OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

January 21, 2009

Project# 1003087
09DRB-70004 EXT OF SIA FOR TEMP DEFR SDWK CONST

WESTLAND DEVELOPMENT LP request(s) the above action(s) for all or a portion of Lot(s) 1-139, **WATERSHED** zoned SU-2 FOR PDH FOR RR, located on TIERRA PINTADA BLVD NW BETWEEN UNSER BLVD NW AND WEST CREEK PL NW containing approximately 47 acre(s). (H-9)

At the January 21, 2009 Development Review Board meeting, a two year extension to the four-year agreement for the deferral of sidewalks was approved.

Jack Cloud, AICP, DRB Chair

3087

DXF Electronic Approval Form

DRB Project Case #: 1003087

Subdivision Name: WATERSHED

Surveyor: LARRY W MEDRANO

Contact Person: LISA PARRISH

Contact Information: 856-5700

DXF Received: 7/17/2007 Hard Copy Received: 7/16/2007

Coordinate System: NMSP Grid (NAD 27)

Approved 07.17.2007 Date

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

AGIS Use Only

Copied fc **3087** to agiscov on **7/17/2007** Contact person notified on **7/17/2007**

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
July 18, 2007
DRB Comments

ITEM #12

PROJECT # 1003087 **APPLICATION # 07-70018**

RE: Lots 94 & 95, Watershed Subdivison/minor plat

No objection to the requested replat.

Agent may record the plat if Planning receives a paper copy for the file.

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

#12

Complete Ag
7/20/07

DRB CASE ACTION LOG (PREL & FINAL)

REVISED 9/28/05

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

DRB Application No.: **07DRB-70118 (P&F)** Project # **1003087**

Project Name: **WATERSHED SUBDIVISION**

Agent: Precision Surveys, Inc Phone No.: 856-5700

Your request for **(SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN),** was approved on 7/18/07 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- ❑ TRANSPORTATION: _____
- ❑ _____
- ❑ _____
- ❑ _____
- ❑ _____

- ❑ UTILITIES: _____
- ❑ _____
- ❑ _____
- ❑ _____

- ❑ CITY ENGINEER / AMAFCA: _____
- ❑ _____
- ❑ _____
- ❑ _____

- ❑ PARKS / CIP: _____
- ❑ _____
- ❑ _____
- ❑ _____

- ❑ PLANNING (Last to sign): _____
- ❑ _____
- ❑ _____
- ❑ _____

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

Project Number 1003087

#12

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Project Number 1003087

DEVELOPMENT REVIEW BOARD
Action Sheet

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

July 18, 2007 9:00 A.M.

MEMBERS:

Sheran Matson, AICP, DRB Chair
Sandra Handley, Administrative Assistant

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

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A. Call to Order: 9:00 A.M. Adjourned:
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# 1002858** 07DRB-70068 MAJOR - 2YR SUBD IMP AGMT (2YR SIA)	MARK GOODWIN & ASSOCIATES agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Parcel A-1 & I-1, **MESA @ ANDERSON HILLS, UNIT 2,** zoned SU-1, C-1 & R-2, located on DENNIS CHAVEZ BLVD SW between UNSER BLVD SW and GRACE VIGIL RD SW containing approximately 35.43 acre(s). (P-9) **THE TWO YEAR SIA EXTENSION WAS APPROVED.**

2. **Project# 1002856**
07DRB-70069 MAJOR - 2YR SUBD IMP AGMT (2YR SIA)

MARK GOODWIN & ASSOCIATES agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Parcel 1, **THE MEADOWS @ ANDERSON HILLS,** zoned RLT, located on DENNIS CHAVEZ BLVD SW between UNSER BLVD SW and 98TH SW containing approximately 48.0729 acre(s). (P-9) **THE TWO YEAR SIA EXTENSION WAS APPROVED.**

3. **Project # 1000945**
07DRB-00621 Major-Two Year SIA

ADVANCED ENGINEERING AND CONSULTING LLC agent(s) for EAGLE ROCK PROPERTIES LLC request(s) the above action(s) for all or any portion of Lot(s) 22, Block(s) 26, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B,** zoned SU-2 IP located on EAGLE ROCK AVE NE between SAN PEDRO DR NE and LOUISIANA BLVD NE containing approximately 1 acre(s). [REF:06DRB-00710] *[Deferred from 6/13/07]* (C-18) **TWO-YEAR SIA EXTENSION WAS WITHDRAWN AT THE AGENT'S REQUEST.**

4. **Project# 1005464**
07DRB-70082 VACATION OF PUBLIC RIGHT-OF-WAY

THOMPSON ENGINEERING CONSULTANTS INC agent(s) for ESMAIL HAIDARI request(s) the above action(s) for all or a portion of Lot(s) 32, Tract(s) A, **NORTH ALBUQUERQUE ACRES,** zoned R-LT, located on PALOMAS AVE NE between BARSTOW ST NE and VENTURA ST NE containing approximately 0.73 acre(s). *[Deferred from 7/18/07]* D-19) **DEFERRED AT THE BOARD'S REQUEST TO 08/15/07.**

5. **Project# 1003445**
07DRB-70083 VACATION OF PUBLIC RIGHT-OF-WAY

BOHANNAN HUSTON INC agent(s) for FOUNTAIN HILLS PLAZA LLC, request(s) the above action(s) for all or a portion of Tract(s) B-1-A, C-1-A, D-1-A, Lot(s) 10-A-2, Tract(s) B, Block(s) D, **ALBUQUERQUE WEST, UNIT 1** and **RICHLAND HILLS, UNIT 1,** zoned SU-1 / PDA to include C-3 uses, located on NUNZIO AVE NW between PARADISE BLVD NW and PASEO DEL NORTE NW, containing approximately 39.9074 acre(s). *[07DRB-00261]* (C-12) **THE VACATION OF PUBLIC RIGHT-OF-WAY WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

6. **Project# 1002962**
07DRB-70084 VACATION OF PUBLIC EASEMENT

BOHANNAN HUSTON INC agent(s) for CANTATA @ THE TRAILS INC, request(s) the above action(s) for all or a portion of Tract(s) 4- 0S, THE TRAILS UNIT 2 (to be known as **CANTATA @ THE TRAILS**) zoned SU-2 UR, located on OAKLAND RIDGE ST NW and WOODMONT AVE NW containing approximately 5.0749 acre(s). *[07DRB-00613]* (C-9) **THE VACATION OF PUBLIC EASEMENT WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

7. **Project # 1005031**
06DRB-01077 Major-Vacation of Public Easements

SURV-TEK agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9-A, THE TRAILS, UNIT 2 (to be known as **SANTA FE 3 @ THE TRAILS, UNIT 2**) zoned SU-2-SRSL, located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). [REF: 06DRB-01017, 06DRB-01018] *[Deferred from 8/23/06, 9/13/06, 9/27/06, 10/4/06, 10/25/06, 11/29/06, 12/20/06, 1/24/07, 4/18/07, 6/20/07 & 7/18/07]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 8/01/07.**

06DRB-01017 Major-Preliminary Plat Approval
06DRB-01018 Minor-Temp Defer SDWK

SURV TEK & WILSON & COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9-A, THE TRAILS UNIT 2 (to be known as **SANTA FE 3 @ THE TRAILS, UNIT 2**) zoned SU-2-SRSL , located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). (Listed as Project 1004644 in error) *[Deferred from 8/9/06, 8/23/06, 9/13/06, 9/27/06, 10/4/06 , 10/25/06, 11/29/06, 12/20/06, 1/24/07, 4/18/07, 6/20/07 & 7/18/07]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 8/01/07.**

06DRB-01282 Minor-Subd Design (DPM) Variance

WILSON AND COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9A, THE TRAILS UNIT 2 (to be known as **SANTA FE 3 @ THE TRAILS, UNIT 2**) zoned SU-2-SRSL, located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). [REF: 06DRB-01017, 06DRB-01018, DRB-01077] *Deferred from 9/13/06, 9/27/06, 10/4/06, 10/25/06, 11/29/06, 12/20/06, 1/24/07, 4/18/07, 6/20/07 & 7/18/07]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 8/01/07.**

8. **Project # 1005070**
06DRB-01154 Major-Preliminary Plat Approval
06DRB-01156 Minor-Sidewalk Waiver
06DRB-01155 Minor-Temp Defer SDWK

SURV-TEK INC & WILSON & COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 8, THE TRAILS, UNIT 2 (to be known as **TAOS @ THE TRAILS, UNIT 2**) zoned SU-2-SRLL, located on WOODMONT AVE NW, between UNIVERSE BLVD NW and RAINBOW BLVD NW containing approximately 9 acre(s). *[Deferred from 9/6/06, 9/13/06, 9/27/06, 10/11/06, 10/25/06, 11/29/06, 12/20/06, 1/24/07, 4/18/07, 6/20/07 & 7/18/07]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 8/22/07.**

8.A **Project# 1000976**
07DRB-70042 MAJOR - PRELIMINARY PLAT APPROVAL
07DRB-70044 MINOR - TEMP DEFR SWDK CONST

ABQ ENGINEERING INC. agent(s) for RIVERSIDE WEST LLC request(s) the above action(s) for all or a portion of Tract(s) 1 & 2, **LANDS OF WESTLAND DEVELOPMENT CO.,INC.,** zoned SU-1 FOR PRD, located on ERVIEN LN SW between COORS BLVD SW and UNSER BLVD SW containing approximately 40.85 acre(s).*[Deferred from 07/11/07 & 7/18/07]* (M-10 & N-10) **DEFERRED AT THE AGENT'S REQUEST TO 07/25/07.**

07DRB-70107 MINOR - SDP FOR SUBDIVISION

CONSENSUS PLANNING agent(s) for RIVERSIDE WEST LLC request(s) the above action(s) for all or a portion of Tract(s) 1 & 2, **LANDS OF WESTLAND DEVELOPMENT, RIVERSIDE WEST SUBDIVISION,** zoned SU-1/PRD, located on ERUIEN LANE SW BETWEEN COORS BLVD SW AND AMOLE ARROYO containing approximately 40.85 acre(s). *[Deferred from 07/11/07 & 7/18/07]* (M-10) **DEFERRED AT THE AGENT'S REQUEST TO 07/25/07.**

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.

9. **Project# 1002651**
07DRB-70125 AMENDED SDP FOR BP

ADVANCED ENGINEERING AND CONSULTING LLC agent(s) for DEVALMONT VINEYARDS INC request(s) the above action(s) for all or a portion of Lot(s) 25-A, Tract(s) A, Block(s) 15, **NORTH ALBUQUERQUE ACRES, UNIT B,** zoned SU-2/IP, located on I-25 NORTH BOUND FRONTAGE RD NE BETWEEN CARMEL AVE NE AND CORONA AVE NE [REF: DRB-93-78] *[Deferred from 7/18/07]* (C-18) **DEFERRED AT THE AGENT'S REQUEST TO 07/25/07.**

10. **Project# 1005355**
07DRB-70119 EPC APPROVED SDP FOR BUILD PERMIT

BOHANNAN HUSTON INC agent(s) for MESA DEL SOL LLC request(s) the above action(s) for all or a portion of Tract(s) 4A, **MESA DEL SOL,** zoned PC, located on UNIVERSITY BLVD SE BETWEEN SOLAR MESA AVE SE AND BOBBY FOSTER SE (R-16) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT TO PROVIDE ACCESS ALONG EASEMENT, ACCESS WITH BENEFICIARIES & MAINTANCE RESPONSIBILITIES DEFINED ON THE BULK LAND PLAT AND TO PLANNING FOR A 15 DAY APPEAL PERIOD, CATALINA LEHNER'S INITIALS AND FOUR COPIES OF THE PLAN, ONE TO BE INCLUDED IN THE MASTER PLAN FILE.**

EASTMAN AVE.

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

11. **Project# 1002092**
07DRB-70120 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

BOHANNAN HUSTON INC agent(s) for THOMAS M BOHLMAN request(s) the above action(s) for all or a portion of Lot(s) 14P-1 & 25P-1, **OXBOW BLUFF SUBDIVISION** zoned SU-3, located on SILVERY MINNOW LANE NW BETWEEN WATERWILLOW LANE NW AND OXBOW NW containing approximately 1.2255 acre(s). (F-11) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH NO DELEGATION.**

12. ~~**Project# 1003087**~~
07DRB-70118 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

PRECISION SURVEYS INC agent(s) for FULLER HOMES INC request(s) the above action(s) for all or a portion of Lot(s) 94 & 95, **WATERSHED SUBDIVISION,** and zoned SU-2 FOR PDA, located on SANDWATER RD NW BETWEEN WATERSHED DR NW AND MESA RAIN RD NW containing approximately 0.3815 acre(s). (H-9) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH NO DELEGATION.**

13. **Project# 1004707**
07DRB-70123 VACATION OF PRIVATE EASEMENT
07DRB-70124 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for JOHN LORENTZEN request(s) the above action(s) for all or a portion of Tract(s) 269 & 270 together with 68th St tract, **TOWN OF ATRISCO LAND GRANT,** zoned C-2, located on HANOVER RD NW BETWEEN 68TH ST NW & I-40 containing approximately 4.0714 acre(s). (J-10) **THE VACATION OF PRIVATE EASEMENT WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 07/18/07, THE PRELIMINARY AND FINAL PLAT WAS APPROVED.**

14. **Project# 1004907**
07DRB-70121 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for RUTH ROSENSTEIN request(s) the above action(s) for all or a portion of Lot(s) 20 & 21, **CORONADO PLACE ADDITION,** zoned SU-2/ RC, located on FORRESTER ST NW BETWEEN MOUNTAIN RD NW AND 8TH ST NW containing approximately 0.1362 acre(s). (J-14) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR DEDICATIONS AND TO PLANNING FOR A COPY OF THE RECORDED PLAT.**

15. **Project# 1005208**
07DRB-70127 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

ROSS HOWARD COMPANY agent(s) for PEDRO & MAGGIE MEJIA request(s) the above action(s) for all or a portion of Tract(s) 27-A-1-C-1 & 27-A-1-C-2-A, M.R.G.C.D. Map 40, zoned SU-2/R-1, located on CROMWELL AVE SW BETWEEN 8th ST SW AND ALBUQUERQUE RIVERSIDE DRAIN containing approximately 0.1751 acre(s). (K-13) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR DEDICATIONS AND TO PLANNING FOR A COPY OF THE RECORDED PLAT.**

15.A **Project# 1004919**
07DRB-70073 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

WAYJOHN SURVEYING INC agent(s) for DAVID MURPHY request(s) the above action(s) for all or a portion of Tract(s) 127-B, 128-B, 129-B-2, 129-B-1, 131 & 131-A (to be known as **NORTH 2ND STREET BUSINESS CENTER**) zoned M-1, located on 2nd ST NW between MONTANO NW and GRIEGOS NW containing approximately 6.1315 acre(s). *[Deferred from 06/27/07, 07/11/07 & 7/18/07]* [REF: 06DRB-00747] (F-15) **DEFERRED AT THE AGENT'S REQUEST TO 07/25/07.**

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

16. **Project# 1006618**
07DRB-70122 SKETCH PLAT REVIEW AND COMMENT

KEITH MACDUFFEE agent(s) for RICHARD FOX request(s) the above action(s) for all or a portion of Lot(s) 12, Block(s) 5, **TRACTION PARK & CITY ELECTRIC ADDITION,** zoned R-LT, located on NEW YORK AVE SW BETWEEN CENTRAL AVE SW AND RIO GRANDE BLVD NW containing approximately 0.14 acre(s). (J-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

17. **Project# 1006626**
07DRB-70126 SKETCH PLAT REVIEW AND COMMENT

ADRIAN PEDROZA request(s) the above action(s) for all or a portion of Tract(s) 23 ,24 & 139, **ATRISCO GRANT, UNIT 6,** zoned R-1, located on GONZALES SW AND CHURCHILL SW containing approximately 2.4 acre(s). (K-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

18. ADJOURNED: 10:35 AM

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

July 26, 2006 9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Kristal Metro & Brad Bingham, Alter City Engineer
Bill Balch, Utility Development
Christina Sandoval, Parks & Recreation

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B. Changes and/or Additions to the Agenda
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CASES WHICH REQUIRE PUBLIC NOTIFICATION
MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1004909**
   06DRB-00930 Major- SiteDev Plan BldPermit

   HARTMAN & MAJEWSKI DESIGN GROUP agent(s) for SOUTHWEST GASTROENTEROLOGY ASSOCIATES, request(s) the above action(s) for Tract(s) 2A-2A-2B-2, Block(s) 0000, JOURNAL CENTER (to be known as **SOUTHWEST GASTROENTEROLOGY**) zoned IP, located on the northeast corner of JEFFERSON NE between JOURNAL CENTER BLVD NE ANSD HEADLINE AVE NE containing approximately 2.5 acre(s). [REF: DRB-97-442, ZA-96-44, 06DRB-00717] (D-17) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILTIES DEVELOPMENT FOR FIRE FLOW CALCULATIONS AND REVISED UTILITY**

PLAN AND TRANSPORTATION DEVELOPMENT FOR BUILD NOTES, SIDEWALK EASEMENT, JOURNAL CENTER APPROVAL LETTER, 3 COPIES OF THE SITE PLAN AND THE 15-DAY APPEAL PERIOD.

2. **Project # 1004228**
06DRB-00937Major-Vacation of Pub Right-of-Way

TERRAMETRICS OF NEW MEXICO agent(s) for HEADSTART ENTERPRISES request(s) the above action(s) for all or a portion of Tahoe Place right-of-way (**SUNRISE HEIGHTS ADDITION**)) zoned M-1 light manufacturing zone, located on MONTANO RD NE AND RENAISSANCE BLVD NE containing approximately 1 acre(s). [REF: 05DRB-01765] (F-15) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

3. **Project # 1004091**
06DRB-00942 Major-Preliminary Plat approval
06DRB-00943 Minor- Temp Deferral of Sidewalk

RIO GRANDE ENGINEERING agent(s) for IRVING PARTNERS LLC request(s) the above action(s) for all or a portion of Unplatted Lands of Amalgamated Partners (to be known as **DESERT GARDEN ESTATES SUBDIVISION**), zoned RLT, located on IRVING BLVD NW between RAINBOW RD NW and PASEO DEL OESTE NW containing approximately 12 acre(s). *[Deferred from 7/26/06]* (A-9) **DEFERRED AT THE AGENT'S REQUEST TO 8/2/06.**

4. **Project # 1004076**
06DRB-00880 Major-Vacation of Pub Right-of-Way

SURVEYS SOUTHWEST LTD agent(s) for HILTON AVENUE LOFTS LLC, request(s) the above action(s) for a portion of HILTON AVE NE adjacent to Lot(s) 6 (to be known as **HILTON AVENUE LOFTS**) zoned RLT, located on HILTON AVE NE, between PARSIFAL ST NE and HENDRIX RD NE. [REF: 05DRB-01403, 05DRB00526] *[Deferred from 7/19/06]* (G-20) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNNG FILE.**

5. Project # 1004240
06DRB-00890 Major-Preliminary Plat Approval
06DRB-00891 Minor-Sidewalk Waiver
06DRB-00892 Minor-Temp Defer SDWK
06DRB-00893 Minor-Vacation of Private Easements

ADVANCED ENGINEERING & CONSULTING LLC agent(s) for VILLAS LAS MANANITAS DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Tract(s) 87-A-1-B, 87-A-2, 87-B-1, 87-B-2, 87-B-3, 88, 89A, 89-B-1, 89-B-2-A, Lot(s) A-1 and A-2, LANDS OF E. MAS (to be known as **VILLAS LAS MANANITAS SUBDIVISION**, zoned SU-1 FOR C-1 AND R-1, located on INDIAN SCHOOL RD NW between the ALAMEDA DRAIN AND RIO GRANDE BLVD NW containing approximately 5 acres. [REF: 05DRB-00918] *[Deferred from 7/12/06]* (H-13) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 7/26/06 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 6/6/06 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS OF FINAL PLAT: 1) LANDSCAPING MUST BE SHOWN ON A REVISED WALL DESIGN PRIOR TO FINAL PLAT 2) ALL LOTS MUST MEET THE MINIMUM 5000 SQUARE FOOT LOT SIZE. 3) IF THE FINAL PLAT IS APPROVED AFTER 10/31/06 THE SUBDIVIDER MUST COMPLY WITH CITY COUNCIL RESOLUTION R-06-74 REGARDING PRE-DEVELOPMENT FACILITY FEE AGREEMENTS WITH THE ALBUQUERQUE PUBLIC SCHOOLS (APS). 4) ALL LOTS SHALL HAVE P-2 DESIGNATIONS. 5) A SUBDIVISION DESIGN VARIANCE NEEDS TO BE APPLIED FOR BEFORE OR CONCURRENT WITH THE FINAL PLAT APPLICATION. 6) NEED EASEMENTS OR DEDICATION ALONG RIO GRANDE BOULEVARD NORTH OF THE EXISTING HISTORIC BUILDING. 7) THE EASEMENTS ALONG MANANITAS LANE NW MUST BE WIDER. 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. THE VACATION OF PRIVATE EASEMENTS WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

06DRB-01042 Minor-SiteDev Plan Subd/EPC

CONSENSUS PLANNING agent(s) for GARCIA INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) A, **VILLAS LAS MANANITAS SUBDIVISION,** zoned SU-1 FOR PERMISSIVE C-1 W/RESTRICTIONS, located on the northeast corner of INDIAN SCHOOL RD NW and RIO GRANDE BLVD NW and containing approximately 2 acre(s). [REF: 06DRB-00890, 06DRB-00891, 06DRB-00892, 06DRB-00893] **[David Stallworth, EPC Case Planner]** (H-13) **THE SITE**

PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR DAVID STALLWORTH'S INITIALS, 3 COPIES OF THE SITE PLAN AND A REVISED WALL DESIGN WITH LANDSCAPING.

6. **Project # 1003612**
06DRB-00737 Major-Preliminary Plat Approval
06DRB-00738 Major-Vacation of Pub Right-of-Way
06DRB-00739 Minor-Temp Defer SDWK

THOMPSON ENGINEERING CONSULTANTS INC agent(s) for DRAGONFLY DEVELOPMENT INC request(s) the above action(s) for all or a portion of Lot(s) 37, TOWN OF ATRISCO GRANT (to be known as **SUNDORO SOUTH, UNIT 9**) zoned SU-2 R-LT, located on ENDEE RD NW, between 98TH ST NW and 94TH ST NW containing approximately 6 acre(s). [REF: 04DRB-01868] *[Deferred from 6/21/06 & 6/28/06 & 7/12/06 & 7/26/06]* (J-9) **DEFERRED AT THE BOARD'S REQUEST TO 8/2/06.**

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

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

7. **Project # 1003087**
06DRB-01034 Minor-SiteDev Plan Subd

BOHANNAN HUSTON INC agent(s) for WESTLAND DEVELOPMENT CO request(s) the above action(s) for all or a portion of Block(s) 1-39, Tract(s) A-L, **WATERSHED SUBDIVISION,** zoned SU-2 FOR PDA RR, located on TIERRA PINTADA ST NW, between 98TH ST NW and ARROYO VISTA BLVD NW containing approximately 47 acre(s). [REF: 05DRB-00788] (H-9) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNNG FOR LANDSCAPE PLAN ATTACHED TO COPIES OF THE SITE PLAN, NO UNIFORM FRONT YARD SETBACK, PLACEMENT AND ORIENTATION OF GARAGES AND INFRASTRUCTURE LIST LANGUAGE ON THE SIGNATURE BLOCK.**

8. **Project # 1005025**
06DRB-01031 Minor-SiteDev Plan BldPermit

M & M REAL ESTATE INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) 217, SANTA BARBARA- MARTINEZTOWN (to be known as **523 LOMAS OFFICE BUILDING**) zoned C-3, located on LOMAS BLVD NE, between HIGH ST NE and EDITH BLVD NE containing approximately 1 acre(s). (J-15) **WITHDRAWN AT THE AGENT'S REQUEST.**

9. **Project # 1003272**
06DRB-00941 Minor-SiteDev Plan Subd/EPC

CONSENSUS PLANNING agent(s) for AMERI CONTRACTORS LLC request(s) the above action(s) for all or a portion of Lot(s) 2-A-1-B-2, 3-A and 4-A-1, **ALBUQUERQUE WEST, UNIT 2,** zoned SU-1 PDA to include C-3 uses, located on PASEO DEL NORTE NW, between COORS BLVD NW and EAGLE RANCH RD NW containing approximately 10 acre(s). [REF: 06EPC-00283] **[Stephanie Shumsky, EPC Case Planner]** *[Deferred from 7/12/06]* (C-13) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD.**

05DRB-01354 Minor-Prelim&Final Plat Approval

ISAACSON & ARFMAN PA agent(s) for HIGH ASSETS LAND CO LTD request(s) the above action(s) for all or a portion of Lot(s) 2-A-1-B-2 and 3A (to be known as **ALBUQUERQUE WEST, UNIT 2,** Lot(s) 3-A-1, 3-A-2, 2-A-1-B-2-A and 2-A-1-B-2-B), zoned SU-1 PDA TO INCLUDE C-3 USES, located on EAGLE RANCH RD NW, between PASEO DEL NORTE NW and ALL SAINTS RD NW containing approximately 8 acre(s). [REF: DRB-96-14, DRB-90-252] *[Indef Deferred from 9/7/05 & 11/2/05]* (C-13) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD THE PLAT.**

10. **Project # 1003993**
06DRB-01006 Minor-SiteDev Plan BldPermit/EPC
06DRB-01005 Minor-Prelim&Final Plat Approval
06DRB-01003 Minor-Vacation of Private Easements

RHOMBUS PA INC agent(s) for GLOBAL STORAGE request(s) the above action(s) for all or a portion of Lot(s) A-37-1, NORTHEAST UNIT, TOWN OF ATRISCO GRANT (to be known as **GLOBAL STORAGE**) zoned SU-1-O-1, located on COORS BLVD NW, between SEQUOIA NW and ST JOSEPHS DR NW containing approximately 4 acre(s). [REF: 05EPC-00369, 05EPC-00370] **[David**

Stallworth, EPC Case Planner] *[Deferred from 7/19/06 & 7/26/06]* (G-11) **DEFERRED AT THE AGENT'S REQUEST TO 8/2/06.**

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

11. Project # 1003112
06DRB-01012 Minor-Prelim&Final Plat Approval

ROSS HOWARD CO agent(s) for ARLAN COLLATZ INC request(s) the above action(s) for all or a portion of Lot(s) 20, 25 & 26, **RINCONADA TRAILS,** zoned RD, located on HUYANA DR NW, between UNSER BLVD NW and WESTERN TRAIL NW. (F-11) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD THE PLAT.**

12. Project # 1004858
06DRB-01037 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for JEFF & EVANGELINE ROMERO request(s) the above action(s) for all or a portion of Lot(s) 7-9 & PORTION OF Lot(s) 10, Block(s) N, **MANDELL BUSINESS & RESIDENCE ADDITION,** zoned SU-3 special center zone, located on SLATE AVE NW, between 5th ST NW and LOMAS BLVD NW containing approximately 1 acre(s). [REF: 06DRB-00573] (J-14) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR 10-FOOT RADIUS AT ALLEY.**

13. Project # 1004774
06DRB-01036 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for JESUS SANCHEZ request(s) the above action(s) for all or a portion of Lot(s) H-1-A, Block(s) 2, **MONTOYA'S SECOND REPLAT,** zoned SU-2 MR special neighborhood zone, located on ABAJO RD SE, between TOPEKA ST SE and JOHN ST SE containing approximately 1 acre(s). [REF: 06DRB-01036] (M-14) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

14. Project # 1003057
06DRB-00877 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST agent(s) for ROBERT RUSSELL request(s) the above action(s) for all or a portion of Tract(s) A-2-C-1, Block(s) 1, **CLIFFORD WEST BUSINESS PARK, UNIT 3,** zoned IP, located on LOS VOLCANES RD NW, between SAUL BELL RD NW and UNSER BLVD NW containing approximately 6 acre(s). [REF: 05DRB-00893] *[Indef Deferred from 6/28/06]* (K-9/K-10) **PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

15. Project # 1004782
06DRB-00928 Minor-Prelim&Final Plat Approval

CARTESIAN SURVEYS INC agent(s) for THOMAS P GUTIERREZ request(s) the above action(s) for all or a portion of Lot(s) 18, Block(s) 1, **SLOAN'S ACRES,** zoned R-1, located on ESTANCIA NW, between LADERA DR NW and WESTERN TRAILS NW containing approximately 1 acre(s). *[Deferred from 7/12/06]* (G-11) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 7/26/06 THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

16. **Project # 1004785**
06DRB-00403 Minor- Final Plat Approval

TERRAMETRICS OF NEW MEXICO agent(s) for LLAVE DEVELOPMENT INC request(s) the above action(s) for all or a portion of Lot(s) 18, Block(s) 1, Tract(s) 3, **NORTH ALBUQUERQUE ACRES, UNIT 3,** zoned R-D 3DU/A, located on EAGLE ROCK AVE NE, between VENTURA ST NE and BARSTOW ST NE containing approximately 1 acre(s). *(Indef Deferred from 4/5/06 for SIA)* (C-20) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

17. **Project # 1005021**
06DRB-01000 Minor-Prelim&Final Plat Approval

WAYJOHN SURVEYING INC agent(s) for JC PETERSON LLC request(s) the above action(s) for all or a portion of Lot(s) 3, 4, 5, 15, 16 and 17, Block(s) 5, **ESPERANZA ADDITION,** zoned C-1 & P, located on SAN MATEO BLVD SE, between TRUMBULL AVE SE and SOUTHERN AVE SE containing approximately 1 acre(s). *[Deferred from 7/19/06]* (L-18) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR PLACEMENT OF SIDEWALK AND PLANNING TO RECORD THE PLAT.**

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

18. **Project # 1005029**
06DRB-01045 Minor-Sketch Plat or Plan

ADVANCED ENGINEERING & CONSULTING LLC agent(s) for WESTLAND DEVELOPMENT COMPANY INC request(s) the above action(s) for all or a portion of Tract(s) B & J, **THE CROSSING,** zoned R-D & SU-2 FOR R-LT, located on TIERRA PINTADA BLVD NW, between CALLE AZULEJO NW and CLARKS FORK NW containing approximately 55 acre(s). (H-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

19. **Project # 1003467**
06DRB-01022 Minor-Sketch Plat or Plan

ALPHA PROFESSIONAL SURVEYING INC agent(s) for CHARLES MOSS, ASPEN HOMES NM request(s) the above action(s) for all or a portion of Tract(s) 11-A, 11-B & 11-C, **RICE DURANES ADDITION,** zoned R-2, located on RICE AVE NW, between RIO GRANDE NW and INDIAN SCHOOL NW containing approximately 1 acre(s). (H-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

20. Approval of the Development Review Board Minutes for July 12 & July 19, 2006. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR JULY 12 AND JULY 19, 2006 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:50 A.M.

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1003087 **AGENDA ITEM NO: 12**

SUBJECT:

Final Plat
Preliminary Plat

ACTION REQUESTED:

REV/CMT: ( ) **APPROVAL: (X)** **SIGN-OFF: ( )** **EXTN: ( )** **AMEND: ( )**

ENGINEERING COMMENTS:

No adverse comments.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

APPROVED ___; DENIED ___; DEFERRED ___; COMMENTS PROVIDED ___; WITHDRAWN ___

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee 505-924-3986

DATE: JULY 18, 2007

()

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
July 18, 2007
DRB Comments

ITEM #12

PROJECT # 1003087 APPLICATION # 07-70018

RE: Lots 94 & 95, Watershed Subdivison/minor plat

No objection to the requested replat.

Agent may record the plat if Planning receives a paper copy for the file.

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

#7

DRB CASE ACTION LOG (SITE PLAN SUBD.)

REVISED 9/28/05

Comp #5 8/10/06

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

DRB Application No.: **06DRB-01034 (SPS)** Project # **1003087**

Project Name: **WATERSHED SUBDIVISION**

Agent: Bohannan Huston Inc. Phone No.: 823-1000

Your request for (**SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN),** was approved on 7/26/06 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- ☐ TRANSPORTATION: _____
- ☐ _____
- ☐ _____
- ☐ _____
- ☐ _____

- ☐ UTILITIES: _____
- ☐ _____
- ☐ _____
- ☐ _____

- ☐ CITY ENGINEER / AMAFCA: _____
- ☐ _____
- ☐ _____
- ☐ _____

- ☐ PARKS / CIP: _____
- ☐ _____
- ☐ _____
- ☐ _____

- ☐ PLANNING (Last to sign): Landscape plan a Hachell & Copies of S.P.
- ☐ 10 uniform ~~of~~ front yard setback
- ☐ placement and orientation of garages
- ☐ Infer. list language for signature block

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

Project Number 1003087

#7

DRB CASE ACTION LOG (SITE PLAN SUBD.)

