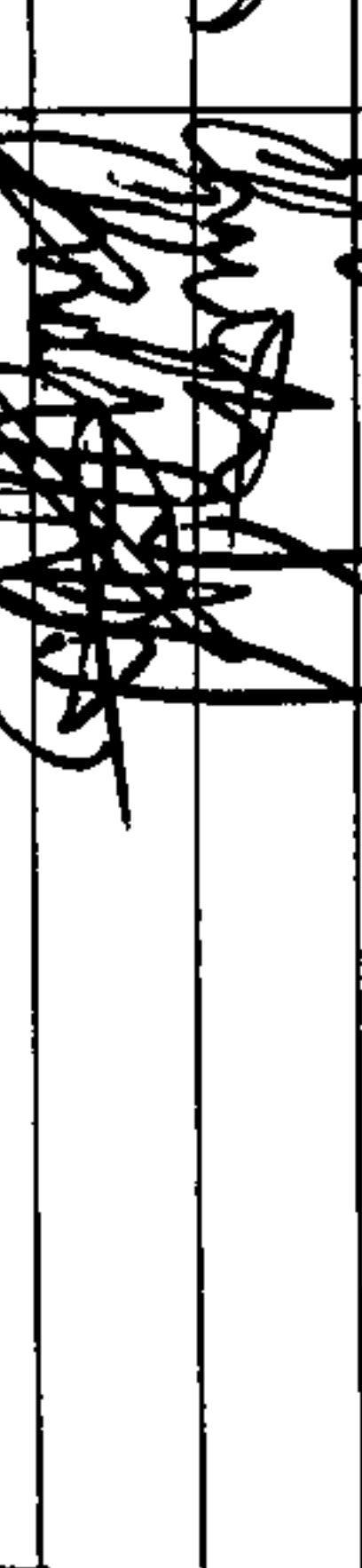




RICK BELTRAMO  11/26/03
PREPARED BY: PRINT NAME DATE
DRB CHAIR 11/26/03
PARKS & RECREATION DEPARTMENT 11/26/03

BOHANNAN HUSTON INC
FIRM
DATE 11-26-03
AMAFCA
DATE

TRANSPORTATION DEVELOPMENT
UTILITY DEVELOPMENT
DATE 11/26/03
CITY ENGINEER
DATE 11/26/03

MAXIMUM TIME ALLOW TO CONSTRUCT
IMPROVEMENTS WITHOUT A DRB EXTENSION
NEW MEXICO UTILITIES INC
DATE

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRB CHAIR	USER DEPARTMENT	AGENT/OWNER
1	3/9/04		AMAFCA	
2	3/30/04		AMAFCA	
3	6/2/04		AMAFCA	
4	7-23-04		AMAFCA	



Supplemental form

SUBDIVISION **S**

Major Subdivision action

Minor Subdivision action

Vacation **V**

Variance (Non-Zoning)

SITE DEVELOPMENT PLAN **P**

...for Subdivision Purposes

...for Building Permit

IP Master Development Plan

Cert. of Appropriateness (LUCC) **L**

Supplemental form

ZONING & PLANNING **Z**

Annexation

County Submittal

EPC Submittal

Zone Map Amendment (Establish or Change Zoning)

Sector Plan (Phase I, II, III)

Amendment to Sector, Area, Facility or Comprehensive Plan

Text Amendment (Zoning Code/Sub Regs)

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

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

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

APPLICANT INFORMATION:

NAME: Curb Inc. PHONE: 899-9656

ADDRESS: 5160 San Francisco NE FAX: 875-1723

CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: _____

Proprietary interest in site: Owner List all owners: _____

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. E1 Rancho Grande Unit 14 Block: _____ Unit: _____

Subdiv. / Addn. _____

Current Zoning: R-LT Proposed zoning: _____

Zone Atlas page(s): N-8, N-9 No. of existing lots: 1 No. of proposed lots: 130

Total area of site (acres): 22.4820 Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____

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

UPC No. 10090541544622041 MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: Gibson Blvd. SW

Between: Blake Road SW and Messina Drive SW

CASE HISTORY:

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

DRB# 1003031/ -3DRB--1741 03DRB 01742, 01743, 01744, 01745, 01746

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

SIGNATURE Chris Sholtis DATE 6-22-04

(Print) Chris Sholtis _____ Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 9/01, 3/03, 7/03, 10/03, 3/04

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>04DRB - -00980</u>	<u>FP</u>	<u>5(3)</u>	<u>\$ 0</u>
<input type="checkbox"/> All fees have been collected	_____	<u>CMF</u>	_____	<u>\$ 20.00</u>
<input type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
Hearing date <u>6-30-04</u>				Total <u>\$ 20.00</u>

Chris Sholtis
Planner signature / date

Project # 1003031

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

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

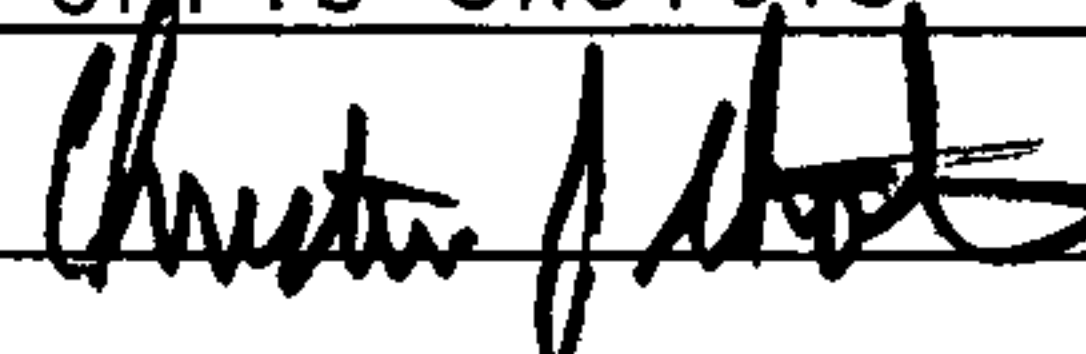
- MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT** **Your attendance is required.**
- Preliminary Plat reduced to 8.5" x 11"
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the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

- MAJOR SUBDIVISION FINAL PLAT APPROVAL** **Your attendance is required.**
- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
 - Design elevations & cross sections of perimeter walls
 - 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 *Pending*
 - 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. Pending**

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

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

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

Chris Sholtis

 Applicant name (print) 6-22-04
 Applicant signature / date



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

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

Application case numbers
04DRB - 00980

B. Sholtis 6-22-04
 Planner signature / date
Project # 10 03031

Courtyard I
7500 Jefferson NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
fax: 505.798.7988
toll free: 800.877.5332

June 21, 2004

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

Re: Final Plat Approval
El Rancho Grande Unit 14 DRB# 1003031

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
- Fee \$20.00
- SIA Financial Guarantee Information

We are hereby requesting final plat approval of this subdivision. This project was approved for preliminary plat on December 2, 2003 and consists of 130 residential lots on 22.4820 acres of land located south of Gibson Blvd. and west of Mesa Arenoso Drive in southwest Albuquerque.

Please place this item on the DRB Agenda to be heard on June 30, 2004. If you have any questions or require additional information, please contact me.

Sincerely,



Christian J. Sholtis
Community Development and Planning Group

ENGINEERING 

SPATIAL DATA 

ADVANCED TECHNOLOGIES 

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

PAID RECEIPT

APPLICANT NAME Curb inc
AGENT Bohannan Huston
ADDRESS 7500 Jefferson
PROJECT & APP # 1003031/04DRB00980
PROJECT NAME El Rancho Grande Unit 14

\$ 20.00 441032/3424000 Conflict Management Fee

\$ _____ 441006/4983000 DRB Actions

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

\$ _____ 441018/4971000 Public Notification

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

\$ 20.00 TOTAL AMOUNT DUE

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

2
0
4
0
DUPLICATE
City Of Albuquerque
Treasury Division

06/22/2004 10:40AM LOC: ANN
X
RECEIPT# 00025400 WSH 008 TRANS# 0012
Account 441032 Fund 0110
Activity 3424000 TRSDMM
Trans Amt \$ 20.00
J24 Misc \$ 20.00
CA \$ 20.00
CHANGE \$ 0.00

ORIGINAL

file

Claire

Date Submitted November 26, 2003
 Date Site Plan Approved N/A
 Date Preliminary Plat Approved 11/26/03
 Date Preliminary Plat Expires 11/26/04

Figure 12
INFRASTRUCTURE LIST

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

EL RANCHO GRANDE UNIT 14 SUBDIVISION
PRELIMINARY PLAT

DRB Project No 1003031

APPLICATION NO 03 DRB 01741
3/9/04 6/2/04

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
ONSITE PUBLIC ROADWAY IMPROVEMENTS									
		30' EOA-F	ARTERIAL PAVING W/ PCC CURB & GUTTER AND PCC 6' WIDE SIDEWALK ON SOUTH SIDE ONLY	GIBSON BOULEVARD	MESSINA DRIVE	BARBADOS DR MESA ARENOSO DR	/	/	/
		24' EOA-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON EAST SIDE ONLY	MESSINA DRIVE	GIBSON BOULEVARD	SOUTH BOUNDARY	/	/	/
		24' EOA-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON WEST SIDE ONLY	MESA ARENOSO DR	GIBSON BOULEVARD	SOUTH BOUNDARY	/	/	/
		24' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON NORTH SIDE ONLY*	SANDY RIDGE RD	WEST STUB TERMINUS	GHOST RANCH ST	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON BOTH SIDES*	SANDY RIDGE RD	GHOST RANCH ST	BLUE SKY ST	/	/	/
		24' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON NORTH SIDE ONLY*	SANDY RIDGE RD	BLUE SKY ST	EAST STUB TERMINUS	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON BOTH SIDES*	GHOST RANCH ST	SANDY RIDGE RD	SOUTH BOUNDARY	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON BOTH SIDES*	BLUE SKY ST	SANDY RIDGE RD	SOUTH BOUNDARY	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON BOTH SIDES*	SANDY CREEK RD	GHOST RANCH ST	BLUE SKY ST	/	/	/
		46' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON BOTH SIDES AND MEDIAN CURB	SANDY CREEK RD	BLUE SKY ST	MESA ARENOSO DR	/	/	/

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		46' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON BOTH SIDES AND MEDIAN CURB	SANDY TRAIL RD	MESSINA DRIVE	GHOST RANCH ST	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON BOTH SIDES*	SANDY TRAIL RD	GHOST RANCH ST	BLUE SKY ST	/	/	/
			* SIDEWALKS TO BE DEFERRED PER DEFERRAL EXHIBIT 'B' WAIVER OF SIDEWALK ON SOUTH SIDE OF SANDY RIDGE RD STUBS				/	/	/

VARIES PERIMETER WALL Gibson Blvd.
STREET LIGHTS AS PER COA DPM


Landscape & Maintenance agreement req'd prior to issuance of work order.