REVISED 9/28/05

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

DRB Application No.: **06DRB-01034 (SPS)** Project # **1003087**

Project Name: **WATERSHED SUBDIVISION**

Agent: Bohannan Huston Inc. Phone No.: 823-1000

Your request for (**SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN),** was approved on 7/26/06 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- ☐ TRANSPORTATION: _____
- ☐ _____
- ☐ _____
- ☐ _____
- ☐ _____

- ☐ UTILITIES: _____
- ☐ _____
- ☐ _____
- ☐ _____

- ☐ CITY ENGINEER / AMAFCA: _____
- ☐ _____
- ☐ _____
- ☐ _____

- ☐ PARKS / CIP: _____
- ☐ _____
- ☐ _____
- ☐ _____

- ☐ PLANNING (Last to sign): Landscape plan attached & Copies of S.P.
- ☐ no uniform of front yard setback
- ☐ placements and orientation of garages
- ☐ Ingress Egress language on the Signature block

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

Project Number 1003087

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1003087 **AGENDA ITEM NO: 7**

SUBJECT:

Site Plan for Subd

ACTION REQUESTED:

REV/CMT: ( ) **APPROVAL: (X)** **SIGN-OFF: ( )** **EXTN: ( )** **AMEND: ( )**

ENGINEERING COMMENTS:

No adverse comments.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

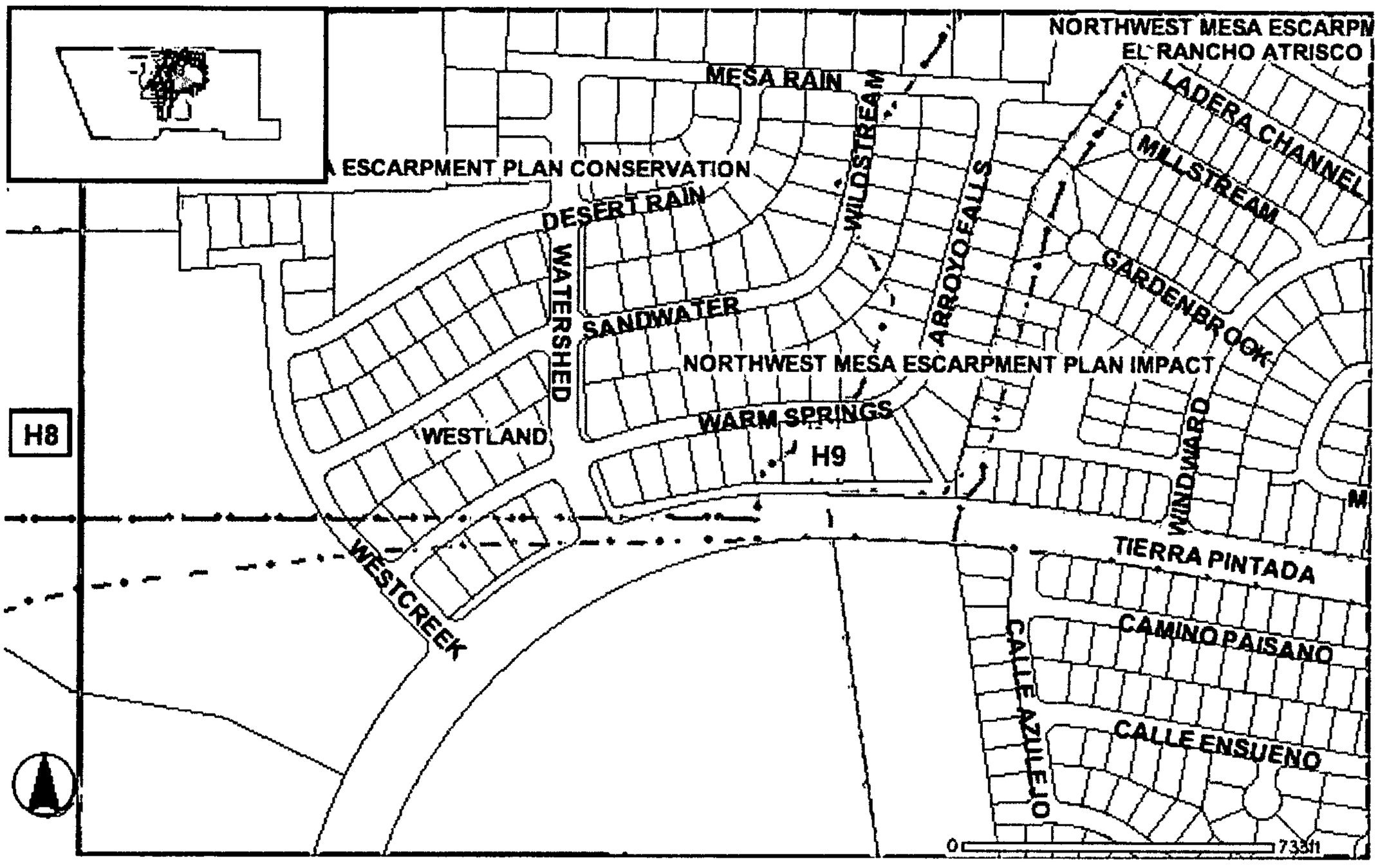
RESOLUTION:

APPROVED ✓; DENIED ___; DEFERRED ___; COMMENTS PROVIDED ___; WITHDRAWN ___

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: JULY 26, 2006


NORTHWEST MESA ESCARPM
EL RANCHO ATRISCO
MESA RAIN
WILDSTREAM
LADERA CHANNEL
MILLSTREAM
ESCARPMENT PLAN CONSERVATION
DESERT RAIN
ARROYO FALLS
GARDENBROOK
WATERSHED
SANDWATER
NORTHWEST MESA ESCARPMENT PLAN IMPACT
WARM SPRINGS
H8
WESTLAND
H9
WINDWARD
TIERRA PINTADA
WESTCREEK
CAMINO PAISANO
CALLE AZULEJO
CALLE ENSUENO
0
7331

Proj 1003087

NB. Get to Bob Williams Sheran Matthews Michele Martinez please refer dlc talk w Sheran re details R

LeroyChavez@aol.com
07/12/2006 11:39 AM

To MDGarcia@cabq.gov
cc brent@westlandnm.com, FredAmbrogi@aol.com, allison@westlandnm.com
bcc
Subject [redacted]

Margaret,

Good talking to you.

These are the addresses that are being held up at building permit. Richard asked me to get these to him and and he would get them processed.

Fuller Homes: **8704 Sandwater Rd. NW (lot 98) ON HOLD**
8708 Sandwater Rd. NW (lot 99) ON HOLD

Still Brooke Homes: **8908 Warm Springs Rd. NW (lot 3) ON HOLD**
8912 Warm Springs Rd. NW (lot 4) SUBMITTING SOON
8900 Sandwater Rd. NW (lot 13) SUBMITTING SOON
8809 Sandwater Rd. NW (lot 24) SUBMITTING SOON

Kim Brooks Homes: 8600 Warm Springs Rd. NW (lot 130) SUBMITTING SOON
8601 Warm Springs Rd. NW (lot 110) SUBMITTING SOON
2332 Arroyo Falls St. NW (lot 121) SUBMITTING SOON
2335 Arroyo Falls St. NW (lot 118) SUBMITTING SOON

These three builders will be submitting other permits as lots are sold in the Watershed Subdivision. The other road names in addition to the names above are:

Desert Rain Rd. NW
Westcreek Pl. NW
Wildstream St. NW
Mesa Rain Rd. NW

Thank you and Richard for working with us on this. We appreciate it.

Leroy J. Chavez
V.P. of Development
Westland Development Co. Inc.
505-831-9600
505-280-2031 (cell)
505-831-4865 (fax)

#9 COMPLETED 06/29/05 SH

CALLED 06/09/05 WILL PICK UP TOMARROW

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.: **05DRB-00828 (FP)** Project # **1003087**

Project Name: **WATERSHED SUBDIVISION**

Agent: Precision Surveys Phone No.: 856-5700

Your request for ~~(SDP for SUB), (SDP for BP),~~ **(FINAL PLATS), (MASTER DEVELOP. PLAN),** was approved on 5/25/05 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- ☐ TRANSPORTATION: _____
- ☒ UTILITIES: Restrictive Easement language must be added to Sheet 11 for Lots 27 & 28
- ☐ CITY ENGINEER / AMAFCA: _____
- ☐ PARKS / CIP: _____
- ☒ PLANNING (Last to sign): ~~DRC~~ AMAFCA's signature - ~~DRC~~ Land Development (AGIS DXF) (Vacation Before 6/10/05)
- ☒ **Planning must record this plat. Please submit the following items:**
  - -The original plat and a mylar copy for the County Clerk.
  - -Tax certificate from the County Treasurer.
  - -Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
  - -Tax printout from the County Assessor.
- ☐ **Include 3 copies of the approved site plan along with the originals.**
- ☐ **County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
- ☐ **Property Management's signature must be obtained prior to Planning Department's signature.**
- ☒ **AGIS DXF File approval required.**
- ☐ **Copy of recorded plat for Planning.**

Project Number 1003087

#9

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.: **05DRB-00828 (FP)** Project # **1003087**

Project Name:**WATERSHED SUBDIVISION**

Agent: Precision Surveys Phone No.: 856-5700

Your request for ~~(SDP for SUB),~~ **(SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN)**, was approved on 5/25/05 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- ☐ TRANSPORTATION:
- ☒ UTILITIES: Restrictive Easement language must be added to Sheet 11 for Lots 27 & 28
- ☐ CITY ENGINEER / AMAFCA:
- ☐ PARKS / CIP:
- ☒ PLANNING (Last to sign): AMAFCA's signature - Lead & Land Development AGIS DXF (Clearance Expires 6/10/05)
- ☒ **Planning must record this plat. Please submit the following items:**
  - -The original plat and a mylar copy for the County Clerk.
  - -Tax certificate from the County Treasurer.
  - -Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
  - -Tax printout from the County Assessor.
- ☐ **Include 3 copies of the approved site plan along with the originals.**
- ☐ **County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
- ☐ **Property Management's signature must be obtained prior to Planning Department's signature.**
- ☒ **AGIS DXF File approval required:** Okay
- ☐ **Copy of recorded plat for Planning.**

Project Number 1003087

3087

DXF Electronic Approval Form

DRB Project Case #: 1003087

Subdivision Name: WATERSHED

Surveyor: LARRY W MEDRANO

Contact Person: MARIO LUCERO

Contact Information: 856-5700

DXF Received: 5/25/2005 Hard Copy Received: 5/20/2005

Coordinate System: Ground rotated to NMSP Grid

Approved — Date: 5/20/05

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

AGIS Use Only

Copied cov **3087** to agiscov on 5/20/05 Contact person notified on 5/20/05

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

May 25, 2005 9:00 a.m.

MEMBERS:

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

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

****

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

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

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

A. Call to Order: 9:00 A.M. Adjourned: 11:30 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 # 1001140**
   05DRB-00717 Major-Two Year SIA

   SCOTT COLE request(s) the above action(s) for all or a portion of Lot(s) 21, Block(s) 26, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B,** zoned SU-2 FOR IP, located on EAGLE ROCK RD NE, between SAN PEDRO NE and LOUISIANA NE containing approximately 1 acre(s). [REF: 01DRB00391, 03DRB00557, DRB-97-52, AA-99-17] (C-18) **A TWO-YEAR EXTENSION OF THE SIA WAS APPROVED.**

2. **Project # 1003011**
05DRB-00439 Major-Vacation of Pub Right-of-Way

CITY OF ALBUQUERQUE agent(s) for BRAKE MASTERS, INC. request(s) the above action(s) for all or a portion of Block(s) 4 & 5, Tract(s) A, **INEZ ADDITION,** zoned C-2, located on WYOMING BLVD NE, between PROSPECT AVE NE and MENAUL BLVD NE containing approximately 5 acre(s). [REF: 03DRB02088, 03DRB02089] *[Deferred from 4/13/05 & 5/11/05 & 5/25/05]* (H-19) **DEFERRED AT THE AGENT'S REQUEST TO 6/8/05.**

3. **Project # 1003445**
05DRB-00724 Major-Vacation of Pub Right-of-Way
05DRB-00725 Major-Vacation of Public Easements-
05DRB-00726 Minor-Prelim&Final Plat Approval

ISAACSON & ARFMAN PA agent(s) for AMERICAN EAGLE L.P., c/o R. J. SCHAEFER REALTY request(s) the above action(s) for all or a portion of Tract(s) B-1, C-1 & D-1, Lot(s) 6-A-1, **ALBUQUERQUE WEST, UNIT 1,** zoned SU-1 PDA TO INCLUDE C-3 USES, located on NUNZIO AVE NW, between PARADISE BLVD NW and EAGLE RANCH RD NW containing approximately 27 acre(s). [REF: DRB-94-132, DRB-94-512, Z-83-89, 04DRB00751, 04DRB00752, 04DRB00753] (C-12) **VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR PROPERTY MANAGEMENT SIGNATURE AND 15-DAY APPEAL PERIOD.**

4. **Project # 1003655**
05DRB-00661 Major-Vacation of Public Easements
05DRB-00660 Major-Vacation of Pub Right-of-Way
05DRB-00659 Major-Preliminary Plat Approval
05DRB-00663 Minor-Temp Defer SDWK

DAVID A AUBE agent(s) for ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 15, 16 17 and a portion of 18, Block(s) 1, Tract(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **LA VISTA @ DESERT RIDGE TRAILS**) zoned R-D. located on WYOMING NE, between EAGLE ROCK NE and MODESTO NE containing approximately 3 acre(s). [REF: 04DRB01373] *[Deferred from 5/11/05 & 5/18/05]* (C-19) **THE VACATION OF PUBLIC**

05DRB-00662 Minor-Sidewalk Waiver

EASEMENTS WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE VACATION OF PUBLIC R/W WAS WITHDRAWN AT THE AGENT'S REQUEST. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5/25/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 5/23/05 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITION: NEED TO APPLY FOR A SUBDIVISION DESIGN VARIANCE FOR THE LENGTH OF THE CUL-DE-SAC. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALK WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.

5. **Project # 1003856**
   05DRB-00721 Major-Preliminary Plat Approval
   05DRB-00722 Minor-Subd Design (DPM) Variance
   05DRB-00723 Minor-Temp Defer SDWK

COMMUNITY SCIENCES CORP agent(s) for MICHAEL'S HOMES request(s) the above action(s) for all or a portion of Tract(s) 8B1A1 & 10A2A, M.R.G.C.D MAP 52 (DON FELIPE #2) (to be known as **IZABEL SUBDIVISION**) zoned RA-2, located on WEST GLEN SW, between METZGAR SW and WEST LEA SW containing approximately 9 acre(s). [REF: 04DRB0969] *[Deferred from 5/25/05]* (Q-10) **DEFERRED AT THE AGENT'S REQUEST TO 6/8/05.**

05DRB-00827 Minor-SiteDev Plan Subd

COMMUNITY SCIENCES CORP agent(s) for MICHAEL'S HOMES request(s) the above action(s) for all or a portion of Tract(s) 8-B-1-A-1 & 10-A-2-A, MRGCD MAP 52 (DON FELIPE #2) (to be known as **IZABEL SUBDIVISION**), zoned RA-2, located on WEST GLEN SW, between METZGAR SW and WEST LEA SW containing approximately 9 acre(s). [REF: 04DRB0969] *[Deferred from 5/25/05]* (Q-10) **DEFERRED AT THE AGENT'S REQUEST TO 6/8/05.**

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

MARK GOODWIN & ASSOCIATES, PA agent(s) for JTH, LLC request(s) the above action(s) for all or a portion of Lot(s) 5, **JUAN TABO HILLS, UNIT 1,** zoned R-D, located on JUAN TABO BLVD NE, between EUBANK BLVD SE and FOUR HILLS RD SE containing approximately 102 acre(s). *[Deferred from 4/20/05 & 5/18/05]* (M-21/M-22) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5/25/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 5/12/05 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITION OF FINAL PLAT: A REPLAT OF TRACT 1 SHALL BE DONE GRANTING THE NECESSARY EASEMENTS AND RIGHTS-OF-WAY. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. A SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM DESIGN STANDARDS WAS APPROVED AS INDICATED ON EXHIBIT C IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

05DRB-00781 Minor-SiteDev Plan Subd

MARK GOODWIN & ASSOCIATES PA agent(s) for JTH LLC request(s) the above action(s) for all or a portion of Tract(s) 5, **JUAN TABO HILLS,** zoned RD, located on JUAN TABO BLVD NE, between EUBANK BLVD SE and FOUR HILLS RD SE containing approximately 102 acre(s). *[Deferred from 5/18/05]*(M-21) **SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR DESIGN REQUIREMENTS ON THE PLAN.**

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

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

7. **Project # 1001740**
05DRB-00823 Minor-SiteDev Plan BldPermit/EPC

CONTROLLED AIR INCORPORATED agent(s) for SUJEY THAKUR request(s) the above action(s) for all or a portion of Lot(s) A, Block(s) 31-B, **BRENTWOOD HILLS,** zoned SU-1 FOR C-1, R-1 USES, located on CANDELARIA RD NE, between CHELWOOD BLVD NE and containing approximately 3 acre(s). [REF: 04EPC-01838] **[David Stallworth, EPC Case Planner] (H-22) SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR A REVISED UTILITY PLAN AND TO PLANNING FOR EPC CASE PLANNERS COMMENTS AND 3 COPIES OF THE SITE PLAN.**

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

8. **Project # 1003369**
05DRB-00826 Minor-Extension of Preliminary Plat

ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 6 & 7, Block(s) 16, Tract(s) 3, **VINTER COURT SUBDIVISION, UNIT 3,** zoned R-D, located on WILSHIRE NE, between VENTURA NE and CORONA NE containing approximately 2 acre(s). [REF: 04DRB00511, 04DRB00513, 04DRB00519, 04DRB00514] (C-20) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

9. **Project # 1003087**
05DRB-00828 Major-Final Plat Approval

PRECISION SURVEYS 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 (to be known as **WATERSHED SUBDIVISION**) zoned SU-2, located on ARROYO VISTA BLVD NW and TIERRA PENTADA ST NW and containing approximately 531 acre(s). (J-7, J-8, H-7,

H-8 & H-9) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR RESTRICTIVE EASEMENT LANGUAGE ADDED TO SHEET 11 FOR LOTS 27 AND 28 AND TO PLANNING FOR AMAFCA'S SIGNATURE AND BULK LAND PLAT VARIANCE LANGUAGE AND AGIS DXF FILE.**

10. **Project # 1000464**
05DRB-00820 Major-Final Plat Approval

TIERRA WEST LLC agent(s) for WAL-MART STORES EAST LP request(s) the above action(s) for all or a portion of Tract(s) H-6A1A-1 & H-6A1A-2, **RIVERVIEW PARCELS,** zoned SU-1 IP USES W/EXCEPTIONS, located on GOLF COURSE RD NW, between PASEO DEL NORTE NW and SHELLEY ROSE DR NW containing approximately 7 acre(s). [REF: 04DRB01729] (C-12) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR QUIT-CLAIM AMAFCA EASEMENT REFERENCED ON THE PLAT AND AMAFCA'S SIGNATURE AND TO PLANNING FOR A COPY OF THE AA APPROVAL LETTER.**

11. **Project # 1002397**
05DRB-00821 Minor-Prelim&Final Plat Approval

TIERRA WEST LLC agent(s) for JIM W SHULL & CHRISTEN SHULL request(s) the above action(s) for all or a portion of Lot(s) 5-A & 6-A, **BOSQUE PLAZA.** zoned C-1 (S-C), located on COORS BLVD NW between LA ORILLA RD NW and RIVERSIDE PLAZA LN NW containing approximately 2 acre(s). [REF 04DRB01784] (E-12) **PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

12. **Project # 1003672**
05DRB-00704 Minor-Prelim&Final Plat Approval
05DRB-00705 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) 6 & 7, Block(s) 3, Tract(s) 3, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **ESTRADA COURT)** 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: 04DRB01423] *(Deferred from 5/4/05 & 5/18/05 & 5/25/05)* (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 6/8/05.**

13. **Project # 1003738**
05DRB-00824 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for TOM WELCH request(s) the above action(s) for all or a portion of Tract(s) A, Block(s) 13, **TIJERAS PLACE ADDITION,** zoned C-1 & O-1, located on SAN MATEO BLVD NE, between COPPER AVE NE and ORTIZ DR NE containing approximately 1 acre(s). [REF: 04ZHE01621] (K-18) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR A 4 FOOT RIGHT-OF-WAY EASEMENT ALONG TRACT A-1.**

14. **Project # 1004145**
05DRB-00825 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for JUNCTION PARTNER II, JIM PERNER request(s) the above action(s) for all or a portion of Lot(s) 19-A-1-B, **MONTGOMERY BUSINESS PARK,** zoned SU-1 PRD, located on LAGRIMA DE ORO NE, between MONTGOMERY BLVD NE and MONTGOMERY PARKWAY LOOP NE containing approximately 2 acre(s). [REF: V-86-102, Z-87-107, Z-78-69-12, DRB-97-410, 05AA00679] (F-21) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT TO APPLY FOR A NEW WATER/SEWER ACCOUNT**

FOR LOTS AND GET TAPPING PERMITS, RECOMMEND CHANGING ADDRESS ALSO.

15. **Project # 1004183**
05DRB-00809 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for LAURIE HICKS request(s) the above action(s) for all or a portion of Lot(s) B, Block(s) 7, **PERFECTO, MARIANO & JESUS ARMIJO ADDITION,** zoned SU-2, located on 8TH STREET NW and MARQUETTE AVE NW and containing approximately 1 acre(s). [REF: ZA-85-456] *[Deferred from 5/25/05]* (J-14) **DEFERRED AT THE AGENT'S REQUEST TO 6/1/05.**

16. **Project # 1001763**
04DRB-01136 Minor- Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for J. HOWARD MOCK, LAVA PARTNERS request(s) the above action(s) for all or a portion of Tract(s) C-1, **ALBUQUERQUE WEST,** zoned SU-1 FOR C-1 PERMISSIVE USES, located on 57TH ST NW, between QUAIL RD NW and OURAY RD NW containing approximately 2 acre(s). [REF:DRB-96-279, 02DRB00308, 309, 02DRB00856] *(Indef. Deferred from 7/28/04 & Final plat indef deferred 1/19/05 for the SIA)* (H-11) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR OFFSITE SEWER EASEMENT.**

17. **Project # 1003759**
05DRB-00294 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for KEN BALIZER request(s) the above action(s) for all or a portion of Tract(s) 173A and 174, MRGCD MAP 31, (to be known as **LANDS OF KEN BALIZER,** zoned

RA-2, located on ARCADIAN TR NW, between CALLE LOS VECINOS NW and SAN ISIDRO ST NW containing approximately 1 acre(s). [REF: 04DRB01702] *(Preliminary & Final Indef Deferred 2/23/05)* (G-13) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

18. **Project # 1002758**
05DRB-00816 Minor-Prelim&Final Plat Approval

WILKS CO agent(s) for NEW MEXICO KWIK LUBE LLC request(s) the above action(s) for all or a portion of Tract(s) 40, Block(s) 6, **CASA GRANDE ESTATES, UNIT 1,** zoned C-1, located on CANDELARIA RD NE, between TRAMWAY NE and CHELWOOD NE containing approximately 1 acre(s). [REF: DRB-97-146, 03ZHE01015, 03BOA01694, 03BOA02119] (H-23) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT TO SHOW ADJACENT OFFSITE EASEMENT ALONG WEST PROPERTY LINE FOR EXISTING WATERLINE 24 FEET WIDE ACCESS EASEMENT MUST BE LABELED "PRIVATE" NOT "PUBLIC" FOR WATER/SEWER SERVICES. NEED BENEFICIARIES AND MAINTENANCE NOTE AND TRANSPORTATION DEVELOPMENT FOR MAINTENANCE AND BENEFICIARY NOTE FOR EASEMENT, DISTANCE FROM FACE OF CURB TO PROPERTY LINE WIDTH AND LOCATION OF SIDEWALK.**

19. **Project # 1004185**
05DRB-00817 Minor-Prelim&Final Plat Approval

WILKS CO agent(s) for UNITED SOUTH BROADWAY CORPORATION, request(s) the above action(s) for all or a portion of Lot(s) 5 & 6, Block(s) 37, **EASTERN ADDITION,** zoned SU-2 NCR, located on EDITH BLVD SE, between AVENIDA CESAR CHAVEZ SE and TRUMBULL AVE SE containing approximately 1 acre(s). (L-14) **PRELIMINARY AND**

FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.

20. **Project # 1004186**
05DRB-00815 Minor-Prelim&Final Plat Approval

WILKS CO agent(s) for PAT ARAGON request(s) the above action(s) for all or a portion of Lot(s) 1-2, Block(s) 7, **JOHN BARON BURG PARK,** zoned R-1, located on 20TH STREET NW, between ASPEN AVE NW and I-40 containing approximately 1 acre(s). (H-13) **PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

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

THERE ARE NO SKETCH PLATS THIS WEEK . . .

21. Approval of the Development Review Board Minutes for May 11, 2005. **DRB MINUTES FOR MAY 11, 2005 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:30 A.M.

#9

3087

DXF Electronic Approval Form

DRB Project Case #: 1003087

Subdivision Name: WATERSHED

Surveyor: LARRY W MEDRANO

Contact Person: MARIO LUCERO

Contact Information: 856-5700

DXF Received: 5/25/2005 Hard Copy Received: 5/20/2005

Coordinate System: Ground rotated to NMSP Grid

Approved

05-25-2005

Date

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

AGIS Use Only

Copied fc **3087** to agiscov on **5/25/2005** Contact person notified on **5/25/2005**

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
May 25, 2005
DRB Comments

ITEM # 9

PROJECT # 1003087 **APPLICATION # 05-00828**

RE: Watershed Subdivision/major final plat

Has anything changed from the preliminary plat?

AGIS dxf is not on file

There were no conditions of final plat.

Planning will file the final plat. We will take delegation until agent is ready to have it recorded.

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

F

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

Development Review Board Comments

Project Number: 1003087
Application Number: 05DRB-00828

DRB Date: 5/25/2005
Item Number: 9

Subdivision: Watershed Subdivision
Tract A, Westland North

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

Zoning: SU-2

Zone Page: J-07/J-08/H-07

New Lots (or units) : 139

Parks and Recreation Comments:

Tract L is going to be a private park per our previous discussions.

Signed: CS

Christina Sandoval, (DMD) Phone: 768-3808

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003087 **AGENDA ITEM NO: 9**

SUBJECT:

Final Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An executed Subdivision Improvements Agreement with financial guarantees is on file for Final Plat sign-off.
Bulk Land Variance Language missing.
AMAFCA signs plat.
AMAFCA floodplain easements weren't shown on the vacation request.

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: May 25, 2005

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

May 18, 2005

18. Project # 1003087
05DRB-00788 Minor-Extension of Preliminary Plat

BOHANNAN HUSTON INC agent(s) for WESTLAND DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) A, **WESTLAND NORTH, (to be known as WATERSHED SUBDIVISION)** zoned SU-2 FOR PDA RESORT, located on TIERRA PINTADA ST NW and 98TH ST NW containing approximately 531 acre(s). [REF: 04DRB00556] (H-7, H-8, H-9, J-7 & J-8)

At the May 18, 2005, Development Review Board meeting, a one-year extension of the preliminary plat was approved.

Sheran Matson, AICP, DRB Chair

Cc: Westland Development, 401 Coors Blvd NW, 87109
Bohannan Huston Inc., 7500 Jefferson NE, 87109
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

May 18, 2005 9:00 a.m.

MEMBERS:

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

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

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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: 12:50 P.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 # 1000560**
   05DRB-00680 Major-Vacation of Public Easements

   TIERRA WEST LLC agent(s) for KIMLEY-HORN & ASSOCIATES. request(s) the above action(s) for all or a portion of Tract(s) 1A2A, **JOURNAL CENTER**, zoned IP industrial park zone, located on LANG AVE NE, between JEFFERSON ST NE and HEADLINE BLVD NE. [REF: Z-72-33, 04DRB00089, 04DRB00028] (D-17) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

2. **Project # 1002739**
05DRB-00681 Major-Preliminary Plat Approval
05DRB-00683 Minor-Subd Design (DPM) Variance
05DRB-00684 Minor-Sidewalk Variance
05DRB-00685 Minor-Sidewalk Waiver
05DRB-00686 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES PA agent(s) for KB HOME NEW MEXICO INC request(s) the above action(s) for all or a portion of Tract(s) 2D, LANDS OF RIO BRAVO PARTNERS and Tract(s) B-1, ROSNER TRACTS, (to be known as **ANDERSON HEIGHTS, UNITS 1A THRU 9**) zoned R-D residential and related uses zone, developing area, located on 118TH ST SW, between DENNIS CHAVEZ BLVD SW and GIBSON BLVD SW containing approximately 248 acre(s). [REF: 05DRB00681, 05DRB00683, 05DRB00684, 05DRB00685, 05DRB00686] (N-8/P-8) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5/18/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 4/27/05 THE PRELIMINARY PLAT WAS APPROVED. A SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM DESIGN CHANGES WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. A SIDEWALK WAIVER WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

05DRB-00693 Minor-Amnd SiteDev Plan Subd

MARK GOODWIN & ASSOCIATES PA agent(s) for KB HOME NEW MEXICO INC request(s) the above action(s) for all or a portion of Tract(s) 2D, LANDS OF RIO BRAVO PARTNERS, (to be known as **ANDERSON HEIGHTS, UNITS 1A THRU 9**) zoned RD, located on 118TH ST SW, between DENNIS CHAVEZ BLVD SW and GIBSON BLVD SW containing approximately 119 acre(s). [REF: 05DRB00681, 05DRB00683, 05DRB00684, 05DRB00685, 05DRB00686] (N-8/P-8) **THE AMENDED SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD**.

3. **Project # 1003749**
05DRB-00675 Major-Preliminary Plat Approval
05DRB-00677 Minor-Vacation of Private Easements
05DRB-00676 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES PA agent(s) for ALPHA EQUITIES LLC request(s) the above action(s) for all or a portion of Tract(s) B, ACADEMY SQUARE, UNIT 2, ELENA GALLEGOS GRANT (to be known as **ANCALA VILLAGE**) zoned O-1, located on JUAN TABO BLVD NE, between SPAIN RD NE and OSUNA RD NE containing approximately 3 acre(s). [REF: 04ZHE01594, 05DRB00059] (F-21) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5/18/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 5/5/05 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION, THE APPROVAL OF THE PERIMETER WALL DESIGN IS REQUIRED PRIOR TO FINAL PLAT SUBMITTAL TO DRB. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B 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.**

4. **Project # 1003828**
05DRB-00687 Major-Preliminary Plat Approval
05DRB-00688 Minor-Subd Design (DPM) Variance
05DRB-00689 Minor-Sidewalk Waiver
05DRB-00690 Minor-Temp Defer SDWK

JEFF MORTENSEN & ASSOCIATES agent(s) for WILLIAM T CANIGLIA request(s) the above action(s) for all or a portion of Tract(s) 70A, 71A, 113 & 114A, MRGCD MAP 34 (to be known as **CANDELARIA VILLAGE**) zoned R-1, located on CANDELARIA RD NW, between 12TH STREET NW and RIO GRANDE BLVD NW containing approximately 7 acre(s). [REF: 04DRB01907, 05DRB00520] (G-13) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5/18/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 5/12/05 THE PRELIMINARY PLAT WAS APPROVED. A SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM DESIGN CHANGES WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

5. **Project # 1002855**
05DRB-00692 Major-Vacation of Pub Right-of-Way

PRECISION SURVEYS INC agent(s) for ETG PROPERTIES LLC request(s) the above action(s) for all or a portion of Lot(s) 4-8 and 13-16, Block(s) 24 & 25, **EAST END ADDITION,** zoned SU-1, located on VERMONT ST NE, between LOMAS BLVD NE and MARBLE AVE NE. [REF: 04DRB01326, 03DRB01511] (J-19) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

05DRB-00790 Minor-Prelim&Final Plat Approval

PRECISION SURVEYS INC agent(s) for ETG PROPERTIES LLC request(s) the above action(s) for all or a portion of Lot(s) 5A, 7A, 18-A-1-A, 13-A, 15-A AND 18-A-1, Block(s) 24 & 25 **EAST END ADDITION,** zoned SU-1 special use zone, located on VERMONT AVE NE, between LOMAS BLVD NE and MARBLE AVE NE containing approximately 4 acre(s). [REF: 04DRB01326, 03DRB01511] (J-19) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5/18/05 THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 15-DAY APPEAL PERIOD, AGIS DXF FILE, MODIFICATION OF EASEMENT LANGUAGE, APPLICATION NUMBER FOR VACATION ON PLAT AND REMOVE PUE.**

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

MARK GOODWIN & ASSOCIATES, PA agent(s) for JTH, LLC request(s) the above action(s) for all or a portion of Lot(s) 5, **JUAN TABO HILLS, UNIT 1,** zoned R-D, located on JUAN TABO BLVD NE, between EUBANK BLVD SE and FOUR HILLS RD SE containing approximately 102 acre(s). *[Deferred from 4/20/05 & 5/18/05]* (M-21/M-22) **DEFERRED AT AGENT'S REQUEST TO 5/25/05.**

05DRB-00781 Minor-SiteDev Plan Subd

MARK GOODWIN & ASSOCIATES PA agent(s) for JTH LLC request(s) the above action(s) for all or a portion of Tract(s) 5, **JUAN TABO HILLS,** zoned RD, located on JUAN TABO BLVD NE, between EUBANK BLVD SE and FOUR HILLS RD SE containing approximately 102 acre(s). [REF: 05DRB00514, 05DRB00515, 05DRB00516, 05DRB00517,05DRB00518] *[Deferred from 5/18/05]*(M-21) **DEFERRED AT AGENT'S REQUEST TO 5/25/05.**

7. **Project # 1003655**
05DRB-00661 Major-Vacation of Public Easements
05DRB-00660 Major-Vacation of Pub Right-of-Way
05DRB-00659 Major-Preliminary Plat Approval
05DRB-00663 Minor-Temp Defer SDWK
05DRB-00662 Minor-Sidewalk Waiver

DAVID A AUBE agent(s) for ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 15, 16, 17 and a portion of 18, Block(s) 1, Tract(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **LA VISTA @ DESERT RIDGE TRAILS**) zoned R-D, located on WYOMING NE, between EAGLE ROCK NE and MODESTO NE containing approximately 3 acre(s). [REF: 04DRB01373] *[Deferred from 5/11/05 & 5/18/05]* (C-19) **DEFERRED AT AGENT'S REQUEST TO 5/25/05.**

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

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

8. **Project # 1003715**
05DRB-00780 Minor-SiteDev Plan BldPermit/EPC

DESIGN PLUS LLC agent(s) for TULSI INC request(s) the above action(s) for all or a portion of Lot(s) 10, Block(s) 22, BROWN AND LAILS HIGHLAND ADDITION (to be known as **OAK STREET CONDOMINIUMS**) zoned SU-2 MC, located on COPPER AVE SE, between OAK ST SE and MULBERRY ST SE containing approximately 1 acre(s). [REF: 04EPC01562] **[Carmen Marrone, EPC Case Planner]** (K-15) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND ROADWAY EASEMENT AND TO PLANNING FOR CARMEN MARRONE'S INITIALS AND 3 COPIES OF THE SITE PLAN.**

9. **Project # 1003572**
05DRB-00795 Minor-SiteDev Plan BldPermit

CLAUDIO VIGIL ARCHITECTS agent(s) for BRUNACINI DEVELOPMENT LTD., CO., request(s) the above action(s) for all or a portion of Lot(s) A, **JOURNAL CENTER, PHASE 2, UNIT 2,** zoned IP, located on RUTLEDGE RD NE between SNAPROLL ST NE and WASHINGTON NE containing approximately 3 acre(s). [REF: DRB-95-268, 04DRB01142, 04DRB01143] (D-17) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING**

FOR JOURNAL CENTER ARCHITECTURAL REVIEW COMMITTEE'S LETTER, 3 COPIES OF THE SITE PLAN AND OTHER PLANNING COMMENTS.

10. **Project # 1003212**
05DRB-00729 Minor-SiteDev Plan BldPermit/EPC

JOHN A MENICUCCI agent(s) for GRAND AVENUE PARTNERS, A NM LTD PARTNERSHIP request(s) the above action(s) for all or a portion of Block(s) 34, Tract(s) A-1-A-1, **BROWNEWELL & LAILS HIGHLAND ADDITION,** zoned SU-2 MC, located on DR MARTIN LUTHER KING JR AVE NE, between UNIVERSITY BLVD NE and PINE STREET NE containing approximately 1 acre(s). [REF: V-94-43, 04ZHE-00086, 04EPC000699] **[Russell Brito, EPC Case Planner 5-10 Debbie Stover]** *[Deferred from 5/11/05]* (K-15) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR PREVIOUS COMMENTS, CITY STANDARD NOTES, PUBLIC RIGHT-OF-WAY EASEMENT ALONG UNIVERSITY, CROSS ACCESS EASEMENTS AND TO PLANNING FOR RUPERT HOLLAND'S LETTER.**

11. **Project # 1004138**
05DRB-00667 Minor-SiteDev Plan BldPermit

DEKKER/PERICH/SABATINI agent(s) for JCC-ONE LLC request(s) the above action(s) for all or a portion of Tract(s) 5D-1 AND ALBUQUERQUE WELL SITE, **JOURNAL CENTER, TRACT 5,** zoned IP industrial park zone, located on JEFFERSON ST NE, between MASTHEAD NE and SUN NE containing approximately 6 acre(s).[REF:Z-79-80-2,S-80-26] *[Deferred from 4/27/05 & 5/11/05]* (D-17) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND UTILITIES DEVELOPMENT FOR SHARED SERVICE AGREEMENT FOR SANITARY SEWER OR REVISED UTILITY PLAN AND 3 COPIES OF SITE DEVELOPMENT PLAN.**

05DRB-00791 Minor-Prelim&Final Plat Approval

PRECISION SURVEYS INC agent(s) for JOURNAL CENTER CORPORATION request(s) the above action(s) for all or a portion of Tract(s) 5D1, **JOURNAL CENTER,** zoned IP industrial park zone, located on JEFFERSON ST NE, between TIBURON AVE NE and SUN AVE NE containing approximately 7 acre(s). (D-17) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR 15-DAY APPEAL PERIOD (5/26/05), ADA RAMP EASEMENT, CROSS ACCESS AGREEMENT AND UTILITIES DEVELOPMENT FOR PRIVATE SAS SERVICE AGREEMENT AND AGIS DXF FILE.**

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

12. **Project # 1003761**
05DRB-00787 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for DOUGLAS VAUGHN request(s) the above action(s) for all or a portion of Lot(s) 14, 15 & portion of 16, Block(s) 20, Tract(s) 3, **NORTH ALBUQUERQUE ACRES, UNIT 3,** zoned SU-2 special neighborhood zone, located on PASEO DEL NORTE NE, between HOLLY AVE NE and HOLBROOK ST NE containing approximately 3 acre(s). [REF: 05DRB00210] (C-20) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

13. **Project # 1003467**
04DRB-01706 Minor- Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for CHARLIE MOSS request(s) the above action(s) for all or a portion of Lot(s) 11, **RICE'S DURANES ADDITION, UNIT 1,** zoned R-2, located on RICE AVE NW, between I-40 and INDIAN SCHOOL NW containing approximately 1 acre(s). [REF: DRB-95-337, DRB-95-438, 04DRB00814] *[Was Indef deferred for SIA]* (H-13) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR PARK DEDICATION FEE.**

14. **Project # 1001990**
05DRB-00792 Minor-Prelim&Final Plat Approval

WAYJOHN SURVEYING INC agent(s) for HARDEN ENTERPRISE LLC request(s) the above action(s) for all or a portion of Tract(s) A, **TANNEHILL-TAYLOR ADDITION,** zoned C-2 community commercial zone, located on MONTGOMERY BLVD NE, between EUBANK BLVD NE and MORRIS ST NE containing approximately 4 acre(s). [REF: 02DRB00844] (G-21) **PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

15. **Project # 1003989**
05DRB-00507 Minor-Prelim&Final Plat Approval

WAYJOHN SURVEYING INC agent(s) for EMILY GORDEN request(s) the above action(s) for all or a portion of Lot(s) 22 THRU 27, Block(s) 3, Tract(s) A, **B & R ADDITION,** zoned C-2, located on LOMAS BLVD NE, between DALLAS ST NE and TENNESSEE ST NE containing approximately 1 acre(s). [Listed under Project #1004070 in error] (K-19) **PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

16. **Project # 1003975**
05DRB-00698 Minor-Prelim&Final Plat Approval

WAYJOHN SURVEYING INC agent(s) for COE PROPERTIES INC request(s) the above action(s) for all or a portion of Lot(s) 6, 7, 12 and 13, Block(s) 15, MESA GRANDE ADDITION, (to be known as **ZUNI TOWNHOMES**) zoned O-R, located on WASHINGTON ST SE, between CENTRAL AVE SE and ZUNI RD SE containing approximately 1 acre(s). [REF: ZA-78-377, 05DRB00301] ferred from 5/4/05) (K-17) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5/218/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 4/26/05 THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

17. **Project # 1000296**
05DRB-00789 Minor-Prelim&Final Plat Approval

BOHANNAN HUSTON INC agent(s) for GARY AND JUNE MARTIN request(s) the above action(s) for all or a portion of Lot(s) 16-A-1-P1, **OXBOW VILLAGE,** zoned SU-3 special center zone, located on OXBOW VILLAGE LN NW, between OXBOW DR NW and ST JOSEPHS DR NW containing approximately 1 acre(s). (G-11) **PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

18. **Project # 1003087**
05DRB-00788 Minor-Extension of Preliminary Plat

BOHANNAN HUSTON INC agent(s) for WESTLAND DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) A, **WESTLAND NORTH, (to be known as WATERSHED SUBDIVISION)** zoned SU-2 FOR PDA RESORT, located on TIERRA PINTADA ST NW and 98TH ST NW containing approximately 531 acre(s). [REF: 04DRB00556] (H-7, H-8, H-9, J-7 & J-8) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

19. **Project # 1003573**
04DRB-01417 Minor- Final Plat Approval

RIO GRANDE ENGINEERING agent(s) for ERIMY PROPERTIES LTD request(s) the above action(s) for all or a portion of Lot(s) 28, 29 & 30, Block(s) 2, Tract(s) 3, NORTH ALBUQUERQUE ACRES, UNIT 3, **OAKLAND NORTH 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-01138] *[Deferred from 9/22/04,10/6/04 & Indef. Deferred on 11/3/04 & 3/9/05 for SIA]* (C-20) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR AMAFCA AND PROPERTY MANAGEMENT'S SIGNATURES.**

20. **Project # 1003672**
05DRB-00704 Minor-Prelim&Final Plat Approval
05DRB-00705 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) 6 & 7, Block(s) 3, Tract(s) 3, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **ESTRADA COURT)** 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: 04DRB01423] *(Deferred from 5/4/05 & 5/18/05)* (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 5/25/05.**

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

21. **Project # 1004172**
05DRB-00776 Minor-Sketch Plat or Plan

WALLACE BINGHAM agent(s) for GERALDINE SNOW request(s) the above action(s) for all or a portion of Lot(s) 5-19, Block(s) C, **DURAN & ALEXANDER ADDITION,** zoned SU-2, located on 4TH STREET NW, between MARBLE NW and GRANITE NW containing approximately 2 acre(s). [REF: ZA-80-245] (J-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

22. **Project # 1004178**
05DRB-00794 Minor-Sketch Plat or Plan

WAYJOHN SURVEYING INC agent(s) for GREVEY INVESTMENTS, HELEN GREVEY request(s) the above action(s) for all or a portion of Lot(s) 27, **MESA VILLAGE,** zoned C-1, C-2 & O-1, located on EUBANK BLVD NE, between LOMAS BLVD NE and WALKER DR NE containing approximately 5 acre(s). (J-20) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

23. **Project # 1003666**
05DRB-00793 Minor-Sketch Plat or Plan

WAYJOHN SURVEYING INC agent(s) for AVALON INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) B-2-A, **LANDS OF FREEWAY OLD TOWN LIMITED,** zoned S-MI, located on 10TH ST NW, between MOUNTAIN RD NW and BELLAMAH AVE NW containing approximately 4 acre(s). [REF: 04DRB01405] (J-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

24. **Project # 1004163**
05DRB-00743 Minor-Sketch Plat or Plan

JON E BOLTZ request(s) the above action(s) for all or a portion of Lot(s) 10, **SIERRA BONITA ADDITION,** zoned R-1, located on BELLROSE AVE NW, between GRIEGOS NW and FREEMAN NW. (F-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

25. **Project # 1004168**
05DRB-00761 Minor-Sketch Plat or Plan

CATHERINE GORE request(s) the above action(s) for all or a portion of Lot(s) 5 & 6, Block(s) 7, **MONTEREY HILLS ADDITION,** zoned R-1, located on BURTON AVE SE, between RICHMOND SE and MONTEREY DR SE. (L-16) **INDEFINITELY DEFERRED ON A NO SHOW.**

26. **Project # 1004176**
05DRB-00782 Minor-Sketch Plat or Plan

BENJAMIN R LOVATO request(s) the above action(s) for all or a portion of Tract(s) 2, **LANDS OF MANUEL G JARAMILLO,** zoned RA-2, located on LOS LUCEROS NW, between DURANES NW and ZICKERT NW containing approximately 1 acre(s). (H-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

27. **Project # 1004173**
05DRB-00777 Minor-Sketch Plat or Plan

BOHANNAN HUSTON INC agent(s) for PULTE HOMES OF NM INC request(s) the above action(s) for all or a portion of Tract(s) 4 & 5, **VENTANA RANCH WEST,** zoned RLT, located on VENTANA RIDGE RD NW, between PASEO DEL NORTE NW and VENTANA WEST PARKWAY NW containing approximately 31 acre(s). [REF: 1002778] (B-8) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

28. **Project # 1004177**
05DRB-00783 Minor-Sketch Plat or Plan

BOHANNAN HUSTON INC agent(s) for D R HORTON HOMES request(s) the above action(s) for all or a portion of Tract(s) 10 & 13, **VENTANA RANCH WEST,** zoned RLT, located on VENTANA RIDGE RD NW, between PASEO DEL NORTE NW and VENTANA WEST PARKWAY NW containing approximately 73 acre(s). [REF: 1002778] (B-8) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

29. **Project # 1004179**
05DRB-00796 Minor-Sketch Plat or Plan

TIERRA WEST LLC agent(s) for JOHN PRICE request(s) the above action(s) for all or a portion of Tract(s) 82, **ALVARADO GARDENS, UNIT 3,** zoned RA-2 residential and agricultural zone, located on CANDELARIA RD NW, between TRELLIS DR NW and GLENWOOD DR NW (G-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

30. Approval of the Development Review Board Minutes for May 4, 2005. **DEVELOPMENT REVIEW BOARD MINUTES FOR MAY 4, 2005 WERE APPROVED BY THE BOARD.**

ADJOURNED: 12:50 P.M.

CITY OF ALBUQUERQUE

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

ALBUQUERQUE
Making History

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003087 **AGENDA ITEM NO: 18**

SUBJECT:

Preliminary Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the extension request.

RESOLUTION: 1 yr

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: May 18, 2005

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
May 18, 2005
DRB Comments

ITEM # 18

PROJECT # 1003087 APPLICATION # 05-00788

RE: Watershed Subdivision, Tract A

No objection to the extension.

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

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

May 26, 2004

1. Project # 1003087
04DRB-00553 Major-Bulk Land Variance
04DRB-00554 Major-Vacation of Public Easements
04DRB-00555 Major-Vacation of Public Easements
04DRB-00556 Major-Preliminary Plat Approval
04DRB-00557 Minor-Sidewalk Waiver
04DRB-00558 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for WESTLAND DEVELOPMENT CO., INC request(s) these action(s) for all or a portion of Tract(s) A, WESTLAND NORTH, **WATERSHED SUBDIVISION,** zoned SU-2 FOR PDA RESIDENTIAL RESORT, located on TIERRA PINTADA ST NW AND 98TH ST NW and containing approximately 531 acre(s). [REF: 03DRB-01869] *[Deferred from 5/5/04, 5-12-04, 5/19/04]* (H-7, 8 & 9 & J-7 & 8]

At the May 26, 2004, Development Review Board meeting, the Bulk Land Variance was approved subject to the Findings and Conditions of the Subdivision Ordinance as follows:

<u>BULK LAND VARIANCE:</u>

1. The variance will not be injurious to the public safety, health or welfare, or to adjacent property, the neighborhood or the community.

2. The variance will not conflict significantly with the goals and provisions of any City, County or AMAFCA adopted plan or policy; the applicable zoning ordinance, or any other City code or ordinance.

3. The variance will not permit, encourage or make possible undesired development in the 100-year floodplain.

4. The variance will not hinder future planning, public right-of-way acquisition, or the financing or building of public infrastructure improvements.

The Vacations were approved as shown on Exhibit B in the Planning file.

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.)

With the signing of the infrastructure list dated 5-26-04 and approval of the grading plan engineer stamp dated 5-18-2004 the preliminary plat was approved.

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.)

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.

If you wish to appeal this decision, you must do so by June 10, 2004 in the manner described below.

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

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

Sheran Matson, AICP, DRB Chair

Cc: Westland Development Co. Inc., 401 Coors Blvd. NW, 87121
Bohannan Huston, Inc., 7500 Jefferson NE, 87109
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg
File

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

May 19, 2004 9:00 A.M.

MEMBERS:

Sheran Matson, AICP, DRB Chair
Claire Senova, Administrative Assistant
Wilfred Gallegos, Transportation Development — Roger Green, Utility Development
Brad Bingham, Alternate City Engineer — Christina Sandoval, Parks & Recreation

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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 — Adjourned:
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 # 1000262**
04DRB-00628 Major-Two Year SIA

BOHANNAN HUSTON, INC. agent(s) for COSTCO WHOLESALE CORPORATION request(s) the above action(s) for all or a portion of Tract(s) A-1, **COSTCO DEVELOPMENT,** zoned SU-1, located on EUBANK BLVD SE, between SOUTHERN BLVD SE and CENTRAL AVE SE containing approximately 18 acre(s). [REF: 02DRB-00599] (L-21)
A 2-YEAR EXTENSION OF THE SIA WAS APPROVED.

2. **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 5/19/04) (C-13)
DEFERRED AT THE AGENT'S REQUEST TO 6-9-04.

3. **Project # 1003277**
04DRB-00629 Major-Vacation of Pub Right-of-Way
04DRB-00630 Major-Vacation of Public Easements
04DRB-00631 Minor-Prelim&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) 11, 12, 13, Block(s) 20, Unit(s) 3, Tract(s) 3, NORTH ALBUQUERQUE ACRES, (to be known as **DESERT RIDGE OFFICE PARK,** zoned SU-2 / MIXED USE, located on HOLLY AVE NE, between VENTURA ST NE and HOLBROOK ST NE containing approximately 4 acre(s). [REF: 04EPC-00290, 04EPC-00291, AX-94-1] (C-20)
THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR REAL PROPERTY SIGNATURE.

04DRB-00677 Minor-SiteDev Plan Subd/EPC
04DRB-00679 Minor-SiteDev Plan BldPermit/EPC

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) 11, 12, 13, Block(s) 20, Tract(s) 3, Unit 3, NORTH ALBUQUERQUE ACRES, **DESERT RIDGE OFFICE PARK** zoned SU-2 / MIXED USE, located on HOLLY AVE NE, between VENTURA ST NE and HOLBROOK ST NE containing approximately 3 acre(s). [REF: 04EPC-00290, 04EPC-00291, AX-94-1] **[Carmen Marrone, EPC Case Planner]** (C-20)
THE SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5-19-04, THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO CITY ENGINEER FOR SIA.

4. **Project # 1002739**
04DRB-00641 Major-Preliminary Plat Approval
04DRB-00642 Major-Vacation of Pub Right-of-Way
04DRB-00645 Major-Vacation of Public Easements
04DRB-00646 Minor-Sidewalk Waiver
04DRB-00647 Minor-Subd Design (DPM) Variance
04DRB-00648 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES PA agent(s) for ANDERSON HEIGHTS LLC request(s) the above action(s) for all or a portion of Tract(s) B-1, Parcel(s) 2-D and A, LANDS OF RIO BRAVO PARTNERS, ROSNER TRACTS, (to be known as **ANDERSON HEIGHTS,** zoned R-D residential and related uses zone, Developing Area, located on 118th ST SW, between DENNIS CHAVEZ BLVD SW and GIBSON BLVD SW containing approximately 249 acre(s). [REF: 03DRB-00983, 04DRB-00179] (Deferred from 5/19/04) (N-8/P-8)
DEFERRED AT THE AGENT'S REQUEST TO 6-2-04.

5. **Project # 1003403**
04DRB-00632 Major-Preliminary Plat Approval
04DRB-00633 Major-Vacation of Public Easements
04DRB-00634 Minor-Sidewalk Waiver
04DRB-00635 Minor-Temp Defer SDWK

ISAACSON & ARFMAN, P.A. agent(s) for CENTEX HOMES request(s) the above action(s) for all or a portion of Tract(s) F, THE TRAILS (to be known as **THE RESERVE AT THE TRAILS,** zoned R-D, located on RAINBOW BLVD NW, between PASEO DEL NORTE NW and TOWN OF ALAMEDA GRANT SOUTH BOUNDARY containing approximately 18 acre(s). [REF: 1002962, 03DRB-01528] (Deferred from 5/19/04) (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 6/2/04.**

6. **Project # 1002051**
03DRB-02009 Major-Vacation of Public Easements
03DRB-02008 Major-Preliminary Plat
03DRB-02011 Minor-Temp Defer SDWK
03DRB-02010 Minor-Vacation of Private Easements

TIERRA WEST LLC agent(s) for GELTMORE LAND LTD CO request(s) these action(s) for all or a portion of Tract(s) A, **CHAMISA RIDGE UNIT 2,** zoned R-LT, located on PARADISE BLVD NW, between BIG SAGE DR NW and CONEFLOWER DR NW containing approximately 18 acre(s). [REF: 02DRB-00963] *[Deferred from 1/14/04 & 1/28/04 & 2/4/04 & 2/25/04 & 3/17/04 & 4/7/04, 4/28/04, 5/19/04]* (B-10) **DEFERRED AT THE AGENT'S REQUEST TO 6-9-04.**

7. **Project # 1003231**
04DRB-00261 Major-Preliminary Plat Approval
04DRB-00263 Minor-Temp Defer SDWK

WILSON & COMPANY INC agent(s) for LONGFORD @ ARROWWOOD LLC request(s) these action(s) for all or a portion of Tract(s) 29A & 30A1, LANDS OF SALAZAR/QUATRO/SJ HANNETT, (to be known as **LONGFORD @ ARROWWOOD SUBDIVISION)** zoned R-LT residential zone, located on 98TH ST SW, between RIO BRAVO SW and BLAKE SW containing approximately 59 acre(s). [REF: 02DRB-01621, 01622, 04DRB-00137] *[Deferred from 3/24/*04, 4/7/04, 4/28/04 & 5/19/04] (N-9)
DEFERRED AT THE AGENT'S REQUEST TO 6-9-04.

8. **Project # 1002798**
04DRB-00592 Major-Vacation of Pub Right-of-Way
04DRB-00593 Minor-Vacation of Private Easements

MARQUEZ SURVEYING agent(s) for WILLIAM HOLLER request(s) these action(s) for all or a portion of Tract(s) A, **RIMA ADDITION** and Tract(s) A, **CONRADO GARCIA ADDITION,** zoned SU-1, PRD located on CANDELARIA NW, between SAN ISIDRO NW and AVENIDA ENTRADA NW containing approximately 3 acre(s). [REF: 03EPC-01673, 03EPC-01674] [Deferred from 5-12-04] (G-13)
THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.

9. **Project # 1003087**
04DRB-00553 Major-Bulk Land Variance
04DRB-00554 Major-Vacation of Public Easements
04DRB-00555 Major-Vacation of Public Easements
04DRB-00556 Major-Preliminary Plat Approval
04DRB-00557 Minor-Sidewalk Waiver
04DRB-00558 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for WESTLAND DEVELOPMENT CO., INC request(s) these action(s) for all or a portion of Tract(s) A, WESTLAND NORTH, **WATERSHED SUBDIVISION,** zoned SU-2 FOR PDA RESIDENTIAL RESORT, located on TIERRA PINTADA ST NW AND 98TH ST NW and containing approximately 531 acre(s). [REF: 03DRB-01869] *[Deferred from 5/5/04, 5-12-04, 5/19/04]* (H-7, 8 & 9 & J-7 & 8]
DEFERRED AT THE AGENT'S REQUEST TO 5-26-04.

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.

10. **Project # 1003428**
04DRB-00716 Minor-SiteDev Plan BldPermit

JOHN K. KLEE agent(s) for INTERSTATE DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Lot(s) 54, **ALAMEDA BUSINESS PARK,** zoned SU-2 IP-EP, located on PASEO ALAMEDA NE and VISTA ALAMEDA NE, containing approximately 1 acre(s). [REF: DRB-98-223, 1000624 (Master Plan)] [Deferred from 5/19/04] (C-16)
DEFERRED AT THE AGENT'S REQUEST TO 5-26-04.

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

11. **Project # 1002423**
04DRB-00702 Minor-Extension of Preliminary Plat

BOHANNAN HUSTON, INC. agent(s) for CURB, INC. request(s) the above action(s) for all or a portion of Tract(s) A-1, Rosner Tract, **EL RANCHO GRANDE, UNIT 11,** zoned R-LT, located on CARTAGENA AVE SW and MESSINA DR SW containing approximately 19 acre(s). [REF: 03DRB-00843] (N-8) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED. THIS INCLUDES APPROVAL OF THE INFRASTRUCTURE LISTED DATED 6/25/03.**

12. **Project # 1001932**
04DRB-00681 Minor-Prelim&Final Plat Approval

MARK GOODWIN & ASSOCIATES, PA agent(s) for KB HOME NEW MEXICO, INC. request(s) the above action(s) for all or a portion of Lot(s) 51, Block(s) 2, **WEST RIDGE SUBDIVISION,** zoned SU-1 special use zone / RD, located on AUSTIN AVE NW, between BURKETT AVE. NW and ANGEL DR. NW containing approximately 1 acre(s). [REF: 02DRB-00690, 02DRB-01578, 01579, 01580 & 01581, 03DRB-00220, 03DRB-00353] (H-9/H-10)
THE PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED-OFF BY THE BOARD.

13. **Project # 1002805**
04DRB-00712 Minor-Prelim&Final Plat Approval

WILSON & CO INC agent(s) for MOUNTAIN RUN PARTNERS LTD request(s) the above action(s) for all or a portion of Tract(s) D, **ST. ANTHONY'S ORPHANAGE,** zoned C-2 (SC), located on 12TH ST NW, between INDIAN SCHOOL RD NW and I-40 containing approximately 14 acre(s). [REF: 04DRB-00138, Z-72-221, Z-72-221-1, ZA-84-456, ZA-90-226] (H-13) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN-OFF DELEGATED TO UTILITIES DEVELOPMENT FOR AGIS DXF FILE, RELABEL 20-FOOT EASEMENT AS PUBLIC SANITARY SEWER EASEMENT, ADD BLANKET EASEMENT FOR WATER, SEWER, FIRE LINE EASEMENTS AND TRANSPORTATION DEVELOPMENT FOR RADIUS AT INDIAN SCHOOL AND 12TH STREET (30-FOOT). NEED TURNOUTS.**

14. **Project # 1002315**
04DRB-00713 Minor-Prelim&Final Plat Approval

BOHANNAN HUSTON agent(s) for MESA VERDE DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 1-A & 2-A UNIT 2, **WILDERNESS SUBDIVISION @ HIGH DESERT,** zoned SU-2 special neighborhood zone, HD/R-R, located on WILDERNESS PL NE, between HIGH DESERT PL NE and WILDERNESS TRAIL NE containing approximately 1 acre(s). [REF: 03DRB-00539, 03DRB-01651] (F-23)
THE PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN-OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.

15. **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, **CRYSTAL RIDGE, UNIT 1,** zoned R-LT, located on BARRETT AVE NW, between LOREN AVE NW and LA CANADA DR NW containing approximately 1 acre(s). [REF: DRB-97-298, DRB-98-410] (Deferred from 5-19-04) (B-13)
DEFERRED AT THE AGENT'S REQUEST TO 6-2-04.

16. **Project # 1003111**
04DRB-00715 Major-Final Plat Approval

ISAACSON & ARFMAN, PA agent(s) for WINDMILL MANOR PLACE, LLC request(s) the above action(s) for all or a portion of Tract(s) B, **WINDMILL MANOR,** zoned SU-1 PRD, located on DELLYNE AVE NW, between MARIPOSA DR NW and VALLE VISTA DR NW containing approximately 4 acre(s). [REF: 04DRB-00377, Z-95-79, Z-98-57, DRB-96-355, 03DRB-01986, 03DRB-01987, 01988, 01989] (Deferred from 5-19-04) (E-11)
DEFERRED AT THE AGENT'S REQUEST TO 5-26-04.

17. **Project # 1002928**
04DRB-00718 Major-Final Plat Approval

ALDRICH LAND SURVEYING agent(s) for LONGFORD HOMES request(s) the above action(s) for all or a portion of Tract(s) D, **TAOS @ THE TRAILS,** zoned R-D residential and related uses zone, developing area, located on RAINBOW BLVD NW south of PASEO DEL NORTE NW containing approximately 20 acre(s). [Ref: 03DRB-01532, 01534, 01536, 01429] (Deferred from 5-19-04) (C-9)
DEFERRED AT THE AGENT'S REQUEST TO 6-2-04.

18. **Project # 1002929**
04DRB-00719 Major-Final Plat Approval

ALDRICH LAND SURVEYING agent(s) for LONGFORD HOMES request(s) the above action(s) for all or a portion of Tract(s) C, **SANTA FE @ THE TRAILS,** zoned R-D, located on RAINBOW BLVD NW south of PASEO DEL NORTE NW, containing approximately 17 acre(s). [Ref: 03DRB-01531, 01533, 01535, 01432] (Deferred from 5-19-04) (C-9)
DEFERRED AT THE AGENT'S REQUEST TO 6-2-04.

19. **Project # 1002455**
03DRB-01899 Minor-Final Plat Approval

TIMOTHY M. OTT agent(s) for JOE COTRUZZOLA request(s) the above action(s) for all or a portion of Lot(s) A3B, **J. GROUP ADDITION,** zoned SU –1, C-1, located on SAN ANTONIO RD NE, between I-25 and SAN PEDRO NE containing approximately 10 acre(s). [REF: Z-93-3, DRB-96-452, 03DRB-01654, 03DRB-01655] (Final Plat was indefinitely deferred 11-12-03) (E-18)
THE FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO CITY ENGINEER FOR SIA AND UTILITIES DEVELOPMENT FOR AGIS DXF FILE, FOR REMOVAL OF PUBLIC UTILITY FROM 25-FOOT EASEMENT ALONG SAN ANTONIO AND DEDICATE ELSEWHERE.

20. **Project # 1000325**
04DRB-00640 Minor-Ext of SIA for Temp Defer SDWK

TIERRA WEST LLC agent(s) for STILLBROOKE HOMES INC request(s) this action for all or a portion of Lot(s) 1-68, **SPANISH SUN,** zoned SU-1 PRD 15 DU/AC, located on SAN MATEO AVE NE, between MONTGOMERY BLVD NE and DOUGLAS MACARTHUR RD NE. [REF: Z-84-82, Z-84-82-1, Z-84-82-2, Z-84-82-3, Z-78-1651, DRB-99-219] *[Deferred from 5/5/04]* (G-17)
A TWO-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.