ONSITE PUBLIC STORM DRAIN IMPROVEMENTS

		18"-54" DIA	RCP W/ NEC MH'S, LATERALS & INLETS (Deferred) 	MESSINA AVE	GIBSON BLVD	SOUTH BOUNDARY	/	/	/
		18"-36" DIA	RCP W/ NEC MH'S, LATERALS & INLETS	BLUE SKY ST	SANDY CREEK RD	SOUTH BOUNDARY	/	/	/
		18" - 24" DIA	RCP W/ NEC MH'S, LATERALS & INLETS	SANDY CREEK RD	100' WEST OF BLUE SKY	BLUE SKY ST	/	/	/
			2.9 ACRE- FEET TEMPORARY RETENTION POND WITH PUBLIC EASEMENT AND COVENANT AND AGREEMENT	EL RANCHO GRANDE TRACT 15			/	/	/
			0.55 ACRE- FEET TEMPORARY RETENTION POND WITH PUBLIC EASEMENT AND COVENANT AND AGREEMENT	EL RANCHO GRANDE TRACTS 15 AND 16			/	/	/

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

THERE WILL BE NO RELEASE OF FINANCIAL GUARANTEE OR SIA UNTIL AGREEMENT IS PROCESSED AND APPROVED WITH AMAFCA FOR CONSTRUCTION OF THE AMOLE ARROYO IMPROVEMENTS

 2-lane Triple RC Box Culvert Snow Vista Arroyo @ Crossing

SIA
Sequence #

COA DRC
Project #

Size Type of Improvement

Location

From

To

Private
Inspector

City
Inspector

City Cnst
Engineer

ORIGINAL

ONSITE PUBLIC WATERLINE IMPROVEMENTS

6-12" DIA	WATERLINE W/ NEC VALVES FH'S, MJ'S & RJ'S	UNIT 12, OFFSITE PUBLIC EASEMENT	GIBSON BLVD AT DESERT RANCH	MESA ARENOSO DR AT SANDY RIDGE RD
6-8" DIA	WATERLINE W/ NEC VALVES FH'S, MJ'S & RJ'S	SANDY RIDGE RD	MESSINA DR	MESA ARENOSO DR
8" DIA	WATERLINE W/ NEC VALVES FH'S, MJ'S & RJ'S	GHOST RANCH ST	SANDY RIDGE RD	SOUTH BOUNDARY
6" DIA	WATERLINE W/ NEC VALVES FH'S, MJ'S & RJ'S	BLUE SKY ST	SANDY RIDGE RD	SOUTH BOUNDARY
6" DIA	WATERLINE W/ NEC VALVES FH'S, MJ'S & RJ'S	SANDY CREEK RD	GHOST RANCH ST	BLUE SKY ST
6-8" DIA	WATERLINE W/ NEC VALVES FH'S, MJ'S & RJ'S	SANDY TRAIL RD	MESSINA DR	BLUE SKY ST

3/4" LANDSCAPE WATER METER Gibson Blvd.

NOTE NO WORK ORDER OR FINAL PLAT SHALL BE APPROVED UNTIL THE 30" ZONE 2W WATER LINE (CITY PROJECT NO 7108 91) IS COMPLETE AND ACCEPTED FOR SERVICE

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ONSITE PUBLIC SANITARY SEWER IMPROVEMENTS

8" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	SANDY RIDGE RD	WEST STUB TERMINUS	EAST STUB TERMINUS
8" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	GHOST RANCH ST	SANDY RIDGE RD	SOUTH BOUNDARY
8" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	BLUE SKY ST	SANDY RIDGE RD	SOUTH BOUNDARY
8" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	SANDY CREEK RD	GHOST RANCH ST	BLUE SKY ST
8" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	SANDY TRAIL RD	MESSINA DR	BLUE SKY ST
10" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	OFFSITE PUBLIC EASEMENT	SOUTH BOUNDARY/ BLUE SKY ST	BLAKE ROAD
10" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	BLAKE ROAD	OFFSITE PUBLIC EASEMENT	AMAFCA ROW SW MESA INTERCEPTOR
10" DIA	TEMP SANITARY SEWER W/ NEC MH'S & SERVICES	BLAKE ROAD	AMAFCA ROW	UNSER BLVD BUTCH CASSIDY (UNIT 9A)

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ORIGINAL

RICK BELTRAMO *[Signature]* 11/26/03
 PREPARED BY PRINT NAME DATE

[Signature] DRB CHAIR
 DATE

Christina Sandoval 11/26/03
 PARKS & RECREATION DEPARTMENT DATE

BOHANNAN HUSTON INC
 FIRM

[Signature] 11-26-03
 TRANSPORTATION DEVELOPMENT DATE

[Signature] 11/26/03
 UTILITY DEVELOPMENT DATE

[Signature] 11/26/03
 AMAFCA CITY ENGINEER DATE

MAXIMUM TIME ALLOW TO CONSTRUCT
 IMPROVEMENTS WITHOUT A DRB EXTENSION

[Signature]

NEW MEXICO UTILITIES INC
 DATE

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER
1	3/9/04	<i>[Signature]</i>	<i>[Signature]</i> / Brad B	<i>[Signature]</i>
2	3/30/04	<i>[Signature]</i>	Brad B / <i>[Signature]</i>	<i>[Signature]</i>
3	6/2/04	<i>[Signature]</i>	Brad B	<i>[Signature]</i>

ORIGINAL

Claire

Date Submitted: November 26, 2003
 Date Site Plan Approved: N/A
 Date Preliminary Plat Approved: 11/26/03
 Date Preliminary Plat Expires: 11/26/04

Figure 12

INFRASTRUCTURE LIST

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

DRB Project No 1003031

**EL RANCHO GRANDE UNIT 14 SUBDIVISION
PRELIMINARY PLAT**

APPLICATION NO 03 DRB 01741
 3/9/04

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
ONSITE PUBLIC ROADWAY IMPROVEMENTS									
		30' EOA-F	ARTERIAL PAVING W/ PCC CURB & GUTTER AND PCC 6' WIDE SIDEWALK ON SOUTH SIDE ONLY	GIBSON BOULEVARD	MESSINA DRIVE	BARBADOS DR MESA ARENOSO DR	/	/	/
		24' EOA-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON EAST SIDE ONLY	MESSINA DRIVE	GIBSON BOULEVARD	SOUTH BOUNDARY	/	/	/
		24' EOA-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON WEST SIDE ONLY	MESA ARENOSO DR	GIBSON BOULEVARD	SOUTH BOUNDARY	/	/	/
		24' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON NORTH SIDE ONLY*	SANDY RIDGE RD	WEST STUB TERMINUS	GHOST RANCH ST	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON BOTH SIDES*	SANDY RIDGE RD	GHOST RANCH ST	BLUE SKY ST	/	/	/
		24' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON NORTH SIDE ONLY*	SANDY RIDGE RD	BLUE SKY ST	EAST STUB TERMINUS	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON BOTH SIDES*	GHOST RANCH ST	SANDY RIDGE RD	SOUTH BOUNDARY	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON BOTH SIDES*	BLUE SKY ST	SANDY RIDGE RD	SOUTH BOUNDARY	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON BOTH SIDES*	SANDY CREEK RD	GHOST RANCH ST	BLUE SKY ST	/	/	/
		46' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON BOTH SIDES AND MEDIAN CURB	SANDY CREEK RD	BLUE SKY ST	MESA ARENOSO DR	/	/	/

SIA
Sequence #

COA DRC
Project #

Size

Type of Improvement

Location

From

To

Private
Inspector

City
Inspector

City Cnst
Engineer

ORIGINAL

48' F-F

RESIDENTIAL PAVING W/ PCC
CURB & GUTTER AND PCC 4' WIDE
SIDEWALK ON BOTH SIDES
AND MEDIAN CURB

SANDY TRAIL RD

MESSINA DRIVE

GHOST RANCH ST

28' F-F

RESIDENTIAL PAVING W/ PCC
CURB & GUTTER AND PCC 4' WIDE
SIDEWALK ON BOTH SIDES*

SANDY TRAIL RD

GHOST RANCH ST

BLUE SKY ST

* SIDEWALKS TO BE DEFERRED PER DEFERRAL EXHIBIT 'B'
WAIVER OF SIDEWALK ON SOUTH SIDE OF SANDY RIDGE RD STUBS

YARDS PERIMETER WALL Gibson Blvd.

STREET LIGHTS AS PER COA DPM

Landscape & Maintenance agreement req'd prior to issuance
of work order.

ONSITE PUBLIC STORM DRAIN IMPROVEMENTS

18"-54"
DIA

RCP W/ NEC. MH'S, LATERALS
& INLETS (Deferred) 

MESSINA AVE

GIBSON BLVD

SOUTH BOUNDARY

18"-36"
DIA

RCP W/ NEC. MH'S, LATERALS
& INLETS

BLUE SKY ST

SANDY CREEK RD

SOUTH BOUNDARY

18" - 24"
DIA

RCP W/ NEC. MH'S, LATERALS
& INLETS

SANDY CREEK RD

100' WEST OF BLUE SKY BLUE SKY ST

2.9 ACRE-FEET TEMPORARY
RETENTION POND
WITH PUBLIC EASEMENT AND
COVENANT AND AGREEMENT

EL RANCHO GRANDE
TRACT 15


0.55 ACRE-FEET TEMPORARY
RETENTION POND
WITH PUBLIC EASEMENT AND
COVENANT AND AGREEMENT

EL RANCHO GRANDE
TRACTS 15 AND 16

NOTE

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

THERE WILL BE NO RELEASE OF FINANCIAL GUARANTEE OR SIA UNTIL AGREEMENT IS PROCESSED AND APPROVED
WITH AMAFCA FOR CONSTRUCTION OF THE AMOLE ARROYO IMPROVEMENTS

 2-lane Triple RC Box
culvert Snow Vista
Arroyo @ Crossing

ORIGINAL

ONSITE PUBLIC WATERLINE IMPROVEMENTS

6-12" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	UNIT 12, OFFSITE PUBLIC EASEMENT	GIBSON BLVD AT DESERT RANCH	MESA ARENOSO DR AT SANDY RIDGE RD
6-8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	SANDY RIDGE RD	MESSINA DR	MESA ARENOSO DR
8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	GHOST RANCH ST	SANDY RIDGE RD	SOUTH BOUNDARY
6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	BLUE SKY ST	SANDY RIDGE RD	SOUTH BOUNDARY
6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	SANDY CREEK RD	GHOST RANCH ST	BLUE SKY ST
6-8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	SANDY TRAIL RD	MESSINA DR	BLUE SKY ST

3/4" LANDSCAPE WATER METER Gibson Blvd.

NOTE: NO WORK ORDER OR FINAL PLAT SHALL BE APPROVED UNTIL THE 30" ZONE 2W WATER LINE (CITY PROJECT NO. 7108.91) IS COMPLETE AND ACCEPTED FOR SERVICE.

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ONSITE PUBLIC SANITARY SEWER IMPROVEMENTS

8" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	SANDY RIDGE RD	WEST STUB TERMINUS	EAST STUB TERMINUS
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	GHOST RANCH ST	SANDY RIDGE RD	SOUTH BOUNDARY
8" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	BLUE SKY ST	SANDY RIDGE RD	SOUTH BOUNDARY
8" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	SANDY CREEK RD	GHOST RANCH ST	BLUE SKY ST
8" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	SANDY TRAIL RD	MESSINA DR	BLUE SKY ST
10" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	OFFSITE PUBLIC EASEMENT	SOUTH BOUNDARY/ BLUE SKY ST	BLAKE ROAD
10" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	BLAKE ROAD	OFFSITE PUBLIC EASEMENT	AMAFCA ROW SW MESA INTERCEPTOR
10" DIA	TEMP. SANITARY SEWER W/ NEC MH'S & SERVICES	BLAKE ROAD	AMAFCA ROW	UNSER BLVD BUTCH CASSIDY (UNIT 9A)

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ORIGINAL

RICK BELTRAMO
PREPARED BY: DRB NAME

[Signature]
DRB CHAIR

11/26/03
DATE
11/26/03
DATE
Christina Lombard
PARKS & RECREATION DEPARTMENT

11/26/03
DATE

BOHANNAN HUSTON INC.
FIRM:

[Signature]
TRANSPORTATION DEVELOPMENT
UTILITY DEVELOPMENT

11-26-03
DATE

AMAFCA
CITY ENGINEER

DATE

SIGNATURE

[Signature]
Karyn K. Hoover

11/26/03
DATE

Bruce L. Bigelow
CITY ENGINEER

11/26/03
DATE

MAXIMUM TIME ALLOW TO CONSTRUCT
IMPROVEMENTS WITHOUT A DRB EXTENSION

NEW MEXICO UTILITIES INC.