21. **Project # 1003291**
04DRB-00528 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for JOSEPH & KATHLEEN COWHAM request(s) the above action(s) for all or a portion of Tract(s) 14, M.R.G.C.D. MAP 35, **LANDS OF COWHAM-BOWEN,** zoned R-LT residential zone, located on RIO GRANDE BLVD NW, between CONTRERAS PL NW and MATTHEW AVE NW containing approximately 2 acre(s). [REF: 04DRB-00322] *[Deferred from 4/14/04] (Indefinitely deferred on 4-21-04)* (Deferred from 5-19-04) (H-13) **DEFERRED AT THE AGENT'S REQUEST TO 5-26-04.**

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

22. **Project # 1002520**
04DRB-00705 Minor-Sketch Plat or Plan

RIO GRANDE ENGINEERING, agent(s) for SCACCIA, LLC request(s) the above action(s) for all or a portion of Lot(s) 15 & 16, Block(s) 4, Tract(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 3, TRACT 2, (to be known as **VILLA DE LA CUEVA**) zoned R-D residential and related uses zone, developing area, 7 DU / AC, located on ALAMEDA BLVD NE, between WYOMING BLVD NE and LOUISIANA BLVD NE containing approximately 2 acre(s). [REF: 03DRB-00356, Z-87-94] (C-19)**THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

23. **Project # 1003429**
04DRB-00717 Minor-Sketch Plat or Plan

ISAACSON & ARFMAN, PA, agent(s) for CURB, INC., request(s) the above action(s) for all or a portion of Lot(s) 1, RIO BRAVO PARTNERS, **EL RANCHO GRANDE, UNIT 16**, zoned R-1, located on GIBSON BLVD SW between DELGADO DR SW and BLAKE RD SW containing approximately 120 acre(s). [Ref: DRB-95-440] (N-8) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

24. Approval of the Development Review Board Minutes for May 5, 2004. **THE MAY 5, 2004 DEVELOPMENT REVIEW BOARD MINUTES WERE APPROVED.**

ADJOURNED: 11:25 A.M.

Deferred to 5-19-04

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1003087 **AGENDA#:** 8 **DATE:** May 12, 2004

1. **Name:** _____ **Address:** _____ **Zip:** _____
2. **Name:** _____ **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:** _____

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

May 12, 2004 9:00 a.m.

MEMBERS:

Sheran Matson, AICP, DRB Chair
Claire Senova, Administrative Assistant
Wilfred Gallegos, Transportation Development — Roger Green, Utility Development
Brad Bingham, Alternate City Engineer — Christina Sandoval, Parks & Recreation

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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: 12:05 P.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 # 1000332**
04DRB-00576 Major-Two Year SIA

SMITH ENGINEERING, INC. agent(s) for PRAXAIR, INC. request(s) this action(s) for all or a portion of Lot(s) 28A, Tract(s) A, Block(s) B, Unit(s) B, **NORTH ALBUQUERQUE ACRES,** zoned IP, located on SAN DIEGO ST NE, between SAN MATEO BLVD NE and I-25 containing approximately 3 acre(s). [REF: DRB-96-526, DRB-96-528, 02DRB-00340] (B-18) **A TWO-YEAR EXTENSION OF THE SIA WAS APPROVED. THIS WILL BE THE LAST EXTENSION GRANTED.**

2. **Project # 1000128**
04DRB-00581 Major-Vacation of Public Easements
04DRB-00580 Minor-Extension of Preliminary Plat

MARK GOODWIN & ASSOCIATES, PA agent(s) for RANDALL HOMES, LLC request(s) these action(s) for **STONEBROOKE ESTATES,** zoned RD (7DU/Ac), located on EAGLE ROCK AVE NE, between SUNNYBROOK ST NE and JASPER DR NE containing approximately 1 acre(s). [REF: 03DRB-00640, 03DRB-00659] (C-19) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

3. **Project # 1001717**
04DRB-00594 Major-Preliminary Plat Approval
04DRB-00595 Major-Vacation of Pub Right-of-Way
04DRB-00597 Minor-Sidewalk Waiver
04DRB-00600 Minor-Temp Defer SDWK

ABQ ENGINEERING INC agent(s) for WESTLAND DEVELOPMENT CORPORATION request(s) these action(s) for all or a portion of Tract(s) A, PARK & DRAINAGE MANAGEMENT AREA, TOWN OF ATRISCO GRANT, **LAURELWOOD SOUTH SUBDIVISION,** zoned RD, located on 72ND ST NW AND ALLEY H, between HANOVER RD NW and PARKWOOD DR NW containing approximately 8 acre(s). [REF: 02DRB-01391, DRB-95-348, DRB-97-268, 02DRB-00207, 02EPC-00133] (H-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5-12-04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 12-17-02 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITIONS OF FINAL PLAT: PERIMETER WALL DESIGN MUST BE APPROVED PRIOR TO CONSTRUCTION. 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.**

4. **Project # 1002798**
04DRB-00592 Major-Vacation of Pub Right-of-Way
04DRB-00593 Minor-Vacation of Private Easements

MARQUEZ SURVEYING agent(s) for WILLIAM HOLLER request(s) these action(s) for all or a portion of Tract(s) A, **RIMA ADDITION** and Tract(s) A, **CONRADO GARCIA ADDITION,** zoned SU-1, PRD located on CANDELARIA NW, between SAN ISIDRO NW and AVENIDA ENTRADA NW containing approximately 3 acre(s). [REF: 03EPC-01673, 03EPC-01674] [Deferred from 5-12-04] (G-13) **DEFERRED AT THE AGENT'S REQUEST TO 5-19-04.**

5. **Project # 1003366**
04DRB-00596 Major-Vacation of Public Easements

ADVANCED ENGINEERING & CONSULTING LLC agent(s) for SHARIF (FELIX) RABADI request(s) this action(s) for all or a portion of Tract(s) T-1A-2, **TOWN OF ALAMEDA GRANT,** zoned SU-1 FOR PRD, located on GOLF COURSE RD NW, between IRVING BLVD NW and CALABACILLAS ARROYO containing approximately 9 acre(s). [REF: 04EPC-00498, Z-80-74, AX-80-16, Z-85-84, AX-85-20, Z-93-131, DRB-94-146, V-96-89] (B-12) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH THE FOLLOWING CONDITION OF FINAL PLAT: PRIOR TO FINAL PLAT APPROVAL FOR THE VACATION, THE SANITARY SEWER LINE HAS BEEN RELOCATED AND ACCEPTED FOR SERVICE BY NMUI.**

6. **Project # 1003369**
04DRB-00510 Major-Preliminary Plat Approval
04DRB-00511 Major-Vacation of Pub Right-of-Way
04DRB-00513 Minor-Temp Defer SDWK
04DRB-00519 Minor-Vacation of Private Easements

04DRB-00514 Major-Drainage Plan to Determine the Cost Allocation for Storm Drainage Improvements

04DRB-00659 Minor-Sidewalk Waiver

BOB KEERAN agent(s) for LLAVE CONSTRUCTION INC request(s) these action(s) for all or a portion of Unit(s) 3, Lot(s) 6 & 7, Tract(s) 3, Block(s) 16, NORTH ALBUQUERQUE ACRES, **VINTNER COURT SUBDIVISION,** zoned DETENTION POND, located on VINTNER NE, between VENTURA NE and CORONA NE containing approximately 2 acre(s). *[Deferred from 4/28/04]* (C-20) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5-12-04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 4-20-04 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITION OF FINAL PLAT: A PRIVATE DRAINAGE EASEMENT FOR THE BENEFIT OF LOT 8, BLOCK 16, TRACT 3, UNIT 3 ACROSS LOT 2. THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B 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. APPLICATION #04DRB-00514 WAS DEFERRED AT THE AGENT'S REQUEST TO 5-26-04.**

BOB KEERAN agent(s) for LLAVE CONSTRUCTION INC. request(s) the above action(s) for all or a portion of Lot(s) 6 & 7, Block(s) 16, Tract(s) 3, Unit(s) 3, NORTH ALBUQUERQUE ACRES, **VINTNER COURT SUBDIVISION,** zoned R-D residential and related uses zone, developing area, located on VINTNER NE, between VENTURA NE and CORONA NE containing approximately 2 acre(s). [REF: 04DRB-00510, 04DRB-0511, 04DRB-00513, 04DRB-00519, 04DRB-00514] (C-20) **THE SIDEWALK VARIANCE FOR THE WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

7. **Project # 1003232**
04DRB-00254 Major-Vacation of Pub Right-of-Way
04DRB-00255Major-Vacation of Public Easements
04DRB-00253 Minor-Prelim&Final Plat Approval

COMMUNITY SCIENCES CORP. agent(s) for ENTRADA DEVELOPMENT LTD. CO. request(s) these action(s) for all or a portion of Lot(s) 8-P2, **CAMPBELL FARM SUBDIVISION** AND Tract(s) A, **LANDS OF ANDREWS**, zoned RA-2 residential and agricultural zone, located on CAMPBELL LANE NW, between CAMPBELL RD NW and MATTHEW RD NW containing approximately 2 acre(s). [REF: DRB-98-195, 04DRB-00139] *[Deferred from 3/24/04, 4/7/04 & 4/28/04]* (G-13) **THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN-OFF DELEGATED TO CITY ENGINEER FOR M.R.G.C.D. SIGNATURE AND THE REPLAT OF LOT 26 INCORPORATING THE VACATION.**

8. **Project #1003087**
04DRB-00553 Major-Bulk Land Variance
04DRB-00554 Major-Vacation of Public Easements
04DRB-00555 Major-Vacation of Public Easements
04DRB-00556 Major-Preliminary Plat Approval
04DRB-00557 Minor-Sidewalk Waiver
04DRB-00558 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for WESTLAND DEVELOPMENT CO., INC request(s) these action(s) for all or a portion of Tract(s) A, WESTLAND NORTH, **WATERSHED SUBDIVISION,** zoned SU-2 FOR PDA RESIDENTIAL RESORT, located on TIERRA PINTADA ST NW AND 98TH ST NW and containing approximately 531 acre(s). [REF: 03DRB-01869] *[Deferred from 5/5/04, 5-12-04]* (H-7, 8 & 9 & J-7 & 8] **DEFERRED AT THE AGENT'S REQUEST TO 5-19-04.**

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.

9. **Project # 1002404**
04DRB-00672 Minor-SiteDev Plan Subd/EPC
04DRB-00673 Minor-Prelim&Final Plat Approval

TIERRA WEST, LLC agent(s) for AMC DEVELOPMENT SERVICES request(s) the above action(s) for all or a portion of Lot(s) 1, **LADERA INDUSTRIAL CENTER,** zoned SU-1 special use zone, for IP, located on UNSER BLVD NW, between OLD OURAY RD NW and VISTA ORIENTE ST NW containing approximately 10 acre(s). [REF: 03EPC-001211, 03EPC-01116, 03EPC-01092, 02EPC-01948, DRB-99-102] **[Russell Brito, for Simon Shima, EPC Case Planner]** (H-9) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO UTILITIES DEVELOPMENT FOR APPROVED UTILITY PLAN AND FIRE MARSHALL'S APPROVAL FOR FIRE FLOW CALCULATIONS. THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITIONS OF FINAL PLAT: THE LOT ACREAGE ON THE FINAL PLAT MATCH THOSE ON THE SITE PLAN FOR SUBDIVISION. NEEDS CROSS LOT ACCESS AND DRAINAGE EASEMENTS. LOOK AT UTILITY EASEMENTS AND DEDICATION ALONG UNSER. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

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

10. **Project # 1002984**
04DRB-00660 Minor-Prelim&Final Plat Approval

WILSON & CO. INC. agent(s) for VOLCANO CLIFFS PROPERTY OWNERS ASSOCIATION, request(s) the above action(s) for all or a portion of Lot(s) 8, Block(s) 7, **VOLCANO CLIFFS SUBDIVISION**, **UNIT 2** and Lots 9, 10, 17, 18, Block(s) 7, **VOLCANO CLIFFS SUBDIVISION**, **UNIT 5,** zoned R-1 residential zone, located on SHIPROCK CT NW, between KIBO DR. NW and RIMROCK DR NW containing approximately 2 acre(s). [REF: 03DRB-01610] (E-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5-12-04 THE PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN-OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND PROPERTY MANAGEMENT'S SIGNATURE.**

11. **Project # 1003186**
04DRB-00668 Minor-Temp Defer SDWK

RIO GRANDE ENGINEERING agent(s) for STV INVESTMENTS, LLC request(s) the above action(s) for all or a portion of Lot(s) 442, Unit(s) 3, **LAND OF ATRISCO,** zoned RD-9DU / AC, located on 97th ST SW, between SAN YGNACIO RD SW and TOWER RD SW containing approximately 6 acre(s). (L-9) **THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREET WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

12. **Project # 1003123**
04DRB-00347 Minor-Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for EILEEN DEVEREUX & STEFAN WATSON request(s) this action for all or a portion of Tract(s) 77B1, **M.R.G.C.D MAP 36,** zoned S-M1, located on 5TH ST NW, between HAINES AVE NW and 6TH ST NW containing approximately 2 acre(s). [REF: 03DRB-02044] *[Final Plat was indefinitely deferred for SIA, deferred from 5/5/04]* (H-14) **THE FINAL PLAT WAS APPROVED AND SIGNED-OFF BY THE BOARD.**

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

13. **Project # 1000976**
04DRB-00674 Minor-Sketch Plat or Plan

THOMPSON ENGINEERING CONSULTANTS INC., agent(s) for GMR, LLC request(s) the above action(s) for all or a portion of **UNPLATTED LANDS OF MESA ENTERPRISES, UNPLATTED LANDS OF JACK HOFFMAN,** zoned MH residential zone, located WEST OF COORS BLVD SW, between ERVIEN LANE SW and ARENAL RD. SW containing approximately 27 acre(s). [REF: DRB-98-175, 00EPC-01763 & 64, 01DRB-00504] (M-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

14. **Project # 1003238**
04DRB-00661 Minor-Sketch Plat or Plan

TIERRA WEST LLC agent(s) for AMC DEVELOPMENT SERVICES request(s) the above action(s) for all or a portion of Lot(s) A, B & C, Tract(s) 267, 268-B, 270-A-2, 270-A-1-C, 270-A-1-D, 270-B, AND 315-A-1-A-1, **M.R.G.C.D MAP #35 & LANDS OF ALBERT PEREZ,** zoned R-1 residential zone, located on I-40 WEST between RIO GRANDE BLVD NW and MONTOYA ST NW. [REF: 04EPC-00156 & 00157] (H-12/13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

15. **Project # 1003393**
04DRB-00601 Minor-Sketch Plat or Plan

EQUITY REALTY agent(s) for VINCE J. AIELLO request(s) this action(s) for all or a portion of Lot(s) 12, 13, 14, 15 and 16, Block(s) 8, **ENCHANTED MESA,** zoned C-1 neighborhood commercial zone, located on CHELWOOD PARK BLVD NE, between MENAUL BLVD NE and CANDELARIA RD NE containing approximately 1 acre(s). (Was Indefinitely deferred on a no show 4/28/04) (H-22) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

16. **Project # 1003415**
04DRB-00664 Minor-Sketch Plat or Plan

DAVID M. SANCHEZ request(s) the above action(s) for all or a portion of Tract(s) 6 REPLAT OF LOTS 206, 207, 212, **TOWN OF ATRISCO GRANT, UNIT 6,** zoned R-1, located on OLD COORS RD SW, between BRIDGE BLVD SW and CENTRAL AVE SW containing approximately 1 acre(s). (L-11) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

17. **Project # 1003416**
04DRB-00670 Minor-Sketch Plat or Plan

SURVEYS SOUTHWEST agent(s) for MICHAEL GOMEZ request(s) the above action(s) for all or a portion of Tract(s) 317A, **TOWN OF ATRISCO GRANT, UNIT 3,** zoned R-1 residential zone, located on BRIDGE ST SW, between EUCARIZ AVE SW and BRIDGE BLVD SW containing approximately 3 acre(s). (L-11) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

18. **Project # 1003417**
04DRB-00671 Minor-Sketch Plat or Plan

MARK GOODWIN & ASSOCIATES, P.A. agent(s) for ALPHA EQUITIES, LLC request(s) the above action(s) for all or a portion of Lot(s) 22-30, Block(s) 11, Tract(s) 1, **NORTH ALBUQUERQUE ACRES, UNIT 3,** zoned R-D residential and related uses zone, developing area, 3 DU/AC, located on GLENDALE AVE NE, between WYOMING BLVD NE and BARSTOW ST NE containing approximately 8 acre(s). (B-19) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

19. Approval of the Development Review Board Minutes for April 28, 2004. **THE MINUTES FOR APRIL 28, 2004 WERE APPROVED.**

ADJOURNED: 12:05 P.M.

****
*** TX REPORT ***
****

TRANSMISSION OK

TX/RX NO	1242
CONNECTION TEL	97987988
SUBADDRESS	
CONNECTION ID	BOHANNAN HUSTON
ST. TIME	04/22 12:33
USAGE T	01'08
PGS.	2
RESULT	OK

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
FAX FORM

TO: Stephanie **FAX #** 798-7988

 # PAGES (INCLUDING COVER SHEET) 2 4/22/04

FROM: Sheran Matson, DRB Chair FAX # 924-3864 PHONE # 924-3880

COMMENTS:

#1003087 – Kevin's project.
Planning's comments attached.
Call if you need to.

City of Albuquerque
Development Review Board
Hydrology Section

Speed Memo

Project no. 1003087 **Agenda Item no.** 9

Subject:

1. BLV
2. Vacation
3. pre-plat
4. SW waiver
5. SW def.
6.

Comments:

no objection to BLV, vacation
approved drainage report dated 5-18-04

Resolution:

deferred to 5-26-04

Signed: Bradley L Bingham
City Engineer/ AMAFCA Designee

Date: 5/19/04

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1003087 AGENDA#: 9 DATE: 5.19.04

1. Name: Jared Lee Address: 7500 Jefferson Zip: 87109
2. Name: KEVIN PATTON Address: 7500 Jefferson St Zip: 87109
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: 1003087 **AGENDA ITEM NO: 8**

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.
The Hydrology Section objects to the vacation request until the document granting easement is submitted.

RESOLUTION: 5-19-04

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: May 12, 2004

THE CITY OF ALBUQUERQUE IS AN EQUAL OPPORTUNITY/REASONABLE ACCOMMODATION EMPLOYER

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

May 5, 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: 10:40 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 #1003087**
04DRB-00553 Major-Bulk Land Variance
04DRB-00554 Major-Vacation of Public Easements
04DRB-00555 Major-Vacation of Public Easements
04DRB-00556 Major-Preliminary Plat Approval
04DRB-00557 Minor-Sidewalk Waiver
04DRB-00558 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for WESTLAND DEVELOPMENT CO., INC request(s) these action(s) for all or a portion of Tract(s) A, WESTLAND NORTH, **WATERSHED SUBDIVISION,** zoned SU-2 FOR PDA RESIDENTIAL RESORT, located on TIERRA PINTADA ST NW AND 98TH ST NW and containing approximately 531 acre(s). *[Deferred from 5/5/04]* [REF: 03DRB-01869] (H-7, 8 & 9 & J-7 & 8] **DEFERRED AT THE AGENT'S REQUEST TO 5/12/04.**

2. **Project # 1003187**
04DRB-00520 Major-Vacation of Public Easements
04DRB-00521 Major-Preliminary Plat Approval

WITHDRAWN AT AGENT'S REQUEST

ABQ ENGINEERING, INC agent(s) for AMERI-CONTRACTORS, LLC request(s) these action(s) for all or a portion of Tract(s) 5-E, **LANDS OF UNIVERSITY OF NEW MEXICO,** zoned R-1, located on GOLF COURSE RD NW, between PARADISE BLVD NW and PASEO DEL NORTE NW containing approximately 2 acre(s). (C-12) **WITHDRAWN AT THE AGENT'S REQUEST.**

3. **Project # 1003127**
04DRB-00509 Major-SiteDev Plan Bld Permit

WALLACE L BINGHAM agent(s) for GILBERT ENTERPRISES request(s) this action(s) for all or a portion of Lot(s) 3A4, **EAGLE RANCH SUBDIVISION,** zoned SU-1, located on GOLF COURSE RD NW, between IRVING BLVD NW and the CALABACILLAS ARROYO containing approximately 2 acre(s). [REF: DRB-94-480] *[Deferred from 4/28/04]* (B-12) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

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

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

4. **Project # 1003008**
04DRB-00655 Minor-SiteDev Plan BldPermit/EPC

MULLEN - HELLER ARCHITECTURE P.C. agent(s) for WRANGLER PROPERTIES, LLC request(s) this action for all or a portion of Tract(s) C-1A1, **SEVEN BAR RANCH,** zoned SU-1 FOR IP USES, located on THE AMERICAN RD NW between COORS BYPASS NW and COTTONWOOD DR NW containing approximately 2 acre(s). [REF: 03EPC-01664] **[Debbie Stover, EPC Case Planner]** (A-13) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR SIDEWALK EASEMENT, CHANGES TO RADII AND UNI-DIRECTIONAL RAMPS.**

5. **Project # 1003184**
04DRB-00656 Minor-SiteDev Plan
BldPermit

DEKKER/PERICH/SABATINI ARCHITECTS agent(s) for RSF LAND & CATTLE CO., LLC request(s) this action for all or a portion of Tract(s) 1A-2-A-2, **JOURNAL CENTER,** zoned IP industrial park zone, located on LANG AVE NE, between JEFFERSON BLVD NE and HEADLINE BLVD. NE containing approximately 3 acre(s). [REF: 1000560, 04DRB-00089, 04DRB-00028] (D-17) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5/5/04 THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND TO MAKE SURE TRANSFORMER IS OUTSIDE STORM DRAIN EASEMENT SIDEWALK EASEMENT.**

6. **Project # 1003378**
04DRB-00559 Minor-SiteDev Plan
BldPermit

GORDON HALL ARCHITECT agent(s) for JOE GONZALES request(s) this action for all or a portion of Lot(s) 4, **VOLCANO BUSINESS PARK, PHASE 1,** zoned SU-1 special use zone, for C-1 & IP, located on TODOS SANTOS ST NW, between OURAY RD NW and LADERA DR NW containing approximately 1 acre(s).[REF:Z-80-87-6] *[Deferred from 4/21/04]* (G-10) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

7. **Project # 1003012**
04DRB-00523 Minor-SiteDev Plan BldPermit/EPC

WILLIAM MCCONNELL ARCHITECT agent(s) for TOWER ROAD BAPTIST CHURCH, BEN PADILLA request(s) this action for all or a portion of Lot(s) 430, TOWER ROAD BAPTIST CHURCH, **TOWN OF ATRISCO GRANT, UNIT 3,** zoned SU-1 special use zone Church Facility, located on 86th STREET SW, between TOWER RD SW and SAN YGNACIO RD SW containing approximately 2 acre(s). [REF: 03EPC-01675, 03EPC-01796] **[Mary Piscitelli, EPC Case Planner]** *[Deferred from 4/14/04]*(L-9) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR SIDEWALK AT PROPERTY LINE, ADA SPACE DIMENSIONING AND TO PLANNING FOR MARY PISCITELLI'S INITIALS AND INFRASTRUCTURE LIST LANGUAGE.**

04DRB-00653 Minor-Prelim&Final Plat Approval

WAYJOHN SURVEYING INC. agent(s) for PERFORMANCE TOOL & EQUIPMENT, BEN PADILLA, request(s) this action for all or a portion of Tract(s) 430, **TOWN OF ATRISCO GRANT, UNIT 3,** zoned SU-1 special use zone Church Facility, located on TOWER RD SW, between 86TH ST SW and 90TH ST SW containing approximately 2 acre(s). [REF: 03DRB-01720, 04DRB-00523, 03EPC-01675, 04EPC-00145] (L-9) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SAD ROLL ADJUSTMENT AND TRANSPORTATION DEVELOPMENT FOR 4-FOOT DEDICATION ON 86TH STREET.**

8. **Project # 1000184**
04DRB-00603 Minor-SiteDev Plan BldPermit/EPC

BRISCOE ARCHITECTS, P.C. agent(s) for RICHARD CHAVES request(s) this action(s) for all or a portion of Tract(s) A2, **BANNER SQUARE ADDITION,** zoned SU-2/SU-1/P.U.D, located on ARNO ST NE, between CENTRAL NE and TIJERAS NE containing approximately 1 acre(s). **[Mary Piscitelli, EPC Case Planner]** *[Deferred from 4/28/04]* (K-14) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR A COPY OR EVIDENCE OF SANITARY SEWER MAINTENANCE AGREEMENT FOR SHARED SEWER OUTFALL AND PLANNING FOR MARY PISCITELLI'S INITIALS.**

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

9. **Project # 1000325**
04DRB-00640 Minor-Ext of SIA for Temp Defer SDWK

TIERRA WEST LLC agent(s) for STILLBROOKE HOMES INC request(s) this action for all or a portion of Lot(s) 33-52 and 59-64, **SPANISH SUN,** zoned SU-1 PRD 15 DU/AC, located on SAN MATEO AVE NE, between MONTGOMERY BLVD NE and DOUGLAS MACARTHUR RD NE. [REF: Z-84-82, Z-84-82-1, Z-84-82-2, Z-84-82-3, Z-78-1651, DRB-99-219] *[Deferred from 5/5/04]* (G-17) **DEFERRED AT THE AGENT'S REQUEST TO 5/19/04.**

10. **Project # 1003123**
04DRB-00347 Minor-Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for EILEEN DEVEREUX & STEFAN WATSON request(s) this action for all or a portion of Tract(s) 77B1, **MRGCD MAP 36,** zoned S-M1, located on 5TH ST NW, between HAINES AVE NW and 6TH ST NW containing approximately 2 acre(s). [REF: 03DRB-02044] *[Final Plat was indefinitely deferred for SIA, deferred from 5/5/04]* (H-14) **DEFERRED AT THE AGENT'S REQUEST TO 5/12/04.**

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

11. **Project # 1003393**
04DRB-00651 Minor-Sketch Plat or Plan

CRAIG L. KEMPER request(s) this action for all or a portion of Lot(s) 12-16, Block(s) 8, **ENCHANTED MESA ADDITION,** zoned C-1 neighborhood commercial zone, located on CHELWOOD ST NE, between MENAUL NE and CANDELARIA NE containing approximately 1 acre(s). [Was issued Project #1003409 in error] (H-22) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

12. **Project # 1003411**
04DRB-00654 Minor-Sketch Plat or Plan

MARILYN KELLER agent(s) for SEAN GILLIGAN / SG PROPERTIES, LLC request(s) this action for all or a portion of Block(s) 1, Tract(s) 12-15, **GRANT TRACK,** zoned SU-2, MRO, located on GRANITE ST NW, between 5TH ST NW and 6TH ST NW containing approximately 1 acre(s). (J-14). **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

13. Approval of the Development Review Board Minutes for April 21, 2004. **DRB MINUTES FOR APRIL 21, 2004 WERE APPROVED.**

ADJOURNED: 10:40 A.M.

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, May 5, 2004,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1003087
04DRB-00553 Major-Bulk Land Variance
04DRB-00554 Major-Vacation of Public Easements
04DRB-00555 Major-Vacation of Public Easements
04DRB-00556 Major-Preliminary Plat Approval
04DRB-00557 Minor-Sidewalk Waiver
04DRB-00558 Minor-Temp Defer SDWK

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, **WATERSHED SUBDIVISION,** zoned SU-2 FOR PDA RESIDENTIAL RESORT, located on TIERRA PINTADA ST NW AND 98TH ST NW and containing approximately 531 acre(s). [REF: 03DRB-01869] (H-7, 8 & 9 & J-7 & 8]

9 on the Keyed Note Table on the Preliminary Plat states the portion of the temporary drainage easement to be vacated is shaded. It is not. Please correct.

What is the purpose of Tracts A through L?
Who will own & maintain them?

The perimeter wall submittals do not follow the submittal requirements in terms of the information listed on the submittals. In addition, please submit a map (maximum size of 11x14) which shows exactly where the walls & landscaping are to be located along with the subdivision name. The native & low water use plants need to be identified. Are the plants to be placed wherever the sidewalk is not in the meandering spaces? If so, show locations. If not, why not? What will be there? What rock, etc is to be placed around the platns?

Project # 1003187
04DRB-00520 Major-Vacation of Public Easements
04DRB-00521 Major-Preliminary Plat Approval

ABQ ENGINEERING, INC agent(s) for AMERI-CONTRACTORS, LLC request(s) the above action(s) for all or a portion of Tract(s) 5-E, **LANDS OF UNIVERSITY OF NEW MEXICO,** zoned R-1, located on GOLF COURSE RD NW, between PARADISE BLVD NW and PASEO DEL NORTE NW containing approximately 2 acre(s). (C-12)

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

May 5, 2004

Project # 1003087
04DRB-00553 Major-Bulk Land Variance
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AMAFCA Comments shall be forwarded to City Hydrologist and applicant prior to DRB hearing.

COG No adverse comment. For information, Tierra Pintada is identified on the Long Range Roadway System map as a collector with a minimum right-of-way of 68 feet. In addition, the Long Range Bikeway System map provides for a bike lane on this roadway.

Transit No comments received.

Zoning Enforcement No comments received.

Neighborhood Coord.

Letters sent to Los Lomitas (R) and Parkwest (R) Neighborhood Assns.

APS No comments received.

Police Department

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 Electric & Gas — Approves.

Comcast — No comments received

QWEST — No comments received

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

M.R.G.C.D. — No comments received.

Open Space Division

Open Space Division should also be listed as a beneficiary in the 50 foot wide floating access easement shown on the Preliminary plat. This is needed to comply with management responsibility of the Atrisco Terrace to the southwest of the subject property.

The subject property falls within the Impact Boundary for the Petroglyph National Monument, see Northwest Mesa Escarpment Plan for height, color and other design requirements. We have no objection to the vacation action .

City Engineer — Provide documentation granting temporary drainage easement. No objection to BLV. An approved drainage report is required for Preliminary Plat approval.

Transportation Development

What is the status of the TIS? No objection of vacation of public easements. No objection to bulk land variance. Will Tierra Pintada Street become 156' right-of-way will further platting actions? Object to the sidewalk waiver on the northside of Canal Road. No objection to sidewalk deferral. Provide traffic distribution map to verify street widths. Will Spillway also provide connections to the west with further platting? Watershed drive should be 66 feet. Cul-de-sacs should be created for lots 43-46 and 36-40.

Parks & Recreation

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

Since a park dedication agreement for the entire subdivision has not been initiated yet, the City will seek a fee in-lieu of and equal to the value of the required park land dedication for 139 new residential lots prior to sign-off on the final plat. The fee will be based on an estimate of land value to be provided by the City Real Property office.

Parks & Recreation

Alternatively, the applicant may submit current appraisal information mutually acceptable to the applicant and the City. A park dedication agreement, if completed before final plat, could replace this cash-in-lieu requirement or, if completed later, could provide for reimbursement or otherwise account for cash-in-lieu paid.

The park development requirement will be met via the payment of a fee prior to issuance of building permit for each new dwelling unit.

What are tracts A through L, and who will maintain them?

Utilities Development — Comments will be provided at the meeting.

Planning Department

9 on the Keyed Note Table on the Preliminary Plat states the portion of the temporary drainage easement to be vacated is shaded. It is not. Please correct. What is the purpose of Tracts A through L? Who will own & maintain them?

50% max. smooth chy Landscaping on I.L. walls

The perimeter wall submittals do not follow the submittal requirements in terms of the information listed on the submittals. In addition, please submit a map (maximum size of 11x14) which shows exactly where the walls & landscaping are to be located along with the subdivision name. The native & low water use plants need to be identified. Are the plants to be placed wherever the sidewalk is not in the meandering spaces? If so, show locations. If not, why not? What will be there? What rock, etc is to be placed around the plants?

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

cc:Westland Development Co., Inc., 401 Coors Blvd NW, 87121
Bohannan Huston Inc., 7500 Jefferson St NE, 87109

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: 1003087 **AGENDA ITEM NO: 1**

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: 5-12-09

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: May 5, 2004

THE CITY OF ALBUQUERQUE IS AN EQUAL OPPORTUNITY/REASONABLE ACCOMMODATION EMPLOYER

DEVELOPMENT REVIEW BOARD

UTILITY DEVELOPMENT

Standard Comment Sheet

DRB-1003087 **Item No. 1** **Zone Atlas H-09**

DATE ON AGENDA 5/05/04

INFRASTRUCTURE REQUIRED (X)YES ()NO

CROSS REFERENCE:

TYPE OF APPROVAL REQUESTED: ( ) ANNEXATION
( )SKETCH PLAT (X)PRELIMINARY PLAT ( )FINAL PLAT
( )SITE PLAN REVIEW AND COMMENT ( )SITE PLAN FOR SUBDIVISION
( )SITE PLAN FOR BUILDING PERMIT

No.	Comment

1. No objection to Vacation requests.
2. No objection to Bulk Land Variance request.
3. No objection to Preliminary Plat approval, with minor comments on infrastructure list.
4. No objection to Sidewalk Waiver/Deferral.