DATE

DATE

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRB CHAIR	USER DEPARTMENT	AGENT/OWNER
1	3/9/04	<i>[Signature]</i>	AMAFCA	<i>[Signature]</i>
2	3/30/04	<i>[Signature]</i>	AMAFCA	<i>[Signature]</i>

Claire

Date Submitted: November 26, 2003
 Date Site Plan Approved: N/A
 Date Preliminary Plat Approved: 11/26/03
 Date Preliminary Plat Expires: 11/26/04

ORIGINAL

Figure 12
INFRASTRUCTURE LIST

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

DRB Project No. 1003031

**EL RANCHO GRANDE UNIT 14 SUBDIVISION
PRELIMINARY PLAT**

APPLICATION NO. 03 DRB 01741
3/4/04

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SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
ONSITE PUBLIC ROADWAY IMPROVEMENTS									
		30' EOA-F	ARTERIAL PAVING W/ PCC CURB & GUTTER AND PCC 6' WIDE SIDEWALK ON SOUTH SIDE ONLY	GIBSON BOULEVARD	MESSINA DRIVE	MESA ARENOSO DR BARBADOS DR	/	/	/
		24' EOA-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON EAST SIDE ONLY	MESSINA DRIVE	GIBSON BOULEVARD	SOUTH BOUNDARY	/	/	/
		24' EOA-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON WEST SIDE ONLY	MESA ARENOSO DR	GIBSON BOULEVARD	SOUTH BOUNDARY	/	/	/
		24' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON NORTH SIDE ONLY*	SANDY RIDGE RD	WEST STUB TERMINUS	GHOST RANCH ST	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON BOTH SIDES*	SANDY RIDGE RD	GHOST RANCH ST	BLUE SKY ST	/	/	/
		24' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON NORTH SIDE ONLY*	SANDY RIDGE RD	BLUE SKY ST	EAST STUB TERMINUS	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON BOTH SIDES*	GHOST RANCH ST	SANDY RIDGE RD	SOUTH BOUNDARY	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON BOTH SIDES*	BLUE SKY ST	SANDY RIDGE RD	SOUTH BOUNDARY	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON BOTH SIDES*	SANDY CREEK RD	GHOST RANCH ST	BLUE SKY ST	/	/	/
		46' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON BOTH SIDES AND MEDIAN CURB	SANDY CREEK RD	BLUE SKY ST	MESA ARENOSO DR	/	/	/

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		46' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON BOTH SIDES AND MEDIAN CURB	SANDY TRAIL RD	MESSINA DRIVE	GHOST RANCH ST	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON BOTH SIDES*	SANDY TRAIL RD	GHOST RANCH ST	BLUE SKY ST	/	/	/
			* SIDEWALKS TO BE DEFERRED PER DEFERRAL EXHIBIT 'B' WAIVER OF SIDEWALK ON SOUTH SIDE OF SANDY RIDGE RD STUBS				/	/	/
			VARIES PERIMETER WALL STREET LIGHTS AS PER COA DPM	Gibson Blvd.					

Landscape & Maintenance agreement req'd prior to issuance of work order.

ONSITE PUBLIC STORM DRAIN IMPROVEMENTS

		18"-54" DIA	RCP W/ NEC MH'S, LATERALS & INLETS	MESSINA AVE	GIBSON BLVD	SOUTH BOUNDARY	/	/	/
		18"-36" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	BLUE SKY ST	SANDY CREEK RD	SOUTH BOUNDARY	/	/	/
		18" - 24" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	SANDY CREEK RD	100' WEST OF BLUE SKY	BLUE SKY ST	/	/	/
			2.9 ACRE-FEET TEMPORARY RETENTION POND WITH PUBLIC EASEMENT AND COVENANT AND AGREEMENT	EL RANCHO GRANDE TRACT 15			/	/	/
			0.55 ACRE-FEET TEMPORARY RETENTION POND WITH PUBLIC EASEMENT AND COVENANT AND AGREEMENT	EL RANCHO GRANDE TRACTS 15 AND 16			/	/	/

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

THERE WILL BE NO RELEASE OF FINANCIAL GUARANTEE OR SIA UNTIL AGREEMENT IS PROCESSED AND APPROVED WITH AMAFCA FOR CONSTRUCTION OF THE AMOLE ARROYO IMPROVEMENTS

▲
2-lane Triple RC Box Culvert
Snow Vista Arroyo @ Crossing

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
ONSITE PUBLIC WATERLINE IMPROVEMENTS									
		6-12" DIA	WATERLINE W/ NEC VALVES FH'S, MJ'S & RJ'S	UNIT 12, OFFSITE PUBLIC EASEMENT	GIBSON BLVD AT DESERT RANCH	MESA ARENOSO DR AT SANDY RIDGE RD	/	/	/
		6-8" DIA	WATERLINE W/ NEC VALVES FH'S, MJ'S & RJ'S	SANDY RIDGE RD	MESSINA DR	MESA ARENOSO DR	/	/	/
		8" DIA	WATERLINE W/ NEC VALVES FH'S, MJ'S & RJ'S	GHOST RANCH ST	SANDY RIDGE RD	SOUTH BOUNDARY	/	/	/
		6" DIA	WATERLINE W/ NEC VALVES FH'S, MJ'S & RJ'S	BLUE SKY ST	SANDY RIDGE RD	SOUTH BOUNDARY	/	/	/
		6" DIA	WATERLINE W/ NEC VALVES FH'S, MJ'S & RJ'S	SANDY CREEK RD	GHOST RANCH ST	BLUE SKY ST	/	/	/
		6-8" DIA	WATERLINE W/ NEC VALVES FH'S, MJ'S & RJ'S	SANDY TRAIL RD	MESSINA DR	BLUE SKY ST	/	/	/
		3/4"	LANDSCAPE WATER METER	Gibson Blvd.			/	/	/
NOTE NO WORK ORDER OR FINAL PLAT SHALL BE APPROVED UNTIL THE 30" ZONE 2W WATER LINE (CITY PROJECT NO 7108 91) IS COMPLETE AND ACCEPTED FOR SERVICE.									

ONSITE PUBLIC SANITARY SEWER IMPROVEMENTS

		8" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	SANDY RIDGE RD	WEST STUB TERMINUS	EAST STUB TERMINUS	/	/	/
		8" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	GHOST RANCH ST	SANDY RIDGE RD	SOUTH BOUNDARY	/	/	/
		8" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	BLUE SKY ST	SANDY RIDGE RD	SOUTH BOUNDARY	/	/	/
		8" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	SANDY CREEK RD	GHOST RANCH ST	BLUE SKY ST	/	/	/
		8" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	SANDY TRAIL RD	MESSINA DR	BLUE SKY ST	/	/	/
		8-12" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	OFFSITE PUBLIC EASEMENT	SOUTH BOUNDARY/ BLUE SKY ST	BLAKE ROAD	/	/	/
		12" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	BLAKE ROAD	OFFSITE PUBLIC EASEMENT	AMAFCA ROW SW MESA INTERCEPTOR	/	/	/
		8-24" DIA	TEMP. SANITARY SEWER W/ NEC MH'S & SERVICES	BLAKE ROAD	AMAFCA ROW	UNSER BLVD	/	/	/

ORIGINAL

RICK BELTRAMO *Rick Beltramo* 11/26/03
 PREPARED BY PRINT NAME DATE DRB CHAIR DATE
Ashley Watson 11/26/03
 DATE PARKS & RECREATION DEPARTMENT DATE
Christina Sandoral 11/26/03
 DATE

BOHANNAN HUSTON INC
 FIRM
Staff Sgt 11-26-03
 TRANSPORTATION DEVELOPMENT DATE
 SIGNATURE DATE
Karen A. Shea 11/26/03
 UTILITY DEVELOPMENT DATE
Brad L. Bigham 11/26/03
 AMAFCA CITY ENGINEER DATE

MAXIMUM TIME ALLOW TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION
 []
 NEW MEXICO UTILITIES INC. DATE DATE

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER
1	3/9/04	<i>Staff Sgt</i>	<i>Staff Sgt / Brad L. Bigham</i>	<i>Neil J.</i>

6 ORIGINAL

Figure 12

INFRASTRUCTURE LIST

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

EL RANCHO GRANDE UNIT 14 SUBDIVISION
PRELIMINARY PLAT

Date Submitted November 26, 2003
Date Site Plan Approved N/A
Date Preliminary Plat Approved 11/26/03
Date Preliminary Plat Expires 11/26/04

DRB Project No 1003031
APPLICATION NO 03 DRB 01741

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		24' EOA-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON WEST SIDE ONLY	MESA ARENOSO DR	GIBSON BOULEVARD	SOUTH BOUNDARY	/	/	/
		24' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON NORTH SIDE ONLY*	SANDY RIDGE RD	WEST STUB TERMINUS	GHOST RANCH ST	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON BOTH SIDES*	SANDY RIDGE RD	GHOST RANCH ST	BLUE SKY ST	/	/	/
		24' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON NORTH SIDE ONLY*	SANDY RIDGE RD	BLUE SKY ST	EAST STUB TERMINUS	/	/	/
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		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON BOTH SIDES*	SANDY CREEK RD	GHOST RANCH ST	BLUE SKY ST	/	/	/
		46' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON BOTH SIDES AND MEDIAN CURB	SANDY CREEK RD	BLUE SKY ST	MESA ARENOSO DR	/	/	/

SIA
Sequence #

COA DRC
Project #

Size

Type of Improvement

Location

From

To

Private
Inspector

City
Inspector

City Cnst
Engineer

ORIGINAL

46' F-F

RESIDENTIAL PAVING W/ PCC
CURB & GUTTER AND PCC 4' WIDE
SIDEWALK ON BOTH SIDES
AND MEDIAN CURB

SANDY TRAIL RD

MESSINA DRIVE

GHOST RANCH ST

28' F-F

RESIDENTIAL PAVING W/ PCC
CURB & GUTTER AND PCC 4' WIDE
SIDEWALK ON BOTH SIDES*

SANDY TRAIL RD

GHOST RANCH ST

BLUE SKY ST

* SIDEWALKS TO BE DEFERRED PER DEFERRAL EXHIBIT 'B'
WAIVER OF SIDEWALK ON SOUTH SIDE OF SANDY RIDGE RD STUBS

VARIABLES

PERIMETER WALL Gibson Blvd.

STREET LIGHTS AS PER COA DPM

Landscape & Maintenance agreement req'd prior to issuance
of work order.

ONSITE PUBLIC STORM DRAIN IMPROVEMENTS

18"-54"
DIA

RCP W/ NEC MH'S, LATERALS
& INLETS

MESSINA AVE

GIBSON BLVD

SOUTH BOUNDARY

18"-36"
DIA

RCP W/ NEC MH'S, LATERALS
& INLETS

BLUE SKY ST

SANDY CREEK RD

SOUTH BOUNDARY

18" - 24"
DIA

RCP W/ NEC MH'S, LATERALS
& INLETS

SANDY CREEK RD

100' WEST OF BLUE SKY

BLUE SKY ST

2.9 ACRE-FEET TEMPORARY
RETENTION POND
WITH PUBLIC EASEMENT AND
COVENANT AND AGREEMENT

EL RANCHO GRANDE
TRACT 15

0.55 ACRE-FEET TEMPORARY
RETENTION POND
WITH PUBLIC EASEMENT AND
COVENANT AND AGREEMENT

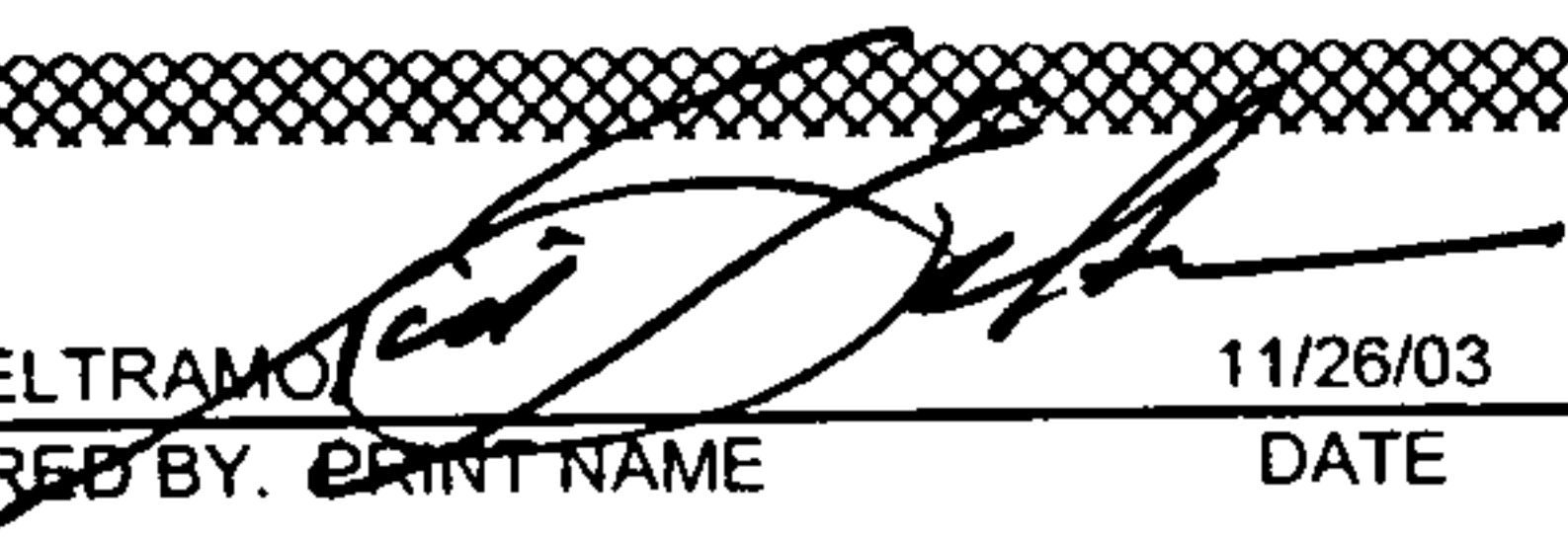


EL RANCHO GRANDE
TRACTS 15 AND 16



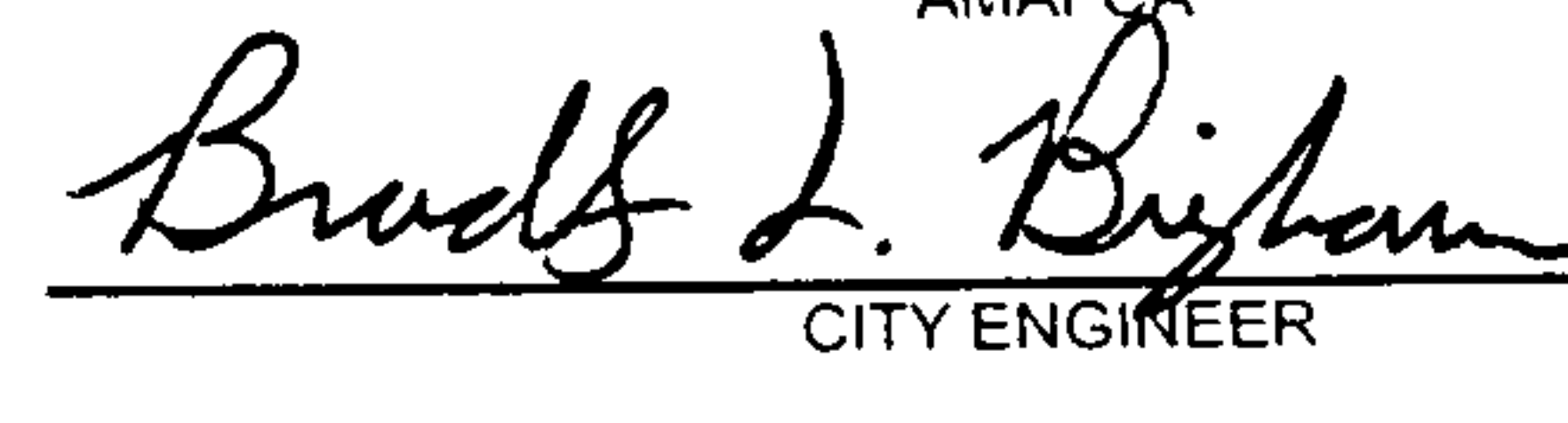
NOTE.

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

THERE WILL BE NO RELEASE OF FINANCIAL GUARANTEE OR SIA UNTIL AGREEMENT IS PROCESSED AND APPROVED
WITH AMAFCA FOR CONSTRUCTION OF THE AMOLE ARROYO IMPROVEMENTS

ORIGINAL


 RICK BELTRAMO
 PREPARED BY. PRINT NAME DATE 11/26/03

 DRB CHAIR
 DATE 11/26/03

 PARKS & RECREATION DEPARTMENT
 DATE 11/26/03

BOHANNAN HUSTON INC
 FIRM

 TRANSPORTATION DEVELOPMENT
 DATE 11-26-03

 UTILITY DEVELOPMENT
 DATE 11/26/03

 AMAFCA
 CITY ENGINEER
 DATE 11/26/03

MAXIMUM TIME ALLOW TO CONSTRUCT
 IMPROVEMENTS WITHOUT A DRB EXTENSION

 NEW MEXICO UTILITIES INC
 DATE
 DATE

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT OWNER

#1003031

11/5/03

~~Deferred~~

J. Walls

Grading Plan

Utility Plan

Reviewed

~~not~~ not

done

A City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

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

Supplemental form

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

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

APPLICANT INFORMATION:

NAME: CURB INC. PHONE: 881-9190
 ADDRESS: 6301 INDIAN SCHOOL RD NE FAX: 875-1723
 CITY: ALBUQUERQUE STATE NM ZIP 87110 E-MAIL: _____
 Proprietary interest in site: OWNER
 AGENT (if any): BOHANNAN HUSTON, INC. PHONE: 823-1000
 ADDRESS: 7500 JEFFERSON NE FAX: 798-7988
 CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: _____

DESCRIPTION OF REQUEST: PRELIMINARY PLAT APPROVAL, SIDEWALK DEFERRAL AND WAIVER, VACATION OF PRIVATE EASEMENT, AND PUBLIC RIGHT OF WAY

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

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

Lot or Tract No. A REPLAT OF TRACT 14 Block: _____ Unit: 14
 Subdiv. / Addn. EL RANCHO GRANDE
 Current Zoning: R-LT Proposed zoning: _____
 Zone Atlas page(s): N8, N9 No. of existing lots: 1 No. of proposed lots: 130
 Total area of site (acres): 22.44 Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____
 Within city limits? Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO
 UPC No. 10090541544622041 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: GIBSON BLVD.
 Between: BLAKE ROAD and MESSINA DRIVE

CASE HISTORY:

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

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

SIGNATURE Scott Steffen DATE 10/9/03
 (Print) SCOTT STEFFEN 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 type="checkbox"/> All checklists are complete	<u>03DRB - 01741</u>	<u>PP</u>	<u>22</u>	<u>\$ 3200.00</u>
<input type="checkbox"/> All fees have been collected	<u>03DRB - 01742</u>	<u>CRROW</u>	<u>✓</u>	<u>\$ 300.00</u>
<input type="checkbox"/> All case #s are assigned	<u>03DRB - 01743</u>	<u>VPE</u>	<u>✓</u>	<u>\$ 45.00</u>
<input type="checkbox"/> AGIS copy has been sent	<u>03DRB - 01744</u>	<u>SW</u>	<u>✓</u>	<u>\$</u>
<input type="checkbox"/> Case history #s are listed	<u>03DRB - 01745</u>	<u>TDS</u>	<u>✓</u>	<u>\$ 50.00</u>
<input type="checkbox"/> Site is within 1000ft of a landfill	<u>03DRB 01746</u>	<u>(VPRIE)</u>		<u>\$ 45.00</u>
<input type="checkbox"/> F.H.D.P. density bonus				<u>Total 3715.00</u>
<input type="checkbox"/> F.H.D.P. fee rebate	Hearing date <u>NOV. 5, 2003</u>			

Paul Carter 10/10/03 Project # 1003031
 Planner signature / date

2552

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

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

MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL

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

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

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

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

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

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

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

SCOTT STEFFEN

Scott Steffen Applicant name (print)
10/9/03 Applicant signature / date



Form revised September 2007

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

Application case numbers
30728 - 01741
 _____ - _____
 _____ - _____

Paul Carter 10/14/03
 Planner signature / date
Project # 1003031

FORM V: SUBDIVISION VARIANCES & VACATIONS

BULK LAND VARIANCE FROM SUBDIVISION DESIGN STANDARDS

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

VACATION OF PUBLIC RIGHT-OF-WAY

VACATION OF PUBLIC EASEMENT

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

VARIANCE FROM MINIMUM STANDARDS OF THE DEVELOPMENT PROCESS MANUAL

SIDEWALK DESIGN VARIANCE

SIDEWALK WAIVER

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

TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

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

VACATION OF PRIVATE EASEMENT

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

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

SCOTT STEFFEN

Scott Steffen

Applicant name (print)