If you have any questions or comments please call Roger Green at 924-3989.

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1003087 **AGENDA#:** 1 **DATE:** MAY 5, 2004

1. **Name:** KEVIN PATTON **Address:** 7500 Jefferson NE **Zip:** 87109
   SITES SW
2. **Name:** Jill Brown **Address:** 121 Tijeras NE **Zip:** 87102
   WESTLAND DEV
3. **Name:** FRED AMBROGI **Address:** 401 COORS NW **Zip:** 87121
4. **Name:** Jim CARBA BHI **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:** _____

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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, APRIL 19, 2004.

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CITY OF ALBUQUERQUE

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CITY OF ALBUQUERQUE

ALBUQUERQUE
Making History

Planning Department

P.O. Box 1293

Albuquerque, NM 87103

UNITED STATES POSTAGE
PITNEY BOWES
02 1A $ 00.37⁰
0004329277 APR 15 2004
MAILED FROM ZIP CODE 8710^

100905922739520344

MAMAWAL MICHAEL C
2475 WALSH GLEN CT
WARRENTON VA 20188

NIXIE 3031 1 21 04/20/04

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD
RETURN TO SENDER

87103/1233

547

CITY OF PLANNING
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST

Meeting Date: MAY 5, 2004
Zone Atlas Page: H-7-Z Thru J-8-Z
Notification Radius: 100 Ft.

Project# 10003087
App# 04DRB-00553
App# 04DRB-00554
App# 04DRB-00555
App# 04DRB-00556

Cross Reference and Location: N/A

Applicant: WESTLAND DEVELOPMENT CO. INC.
Address: 401 COORS BLVD NW
ALBUQUERQUE NM 87121

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: APRIL 16, 2004

Signature: KYLE TSETHLIKAI

100705927227510145	LEGAL: TR 1 01-1 8 PETROGLYPH NATIONIAL MONUMENT				LAND USE:	
	PROPERTY ADDR: 00000 N/A					
	OWNER NAME: UNITED STATES OF AMERICA					
	OWNER ADDR: 00000			SANTA FE	NM	87504
100705940440410120	LEGAL: TR 1 01-1 3 OF PETROGLYPH NATINAL MONUMENT WITHIN SE				LAND USE:	
	PROPERTY ADDR: 00000 N/A					
	OWNER NAME: UNITED STATES OF AMERICA					
	OWNER ADDR: 06001 UNSER		BL NW	ALBUQUERQUE	NM	87120
100906038803540130	LEGAL: TR I I-B PLAT OF TR II LAURELWOOD II SUBD EXCEPT TH				LAND USE:	
	PROPERTY ADDR: 00000 N/A					
	OWNER NAME: UNITED STATES OF AMERICA					
	OWNER ADDR: 06001 UNSER		BL NW	ALBUQUERQUE	NM	87120
100906026111540142	LEGAL: PETR OGLY PH NATIONAL MONUMENT TRACT 101-04 CONT 444				LAND USE:	
	PROPERTY ADDR: 00000 N/A					
	OWNER NAME: UNITED STATES OF AMERICA					
	OWNER ADDR: 06001 UNSER		BL NW	ALBUQUERQUE	NM	87120
100805934540010150	LEGAL: TR O F LD WITHIN THE S/2 N/2 SEC 8 T10N R2E (AKA TR				LAND USE:	
	PROPERTY ADDR: 00000 N/A					
	OWNER NAME: UNITED STATES OF AMERICA					
	OWNER ADDR: 06001 UNSER		BL NW	ALBUQUERQUE	NM	87120
100905925641320376	LEGAL: LOT 1 P1 BLK 9 VACATION & REPL FOR PARKWEST UNIT 5				LAND USE:	
	PROPERTY ADDR: 00000 CASCADE PARK					
	OWNER NAME: WILSON RICHARD W JR & DEDRIA R					
	OWNER ADDR: 08332 CASCADE PARK		NW	ALBUQUERQUE	NM	87120
100805938417140101	LEGAL: PARC EL A BULK LAND PLAT OF WESTLAND NORTH				LAND USE:	
	PROPERTY ADDR: 00000					
	OWNER NAME: WESTLAND DEVELOPMENT CO INC					
	OWNER ADDR: 00401 COORS		BL NW	ALBUQUERQUE	NM	87121
100905904140020140	LEGAL: TRAC T A PLAT OF TRACT A COLLEGE ZONE 2-WEST RESERV				LAND USE:	
	PROPERTY ADDR: 00000 UNSER					
	OWNER NAME: CITY OF ALBUQUERQUE					
	OWNER ADDR: 00000			ALBUQUERQUE	NM	87103
100905928438820378	LEGAL: LADE RA C HANNEL CORR VAC & REPL COMPRISED OF ALL OF				LAND USE:	
	PROPERTY ADDR: 00000 N/A					
	OWNER NAME: A M A F C A					
	OWNER ADDR: 02600 PROSPECT		NE	ALBUQUERQUE	NM	87107
100905923541020358	LEGAL: AMAF CA R /W CORRECTION PLAT A SUBD PLAT FOR PARKWES				LAND USE:	
	PROPERTY ADDR: 00000 N/A					
	OWNER NAME: A M A F C A					
	OWNER ADDR: 02600 PROSPECT		NE	ALBUQUERQUE	NM	87107
100905924040520346	LEGAL: LT 4 6-P1 BLK 8 CORRECTION PLAT A SUBD PLAT FOR PAR				LAND USE:	
	PROPERTY ADDR: 00000 MILLSTREAM					
	OWNER NAME: WILSON KEITH B & CAROLYN S					
	OWNER ADDR: 08343 MILLSTREAM		PL NW	ALBUQUERQUE	NM	87120

100905923340320345	LEGAL: LT 4 5-P1 BLK 8 CORRECTION PLAT A SUBD PLAT FOR PAR				LAND USE:	
	PROPERTY ADDR: 00000 MILLSTREAM					
	OWNER NAME: BRINGE STANLEY M & JOSETTE I					
	OWNER ADDR: 08852 MOCKINGBIRD		CI	FOUNTAIN VALCA		92708
100905922739520344	LEGAL: LT 4 4-P1 BLK 8 CORRECTION PLAT A SUBD PLAT FOR PAR				LAND USE:	
	PROPERTY ADDR: 00000 MILLSTREAM					
	OWNER NAME: MAMAWAL MICHAEL C					
	OWNER ADDR: 02475 WALSH GLEN		CT	WARRENTON	VA	20188
100905923238820343	LEGAL: LT 4 3-P1 BLK 8 CORRECTION PLAT A SUBD PLAT FOR PAR				LAND USE:	
	PROPERTY ADDR: 00000 MILLSTREAM					
	OWNER NAME: WARFIELD STEPHEN C &					
	OWNER ADDR: 08340 MILLSTREAM		PL NW	ALBUQUERQUE	NM	87120
100905921938220326	LEGAL: LT 2 6-P1 BLK 8 CORRECTION PLAT A SUBD PLAT FOR PAR				LAND USE:	
	PROPERTY ADDR: 00000 GARDENBROOK					
	OWNER NAME: SILVA LARRY J & BERNICE G					
	OWNER ADDR: 08335 GARDEN BROOK		PL NW	ALBUQUERQUE	NM	87120
100905922738020327	LEGAL: LT 2 7-P1 BLK 8 CORRECTION PLAT A SUBD PLAT FOR PAR				LAND USE:	
	PROPERTY ADDR: 00000 GARDENBROOK					
	OWNER NAME: BREWER HAL D & LASONJA H					
	OWNER ADDR: 08331 GARDENBROOK		PL NW	ALBUQUERQUE	NM	87120
100905921537320325	LEGAL: LT 2 5-P1 BLK 8 CORRECTION PLAT A SUBD PLAT FOR PAR				LAND USE:	
	PROPERTY ADDR: 00000 GARDENBROOK					
	OWNER NAME: BURKE MICHELLE Y					
	OWNER ADDR: 08336 GARDENBROOK		PL NW	ALBUQUERQUE	NM	87120
100905921536420324	LEGAL: LT 2 4-P1 BLK 8 CORRECTION PLAT A SUBD PLAT FOR PAR				LAND USE:	
	PROPERTY ADDR: 00000 GARDENBROOK					
	OWNER NAME: SERNA ANDREW R					
	OWNER ADDR: 08332 GARDENBROOK		PL NW	ALBUQUERQUE	NM	87120
100905921335520306	LEGAL: LOT 6-P1 BLK 8 CORRECTION PLAT A SUBD PLAT FOR PAR				LAND USE:	
	PROPERTY ADDR: 00000 WEDGEWOOD					
	OWNER NAME: MONTOYA JOHN V & CHRISTINE L					
	OWNER ADDR: 02223 WEDGEWOOD		CT NW	ALBUQUERQUE	NM	87120
100905921035120305	LEGAL: LOT 5-P1 BLK 8 CORRECTION PLAT A SUBD PLAT FOR PAR				LAND USE:	
	PROPERTY ADDR: 00000 WEDGEWOOD					
	OWNER NAME: SIVAGE KELLY WAYNE					
	OWNER ADDR: 02219 WEDGEWOOD		CT NW	ALBUQUERQUE	NM	87120
100905920934620304	LEGAL: LOT 4-P1 BLK 8 CORRECTION PLAT A SUBD PLAT FOR PAR				LAND USE:	
	PROPERTY ADDR: 00000 WEDGEWOOD					
	OWNER NAME: GALLEGOS ALFRED L & CORNELIA A					
	OWNER ADDR: 02215 WEDGEWOOD		CT NW	ALBUQUERQUE	NM	87120
100905920834120303	LEGAL: LOT 3-P1 BLK 8 CORRECTION PLAT A SUBD PLAT FOR PAR				LAND USE:	
	PROPERTY ADDR: 00000 WEDGEWOOD					
	OWNER NAME: FERGUSON KATHLEEN					
	OWNER ADDR: 02209 WEDGEWOOD		CT NW	ALBUQUERQUE	NM	87120

100905920633620302 LEGAL: LOT 2-P1 BLK 8 C . CTION PLAT A SUBD PLAT FOR PAR LAND USE:
PROPERTY ADDR: 00000 WEDGEWOOD
OWNER NAME: GUTIERREZ JOSEPH L & RITA A
OWNER ADDR: 02205 WEDGEWOOD CT NW ALBUQUERQUE NM 87120

100905920533220301 LEGAL: LOT 1-P1 BLK 8 CORRECTION PLAT A SUBD PLAT FOR PAR LAND USE:
PROPERTY ADDR: 00000 WEDGEWOOD
OWNER NAME: YOUNG LISA M
OWNER ADDR: 02201 WEDGEWOOD CT NW ALBUQUERQUE NM 87120

100905920031820409 LEGAL: LOT 9-P1 BLK 7 CORRECTION PLAT A SUBD PLAT FOR PAR LAND USE:
PROPERTY ADDR: 00000 WEDGEWOOD
OWNER NAME: MAY ROBERT L JR & RENEE
OWNER ADDR: 08332 WEDGEWOOD AV NW ALBUQUERQUE NM 87120

100905920631720408 LEGAL: LOT 8-P1 BLK 7 CORRECTION PLAT A SUBD PLAT FOR PAR LAND USE:
PROPERTY ADDR: 00000 WEDGEWOOD
OWNER NAME: MILLER MARK W & SHERI M
OWNER ADDR: 08328 WEDGEWOOD AV NW ALBUQUERQUE NM 87120

100905919825730107 LEGAL: TR J PLA T OF THE CROSSING CONT 5.2311 AC M/L OR 22 LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: WESTLAND DEVELOPMENT CO INC
OWNER ADDR: 00401 COORS BL NW ALBUQUERQUE NM 87121

100905913119030106 LEGAL: TR B PLA T OF THE CROSSING CONT 50.0000 AC M/L LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: WESTLAND DEVELOPMENT CO INC
OWNER ADDR: 00401 COORS BL NW ALBUQUERQUE NM 87121

100905920129820209 LEGAL: LT 9 BLK 8 UNIT IIA PLAT FOR LAS LOMITAS UNIT IIA LAND USE:
PROPERTY ADDR: 00000 CALLE AZULEJO
OWNER NAME: BROPHY EDWARD & FRANCES KAY
OWNER ADDR: 02143 CALLE AZULEJO NW ALBUQUERQUE NM 87120

100805915111330145 LEGAL: TR 1 01-1 7 WITHIN THE SW1/4 OF T10N R2E SEC 8 LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: UNITED STATES OF AMERICA
OWNER ADDR: 00000 SANTA FE NM 87504

100805848339310101 LEGAL: PARC EL I BULK LAND PLAT OF WESTLAND NORTH LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: WESTLAND DEVELOPMENT CO INC
OWNER ADDR: 00401 COORS BL NW ALBUQUERQUE NM 87121

100705935803940101 LEGAL: PARC EL B BULK LAND PLAT OF WESTLAND NORTH LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: WESTLAND DEVELOPMENT CO INC
OWNER ADDR: 00401 COORS BL NW ALBUQUERQUE NM 87121

100705822120710144 LEGAL: TRAC T OF LAND IN THE WESTERLY PORTION OF SEC 16 T1 LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: WESTLAND DEVELOPMENT CO INC
OWNER ADDR: 00401 COORS BL NW ALBUQUERQUE NM 87121

100805811026930101 LEGAL: PARC EL C BULK LAND PLAT OF WESTLAND NORTH LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: WESTLAND DEVELOPMENT CO INC
OWNER ADDR: 00401 COORS BL NW ALBUQUERQUE NM 87121

100805822713230201 LEGAL: PARC EL D BULK LAND PLAT OF WESTLAND NORTH LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: WESTLAND DEVELOPMENT CO INC
OWNER ADDR: 00401 COORS BL NW ALBUQUERQUE NM 87121

"Attachment A"

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

LAS LOMITAS N.A. (R)
***Sharon Pruitt**
2139 Calle Azulejo NW/87120 831-9161 (h)
Darlene Motley
8139 Corte De Aguila NW/87120 235-5802 (h)

The association(s) listed below is/are an "unrecognized" association and doesn't need to be "officially" notified of the project, but as a common courtesy, you are welcomed to let them know.

VILLAGES OF PARKWEST N.A.
***Mike Johnston**
8316 Gardenbrook NW/87120 836-3258 (h)
Stephanie Archuleta
2412 Oakbrook NW/87120 839-1209 (h)

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

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.

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

March 30, 2004

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

Dear Stephanie:

Thank you for your inquiry of **March 30, 2004** requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **TRACT A, WESTLAND NORTH,** zone map **H-9.**

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

SEE "ATTACHMENT A" FOR NEIGHBORHOOD INFORMATION.

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

Sincerely,

Stephani I. Winklepleck

Stephani I. Winklepleck
Senior Administrative Assistant
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

planningrnaform(03/09/04)

A-1

TOWN OF ATRISCO GRANT

UNPLATTED

A-1

TOWN OF ATRISCO GRANT

UNPLATTED

A-1

NORTHWEST MESA ESCARPMENT PLAN "A" BOUNDARY

NORTHWEST MESA ESCARPMENT PLAN CONSERVATION BOUNDARY

TOWN OF ATRISCO GRANT

UNPLATTED

TOWN OF ATRISCO GRANT

UNPLATTED

A-1

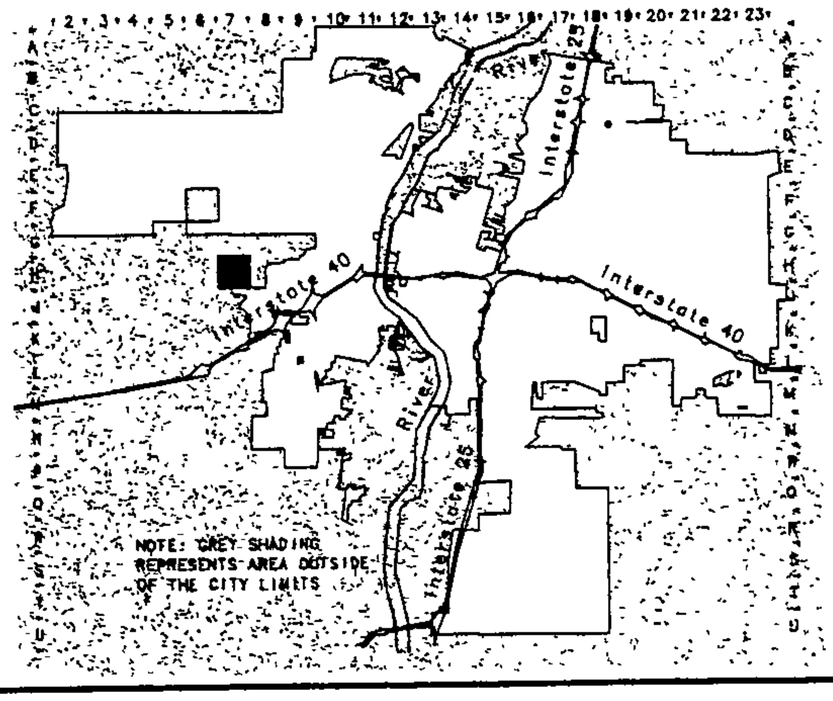
WESTLAND SECTOR DEV. PLAN BOUNDARY

WESTLAND NORTH

SU-2 FOR PDA FOR
RESIDENTIAL RESORT

1000870

B



CITY OF
Albuquerque

Albuquerque Geographic Information System
PLANNING DEPARTMENT

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GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

H-7-Z

Map Amended through January 21, 2003

The master drainage for Parcel A was analyzed with the approved master drainage plan prepared by Bohannan Huston Inc. Given the existing topography in this area, the development will discharge to the northeast corner of the development (Tract K) and then into the existing concrete lined channel (Ladera Channel) in Park West Subdivision.

We have requested, but have not yet received, a water and sanitary sewer availability letter from city. It is our understanding that the water is within pressure zone 3W and is dependent upon the new reservoir currently being construction under city project number 651181. There is a PRV that is being constructed within this existing work order adjacent to the Mireheaven Arroyo. There are existing water lines and transmission lines that cross within that portion of the parcel we wish to develop. The grading plan has taken these existing lines into account so that they do not have to be relocated horizontally or vertically.

I anticipate connecting to the existing sanitary sewer in 98th Street (aka Tierra Pintada Street). I also anticipate constructing/extending at least the north half of Tierra Pintada Street (aka 98th Street). I am requesting a Bulk Land Variance for the remaining bulk land tracts that will not be developed at this time.

Please place this item on the DRB Agenda to be heard on April 28, 2004. If you have any questions or require further information, please call me at 823-1000.

Sincerely,

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

Enclosures

Cc: Leroy Chavez, Westland Dev (w/o encl)
Fred Ambrosi, Westland Dev (w/o encl)

A-1

TOWN OF ATRISCO GRANT

UNPLATTED

Petroglyph National Monument

WESTLAND SECTOR DEV. PLAN BOUNDARY

A-1

TOWN OF ATRISCO GRANT

UNPLATTED

Petroglyph National Monument

SU-2 FOR PDA FOR
RESIDENTIAL RESORT

NORTHWEST MESA ESCARPMENT PLAN IMPACT BOUNDARY

WESTLAND NORTH

1000570

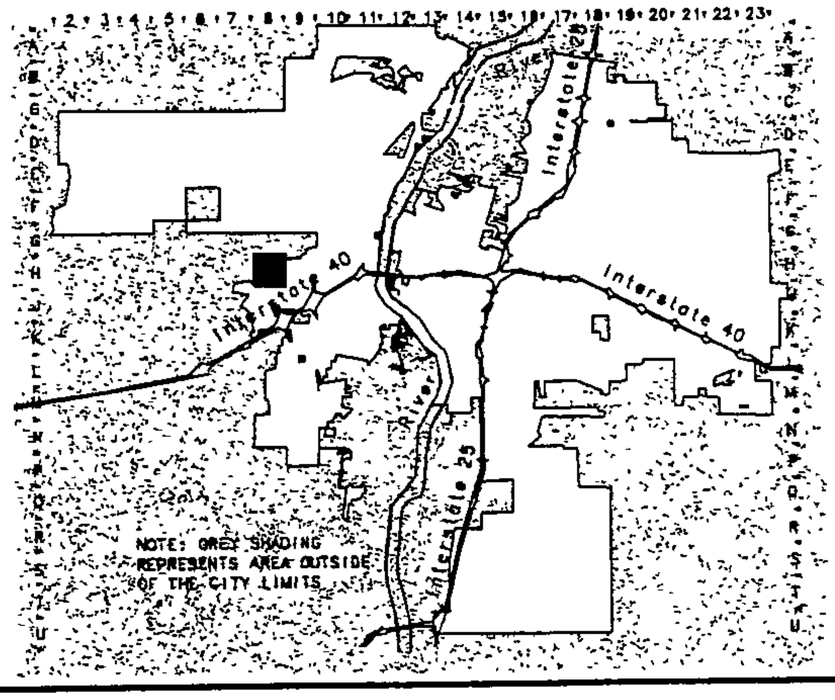
SU-2 FOR PDA FOR
RESIDENTIAL RESORT

TOWN OF ATRISCO GRANT

UNPLATTED

Petroglyph National Monument

WESTLAND SECTOR DEV. PLAN BOUNDARY



CITY OF
Albuquerque

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PLANNING DEPARTMENT

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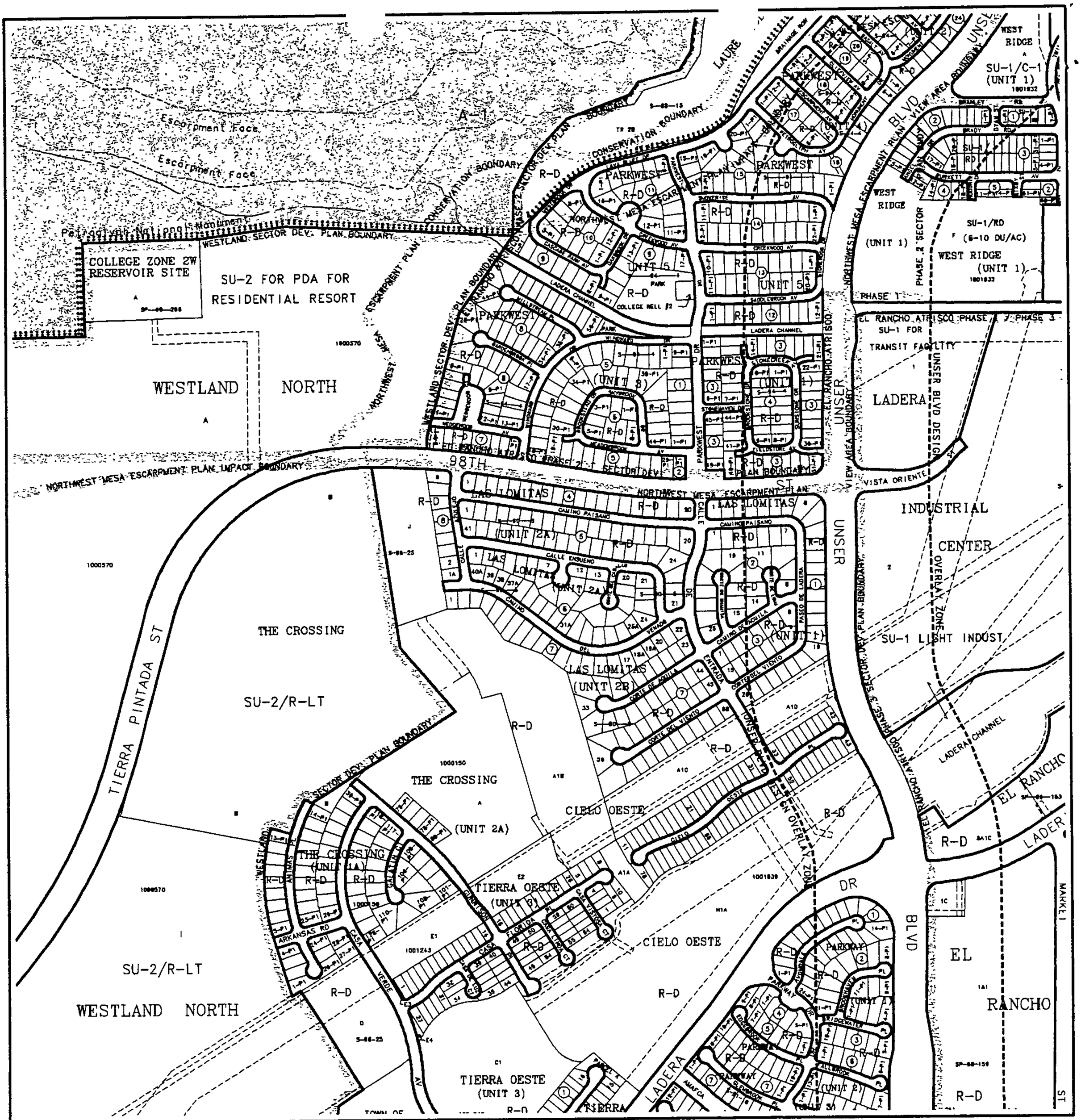
GRAPHIC SCALE IN FEET

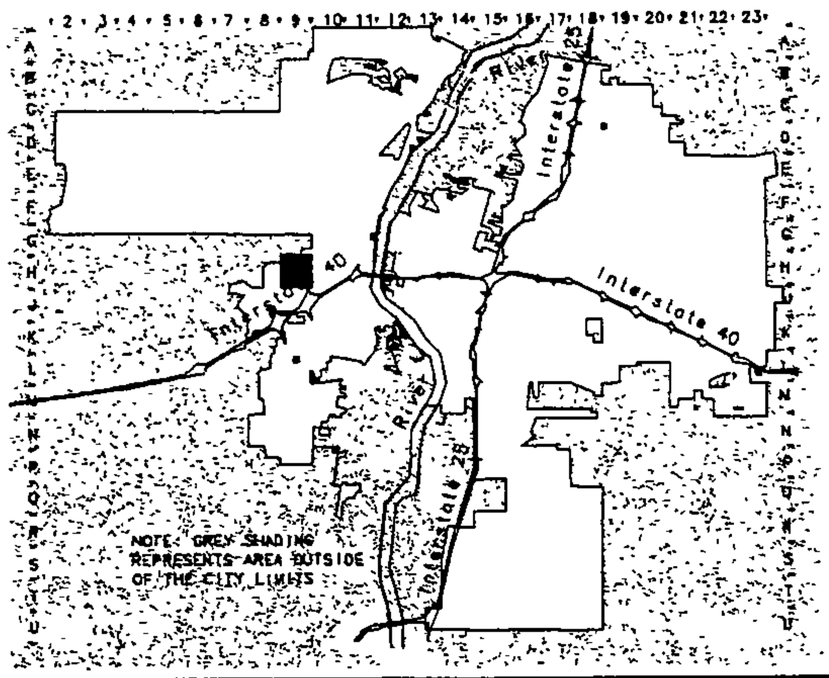
250 0 750 1000

Zone Atlas Page

H-8-Z

Map Amended through January 21, 2003





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GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

H-9-Z

Map Amended through July 10, 2003

RESIDENTIAL RESORT

WESTLAND NORTH

1000570

A

SU-2 FOR PDA FOR
RESIDENTIAL RESORT

ARROYO VISTA BLVD

NORTHWEST MESA ESCARPMENT PLAN CONSERVATION BOUNDARY

A-1

TOWN OF ATRISCO GRANT

UNPLATTED

NORTHWEST MESA ESCARPMENT PLAN VIEW BOUNDARY

WESTLAND SECTOR DEV. PLAN BOUNDARY

HIGH MESA DR.

SU-2 FOR PDA FOR
TOWN CENTER

C

WESTLAND NORTH

1000578

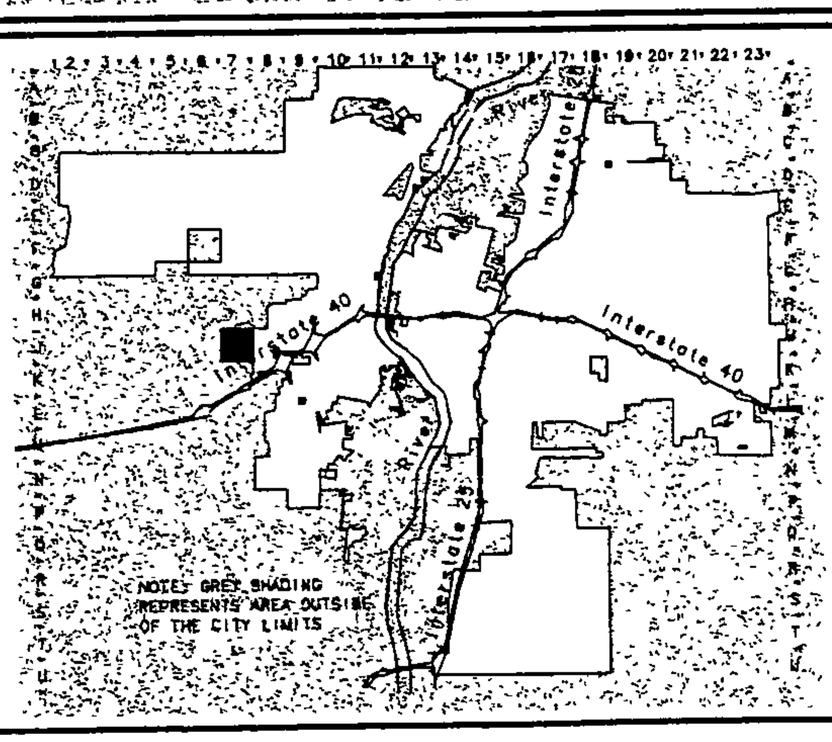
118 TH ST

WESTLAND

K

NORTH

SU-2



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Albuquerque

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PLANNING DEPARTMENT

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GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

J-7-Z

Map Amended through January 21, 2003

Petroglyph National Monument

WESTLAND SECTOR DEV. PLAN BOUNDARY

SU-2 FOR PDA FOR
RESIDENTIAL RESORT

WESTLAND NORTH

CONSERVATION BOUNDARY

TIERRA PINTADA ST

1000570

NORTHWEST MESA ESCARPMENT PLAN IMPACT BOUNDARY

SU-2/R-LT

WESTLAND NORTH

ARROYO VISTA BLVD

WESTLAND NORTH

SU-2 FOR PDA FOR
TOWN CENTER

SU-2/R-2

NORTHWEST MESA ESCARPMENT PLAN VIEW BOUNDARY

LADERA DR

SU-2/R-LT

98TH ST

SU-2/O-1

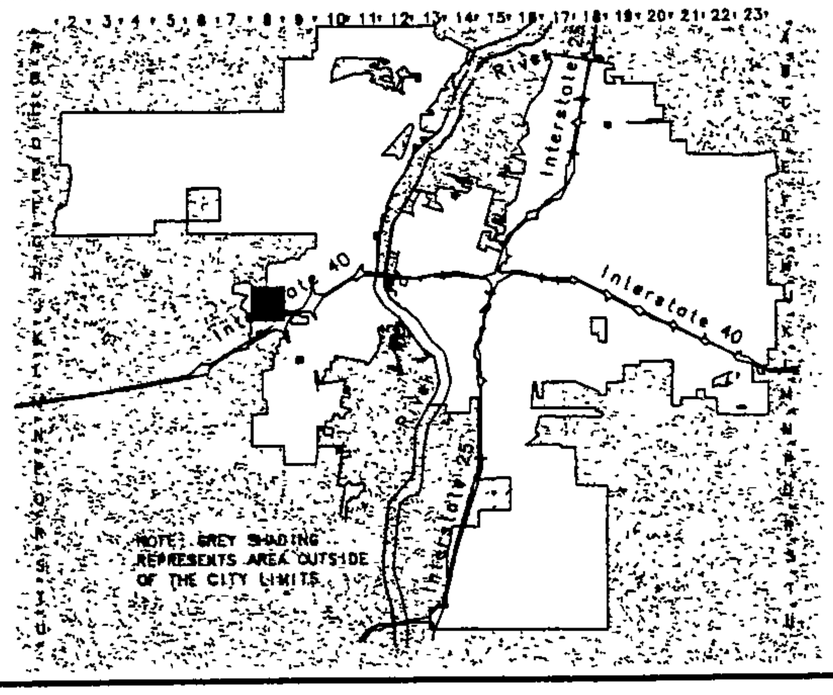
WESTLAND SECTOR DEV. PLAN BOUNDARY

TOWN

SU-2/O-1

SU-2/R-2

SU-2/R-LT



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PLANNING DEPARTMENT

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GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

J-8-Z

Map Amended through January 21, 2003

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1003087 **AGENDA#:** 1 **DATE:** 5-26-04

1. **Name:** KEVIN PATTON **Address:** 7500 Jefferson **Zip:** 87109
2. **Name:** Teddy Martinez **Address:** Westland Agent **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

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: 1003087 **AGENDA ITEM NO: 1**

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 5-18-04 is on file for Preliminary Plat approval.
The Hydrology Section has no objection to the vacation request.
The Hydrology Section has no objection to the BLV request.