10/9/03

Applicant signature / date

.pdf Form revised Sept 2001



Paul Casadei 10/9/03
Planner signature / date

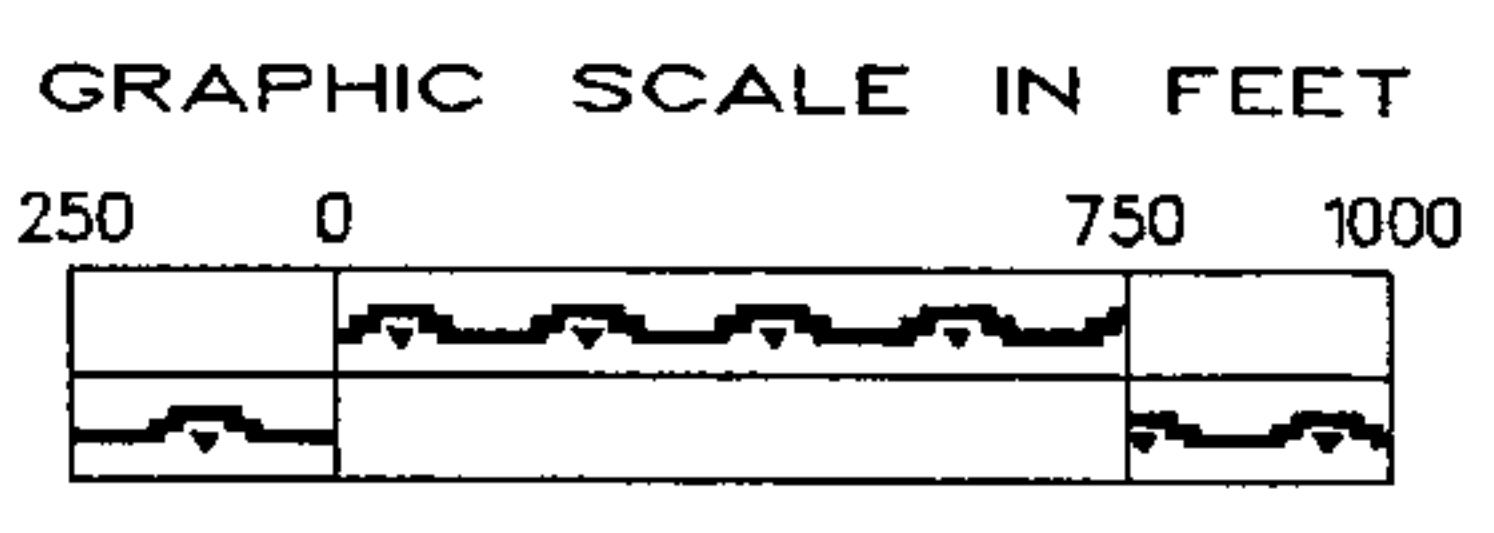
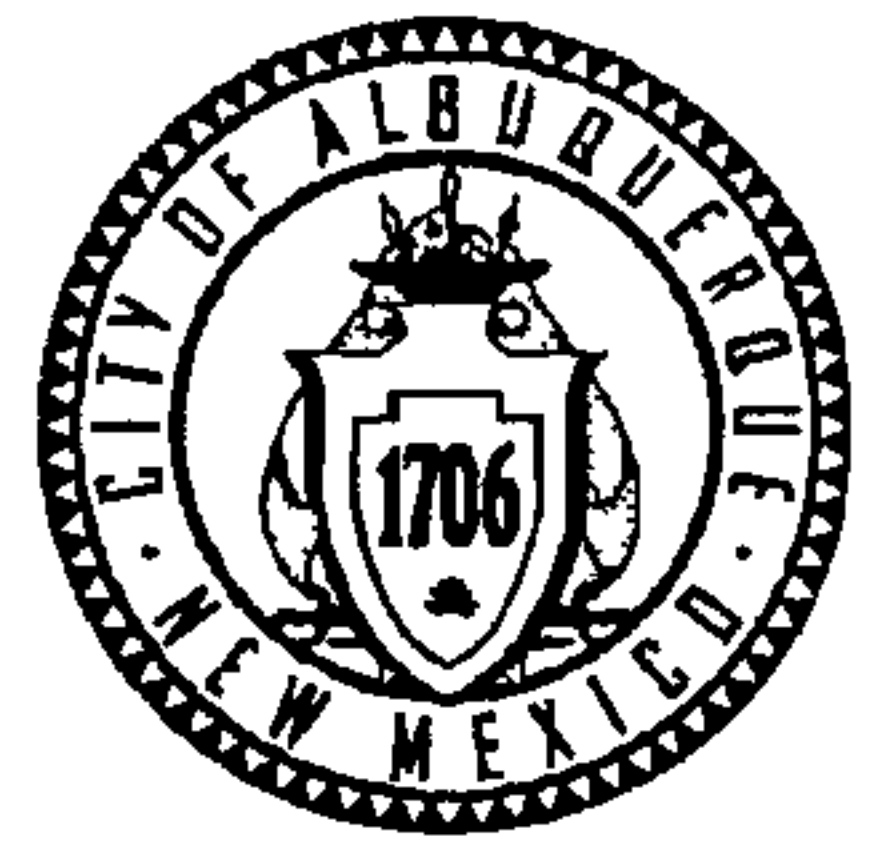
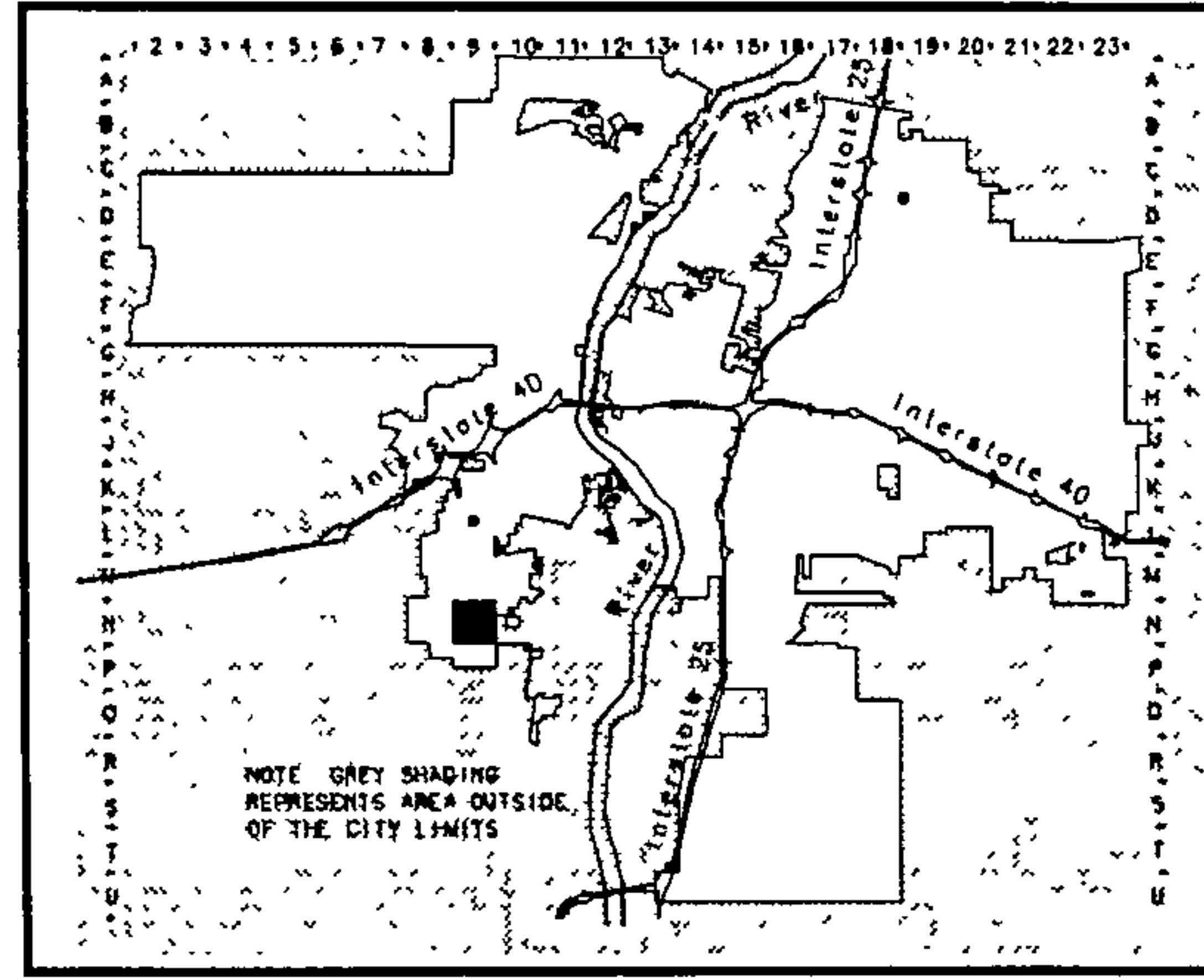
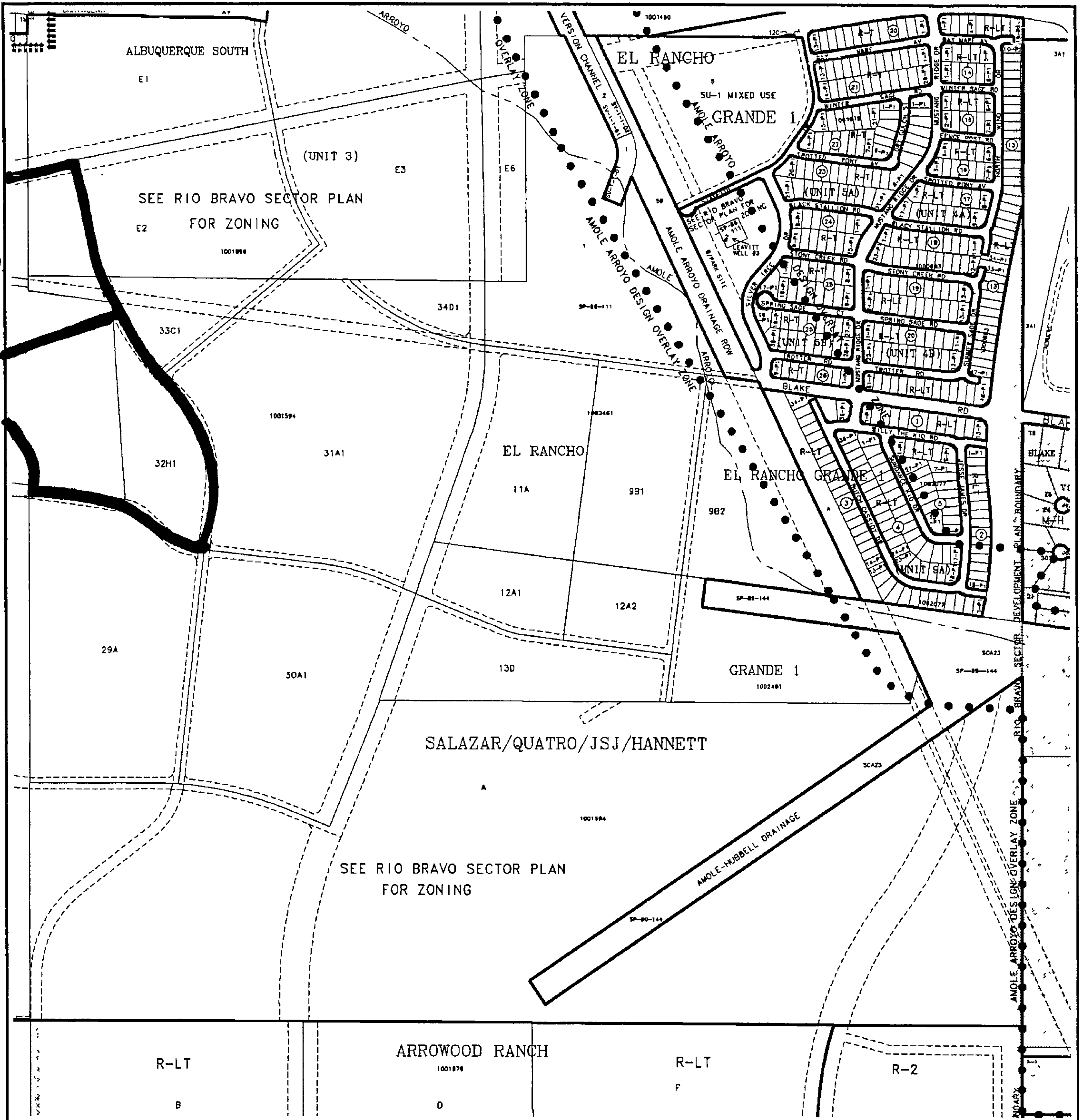
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers

03DRB - 01742
 03DRB - 01743
 03DRB - 01744
 03DRB 01745
 03DRB 01746

Project # 1003031

15



Abuquerque **G**eographic **I**nformation **S**ystem
PLANNING DEPARTMENT
 © Copyright 2003

Zone Atlas Page
N-9-Z
 Map Amended through September 03, 2003

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) / ENVIRONMENTAL HEALTH INFORMATION FORM

TO BE COMPLETED BY APPLICANT

APPLICANT: Bohannon Huston Date of request: 10/9/03 Zone atlas page(s): 118-119
 CURRENT: Zoning R-LT Legal Description a replat of tract 14 of Bulk
 Parcel Size (acres / sq.ft.) 22.44 Lot or Tract # Plat Block # _____
 Subdivision Name El Rancho Grande Unit 14

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:

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

GENERAL DESCRIPTION OF ACTION: 1

of units - 130
 Building Size - _____ (sq. ft.)

PRELIMINARY PLAT

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

Applicant or Representative [Signature] Date 10/9/03
 (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 [] NO [X] Mitigating reasons for not requiring TIS: Previously studied: []

Notes:

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

[Signature]
 TRAFFIC ENGINEER

10-10-03
 DATE

ENVIRONMENTAL HEALTH

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

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

TIS - SUBMITTED ___/___/___
 - FINALIZED ___/___/___

TRAFFIC ENGINEER

DATE

FORM DRWS: DRAINAGE REPORT / WATER & SEWER AVAILABILITY

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

PROJECT NAME El Rancho Grande Unit 14 & 15

AGIS MAP # 108, N9

LEGAL DESCRIPTION a replot of tracts 14 & 15 of bulk land plat

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].

Stephanie Stratton
Applicant / Agent

10-10-03
Date

Paul Cordell
Hydrology Division Representative

10/10/03
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].

Stephanie Stratton
Applicant / Agent

10-10-03
Date

[Signature]
Utilities Division Representative

Date

= DRB# _____



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

October 1, 2003

Bohannon-Huston
7500 Jefferson NE
Albuquerque, New Mexico 87109-4335
Attn: Scott Steffen, P.E.

Re: Water / Sanitary Sewer Availability / Proposed Residential Development of
Unplatted Lands Southwest of Gibson Boulevard and De Anza Drive SW

N-08, N-09

Mr. Steffen:

Existing Conditions: The property includes approximately 75 acres south of El Rancho Grande Units 10 and 11 (see DRB #1002423). Zoning is RLT under the Rio Bravo Sector Plan. No utilities exist in the area; the 30-inch CIP water transmission line (Project No. 7108.91) is pending DRC approval, and the master plan water line for Zone 2W/2WR (6795.81) has recently gone to work order. Construction plans for El Rancho Grande (ERG) Unit 10 (6993.85) and Gibson Boulevard infrastructure (7222.81) are pending DRC approval.