RESOLUTION: signed I.L.

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: May 26, 2004

THE CITY OF ALBUQUERQUE IS AN EQUAL OPPORTUNITY/REASONABLE ACCOMMODATION EMPLOYER

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

01/12/2009 Issued By: PLNSDH

Permit Number: **2009 070 004** **Category Code 910**

Application Number: 09DRB-70004, Ext Of Sia For Temp Defr Sdwk Const

Address:

Location Description: TIERRA PINTADA BLVD NW BETWEEN UNSER BLVD NW AND WEST CREEK PL NW

Project Number: 1003087

Applicant
Westland Development Lp

201 3rd St Nw Ste 500
Albuquerque NM 87102
224-2300

Agent / Contact
Westland Development Lp

201 3rd St Nw Ste 500
Albuquerque NM 87102
224-2300

Application Fees

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	$20.00
441006/4983000	DRB Actions	$50.00
	TOTAL:	**$70.00**

City Of Albuquerque
Treasury Division

1/12/2009 3:46PM LOC: ANNX
SCA 006 TRANS# 0025
RECEIPT# 00101214-00101214
PERMIT# 2009070004 TRIME
Trans Amt 170.00
Conflict Manag. Fee 120.00
DRB Actions
VI
CHANGE

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION	S	Z	**ZONING & PLANNING**
___ Major Subdivision action			____ Annexation
_X_ Minor Subdivision action			____ County Submittal
____ Vacation	V		____ EPC Submittal
____ Variance (Non-Zoning)			____ Zone Map Amendment (Establish or Change Zoning)
SITE DEVELOPMENT PLAN	P		____ Sector Plan **(Phase I, II, III)**
____ for Subdivision			____ Amendment to Sector, Area, Facility or Comprehensive Plan
____ for Building Permit			
____ Administrative Amendment (AA)			____ Text Amendment (Zoning Code/Sub Regs)
____ IP Master Development Plan	D		____ Street Name Change (Local & Collector)
____ Cert of Appropriateness (LUCC)	L	A	**APPEAL / PROTEST of...**
STORM DRAINAGE (Form D)			____ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals
____ Storm Drainage Cost Allocation Plan			

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

APPLICATION INFORMATION:

Professional/Agent (if any): _____ PHONE: _____

ADDRESS: _____ FAX: _____

CITY: _____ STATE ____ ZIP _____ E-MAIL: _____

APPLICANT: WESTLAND DEVCO LP PHONE: 505-224-2300

ADDRESS: 201 THIRD ST. NW, SUITE 500 FAX: 505-224-2352

CITY: ALBUQUERQUE STATE NM ZIP 87102 E-MAIL: fambrogi@Suncal.com

Proprietary interest in site: DEVELOPER List all owners: WESTLAND DEVCO OWNS LOTS W/O SIDEWALKS

DESCRIPTION OF REQUEST: EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION FOR AN ADDITIONAL TWO YEARS.

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

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

Lot or Tract No. LOTS NUMBERED 1 TO 139 Block: N/A Unit. N/A

Subdiv/Addn/TBKA: WATERSHED SUBDIVISION, RECORDED 6-9-05, BK 2005C, PG 198, DOC. #2005082503

Existing Zoning: SU-2 FOR PDA FOR RR Proposed zoning: N/A MRGCD Map No N/A

Zone Atlas page(s): H-9 UPC Code: 1-008-059-384-171-40101

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 PROJ # 1003087

APPLICATION # 05DRB-00828, PREIM PLAT APPROVAL # 04DRB-00556, SIDEWALK DEFERRAL # 04DRB-00558

CASE INFORMATION:

Within city limits? X Yes Within 1000FT of a landfill? NO

No. of **existing** lots: 139 No. of **proposed** lots: N/A Total area of site (acres): 47 ±

LOCATION OF PROPERTY BY STREETS: On or Near: TIERRA PINTADA BLVD NW

Between: UNSER BLVD. NW and WEST CREEK PL. NW

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

SIGNATURE Fred Ambrogi DATE Jan. 12, 2009

(Print) FRED AMBROGI Applicant: ☒ Agent: ☐

FOR OFFICIAL USE ONLY Form revised 4/07

☐ INTERNAL ROUTING

	Application case numbers	Action	S.F.	Fees
☑ All checklists are complete	09DRB - 70004	FSIA	V	$ 50.00
☑ All fees have been collected		CME		$ 20.00
☑ All case #s are assigned				$
☑ ~~AGIS~~ copy has been sent				$
☑ ~~Case history #s are listed~~				$
☑ ~~Site is within 1000ft of a landfill~~				Total
☑ F H D.P density bonus	Hearing date 01/21/09			$ 70.00
☑ F.H.D P. fee rebate				

Sandy Handley 01/12/09 Project # 1003087

Planner signature / date

FORM V: SUBDIVISION VARIANCES & VACATIONS

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

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

☐ **VACATION OF PUBLIC EASEMENT (DRB27)**

☐ **VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)**
- __ The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies.** (Not required for City owned public right-of-way.)
- __ Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8 5" by 11") **24 copies**
- __ Zone Atlas map with the entire property(ies) clearly outlined
- __ Letter briefly describing, explaining, and justifying the request
- __ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- __ Sign Posting Agreement
- __ Fee (see schedule)
- __ List any original and/or related file numbers on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

☐ **SIDEWALK VARIANCE (DRB20)**

☐ **SIDEWALK WAIVER (DRB21)**
- __ Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6 copies**
- __ Zone Atlas map with the entire property(ies) clearly outlined
- __ Letter briefly describing, explaining, and justifying the variance or waiver
- __ List any original and/or related file numbers on the cover application

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

☐ **SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)**
- __ Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14") **24 copies**
- __ Zone Atlas map with the entire property(ies) clearly outlined
- __ Letter briefly describing, explaining, and justifying the variance
- __ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- __ Sign Posting Agreement
- __ Fee (see schedule)
- __ List any original and/or related file numbers on the cover application

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

☐ **TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**

☒ **EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)**
- X Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**
- X Zone Atlas map with the entire property(ies) clearly outlined
- X Letter briefly describing, explaining, and justifying the deferral or extension
- X List any original and/or related file numbers on the cover application

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

☐ **VACATION OF PRIVATE EASEMENT (DRB26)**

☐ **VACATION OF RECORDED PLAT (DRB29)**
- __ The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") **6 copies**
- __ Scale drawing showing the easement to be vacated (8.5" by 11") **6 copies**
- __ Zone Atlas map with the entire property(ies) clearly outlined
- __ Letter/documents briefly describing, explaining, and justifying the vacation **6 copies**
- __ Letter of authorization from the grantors and the beneficiaries (private easement only)
- __ Fee (see schedule)
- __ List any original and/or related file numbers on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

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

Fred Ambrogi
Applicant name (print)

Fred Ambrogi 1-12-09
Applicant signature / date

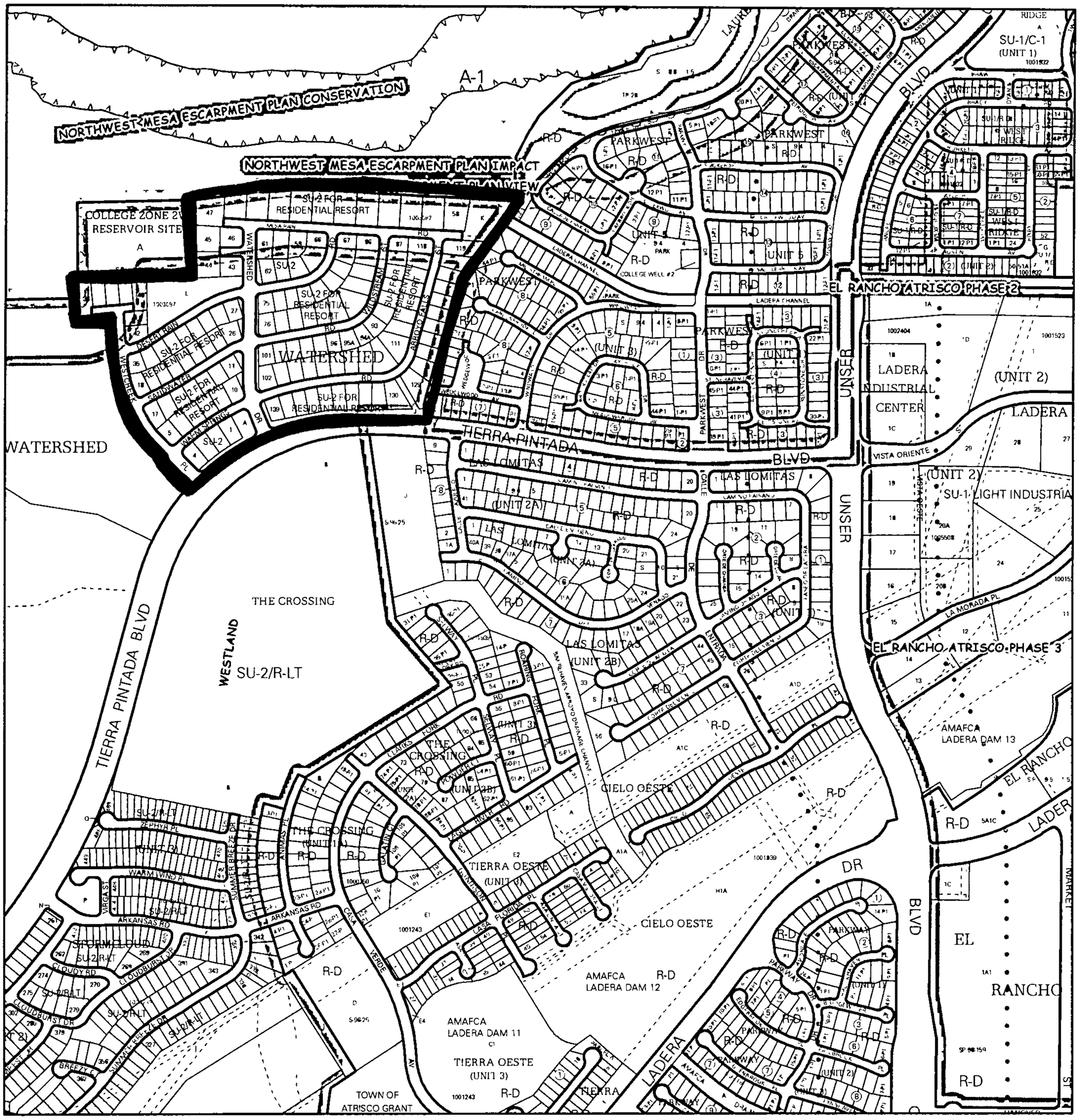
Form revised 4/07

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

Application case numbers
09DRB - 70004
- -
- -

Sandy Handley 01/12/09
Planner signature / date

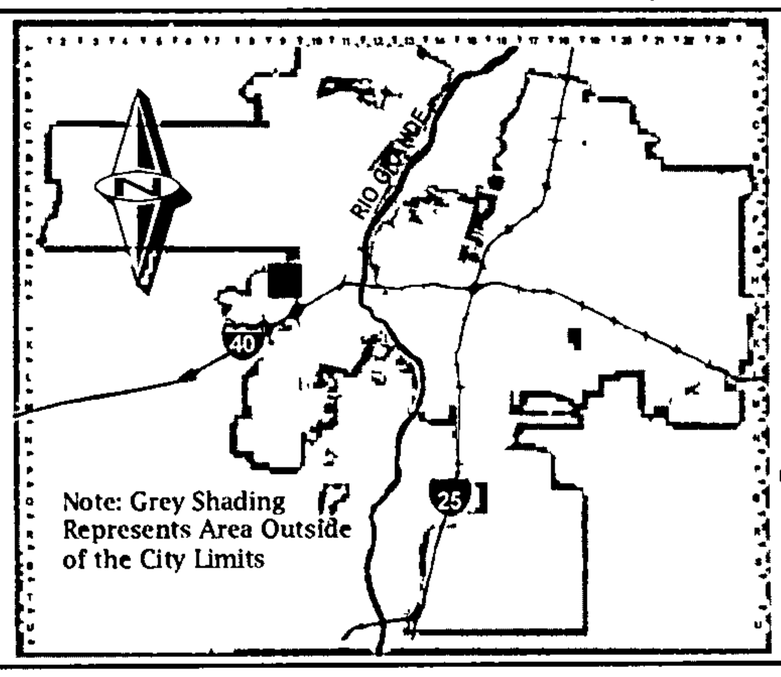
Project # 1003087



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

Albuquerque Geographic Information System

Map amended through: 6/13/2008



Zone Atlas Page:

H-09-Z

Selected Symbols

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

0 — 750 — 1,500 Feet

SunCal Companies

New Mexico Division
201 Third St. NW, Ste 500
Albuquerque, NM 87102

Phone 505 224 2300
Fax 505-224-2340

www.suncal.com

January 12, 2009

Mr. Jack Cloud
Chairman, Development Review Board
City of Albuquerque

Hand Delivered

RE: Watershed Subdivision, Request to extend SIA for Temporary Deferral of Sidewalk Construction. (DRB Project Number 1003087, ZA-H-9, CPN 7429.81)

Dear Chairman Cloud and DRB Members:

The initial Sidewalk Deferral Agreement between the Developer and the City regarding the Watershed Subdivision was recorded February 8, 2005 and had a construction completion date of January 15, 2007. Subsequently, a First Extension Agreement was entered into by the parties, which was recorded on January 31, 2007. The upcoming construction completion date for the first extension is February 7, 2009. The purpose of this submittal is to request DRB authorization to enter into a second extension agreement with the City for an additional two year period.

Westland developed the Watershed lots during 2005 and the first few months of 2006. The majority of the lots were marketed to three production homebuilders and those lots were all sold out and built out by mid 2007, about the time the slowdown in the housing market was beginning. These are the lots shown in yellow on the attached subdivision map. They all have completed homes on them.

Because of its location within the Petroglyphs Master Plan, its proximity to Petroglyphs National Monument and its high elevation and views across the city of the Sandia and Manzano Mountains, Watershed was developed as a higher end subdivision. Like our other Petroglyphs Master Plan subdivisions, it contains significant landscape amenities and a private park, which were constructed by Westland, and are owned and maintained by the Petroglyphs Owners Association. The Park and landscape areas are shown in green on the attached subdivision map.

Westland held back a number of the lots off the market to the production homebuilders. The intention was to market them as custom home lots to individuals and custom builders. During this same period, merger negotiations with SunCal and other prospective buyers of Westland were occurring and a business decision was made to delay custom lot sales in Watershed until after a merger agreement was approved by the shareholders and completed. Since completion of the merger with SunCal, the housing market and economic conditions have worsened and SunCal has not very actively marketed the custom lots in Watershed. They are the vacant lots that are shown in white on the attached subdivision map.

As can be seen on the attached subdivision map, the existing completed sidewalks, which are shown in pink, are adequate to serve all of the existing homes in the subdivision, as well as the park and the landscaped areas. There is not a street with existing homes anywhere in the subdivision that is not served by a continuous completed sidewalk on at least one side of the street and in most cases, both sides of the street.

For these reasons and because of the currently ongoing poor housing market conditions, we hereby request the Development Review Board's indulgence and understanding in granting an additional two year sidewalk construction completion extension.

Thank you for your consideration regarding this matter,

Fred Ambrogi

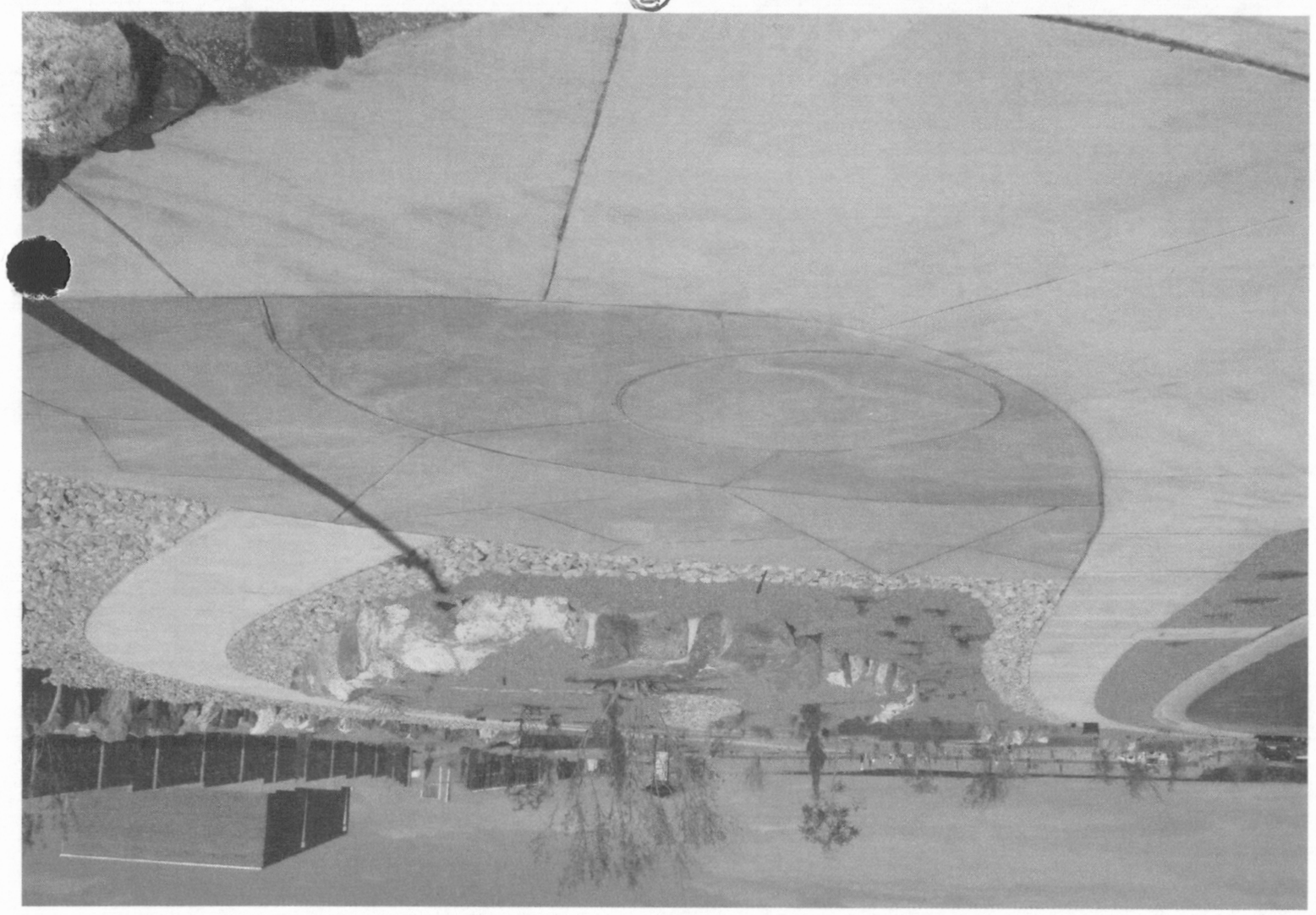
Fred Ambrogi,
Project Manager

N
AMAFCA EASEMENT
TRACT K
Mesa Rain Rd.
PARK
TRACT L
Desert Rain Rd.
Watershed Drive
Wildstream St.
Arroyo Falls St.
Sandwater Rd.
Warm Springs Rd.
Westcreek Pl.
TRACT F
TRACT E
TRACT D
TRACT C
TRACT B
TRACT A
TRACT G
TRACT H
TRACT J
TIERRA PINTADA BLVD.
WATERSHED SUBDIVISION
DEVELOPED HOMES
EXISTING SIDEWALKS
VACANT LOTS
UNBUILT SIDEWALKS (EXTENSION REQUSTED)

(2)

(1)

(3)



(4)

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

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

SITE DEVELOPMENT PLAN — **P**
- ___ for Subdivision
- ___ for Building Permit
- ___ Administrative Amendment (AA)
- ___ IP Master Development Plan — **D**
- ___ Cert. of Appropriateness (LUCC) — **L**

STORM DRAINAGE (Form D) — **A**
- ___ Storm Drainage Cost Allocation Plan

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

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

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

APPLICATION INFORMATION:

Professional/Agent (if any): Precision Surveys Inc. PHONE: 856-5700
ADDRESS: 8500-A Jefferson NE FAX: 856-7900
CITY: Albuquerque STATE NM ZIP 87113 E-MAIL: presurv@presurv.com

APPLICANT: Fuller Homes Inc. PHONE: 888-4740
ADDRESS: 6260 Riverside Plaza N.W. Suite A FAX: 888-4734
CITY: Albuquerque STATE NM ZIP 87192 E-MAIL:
Proprietary interest in site: Owners **List all owners**: Richard E + Claudette P. Culbert
DESCRIPTION OF REQUEST: To Replat existing Two Lots into Two new lots.

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

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

Lot or Tract No. Lots 94 and 95 Block: N/A Unit: N/A
Subdiv/Addn/TBKA: Watershed Sub Lots 94-A and 95-A, Watershed Subdivision
Existing Zoning: SU2 for PDA for Residential Resort Proposed zoning: SU2 for PDA for Residential Resort MRGCD Map No N/A
Zone Atlas page(s): H-9 UPC Code: 100905918436820626

CASE HISTORY:

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

CASE INFORMATION:

Within city limits? X Yes Within 1000FT of a landfill? No
No. of **existing** lots: 2 No. of **proposed** lots: 2 Total area of site (acres): .3815
LOCATION OF PROPERTY BY STREETS: On or Near: Sandwater Road NW
Between: Watershed Drive NW and Mesa Rain Road NW

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

SIGNATURE _____ DATE 7-9-07
(Print) Lisa Parish Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY Form revised 4/07

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

Application case numbers	Action	S.F.	Fees
07DRB - ____ - 70118	P1F	S(3)	$ 285.00
____ - ____ - ____	CM1²	___	$ 20.00
____ - ____ - ____	____	___	$ ____
____ - ____ - ____	____	___	$ ____
____ - ____ - ____	____	___	$ ____
			Total
			$ 305.00

Hearing date July 18, 2007

Andrew Garcia 7/16/07
Planner signature / date

Project # 1003087

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

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

❑ **SKETCH PLAT REVIEW AND COMMENT (DRB22)** **Your attendance is required.**
- __ Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) 6 **copies**
- __ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, 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) clearly outlined
- __ Letter briefly describing, explaining, and justifying the request
- __ List any original and/or related file numbers on the cover application

❑ **EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08)** **Your attendance is required.**
- __ Preliminary Plat reduced to 8.5" x 11"
- __ Zone Atlas map with the entire property(ies) clearly outlined
- __ Letter briefly describing, explaining, and justifying the request
- __ Copy of DRB approved infrastructure list
- __ Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
- __ List any original and/or related file numbers on the cover application

Extension of preliminary plat approval expires after one year.

❑ **MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12)** **Your attendance is required.**
- __ Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
- __ Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
- __ Design elevations & cross sections of perimeter walls **3 copies**
- __ Zone Atlas map with the entire property(ies) clearly outlined
- __ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- __ Copy of recorded SIA
- __ Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- __ List any original and/or related file numbers on the cover application
- __ DXF file and hard copy of final plat data for AGIS is required.

☒ **MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16)** **Your attendance is required.**
- X Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings
- N/A Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
- N/A Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
- N/A Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
- X Zone Atlas map with the entire property(ies) clearly outlined
- X Letter briefly describing, explaining, and justifying the request
- X Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- N/A Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- X Fee (see schedule)
- N/A List any original and/or related file numbers on the cover application
- N/A Infrastructure list if required **(verify with DRB Engineer)**
- X DXF file and hard copy of final plat data for AGIS is required.

❑ **AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03)** **Your attendance is required.**

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**
- __ Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
- __ Zone Atlas map with the entire property(ies) clearly outlined
- __ Letter briefly describing, explaining, and justifying the request
- __ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- __ List any original and/or related file numbers 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.

Lisa Parish
Applicant name (print)

Lisa Parish 7-9-07
Applicant signature / date

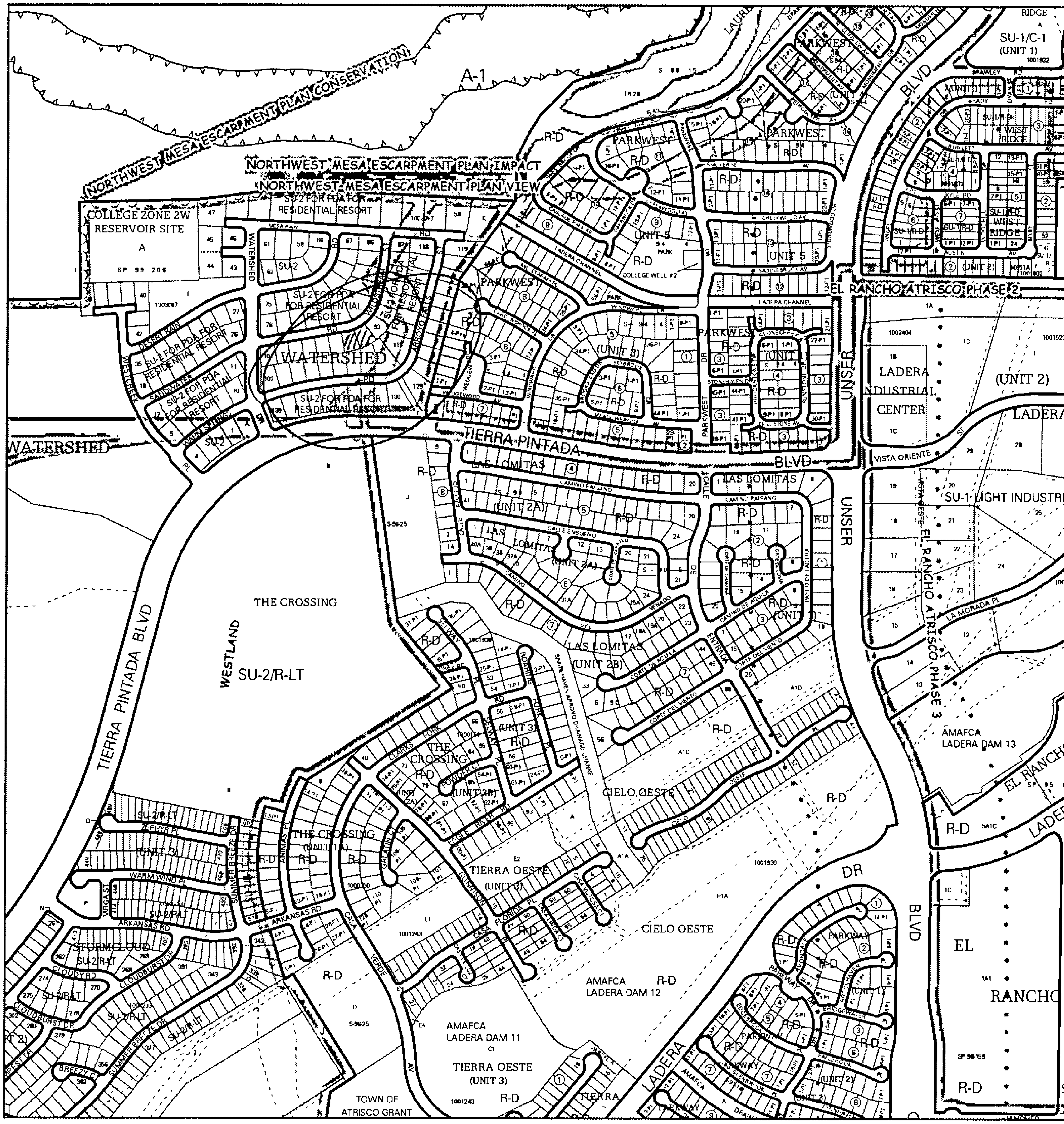
Form revised 4/07

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

Application case numbers
07DRB - ____ - 70118
____ - ____ - ____
____ - ____ - ____

Andrew Garcia 7/10/07
Planner signature / date

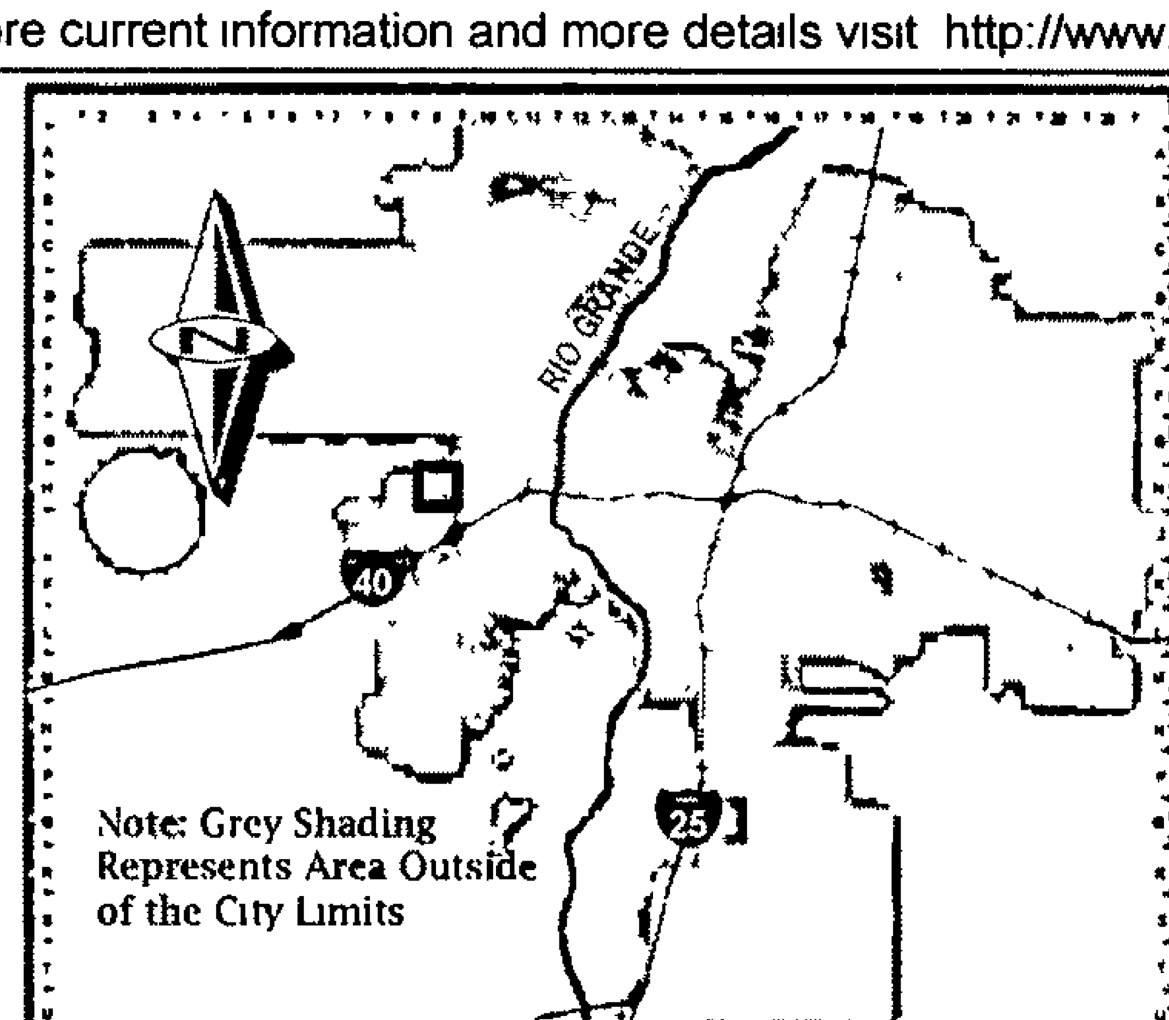
Project # 1003087



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

Albuquerque Geographic Information System

Map amended through: 5/17/2007



Zone Atlas Page:

H-09-Z

Selected Symbols

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

0 | 750 | 1,500 Feet

١٥٥٥٦٥٥	
١٥٥٥٧١٥	
١٥٥٥٧٥٦	

PRECISION SURVEYS, INC.