Water: The site lies within water zone 2W. Besides the infrastructure listed above, a 12-inch master plan line is required in the unnamed street along the west side of Unit 12. An 8-inch line is required along the west side of Units 14 and 15. Development / service will be contingent on developer construction of public water and sanitary sewer lines in standard location in all internal streets. Construction must include fire hydrants at standard locations, and separate water and sanitary sewer service stub outs for each lot / dwelling unit. The water system will generally be 6-inch and 8-inch with looping connections per the DPM.

Sanitary: Service for units south of Gibson Boulevard that are proposed in advance of the Southwest Mesa Interceptor (aka Snow Vista Interceptor) will be contingent on construction of an outfall in the Blake alignment. This must include reconstruction, if necessary, of the existing line originally required for service to ERG Unit 9A (6993.81). As you know, the Blake reconstruction was dropped from Unit 9A when the developer opted to discharge to Blake via the existing 8-inch flat line in Joel Street. This line has no excess capacity for your project.

The southern half of Unit 15 cannot discharge to Blake Road due to topography. Significant infrastructure via the unnamed road alignment and future 98th Street plus the above mentioned reconstruction is required. Even if the interceptor was ready, approximately 3700 feet of line would be necessary to reach it (see sewer sketch).

Easements: Public lines constructed outside dedicated right-of-way will require exclusive easements and / or licenses. Acquisition will be at the developers' expense. Alignments must be approved by Utility Development prior to DRB and / or DRC sign off.

Design and construction of all required improvements will be at the developer / property owners expense and must be coordinated through the City of Albuquerque 'COA' via the 'DRC / City Work Order' process. Designs must be by a New Mexico registered professional engineer. Construction must be by a licensed, bonded public utility contractor.

Utility Expansion Charges: In addition to installation and construction costs, both sanitary sewer and metered water service will be subject to Utility Expansion Charges 'UEC' payable at the time service is requested.

This statement of availability will remain in effect for a period of one year and applies only to the development identified herein. Note, however, that statements are development specific, and you did not provide any platting information. As such, some infrastructure details may change during plat review. Please do not hesitate to call if you have questions or need additional information: 924-3988.

Sincerely,

Nancy Musinski, P.E.
Senior Engineer
Development and Building Services

Attachment: System / Location Map(s)

c: f/ readers #30920
f/ availability N-09

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

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

Recipient's Name (Please Print Clearly) (To be Completed by Mailer)
 Gibby McInerney
 Street, Apt. No., or PO Box No.
 1008 SUMMERFIELD SUD
 ALBUQUERQUE, NM 87121
 City, State, ZIP+4

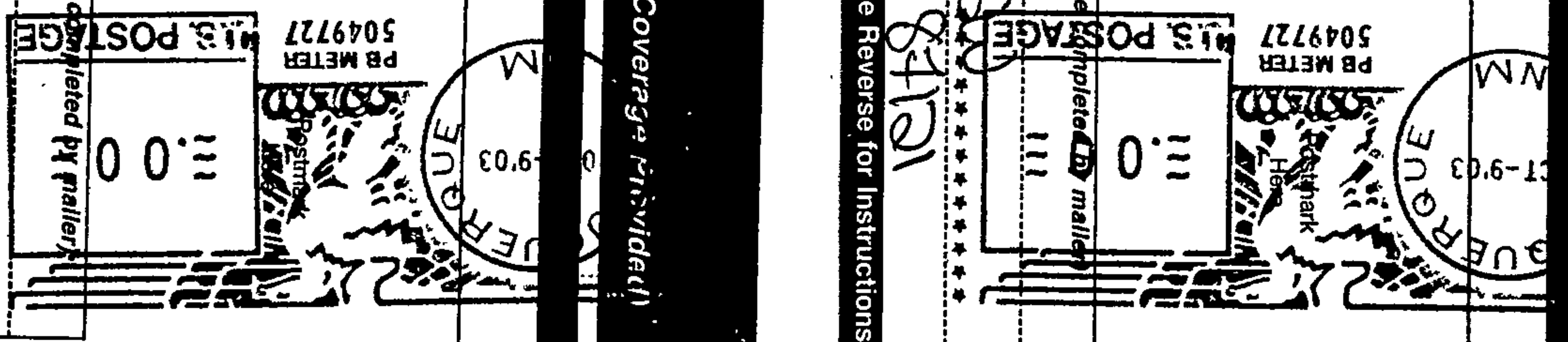
PS Form 3800, February 2000 See Reverse for Instructions

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

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

Recipient's Name (Please Print Clearly) (To be Completed by Mailer)
 Matthew Crowley
 Street, Apt. No., or PO Box No.
 1008 SUMMERFIELD SUD
 ALBUQUERQUE, NM 87121
 City, State, ZIP+4

PS Form 3800, February 2000 See Reverse for Instructions





City of Albuquerque

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

Date: October 8, 2003

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

Thank you for your inquiry of 10-8-03 (date) requesting the names of **Recognized**

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at El Rancho Grande Units 14 + 15

zone map page(s) N-8,9

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

Westgate Heights
Neighborhood Association
Contacts: Matthew Archuleta
1608 Summerfield SW
836-7251 (w) 87121
Libby McIntosh
1314 Ladrones Ct. SW
831-5189 (w) 87121

Neighborhood Association
Contacts: _____

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. Carmena
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

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

October 8, 2003

Matthew Archuleta
1628 Summerfield SW
Albuquerque, New Mexico 87121

RE: Preliminary Plat, Sidewalk Deferral and Waiver and Vacation of Private Easement and
Public Right of Way
El Rancho Grande Unit 14 Subdivision

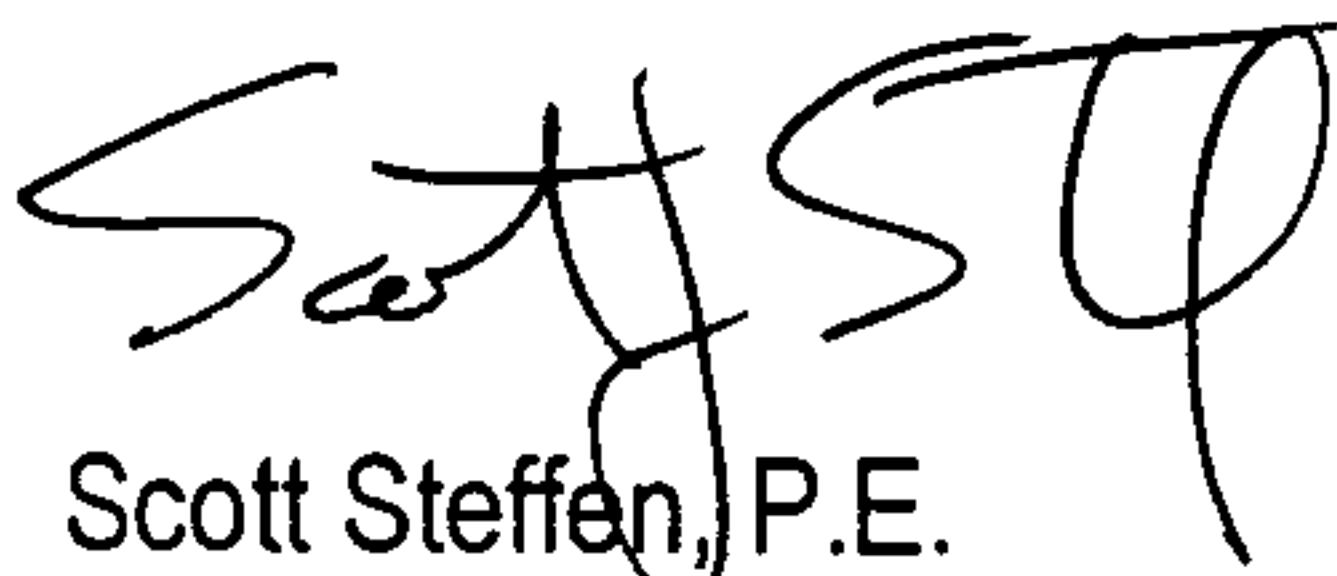
Dear Mr. Archuleta:

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

This letter is to advise you that Bohannon Huston, Inc., agent for Curb Inc., is seeking approval of Preliminary Plat, Sidewalk Deferral and Waiver and Vacation of Private Easement and Public Right of Way for El Rancho Grande Unit 14 Subdivision 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,



Scott Steffen, P.E.
Project Manager
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

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

October 8, 2003

Libby McIntosh
1316 Ladrones Ct. SW
Albuquerque, New Mexico 87121

RE: Preliminary Plat, Sidewalk Deferral and Waiver and Vacation of Private Easement and
Public Right of Way
El Rancho Grande Unit 14 Subdivision

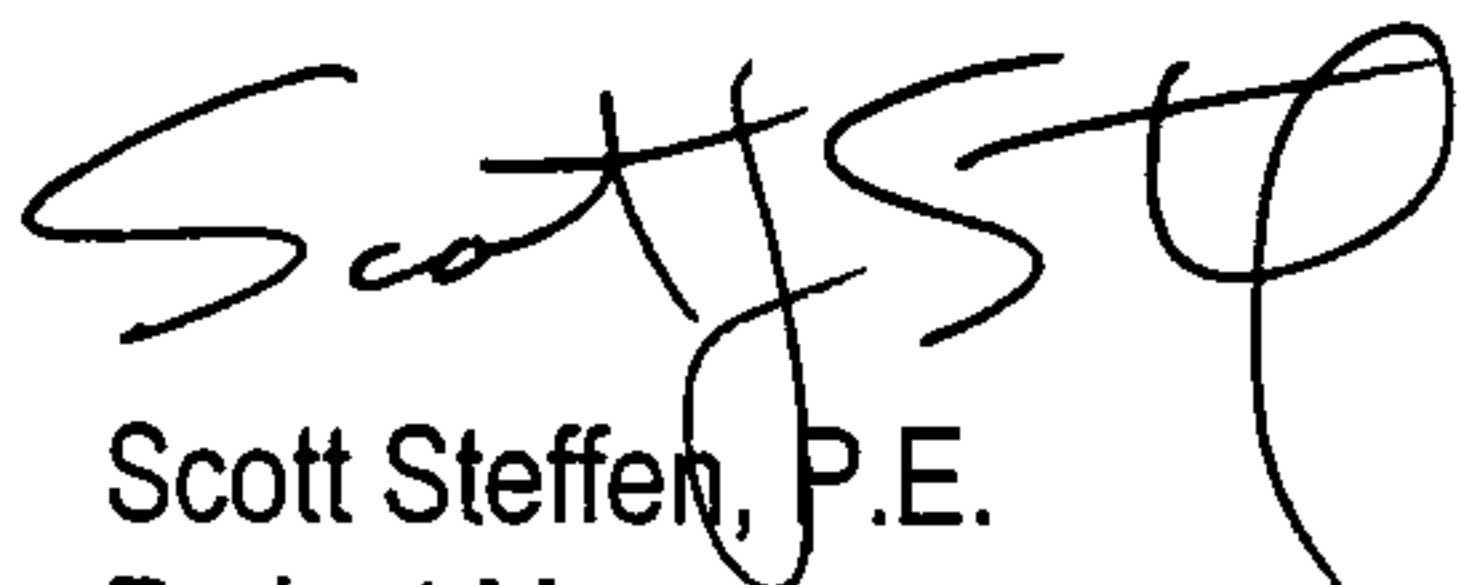
Dear Ms. McIntosh:

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

This letter is to advise you that Bohannon Huston, Inc., agent for Curb Inc., is seeking approval of Preliminary Plat, Sidewalk Deferral and Waiver and Vacation of Private Easement and Public Right of Way for El Rancho Grande Unit 14 Subdivision 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,



Scott Steffen, P.E.
Project Manager
Community Development and Planning Group

SS
Enclosure

ENGINEERING ▲

SPATIAL DATA ▲

ADVANCED TECHNOLOGIES ▲

October 9, 2003

Sheran Matson, Chair
Development Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico 87103Re: Preliminary Plat, Sidewalk Deferral and Waiver, and Private Easement and Public Right-of-Way
Vacation Approval
El Rancho Grande Unit 14 Subdivision, DRB Project #

Dear Sheran:

We are requesting Preliminary Plat approval for El Rancho Grande Unit 14 Subdivision. Two Bulk Land Plats which will replat several existing tracts of land in the project vicinity have been submitted to the DRB for review and approval. The first plat, titled "Bulk Land Plat Tract 31A-1-A Lands of Salazar Family Trust, Salazar Quatro Trust, JSJ Investment Company and Falba Hannett, and Tracts 4-A-1, 32H-1-A, 33C-1-A, 33C-1-B, and 34D-1-A, Lands of Curb Inc." was submitted by Community Sciences Corp and is scheduled to be heard at the October 29, 2003 DRB hearing. The second plat, titled "Bulk Land Plat for Tracts 14, 15, and 16 El Rancho Grande" is being submitted by Aldrich Land Surveying to be heard at the November 5, 2003 DRB hearing. El Rancho Grande Unit 14 is a replat of Tract 14 El Rancho Grande. We request that the Unit 14 preliminary plat be heard jointly with the El Rancho Grande Bulk Plat.

The subject property is located at the southeast corner of the future Gibson Boulevard and Messina Drive intersection and contains approximately 22.4 acres. The site is within in the Rio Bravo Sector Plan. Current zoning is R-LT. In addition to the Preliminary Plat approval, we are requesting waiver and deferral of sidewalk (Exhibit B), and vacation of a private easement and public right-of-way (Exhibit C).

The proposed subdivision consists of 130 single-family residential lots, with a minimum dimension of 44 feet wide by 105 feet deep. Access to the site will be from Gibson Boulevard to the north. Construction plans for Gibson Boulevard between Messina Drive to the west and Barbados Drive to the east have been submitted to the DRC (COA Project #7227.81). Water and sanitary sewer service will be per the Water/Sanitary Sewer Availability letter dated October 1, 2003. A grading drainage plan has been submitted to Hydrology Development for their review and approval.

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

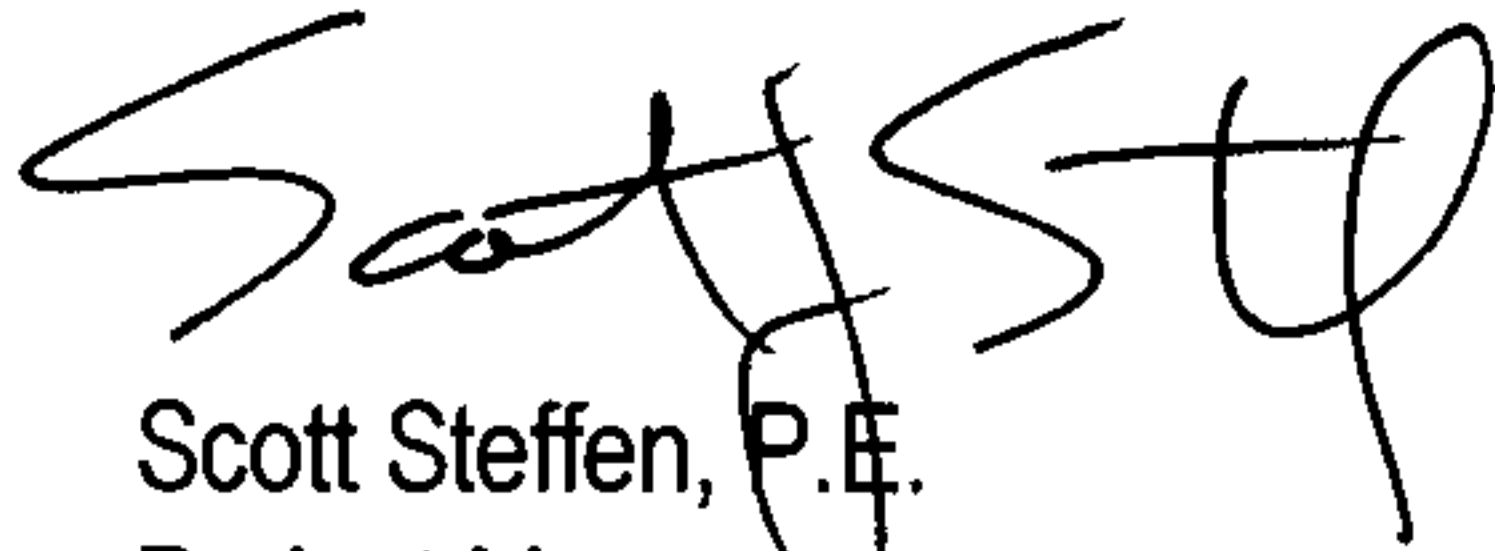
- Applications for Development Review
- Twenty-four (24) copies each of the Preliminary Plat and Grading Plan
- Twenty-four (24) copies of the Infrastructure List (Exhibit "A")
- Six (6) copies of the Reason/Location of Request for Sidewalk Deferral and Waiver (Exhibit "B")
- Six (6) copies of the Reason/Location of Request for Private Easement and Public Right-of-way Vacation (Exhibit "C")
- Letter from the Office of Neighborhood Coordination
- One (1) copy of the Perimeter Wall Detail
- Forms DR/WS and TIS, and
- Fee in the amount of \$ 3445.00

ENGINEERING ▲**SPATIAL DATA ▲****ADVANCED TECHNOLOGIES ▲**

△

Please place this item on the DRB Agenda to be heard November 5, 2003. If you have any questions or require further information, please call me at 823-1000.

Sincerely,



Scott Steffen, P.E.
Project Manager
Community Development and Planning Group

SS
Enclosure

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

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

PAID RECEIPT

APPLICANT NAME

Curb, Inc.

AGENT

Bohannon Huston

ADDRESS

7500 Jefferson

PROJECT NO.

1003031

APPLICATION NO.

03DRB 01741 - 01746

\$ 3640⁰⁰ 441006 / 4983000 (DRB Cases)

\$ 75⁰⁰ 441006 / 4971000 (EPC & AA / LUCC / Appeals)

\$ 75⁰⁰ 441018 / 4971000 (Notification)

\$3715⁰⁰ Total amount due

CURB, INC.
PH. 881-9190
6301 INDIAN SCHOOL RD. NE, SUITE 208
ALBUQUERQUE, NM 87110

95-660/1070
2025113388

5632

PAY TO THE ORDER OF City of Albuquerque

DATE 10-1-03

*****DUPLICATE*****

Three thousand seven hundred & fifteen & no/100

BANK OF ALBUQUERQUE
City of Albuquerque
Treasury Division
Albuquerque, New Mexico
www.bankofalbuquerque.com

10/10/2003 12:52PM LOC: ANN

MEMO Submitted for Cl. # 15

RECEIPT# 00015402 W3# 008 Fund 0110

Account 2025113388 5632

Activity 4971000

Trans Amt \$3,715.00

J24 Misc \$75.00

CK CHANGE \$3,715.00

Activity 4971000

Trans Amt \$3,715.00

J24 Misc \$75.00

CK CHANGE \$0.00

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from Oct. 21 To Nov. 5, 2003

5. REMOVAL

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

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

Stephanie Shatten
(Applicant or Agent)

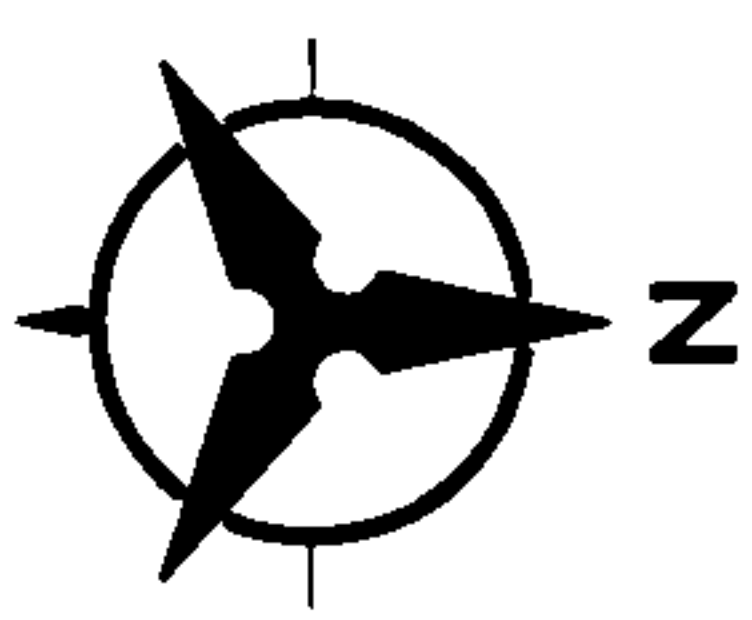
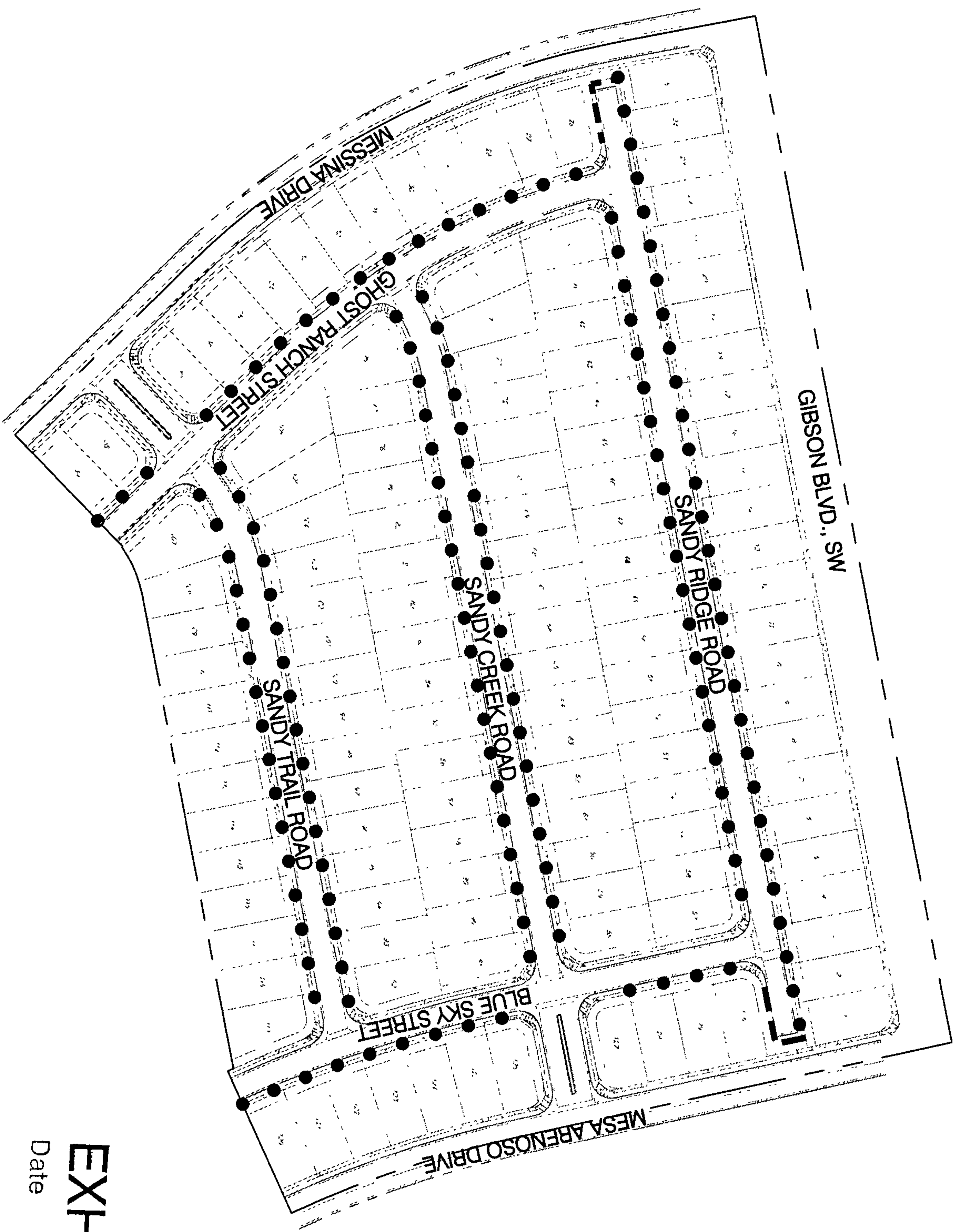
10-10-03
(Date)