8500-A Jefferson Street, NE
Albuquerque, NM 87113

866.422.8011 TOLL FREE
505.856.5700 PHONE
505.856.7900 FAX
www.precisionsurveys.com

July 9, 2007

Ms. Sheran Matson, AICP
Chair, Development Review Board
Planning/Development Services Division
600 2nd Street, NW
Albuquerque, NM 87102

RE: REQUEST FOR PRELIMINARY/FINAL PLAT, LOTS 94-A AND 95-A, WATERSHED SUBDIVISION. LOCATED ON SANDWATER ROAD N. W. BETWEEN WATERSHED DRIVE N. W. AND MESA RAIN ROAD N. W. ZONE ATLAS PAGE H-9

Dear Ms Matson,

On behalf of our client, Fuller Homes Inc., we are submitting an application for a Preliminary/Final plat. To re-plat the existing two tracts into two new tracts for the purpose of moving a lot line for a garden wall that needs to be relocated to the correct position. Enclosed are the required submittals.

If you have any questions or need additional information, please do not hesitate to contact our office at 856-5700.

Sincerely,

Lisa Parish
Precision Surveys

#12

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

07/10/2007 Issued By: PLNABG

Permit Number: **2007 070 118** **Category Code 0910**

Application Number: **07DRB-70118**, Minor - Preliminary/ Final Plat Approval

Address:

Location Description: SANDWATER RD NW BETWEEN WATERSHED DR NW AND MESA RAIN RD NW

Project Number: 1003087

Applicant
Fuller Homes Inc.
6260 Riverside Plaza Nw Suite A
Albuquerque, NM 87192
888-4740

Agent / Contact
Precision Surveys Inc
Larry Medrano
4900 Alameda Blvd Ne Suite A
Albuquerque, NM 87113

larry@presurv.com

Application Fees

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	$20.00
441006/4983000	DRB Actions	$285.00
	TOTAL:	**$305.00**

City Of Albuquerque
Treasury Division

7/10/2007 8:50AM LOC: ANX
RECEIPT# 00064650 WSH 007 TRANSH 0008
Account 441032 Fund 0110
Activity 4983000 TRNSF
Trans Amt $305.00
J24 Misc $285.00
CK $305.00
CHANGE $0.00

Thank You

City Of Albuquerque
Treasury Division

7/10/2007 8:50AM LOC: ANX
RECEIPT# 00064649 WSH 007 TRANSH 0008
Account 441032 Fund 0110
Activity 3424000 TRNSF
Trans Amt $305.00
J24 Misc $20.00

Thank You

****
*** TX REPORT ***
****

TRANSMISSION OK

TX/RX NO	0574
CONNECTION TEL	9p7987988
SUBADDRESS	
CONNECTION ID	
ST. TIME	07/24 11:34
USAGE T	01'16
PGS.	4
RESULT	OK

DEVELOPMENT REVIEW BOARD
FAX FORM

TO: Stephanie Walton

FAX NUMBER: 798-7988 **# PAGES** 4

SENT BY: Sheran Matson, DRB Chair **DATE:** 7/24/06

PHONE NUMBER: 924-3880 **FAX #** 924-3864

PROJECT NO: 1003087 **APPLICATION NO:** _____

****

Watershed SPS

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DRB Comments
July 26, 2006

ITEM# 7

PROJECT # 1003087 APPLICATION # 06DRB-01734

RE: Watershed Subdivision/Site Plan for Subdivision

1. The property lies within the Northwest Mesa Escarpment Plan Conservation and Impact Areas.

- Policy 10, page 55 of the Plan requires a survey by a qualified archeologist prior to development approval including platting. The survey must be submitted prior to subdivision or site plan approval.
- Policy 12-1, page 58 of the Plan limits structure height to 15 feet within 200 feet of the escarpment face.
- Policy 14, page 62 of the Plan requires a 50 foot building or fence/wall setback from the base of the escarpment.

2. The site plan also lies within the boundaries of the Westland Master Plan and the Westland Sector Plan. The site plan fulfills one of the requirements for the SU2-PDA/RR zoning in the sector plan.

3. Please remove the word "and Building Permit" from the title block of the site plan unless the applicant wants to submit the additional requirements for a SPBP.

4. When the agent submits the three copies of the approved SPS to Planning, please be sure to attach three copies of the schematic landscape plan (2 pages) as well.

5. Place the correct signature block on the original site plan prior to DRB signing the plan.

6. Section VIII of the Westland Master Plan includes design guidelines. The residential guidelines include the following which should be included in this SPS and followed by the developer as well. Zoning should be requiring that these design criteria are met as each building permit request is reviewed.

- Page 78. Pedestrian connections between neighborhoods should be planned and included in this site plan with specific language.
- Page 78. Uniform front yard setbacks should be avoided. No more than 3 houses in a row should have the same front yard setback.
- Page 78. Vary the placement & orientation of garages. No more than 3 houses in a row should have the same placement of garages.
- Page 85. One street tree per lot is required in all residential subdivisions and shall be placed within 12 feet of the curb.
- Page 87. The second story should be set back from the first story to eliminate the appearance of a two story wall.

7. General Notes 5 and 8 contradict each other.

8. General Notes 14 and 15 also appear to contain erroneous information. Note 15 should include the Westland Master Plan and the Westland Sector Plan.

9. The vicinity map at the top of the site plan should indicate it is Zone Atlas Map H9.

10. Tracts A through L should be identified as Landscaped Areas under the maintenance of the Petroglyphs Management Association.

11. General Note 1: What does "EX" mean?

If the agent wishes to discuss these comments, please contact me.

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

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

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

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

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

APPLICANT INFORMATION:

NAME: WESTLAND DEVELOPMENT CO. PHONE: 831-9600
ADDRESS: 401 COORS BLVD. NW FAX: 831-4865
CITY: ALBUQUERQUE STATE NM ZIP____ 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: SITE PLAN FOR SUBDIVISION

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

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

Lot or Tract No. LOTS 1-39 TRACTS A-L Block: ____ Unit: ____

Subdiv. / Addn. WATERSHED SUBDIVISION

Current Zoning: SU-2 FOR PDA RR Proposed zoning: ____

Zone Atlas page(s): ~~H7, H8, J8, J7~~ H9 No. of **existing** lots: ____ No. of **proposed** lots: 139

Total area of site (acres): 47.194 Density if applicable: dwellings per gross acre: ____ dwellings per net acre: ____

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

UPC No. 100805938417140101 MRGCD Map No. ____

LOCATION OF PROPERTY BY STREETS: On or Near: TIERRA PINTADA ST. ~~SW~~ NW
Between: 98TH STREET ~~SW~~ NW and ARROYO VISTA BLVD. ~~SW~~ NW

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): DRB# 1003087 05DRB-00788

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

SIGNATURE by Stephanie Walton DATE 7/18/2006

(Print) KEVIN PATTON ☐ Applicant ☒ Agent

FOR OFFICIAL USE ONLY Form revised 10/03

☐ **INTERNAL ROUTING**

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

Application case numbers	Action	S.F.	Fees
06DRB-____-01034	SPS	P(3)	$ 385.00
____-____-____	CME	____	$ 20.00
____-____-____	____	____	$ ____
____-____-____	____	____	$ ____
____-____-____	____	____	$ ____
			Total
Hearing date 07/26/06			$ 405.00

Sandy Handley 07/18/06
Planner signature / date

Project # 1003087

watershed $405.00 0503116

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

❑ SKETCH PLAN REVIEW AND COMMENT

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

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

☒ SITE DEVELOPMENT PLAN FOR SUBDIVISION

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

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

❑ SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

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

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

❑ AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION

❑ AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

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

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

❑ D.R.B. FINAL SIGN-OFF FOR E.P.C. APPROVED S.D.P. for SUBDIVISION

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

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

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

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

Kevin Patton
Applicant name (print)

/s/ Stephanie Walton 7-18-06
Applicant signature / date

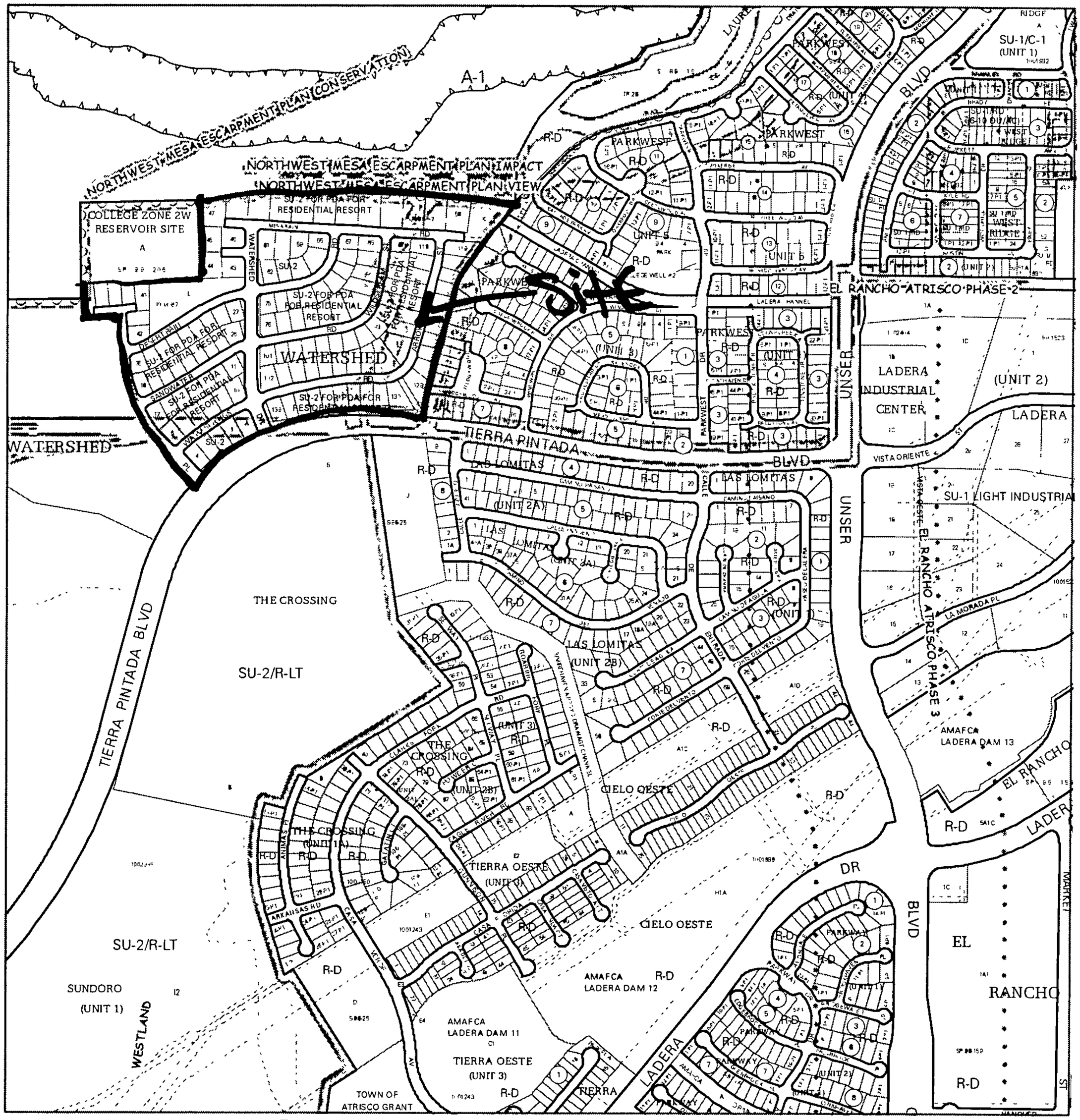
Form revised **JUNE 2005**

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

Application case numbers
06DRB-_____-01034
_____-_____-_____
_____-_____-_____

Sandy Handley
Planner signature / date

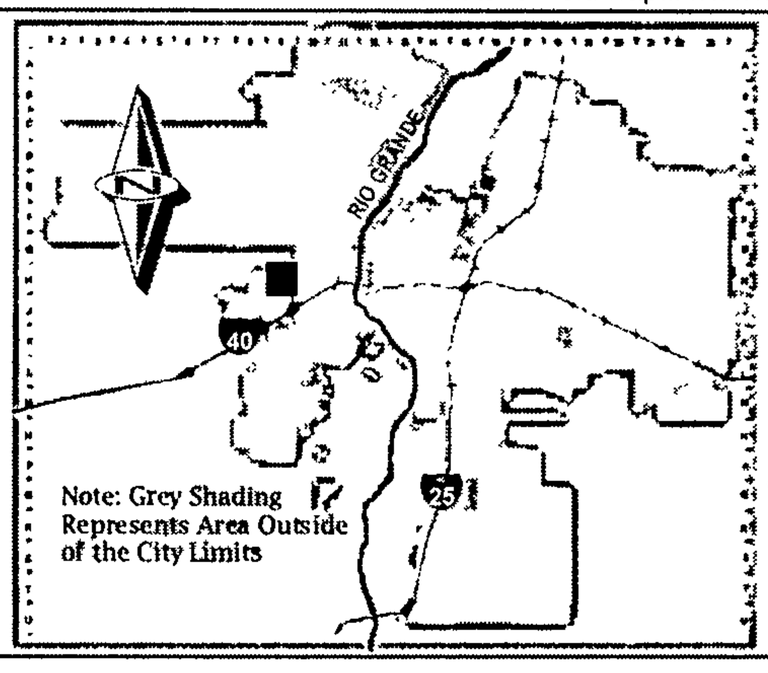
Project # 1003087



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

Albuquerque Geographic Information System

Map amended through: 6/21/2006



Zone Atlas Page:

H-09-Z

Selected Symbols

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

0 750 1,500 Feet

Bohannan △ Huston INC.

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

July 18, 2006

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

Re: Watershed Subdivision (A portion of Parcel A, Westland North), Site Plan
DRB# 1003087

Dear Sheran:

Enclosed for approval of a Site Development Plan for the referenced project are copies of the following information:

- Completed Application to the Development Review Board
- Completed Checklist
- Submittal Fee in the amount of $405.00
- Six (6) copies of the Site Plan
- Zone Atlas showing location of subject property

This site is located north of 98th Street/ Tierra Pintada and west of Parkwest Unit 3. This portion of Parcel A, Westland North has been platted as Watershed Subdivision which consist of Lots 1 - 139 and Tracts A – L.

Included with the Site Plan are the approved design guidelines for the typical lots and custom lots for this subdivision, which include general requirements, color, material and architectural styles, walls, construction, parking, landscaping and recommended plant species. Also included are the Landscape Plans designed by Sites Southwest.

This Site Development Plan has been prepared in accordance with City Ordinances and the Westland North Sector Plan.

Please place this item on the July 26 agenda. If you have any questions or require further information, please contact me.

Sincerely,

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

Enclosures

Cc: Fred Ambrogi, Westland Dev

Westland Development
Company, Incorporated

401 Coors Blvd. N.W.
Albuquerque, New Mexico 87121
(505) 831-9600
Fax (505) 831-4865
1-800-726-3250

July 18, 2006

City Planning Department
City of Albuquerque
P.O. Box 1293
Albuquerque, N.M. 87103

Re: Watershed Subdivision Site Plan

To Whom It May Concern:

This letter hereby grants Bohannan Huston Inc. authorization to act on our behalf in connection with the site plan on the referenced property.

Should you have any questions please do not hesitate to contact me.

Sincerely,

Leroy J. Chavez
V.P. of Development

SITE DEVELOPMENT PLAN FOR SUBDIVISION CHECKLIST

Revised 4/18/06

This checklist will be used by the Planning Department to verify the completeness of site plans submitted for review by the Environmental Planning Commission (EPC) and Development Review Board (DRB). Since development proposals vary in type and scale, there may be application requirements that are not included here and others that may not be necessary. Nonetheless, it is the applicant's responsibility to provide a complete sub mittal. The EPC and DRB will not consider incomplete submittals. Incomplete submittals run the risk of not being scheduled for hearing until they are made complete. Site development plans should ordinarily be composed of the following plan sheets:

1. **Site Plan** (required)
2. **Conceptual Utility Plan** (required)
3. **Design requirements for future site development plans for building permit** (optional, but STRONGLY recommended)

The following checklist describes the minimum information necessary for each sheet. Most of the site plan requirements for *Sheet #1* are taken from the definition for "SITE DEVELOPMENT PLAN" as outlined in the Zoning Code (§ 14-16-1-1 et. seq.). **The Applicant shall include and check off all items shown on the site plan or write in "n/a" if not applicable.**
NOTE: MAXIMUM SIZE FOR SUBMITTAL IS 24" X 36".

Accompanying Material

✓ A. Fee payment
✓ B. Complete application
✓ C. Written Summary of Request
___ D. 8-1/2" x 11" reductions

SHEET # 1 – SITE PLAN (Required)

✓ 1. Scale: at least 1" = 100'
✓ 2. Bar Scale
✓ 3. North Arrow
✓ 4. Scaled Vicinity Map
✓ 5. The Site (property lines)
✓ 6. Proposed Use(s)
✓ 7. Pedestrian Ingress and Egress (Access)
✓ 8. Vehicular Ingress and Egress (Access)
NA 9. Any Internal Circulation Requirements
✓ 10. For each lot:
  ✓ a. Maximum Building Height
  ✓ b. Minimum Building Setback
  ✓ c. Maximum Total Dwelling Units and / or
  NA d. Nonresidential Uses' Maximum Floor Area Ratio (F.A.R.)

Revised 4/18/06

SHEET #2 – DESIGN REQUIREMENTS FOR FUTURE SITE DEVELOPMENT PLANS FOR BUILDING PERMIT (Optional, but STRONGLY recommended)

__✓__ 1. Overall Design Theme and Land Use Concept
__✓__ 2. Off-Street Parking Requirements and Design (Automobile and Bicycle)
__✓__ 3. Street Design
__NA__ 4. Transit Facilities (benches, shelters, pedestrian connections, etc.)
__✓__ 5. Landscape Design Requirements (plant list, buffer areas, locations, amounts, etc.)
__✓__ 6. Architectural Design Requirements (façade elements, massing, colors, materials, etc.)
__✓__ 7. Signage Design Requirements (face area, colors, materials, maximum height, etc.)
__NA__ 8. Lighting Design Requirements (type, locations, colors materials, maximum height, etc.)
__✓__ 9. Pedestrian Amenities (walkways, plazas, shade structures, etc.)

Current DRC
Project No _____

Date Submitted June 27 2005
Date Site Plan Approved MA
Date Preliminary Plat Approved 6/29/05
Date Preliminary Plat Expires. 6/29/07

DRB Project No 1004233
App. # 05-00899

1 6-30-05

Figure 12

INFRASTRUCTURE LIST

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

STORMCLOUD SUBDIVISION

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
MASTER PLAN BACKBONE INFRASTRUCTURE IMPROVEMENTS (Required for all Units)									
			MASTER PLAN BACKBONE PUBLIC ROADWAY IMPROVEMENTS						
		44' F-F	ARTERIAL PAVEMENT W/ MEDIAN & STD CURB & GUTTER W/ 10 FT ACC TRAIL ON SOUTH SIDE	ARROYO VISTA BLVD	TIERRA PINTADA ST	EXISTING PAVEMENT AT SUNDORO UNIT 4 BDRY	/	/	/
		30' F-F	ARTERIAL PAVEMENT W/ MEDIAN & STD. CURB & GUTTER W/ 10 FT ACC TRAIL ON SOUTH SIDE	TIERRA PINTADA ST (Ext of 98th ST)	ARROYO VISTA BLVD	NORTH BDRY OF STORMCLOUD UNIT 3	/	/	/
		NOTE	STREET LIGHTS AS PER COA DPM				/	/	/
		NOTE.	LANDSCAPING WITHIN THE PUBLIC RIGHT OF WAY WILL BE CONSTRUCTED IN ACCORDANCE WITH AN APPROVED STREETSCAPE AGREEMENT A FINANCIAL GUARANTY IS NOT REQUIRED FOR LANSCAPING WITHIN PUBLIC RIGHT OF WAY I"				/	/	/
			MASTER PLAN BACKBONE PUBLIC WATERLINE IMPROVEMENTS						
		10" DIA	WATERLINE W/ NEC VALVES FH'S, MJ'S & RJ'S	TIERRA PINTADA ST	TIE TO EXIST SOUTH PRV IN TIERRA PINTADA ST	TIE TO EXIST NORTH PRV IN TIERRA PINTADA ST	/	/	/
		10" DIA	WATERLINE W/ NEC VALVES FH'S, MJ'S & RJ'S	PUBLIC WL EASEMENT	MAKIAN PLACE TIE TO EXIST 10" WL (SUNDORO UNIT 1)	SUMMER BREEZE DRIVE	/	/	/
		8" DIA	WATERLINE W/ NEC VALVES FH'S, MJ'S & RJ'S	TOKACHI DRIVE	TOKACHI DRIVE TIE TO EXIST. 8" WL (SUNDORO UNIT 4)	SUMMER BREEZE DRIVE	/	/	/
			MASTER PLAN BACKBONE PUBLIC SANITARY SEWER IMPROVEMENTS						
		8" - 12" DIA	SANITARY SEWER LINE W/ NEC MH'S & SERVICES	TIERRA PINTADA ST	ARROYO VISTA BLVD	NORTH BDRY OF STORMCLOUD UNIT 3	/	/	/
			MASTER PLAN BACKBONE PUBLIC STORM DRAIN IMPROVEMENTS						
		18"-60" DIA	RCP W/ NEC. MH'S LATERALS & INLETS	TIERRA PINTADA ST (STORMCLOUD AVE)	TIERRA PINTADA ST WEST ROW	TIERRA PINTADA ST EAST ROW	/	/	/
		18"-60" DIA	RCP W/ NEC. MH'S LATERALS & INLETS	TIERRA PINTADA ST (ZEPHYR PLACE)	TIERRA PINTADA ST WEST ROW	TIERRA PINTADA ST EAST ROW	/	/	/
		18"-30" DIA	RCP W/ NEC. MH'S LATERALS & INLETS	ARROYO VISTA BLVD (BTWN LADERA DAMS 5&6)	ARROYO VISTA BLVD WEST ROW	ARROYO VISTA BLVD EAST ROW	/	/	/

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Civil Engineer
UNIT 1 INFRASTRUCTURE IMPROVEMENTS									
			UNIT 1 PUBLIC ROADWAY IMPROVEMENTS						
		32' F-F	RESIDENTIAL PAVEMENT W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES**	SUMMER SHOWER PLACE	CUL-DE-SAC TERMINUS	SUMMER BREEZE DRIVE	/	/	/
		32' F-F	RESIDENTIAL PAVEMENT W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	SUMMER BREEZE DRIVE	SUMMER SHOWER PLACE	CUMULUS PLACE	/	/	/
		28' F-F	RESIDENTIAL PAVEMENT W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	CIRRUS DRIVE	STORMCLOUD AVE	WIND RIDGE DRIVE	/	/	/
		32' F-F	RESIDENTIAL PAVEMENT W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	STORMCLOUD AVE	SUMMER SHOWER PLACE	STORMCLOUD AVE ROUNDABOUT	/	/	/
		50' F-F	RESIDENTIAL PAVEMENT W/ PCC MEDIAN & STD CURB & GUTTER & PCC 4' WIDE SIDEWALK BOTH SIDES*	STORMCLOUD AVE	STORMCLOUD AVE ROUNDABOUT	SUMMER BREEZE DRIVE	/	/	/
		28'-32' F-F	RESIDENTIAL PAVEMENT W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	WIND RIDGE DRIVE	CIRRUS DRIVE	UNIT 1 PHASE BOUNDARY	/	/	/
		28' F-F	RESIDENTIAL PAVEMENT W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	THUNDER ROAD	CIRRUS DRIVE	RAIN PLACE	/	/	/
		32' F-F	RESIDENTIAL PAVEMENT W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	GALE COURT	STORMCLOUD AVE	CUL-DE-SAC TERMINUS	/	/	/
		28'-32' F-F	RESIDENTIAL PAVEMENT W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	RAIN PLACE	SUMMER BREEZE DRIVE	CUL-DE-SAC TERMINUS	/	/	/
		54' F-F	RESIDENTIAL PAVEMENT W/ PCC MEDIAN & STD CURB & GUTTER & PCC 6' WIDE SIDEWALK BOTH SIDES*	STORMCLOUD AVE ENTRANCE RD	STORMCLOUD AVE	TIERRA PINTADA ST	/	/	/
		32' F-F	RESIDENTIAL PAVEMENT W/ PCC CURB & GUTTER & PCC 6' WIDE SIDEWALK WAIVED ON WEST SIDE OF STREET	TOKACHI DRIVE	SUMMER BREEZE DRIVE	TOKACHI DRIVE EXISTING	/	/	/
		NOTE	STREET LIGHTS AS PER COA DPM				/	/	/
		NOTE:	LANDSCAPING WITHIN THE PUBLIC RIGHT OF WAY WILL BE CONSTRUCTED IN ACCORDANCE WITH AN APPROVED STREETSCAPE AGREEMENT A FINANCIAL GUARANTY IS NOT REQUIRED FOR LANSCAPING WITHIN PUBLIC RIGHT OF WAY.				/	/	/
		*	SIDEWALKS TO BE DEFERRED UNLESS OTHERWISE STATED PER SIDEWALK EXHIBIT						
			UNIT 1 PUBLIC SANITARY SEWER IMPROVEMENTS						
		8" DIA	SANITARY SEWER LINE W/ NEC. MH'S & SERVICES	SUMMER SHOWER PLACE	CUL-DE-SAC	SUMMER BREEZE DRIVE	/	/	/
		8" DIA	SANITARY SEWER LINE W/ NEC MH'S & SERVICES	SUMMER BREEZE DRIVE	SUMMER SHOWER PLACE	TOKACHI DRIVE	/	/	/
		8" DIA	SANITARY SEWER LINE W/ NEC. MH'S & SERVICES	SUMMER BREEZE DRIVE	TOKACHI DRIVE	CUMULUS PLACE	/	/	/
		8" DIA	SANITARY SEWER LINE W/ NEC. MH'S & SERVICES	TOKACHI DRIVE	SUMMER BREEZE DRIVE	TOKACHI DRIVE EXISTING	/	/	/
		8" DIA	SANITARY SEWER LINE W/ NEC MH'S & SERVICES	WIND RIDGE DRIVE	CIRRUS DRIVE	STORMCLOUD AVE.	/	/	/
		8" DIA	SANITARY SEWER LINE W/ NEC MH'S & SERVICES	THUNDER ROAD	CIRRUS DRIVE	RAIN PLACE	/	/	/
		8" DIA	SANITARY SEWER LINE W/ NEC MH'S & SERVICES	STORMCLOUD AVE	STORMCLOUD AVE ENTRANCE RD	SUMMER BREEZE DRIVE	/	/	/
		8" DIA	SANITARY SEWER LINE W/ NEC MH'S & SERVICES	GALE COURT	STORMCLOUD AVE	CUL-DE-SAC	/	/	/
		8" DIA	SANITARY SEWER LINE W/ NEC MH'S & SERVICES	RAIN PLACE	SUMMER BREEZE DRIVE	CUL-DE-SAC	/	/	/

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Civil Engineer
		UNIT 1 PUBLIC WATERLINE IMPROVEMENTS							
		6" DIA	WATERLINE W/ NEC VALVES FH'S, MJ'S & RJ'S	SUMMER SHOWER PLACE	CUL-DE-SAC	SUMMER BREEZE DRIVE	/	/	/
		6" DIA	WATERLINE W/ NEC VALVES FH'S, MJ'S & RJ'S	SUMMER BREEZE DRIVE	SUMMER SHOWER PLACE	TOKACHI DRIVE	/	/	/
		8" DIA	WATERLINE W/ NEC VALVES FH'S, MJ'S & RJ'S	SUMMER BREEZE DRIVE	TOKACHI DRIVE	UNIT 1 PHASE BOUNDARY	/	/	/
		6" DIA	WATERLINE W/ NEC VALVES FH'S, MJ'S & RJ'S	CIRRUS DRIVE	STORMCLOUD AVE	WIND RIDGE DRIVE	/	/	/
		6" DIA	WATERLINE W/ NEC VALVES FH'S, MJ'S & RJ'S	STORMCLOUD AVE	SUMMER SHOWER PLACE	WIND RIDGE DRIVE	/	/	/
		8" DIA	WATERLINE W/ NEC VALVES FH'S, MJ'S & RJ'S	STORMCLOUD AVE	WIND RIDGE DRIVE	SUMMER BREEZE DRIVE	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	WIND RIDGE DRIVE	CIRRUS DRIVE	STORMCLOUD AVE	/	/	/
		8" DIA	WATERLINE W/ NEC VALVES FH'S, MJ'S & RJ'S	WIND RIDGE DRIVE	STORMCLOUD AVE	UNIT 1 PHASE BOUNDARY	/	/	/
		6" DIA	WATERLINE W/ NEC VALVES FH'S, MJ'S & RJ'S	THUNDER ROAD	CIRRUS DRIVE	RAIN PLACE	/	/	/
		6" DIA	WATERLINE W/ NEC VALVES FH'S, MJ'S & RJ'S	GALE COURT	STORMCLOUD AVE	TIERRA PINTADA ST	/	/	/
		6" DIA	WATERLINE W/ NEC VALVES FH'S, MJ'S & RJ'S	RAIN PLACE	SUMMER BREEZE	TIERRA PINTADA ST	/	/	/
		6" DIA	WATERLINE W/ NEC VALVES FH'S, MJ'S & RJ'S	WL EASEMENT	SUMMER SHOWER PLACE CUL-DE-SAC	STORMCLOUD AVE	/	/	/
		4" DIA	WATERLINE W/ NEC VALVES FH'S, MJ'S & RJ'S	STORMCLOUD AVE KNUCKLE	STORMCLOUD AVE	STORMCLOUD AVE KNUCKLE TERMINUS	/	/	/
		UNIT 1 PUBLIC STORM DRAIN IMPROVEMENTS							
		48" DIA	RCP W\ NEC. MH'S, LATERALS, & INLETS	GALE COURT	STORMCLOUD AVE	WEST PROPERT LINE TIERRA PINTADA ST	/	/	/
		66"-84" DIA	RCP STORM DRAIN LINE W/ WATER QUALITY MANHOLE	STORMCLOUD AVE & TRACTS H & I	STORMCLOUD AVE ENTRANCE RD	AMAFCA DAM #9	/	/	/
		24" DIA	RCP W\ NEC. MH'S, LATERALS, & INLETS	STORMCLOUD AVE	LOT ~~180~~ 19	RAIN PLACE	/	/	/
		24"-36" DIA	RCP W\ NEC. MH'S, LATERALS, & INLETS	WIND RIDGE DRIVE	@ RAIN PLACE		/	/	/
		24"-48" DIA	RCP W\ NEC MH'S, LATERALS, & INLETS	SUMMER BREEZE DRIVE	RAIN PLACE	STORMCLOUD AVE	/	/	/
		NOTE:	LETTER OF MAP REVISION TO FEMA MUST BE COMPLETED PRIOR TO RELEASE OF FINANCIAL GUARANTIES				/	/	/
		NOTE:	A GRADING AND DRAINAGE CERTIFICAITON OF THE APPROVED GRADING PLAN FOR UNIT 1 IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTIES.				/	/	/
		NOTE:	GRADING ON AMAFCA DAM #9 AND #10 WITH SCOUR PROTECTION FOR STORM DRAIN OUTFALL AT DAM #9				/	/	/

UNIONAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnet Engineer
UNIT 2 INFRASTRUCTURE IMPROVEMENTS									
			UNIT 2 PUBLIC ROADWAY IMPROVEMENTS						
		32' F-F	RESIDENTIAL PAVEMENT W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES**	WIND RIDGE DRIVE	UNIT 1 PHASE BOUNDARY	SUNNY MORNING DRIVE	/	/	/
		54' F-F	RESIDENTIAL PAVEMENT W/ PCC MEDIAN & STD. CURB & GUTTER & PCC 4' WIDE SIDEWALK BOTH SIDES*	WIND RIDGE DRIVE	SUNNY MORNING DRIVE	TIERRA PINTADA ST	/	/	/
		32' F-F	RESIDENTIAL PAVEMENT W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	SUMMER BREEZE DRIVE	CUMULUS PLACE	ARKANSAS ROAD	/	/	/
		28'-32' F-F	RESIDENTIAL PAVEMENT W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	CUMULUS PLACE	SUMMER BREEZE DRIVE	CUL-DE-SAC TERMINUS	/	/	/
		32' F-F	RESIDENTIAL PAVEMENT W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	SUNNY MORNING ROAD	WIND RIDGE DRIVE	ARKANSAS ROAD	/	/	/
		32' F-F	RESIDENTIAL PAVEMENT W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	TEMPEST DRIVE	CUMULUS PLACE	CLOUD BURST DRIVE	/	/	/
		32' F-F	RESIDENTIAL PAVEMENT W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	CLOUD BURST DRIVE	SUNNY MORNING DRIVE	UNIT 2 PHASE BOUNDARY	/	/	/
		32' F-F	RESIDENTIAL PAVEMENT W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	CLOUDY ROAD	SUNNY MORNING DRIVE	CLOUD BURST DRIVE	/	/	/
		28' F-F	RESIDENTIAL PAVEMENT W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	BREEZY COURT	SUMMER BREEZE DRIVE	CUL-DE-SAC TERMINUS	/	/	/
		NOTE-	STREET LIGHTS AS PER COA DPM				/	/	/
		NOTE	LANDSCAPING WITHIN THE PUBLIC RIGHT OF WAY WILL BE CONSTRUCTED IN ACCORDANCE WITH AN APPROVED STREETSCAPE AGREEMENT A FINANCIAL GUARANTY IS NOT REQUIRED FOR LANSCAPING WITHIN PUBLIC RIGHT OF WAY				/	/	/

* SIDEWALKS TO BE DEFERRED UNLESS OTHERWISE STATED PER SIDEWALK EXHIBIT

			UNIT 2 PUBLIC WATERLINE IMPROVEMENTS						
		8" DIA	WATERLINE W/ NEC VALVES FH'S, MJ'S & RJ'S	WIND RIDGE DRIVE	UNIT 1 PHASE BOUNDARY	TIERRA PINTADA ST	/	/	/
		8" DIA	WATERLINE W/ NEC VALVES FH'S, MJ'S & RJ'S	SUMMER BREEZE DRIVE	UNIT 1 PHASE BOUNDARY	10" WL TIE-IN AT EASEMENT	/	/	/
		10" DIA	WATERLINE W/ NEC VALVES FH'S, MJ'S & RJ'S	SUMMER BREEZE DRIVE	10" WL TIE-IN AT EASEMENT	ARKANSAS ROAD	/	/	/
		8" DIA	WATERLINE W/ NEC VALVES FH'S, MJ'S & RJ'S	CUMULUS PLACE	SUMMER BREEZE DRIVE	TIERRA PINTADA ST	/	/	/
		8" DIA	WATERLINE W/ NEC VALVES FH'S, MJ'S & RJ'S	SUNNY MORNING DRIVE	WIND RIDGE DRIVE	ARKANSAS ROAD	/	/	/
		8" DIA	WATERLINE W/ NEC VALVES FH'S, MJ'S & RJ'S	TEMPEST DRIVE	CUMULUS PLACE	CLOUD BURST DRIVE	/	/	/
		6" DIA	WATERLINE W/ NEC VALVES FH'S, MJ'S & RJ'S	CLOUD BURST DRIVE	SUNNY MORNING DRIVE	UNIT 2 PHASE BOUNDARY	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	CLOUDY ROAD	SUNNY MORNING DRIVE	CLOUD BURST DRIVE	/	/	/
		4" DIA	WATERLINE W/ NEC VALVES FH'S, MJ'S & RJ'S	BREEZY COURT	CUL-DE-SAC	SUMMER BREEZE DRIVE	/	/	/
		4" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	WIND RIDGE DRIVE KNUCKLE	WIND RIDGE DRIVE	WIND RIDGE DRIVE KNUCKLE TERMINUS	/	/	/

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Civil Engineer
UNIT 2 PUBLIC SANITARY SEWER IMPROVEMENTS									
		8" DIA	SANITARY SEWER LINE W/ NEC MH'S & SERVICES	CUMULUS PLACE	SUMMER BREEZE DRIVE	CUL-DE-SAC	/	/	/
		8" DIA	SANITARY SEWER LINE W/ NEC. MH'S & SERVICES	WIND RIDGE DRIVE	UNIT 1 PHASE BOUNDARY	SUNNY MORNING DRIVE	/	/	/
		8" DIA	SANITARY SEWER LINE W/ NEC MH'S & SERVICES	WIND RIDGE DRIVE KNUCKLE	WIND RIDGE DRIVE	TERMINUS	/	/	/
		8" DIA	SANITARY SEWER LINE W/ NEC. MH'S & SERVICES	SUMMER BREEZE DRIVE	CUMULUS PLACE	ARKANSAS ROAD	/	/	/
		8" DIA	SANITARY SEWER LINE W/ NEC MH'S & SERVICES	BREEZY COURT	SUMMER BREEZE DRIVE	CUL-DE-SAC	/	/	/
		8" DIA	SANITARY SEWER LINE W/ NEC MH'S & SERVICES	TEMPEST DRIVE	CUMULUS PLACE	CLOUD BURST DRIVE	/	/	/
		8" DIA	SANITARY SEWER LINE W/ NEC MH'S & SERVICES	SUNNY MORNING DRIVE	WIND RIDGE DRIVE	ARKANSAS ROAD	/	/	/
		8" DIA	SANITARY SEWER LINE W/ NEC MH'S & SERVICES	CLOUD BURST DRIVE	SUNNY MORNING DRIVE	ARKANSAS ROAD	/	/	/
		8" DIA	SANITARY SEWER LINE W/ NEC. MH'S & SERVICES	ARKANSAS ROAD	CLOUD BURST DRIVE	SUMMER BREEZE DRIVE	/	/	/
		8" DIA	SANITARY SEWER LINE W/ NEC MH'S & SERVICES	CLOUDY ROAD	SUNNY MORNING DRIVE	CLOUD BURST DRIVE	/	/	/
UNIT 2 PUBLIC STORM DRAIN IMPROVEMENTS									
		24" DIA	RCP W\ NEC MH'S, LATERALS, & INLETS	CLOUD BURST DRIVE	LOT ~~124~~ 383 (2)	ARKANSAS ROAD	/	/	/
		30" DIA	RCP W\ NEC MH'S, LATERALS, & INLETS	ARKANSAS ROAD	CLOUD BURST DRIVE	SUMMER BREEZE DRIVE	/	/	/
		24"-30" DIA	RCP W\ NEC MH'S, LATERALS, & INLETS	SUMMER BREEZE DRIVE	LOT ~~100~~ 335 (2)	STORM DRAIN EASEMENT	/	/	/
		84" DIA	RCP W\ NEC MH'S, LATERALS, & INLETS	SUMMER BREEZE DRIVE	STORM DRAIN EASEMENT	ARKANSAS ROAD	/	/	/
		78"-84" DIA (1)	RCP STORM DRAIN LINE W/ WATER QUALITY MANHOLE	STORM DRAIN EASEMENT	SUMMER BREEZE DRIVE	AMAFCA DAM #11	/	/	/
		NOTE	SCOUR PROTECTION FOR STORM DRAIN OUTFALL AT DAM #11				/	/	/
		NOTE	A GRADING AND DRAINAGE CERTIFICAITON OF THE APPROVED GRADING PLAN FOR UNIT 2 IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTIES				/	/	/

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
UNIT 3 INFRASTRUCTURE IMPROVEMENTS									
			UNIT 3 PUBLIC ROADWAY IMPROVEMENTS						
		32' F-F	RESIDENTIAL PAVEMENT W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES**	ARKANSAS ROAD	SUNNY MORNING DRIVE	SUMMER BREEZE DRIVE	/	/	/
		32' F-F	RESIDENTIAL PAVEMENT W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	WARM WIND PLACE	SUMMER BREEZE DRIVE	CUL-DE-SAC TERMINUS	/	/	/
		32' F-F	RESIDENTIAL PAVEMENT W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	ZEPHYR PLACE	SUMMER BREEZE DRIVE	CUL-DE-SAC TERMINUS	/	/	/
		32' F-F	RESIDENTIAL PAVEMENT W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	SUMMER BREEZE DRIVE	ARKANSAS ROAD	SUMMER BREEZE DRIVE TERMINUS	/	/	/
		32' F-F	RESIDENTIAL PAVEMENT W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	VIRGA STREET	ARKANSAS ROAD	WARM WIND PLACE	/	/	/
		54' F-F	RESIDENTIAL PAVEMENT W/ PCC MEDIAN & STD. CURB & GUTTER & PCC 6' WIDE SIDEWALK BOTH SIDES*	ARKANSAS ROAD	TIERRA PINTADA ST	SUNNY MORNING DRIVE	/	/	/
		32' F-F	RESIDENTIAL PAVEMENT W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	CLOUD BURST DRIVE	UNIT 2 PHASE BOUNDARY	ARKANSAS ROAD	/	/	/
		NOTE	STREET LIGHTS AS PER COA DPM				/	/	/
		NOTE	LANDSCAPING WITHIN THE PUBLIC RIGHT OF WAY WILL BE CONSTRUCTED IN ACCORDANCE WITH AN APPROVED STREETSCAPE AGREEMENT A FINANCIAL GUARANTY IS NOT REQUIRED FOR LANSCAPING WITHIN PUBLIC RIGHT OF WAY				/	/	/
			* SIDEWALKS TO BE DEFERRED UNLESS OTHERWISE STATED PER SIDEWALK EXHIBIT						
			UNIT 3 PUBLIC WATERLINE IMPROVEMENTS						
		6" DIA	WATERLINE W/ NEC VALVES FH'S, MJ'S & RJ'S	ARKANSAS ROAD	TIERRA PINTADA ST	SUMMER BREEZE DRIVE	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	WARM WIND PLACE	TIERRA PINTADA ST	SUMMER BREEZE DRIVE	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	ZEPHYR PLACE	TIERRA PINTADA ST	SUMMER BREEZE DRIVE	/	/	/
		10" DIA	WATERLINE W/ NEC VALVES FH'S, MJ'S & RJ'S	SUMMER BREEZE DRIVE	ARKANSAS ROAD	SUMMER BREEZE DRIVE TERMINUS	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	CLOUD BURST DRIVE	UNIT 2 PHASE BOUNDARY	ARKANSAS ROAD	/	/	/
			UNIT 3 PUBLIC SANITARY SEWER IMPROVEMENTS						
		8" DIA	SANITARY SEWER LINE W/ NEC. MH'S & SERVICES	ARKANSAS ROAD	SUNNY MORNING DRIVE	CLOUD BURST DRIVE	/	/	/
		10" DIA	SANITARY SEWER LINE W/ NEC. MH'S & SERVICES	WARM WIND PLACE	TIERRA PINTADA ST	SUMMER BREEZE DRIVE	/	/	/
		8" DIA	SANITARY SEWER LINE W/ NEC MH'S & SERVICES	ZEPHYR PLACE	TIERRA PINTADA ST	SUMMER BREEZE DRIVE	/	/	/
		10" DIA	SANITARY SEWER LINE W/ NEC. MH'S & SERVICES	SUMMER BREEZE DRIVE	ARKANSAS ROAD	WARM WIND PLACE	/	/	/
		8" DIA	SANITARY SEWER LINE W/ NEC MH'S & SERVICES	SUMMER BREEZE DRIVE	WARM WIND PLACE	SUMMER BREEZE DRIVE TERMINUS	/	/	/

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		UNIT 3 PUBLIC STORM DRAIN IMPROVEMENTS							
		66" DIA	STORM DRAIN LINE	ZEPHYR PLACE	W. P. TIERRA PINTADA ST	SUMMER BREEZE DRIVE	/	/	/
		72"-84" DIA	STORM DRAIN LINE	SUMMER BREEZE DRIVE	~~LOT 408~~ ARKANSAS	ZEPHYR PLACE	/	/	/
		~~84" DIA~~ 24"-30"	~~STORM DRAIN LINE~~	STORM DRAIN EASEMENT	SUMMER BREEZE DRIVE	~~AMAFCA DAM #11~~	/	/	/
		~~DIA~~	~~STORM DRAIN LINE~~	~~CLOUD BURST DRIVE~~	~~UNIT 2 PHASE BOUNDARY~~	~~ARKANSAS ROAD~~	/	/	/
		~~36" DIA~~	~~STORM DRAIN LINE~~	~~ARKANSAS ROAD~~	~~CLOUD BURST DRIVE~~	~~SUMMER BREEZE~~ DRIVE	/	/	/
		24" DIA	STORM DRAIN LINE	SUMMER BREEZE DRIVE	ZEPHYR PLACE	SUMMER BREEZE DRIVE TERMINUS	/	/	/
		~~36" DIA~~	~~STORM DRAIN LINE~~	~~SUMMER BREEZE DRIVE~~	~~LOT 113~~	~~ARKANSAS ROAD~~	/	/	/
		NOTE:	A GRADING AND DRAINAGE CERTIFICAITON OF THE APPROVED GRADING PLAN FOR UNIT 3 IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTEES				/	/	/

KEVIN RATTON, PE
PREPARED BY: PRINT NAME

BOHANNAN HUSTON INC
FIRM

SIGNATURE

5/27/05
DATE

MAXIMUM TIME ALLOW TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION

DRB CHAIR — DATE

TRANSPORTATION DEVELOPMENT — DATE

UTILITY DEVELOPMENT — DATE

DATE

PARKS & GENERAL SERVICES — DATE

AMAFCA — DATE

CITY ENGINEER — DATE

DATE

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

ORIGINAL

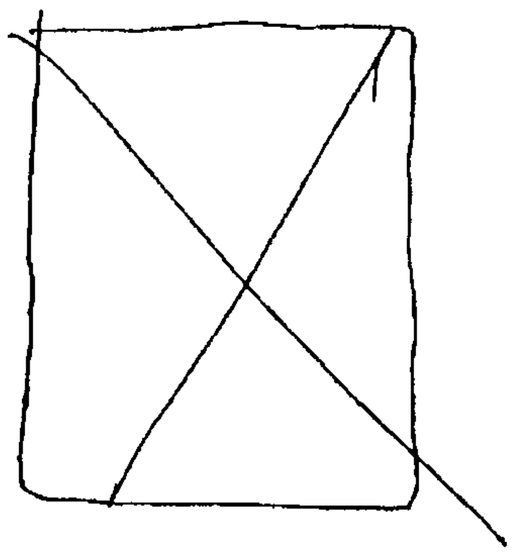
SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Civil Engineer
			UNIT 3 PUBLIC STORM DRAIN IMPROVEMENTS						
		66" DIA	STORM DRAIN LINE	ZEPHYR PLACE	TIERRA PINTADA ST	SUMMER BREEZE DRIVE	/	/	/
		72"-84" DIA	STORM DRAIN LINE	SUMMER BREEZE DRIVE	ARKANSAS ROAD	ZEPHYR PLACE	/	/	/
		24" DIA	STORM DRAIN LINE	SUMMER BREEZE DRIVE	ZEPHYR PLACE	SUMMER BREEZE DRIVE TERMINUS	/	/	/
							/	/	/

A GRADING AND DRAINAGE CERTIFICAITON OF THE APPROVED GRADING PLAN FOR UNIT 3 IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTIES

KEVIN PATTON PE PREPARED BY PRINT NAME	06/27/05 DATE	DRB CHAIR	6/29/05 DATE	Christina Sandoval PARKS & GENERAL SERVICES	6/29/05 DATE
BOHANNAN HUSTON INC FIRM		TRANSPORTATION DEVELOPMENT	6-29-05 DATE	AMAFCA	6-27-05 DATE
SIGNATURE	6-27-05 DATE	UTILITY DEVELOPMENT	6/29/05 DATE	Bradley J. Bingham CITY ENGINEER	6-29-05 DATE
MAXIMUM TIME ALLOW TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION			DATE		DATE

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER
1	6-30-05		Brad Bingham	
2	10-6-05		Brad Bingham	



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

PAID RECEIPT

APPLICANT NAME WESTLAND DEVELOPMENT CO

AGENT BOHANNAN HUSTON INC

ADDRESS 7500 JEFFERSON NE

PROJECT & APP # 1003087/06 DRB 01034

PROJECT NAME WATERSHED

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

$ 385.00 **441006/4983000 DRB Actions**

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

$ _____ **441018/4971000 Public Notification**

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

$ 405.00 **TOTAL AMOUNT DUE**

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

1422

WESTLAND DEVELOPMENT CO., INC.
401 COORS, NW PH. 505-831-9600
ALBUQUERQUE, NM 87121

COMPASS BANK
ALBUQUERQUE, NEW MEXICO
95-78-1070

DATE 7/17/2006 AMOUNT $405.00

PAY *****DUPLICATE*****
Four Hundred Five Dollars And 00 Cents
Treasury Division

TO THE ORDER OF
CITY OF ALBUQUERQUE (UTIL)
P.O. BOX 1313
ALBUQUERQUE NM 87103-1313

7/18/2006 10:22AM LOC: ANNX
RECEIPT# 00061124 WS# 008 TRANS# 0014
Account 441006 Fund 0110
Activity 4983000 TRBCXG
Trans Amt $405.00
J24 Thank You
$385.00
CK $20.00
CHANGE $0.00

⑈001422⑈ ⑆107000783⑆ 250343474⑈

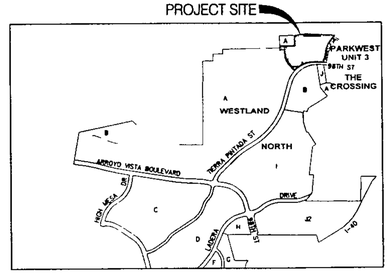
*****DUPLICATE*****
City Of Albuquerque
Treasury Division

7/18/2006 10:22AM LOC: ANNX
RECEIPT# 00061124 WS# 008 TRANS# 0014
Account 441032 Fund 0110
Activity [illegible]
Trans Amt $405.00
J24 Thank You
$20.00

Linda Blagg
Barbara Page MP

Details on back. Security Features Included.

Thank You



LOCATION MAP

ZONE ATLAS MAP NOS H-7, H-8, J-7, J-8
NOT TO SCALE

Keyed Note Table

1. EXISTING EXCLUSIVE WATER AND SEWER EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE FILED DECEMBER 27, 2000 (BK-2000C PG-316)
2. EXISTING 10' PUBLIC UTILITY EASEMENT FILED: DECEMBER 27, 2000 (BK-2000C PG-316) VACATED BY VACATION ACTION AND SHOWN ON FINAL PLAT
3. EXISTING 10' PUBLIC UTILITY EASEMENT FILED: DECEMBER 27, 2000 (BK-2000C PG-316)
4. EXISTING CITY OF ALBUQUERQUE WATERLINE AND RIGHT OF WAY EASEMENT FILED NOVEMBER 29, 1979 (DOC. 7988974)
5. EXISTING 10' PNM AND MST&T EASEMENT FILED DECEMBER 09, 1980 BK. MS 817, PG 339, DOC 80-70840)
6. EXISTING 10' PRIVATE DRAINAGE EASEMENT ALONG ALL SIDE LOT LINES IN PARK WEST, UNIT 3 FILED: FEBRUARY 23, 1995 (95C-65)
7. EXISTING TEMPORARY FLOOD PLAIN EASEMENT GRANTED TO A M A F.C A FILED: DECEMBER 27, 2000 (BK-2000C PG-316)
8. NOT USED
9. NOT USED
10. EXISTING 10' PUBLIC UTILITY EASEMENT FILED MARCH 16, 1987 (C33-34)
11. EXISTING 10' PNM ELECTRIC SERVICES EASEMENT FILED: DECEMBER 27, 2000 (BK-2000C PG-316)
12. EXISTING 10' x 10' PUBLIC UTILITY EASEMENT FILED: DECEMBER 27, 2000 (BK-2000C PG-316)
13. PROPOSED 30' PUBLIC STORM DRAIN, WATERLINE AND SANITARY SEWER EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE WITH THE FINAL PLAT
14. 25' PUBLIC STORM DRAIN EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE WITH THE FINAL PLAT
15. NOT USED
16. PROPOSED 12' PUBLIC ACCESS EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE QITH THE FINAL PLAT
17. BLANKET DRAINAGE EASEMENT OVER TRACT K TO BE GRANTED TO A M F.C A WITH THE FINAL PLAT

LEGAL DESCRIPTION

LOTS 1 - 139 AND TRACTS A - L OF WATERSHED SUBDIVISION

GENERAL NOTES

1. EX ZONING FOR TRACT A. SU-2 FOR PDA RR
2. TRACT A = 530 71 ACRES
3. PORTION OF TRACT A BEING DEVELOPED = 47 194
4. DWELLING UNITS = 139
5. LOTS 1-26, 67-139 MINIMUM LOT SIZE SHALL BE 1850 SF
   LOTS 27-66 MINIMUM LOT SIZE SHALL BE 2200 SF
6. PROPOSED USE OF DEVELOPMENT SINGLE FAMILY RESIDENTIAL
7. PRIVACY WALLS WILL BE CONSTRUCTED ALONG REAR AND SIDE PROPERTY LINES
8. ALL LOTS = 70' x 100' MIN AND 70' x 175' MIN
9. ALL LOT ROADWAY INTERSECTION RADII 25' EXCEPT WHERE NOTED
10. SIDEWALKS TO BE CONSTRUCTED BY HOMEBUILDER A SIDEWALK DEFERRAL/VARIANCE WAS REQUESTED AS PART OF THE PLANNING ACTION
11. PARKING OFF-STREET PARKING IS PROVIDED ON EACH LOT IN ACCORDANCE WITH SECTION 14-16-3-1 OF THE ZONING CODE
12. ACCESS SITE INGRESS / EGRESS IS PROVIDED BY PUBLIC AND PRIVATE STREETS
13. BICYCLE AND PEDESTRIAN SITE INGRESS / EGRESS: CONSISTS OF THE INTERNAL SIDEWALKS AND PATHS THE LANDSCAPE AREAS WITHIN THE PUBLIC RIGHT OF WAY SHALL BE MAINTAINED BY THE PETROGLYPHS MANAGEMENT ASSOCIATION, INC
14. EACH DWELLING UNIT SHALL COMPLY WITH R-2 ZONE SETBACK REQUIREMENTS.
15. THIS SITE DEVELOPMENT PLAN HAS BEEN DESIGNED TO COMPLY WITH THE WESTLAND DEVELOPMENT PLAN

TYPICAL LOT DETAIL
NOT TO SCALE

LANDSCAPE PLAN NOTES

STREETSCAPE TO BE MAINTAINED BY THE PETROGLYPHS MANAGEMENT ASSOCIATION, INC

1. ALL ON-SITE LANDSCAPING OTHER THAN THAT INDICATED ON THIS PLAN WILL BE PROVIDED AND MAINTAINED BY THE LOT OWNER
2. LANDSCAPE SHALL CONFORM TO APPROVED DESIGN GUIDELINES

DRB CHAIRPERSON, PLANNING DEPARTMENT DATE

TRAFFIC ENGINEERING TRANSPORTATION DIVISION DATE

UTILITY DEVELOPMENT DATE

PARKS AND RECREATION DEPARTMENT DATE

AMAFCA DATE

CITY ENGINEER DATE

SITE DEVELOPMENT PLAN FOR SUBDIVISION AND BUILDING PERMIT

WATERSHED SUBDIVISION

ALBUQUERQUE, NEW MEXICO
JULY, 2006

N

100 50 0 100
SCALE: 1"=100'
(HORIZ.)

Bohannan ▲ Huston Inc
Courtyard I 7500 Jefferson St NE Albuquerque, NM 87109-4335
ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

P:\040166\Cadd\general\040166SiteDevPlan.dgn
18-JUL-2006 - 08:09

BHI JOB NO. 040166

COPYRIGHT BOHANNAN HUSTON, INC 1999

DESIGN GUIDELINES
THE PETROGLYPHS
Watershed, Lots 1-26, 67-139
October 18, 2005

Subject Property (the "Subdivision"): Lots 1 – 26 and 67 – 139 **Plat of Watershed Subdivision Albuquerque, Bernalillo County, New Mexico, May 2005, Filed in the Bernalillo County Clerk's Office on June 9 2005, as Document No 2005082503 Book 2005C, Page 198**

General Requirements

1 The Subdivision is subject to the Northwest Mesa Escarpment Plan as adopted by Bernalillo County and the City of Albuquerque (the "Plan"). If any conflicts arise between the Plan and these Design Guidelines the more restrictive of the two will govern

2 Only single family single story, detached residences are permitted No home retail or service type businesses that generate additional traffic group homes or assisted living facilities

3 One lot one house No further subdivision of lots is allowed

4 Minimum heated square footage (excludes garages storage sheds covered patios porches breezeways etc.) shall be 1,850 sq ft

5 Homes or any other structures placed on any lot may not exceed one story and shall be limited to a maximum height of 20 feet however the following exceptions are allowed for a pitched roof (a) if the roof ridge is perpendicular to the front street the roof height may be up to 21 feet, (b) if the roof ridge is parallel to the front street the roof height may be up to 23 feet The preceding exceptions are permitted for 1 out of every 4 consecutive homes i.e. not more than 1 out of every 4 consecutive homes may have a roof height that exceeds 20 feet The height of a structure is considered to be the vertical difference between the lot pad elevation as shown on the approved subdivision grading and drainage plan and the elevation of the highest point on the roof line Note Lots 67 68 85 86 87 88 117 118 119 and 120 fall within the Impact Area of the Plan and are subject to a 15 foot height restriction

6 The minimum front yard setback is 15 feet however, not more than 1 out of every 3 consecutive homes may have a set back less than 20 feet The minimum front setback to a garage is 20 feet in all cases

7 All homes must have at least a two-car garage Three-car garages are allowed only if the combined width of the front façade of all garages does not exceed 50% of the total width of the lot at the front setback line unless otherwise approved by the Petroglyph Management Association's Architectural Control Committee (the "ACC")

8 When a three-car garage is constructed the front façade of at least 1 of the 3 garage bays must be either set back or set forward a minimum of 2 feet from the façade of the other garage bays but not less than 20 feet so that all 3 garage doors are not on the same vertical plane unless otherwise approved by the ACC

9 The maximum allowable height of the garage door of a third garage bay that will be used for RV storage is 9 feet

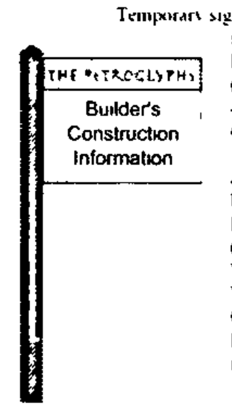
10 Garages may not be enclosed to convert them to living space

11 Within the front yard area but set back at least 15 feet from the front property line homeowners may display a standard sized American Flag from a wall mounted standard or from a residentially scaled flag pole not to exceed 18 feet in height Proper flag etiquette must be observed (i.e., flag not torn or faded right side up lighted at night etc.)

12 A single real estate sign not more than 30 inches in height and 24 inches in width may be placed in the front yard of a home that is listed for sale while the listing is active The sign must be fastened to a 4" X 4" stained wood post extending not more than 4 feet above the surface of the ground and will adhere to the design criteria of Paragraph 13 below Signs advertising a home as available for rent or lease are prohibited within the Watershed Subdivision

13 Signs including a home builder's signage used during the initial homebuilding phase of the Watershed Subdivision shall comply with the following

Temporary signs shall be limited to one sign per lot and shall strictly adhere to the design illustration (seen to the left) and the following specifications



(a) Materials –
4" x 4" wood post (Fir is recommended) measuring 6' in height
30" h x 24" w rectangular panel with vinyl lettering affixed to wood post Included in this panel size will be a 30" x 6" rectangle with the text "The Petroglyphs"
(b) Colors –
Wood post is to be stained (recommended stain Wellborn Semi-Transparent Exterior Oil Stain in Cedar)
The purple Petroglyphs text is to be in Herculanum font and dark in color (Pantone 268 M or the equivalent) Developer will provide all builders with The Petroglyphs logo and/or font upon request The border of the 30" x 6" rectangle is to be in the same dark purple (Pantone 268 M or the equivalent) and the background color of said rectangle shall be an off-white light yellow (Pantone 1205 M or the equivalent)

(c) Information – Only the following information may appear on a construction sign
Builder's name and phone number
Architect's name and phone number
Owner's name
Realtor or salesperson
Address
Available
Price
No additional signs may be attached to the main sign or suspended below it

Home builder signs must be removed at the time the house is substantially complete or when the ACC directs the sign to be removed

14 All builders shall be limited to not more than 2 advertising signs located at the builder's model home complex sales center which shall be limited to a maximum area of 32 square feet each These signs shall be complementary to the standard established for the neighborhood shall predominately include "The Petroglyphs" name in the text and shall be subject to the review and approval of the ACC

15 No advertising displays including but not limited to temporary builder signs not in compliance with the criteria of Paragraph 13 above flagpoles flags banners balloons, billboards flashing lights or lighted panel signs are allowed to be placed anywhere within the Watershed Subdivision or in the public right-of-ways open space or landscape areas immediately adjacent to the Subdivision however during the initial sales period of October 1 2005 through June 30 2006 home builders may use no more than 4 flags attached to or placed near their sales trailer or model home(s)

16 Each home builder may temporarily place one sales or construction trailer within the Subdivision the size and location of which must be approved by the ACC prior to placement The sales or construction trailer must be removed from the Watershed Subdivision upon sale of the last lot in the Subdivision not to exceed 18 months from the start of lot sales The home builder is encouraged to move its sale operations into a model home as soon as reasonably possible

17 No radio Citizens band HAM or other aerial satellite dish antenna or tower whether for transmitting or receiving or any support thereof shall be erected installed placed or maintained on any lot in a location where it would be visible to a person driving on the public streets

Colors, Materials, Architectural Style

1 The primary exterior finishes of all residences structures or improvements on the lots shall be either stucco, stone or brick in natural earthtone colors or other subdued colors that would be compatible with pre existing adjacent homes and complimentary to the standard established for the Subdivision Wood adobe and rock may be used as secondary exterior finishes in a more limited capacity as trim or accent materials provided they do not clash with the parent structure are compatible with pre existing adjacent homes and complimentary to the standard established for the neighborhood

2 Allowable roofing materials for homes with pitched roofs are clay or concrete barrel tiles in subdued earthtone colors flat slate, clay or concrete tile in subdued earthtone colors Metal roofs are allowed in a limited capacity of no more than 1 out of every 3 consecutive homes The color of a metal roof is restricted to an earthtone and is subject to ACC approval

3 Pitched roof homes will include eaves that overhang the adjacent exterior wall a minimum fourteen inches (14")

4 Patio covers elevated decks cabanas gazebos and storage buildings that are constructed subsequent to the initial home construction shall be of a scale architectural style materials colors and textures that are compatible with the original home and complimentary to the standard established for the neighborhood and must be reviewed and approved by the ACC prior to construction Any secondary or storage building installed or constructed on a lot shall have a minimum 5 foot side yard setback Any secondary or storage building installed or constructed on a lot that backs to Tierra Pintada must be set back from the rear wall of the lot a minimum 10 feet

5 Other than approved metal roofs surfaces of hardware fixtures or glass no reflective finishes shall be used on exterior surfaces including but not limited to the exterior surfaces of all projections above roofs, retaining walls doors trim fences pipes and mechanical equipment

6 Air conditioning, heating and other machinery and mechanical equipment may not be located on those portions of the roof where they would be visible to a person driving on the public streets If ground-mounted or mounted to the side of the house such machinery or equipment must be located in the rear yard or side yard behind the return walls so as not visible from the front street

7 All roof-mounted machinery, mechanical equipment vent pipes duct work exhaust fans and other protrusions must be painted to match the finish color of the house the house trim or the roof covering material so that it blends in and is compatible with the parent structure All machinery and equipment be located to the rear of the house so as not visible from the front street On flat-roofed pueblo or territorial style homes the parapets must be high enough to screen these items from the view of a person driving on the public streets

8 Satellite television antennas must be located behind the roof pitch parapets or, if side-mounted as far to the rear of the house as possible

Walls

1 Perimeter walls that are adjacent to Tierra Pintada St or Watershed Dr, internal side yard walls rear walls and any walls constructed by the Developer may not be