I issued 2 signs for this application,

10/9/03
(Date)

Paul Carter
(Staff Member)

DRB PROJECT NUMBER: 1003031



NOT TO SCALE

RECEIVED
OCT 30 2003
HYDROLOGY SECTION

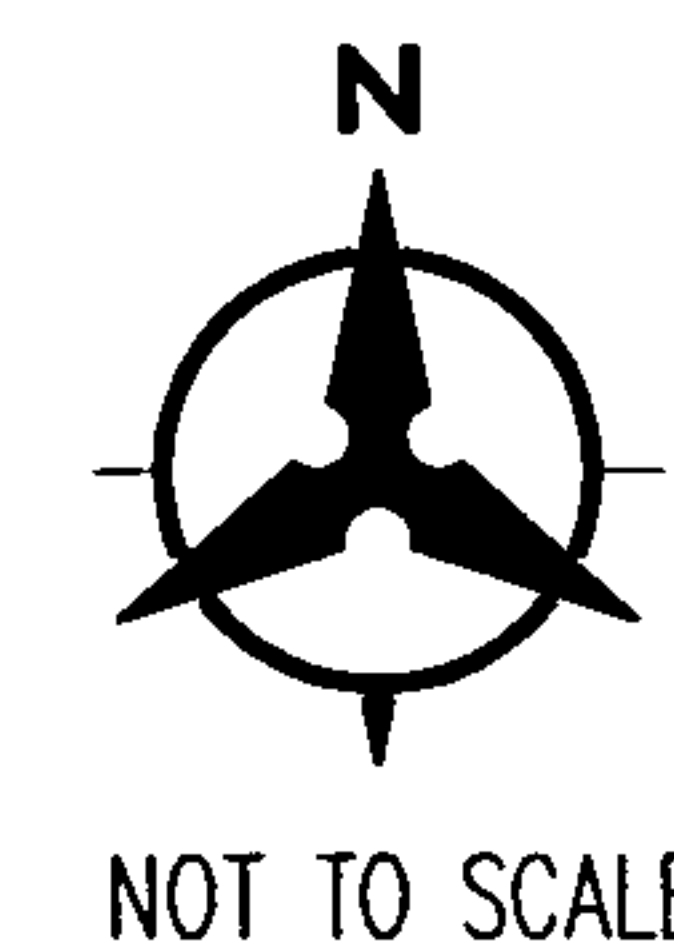
● ● ● ● ●
DEFERRED sidewalks to be built on a lot-by-lot basis as home construction is completed. The deferral is requested to reduce damage to sidewalks due to building construction activities.

WAIVED sidewalks are requested

EXHIBIT "B"
EL RANCHO GRANDE UNIT 14
SIDEWALK DEFERRAL/WAIVER
10/09/03

EXHIBIT C
Date 11/5/03

Bohannon & Huston
County Road 1 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING & SPATIAL DATA & ADVANCED TECHNOLOGIES



GIBSON BLVD., SW

SANDY RIDGE ROAD

SANDY CREEK ROAD

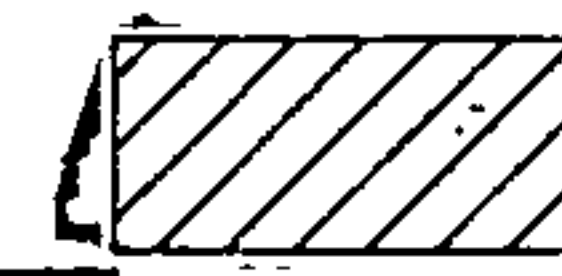
SANDY TRAIL ROAD

BLUE SKY STREET

MESSINA DRIVE

GHOST RANCH STREET

RECEIVED
OCT 30 2003
HYDROLOGY SECTION



PORTION OF EXISTING 50' PRIVATE ACCESS EASEMENT TO BE VACATED. EASEMENT IS NO LONGER REQUIRED TO ACCESS TRACT 14 EL RANCHO GRANDE. TRACT CAN BE ACCESSED FROM THE EXISTING 124' PUBLIC ROADWAY EASEMENT, OF WHICH THE SOUTHERLY 62' IS IN TRACT 14. THE 124' EASEMENT IS THE FUTURE GIBSON BLVD ROW.



60' PUBLIC RIGHT-OF-WAY, BLAKE ROAD SW, TO BE VACATED. THIS IS THE REMAINING PORTION OF THE OLD BLAKE ROAD RIGHT-OF-WAY AND NO LONGER MATCHES THE PROPOSED BLAKE ROAD ALIGNMENT AS SHOWN IN THE RIO BRAVO SECTOR PLAN.

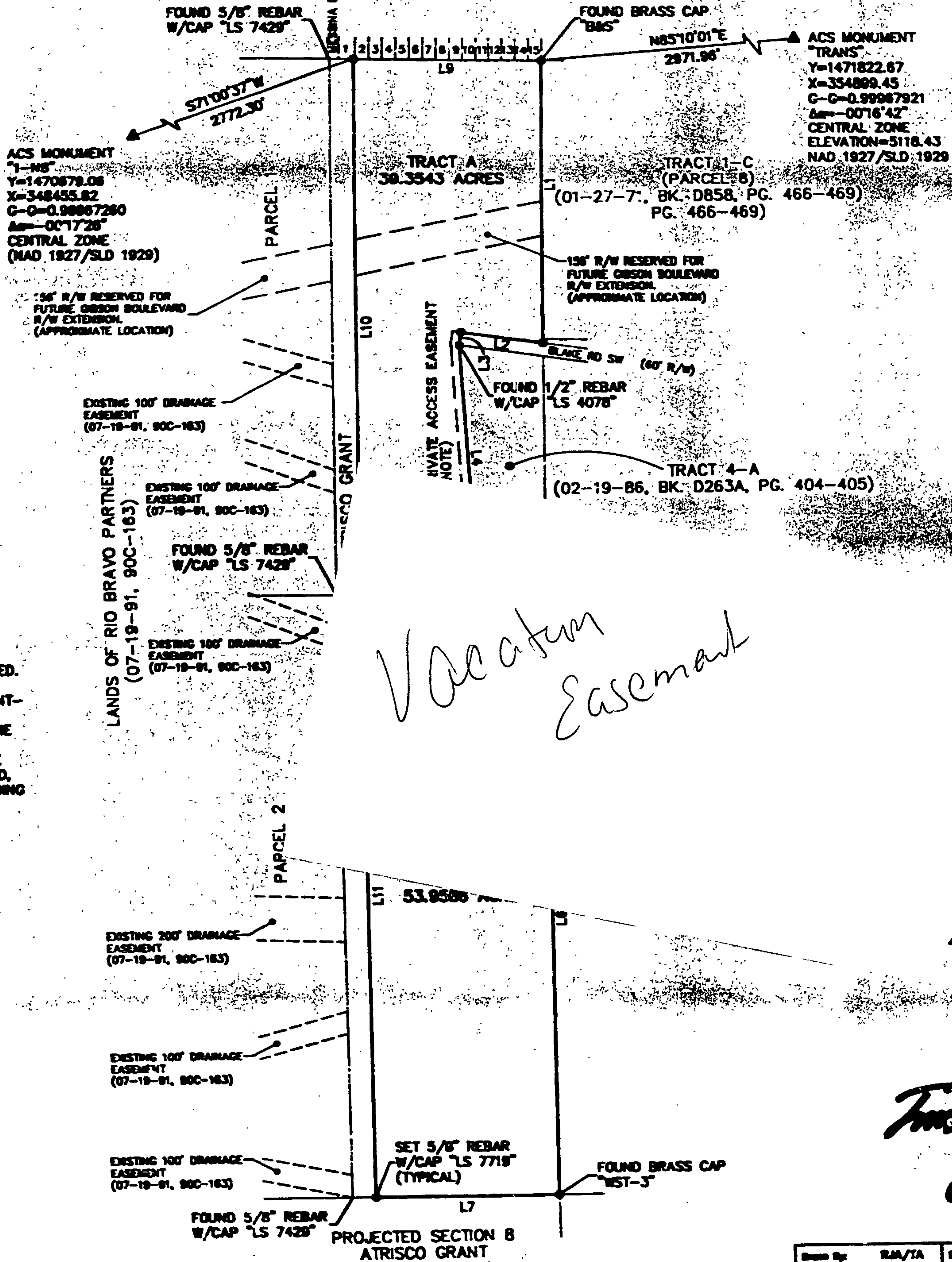
EXHIBIT B
Date 11/5/03

EXHIBIT "C"
EL RANCHO GRANDE UNIT 14
VACATION EXHIBIT
10/09/03

Bohannon Δ Huston INC.

Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING Δ SPATIAL DATA Δ ADVANCED TECHNOLOGIES

ATRISCO VILLAGE UNIT J--T.
 BLOCK G
 (11-20-73, D5-200)



ACS MONUMENT
 "1-N8"
 Y=1470679.06
 X=348455.82
 C-C=0.99967280
 Δα=-00°17'26"
 CENTRAL ZONE
 (NAD 1927/SLD 1929)

ACS MONUMENT
 "TRANS"
 Y=1471822.67
 X=354899.45
 C-C=0.99967921
 Δα=-00°16'42"
 CENTRAL ZONE
 ELEVATION=5118.43
 NAD 1927/SLD 1929

56' R/W RESERVED FOR
 FUTURE GIBSON BOULEVARD
 R/W EXTENSION.
 (APPROXIMATE LOCATION)

136' R/W RESERVED FOR
 FUTURE GIBSON BOULEVARD
 R/W EXTENSION.
 (APPROXIMATE LOCATION)

EXISTING 100' DRAINAGE
 EASEMENT
 (07-19-91, 90C-163)

EXISTING 100' DRAINAGE
 EASEMENT
 (07-19-91, 90C-163)

FOUND 5/8" REBAR
 W/CAP "LS 7428"

EXISTING 100' DRAINAGE
 EASEMENT
 (07-19-91, 90C-163)

PRIVATE ACCESS EASEMENT
 (NOTE)

FOUND 1/2" REBAR
 W/CAP "LS 4078"

TRACT 4-A
 (02-19-86, BK. D263A, PG. 404-405)

LANDS OF RIO BRAVO PARTNERS
 (07-19-91, 90C-163)

Vacation Easement

EXISTING 200' DRAINAGE
 EASEMENT
 (07-19-91, 90C-163)

EXISTING 100' DRAINAGE
 EASEMENT
 (07-19-91, 90C-163)

EXISTING 100' DRAINAGE
 EASEMENT
 (07-19-91, 90C-163)

FOUND 5/8" REBAR
 W/CAP "LS 7428"

SET 5/8" REBAR
 W/CAP "LS 7718"
 (TYPICAL)

FOUND BRASS CAP
 "WST-3"

PROJECTED SECTION B
 ATRISCO GRANT

THE
 MAY
 EASE-
 THE
 GRADING
 DINAN-
 PRO-
 REQUIRE
 JOVED
 APPROVED.
 REPRESENT-
 FINAL
 ED TO) THE
 FUTURE
 IN SPACE
 ENTS; AND,
 IN INTENDING
 ED TO
 ACTORILY
 CLUME-IT,
 OF THE



Trinity
 04-2

Drawn By:	RJA/TA	Date:
Checked By:	TA	Drawing Number:
Job No.:	98-008	Sheet: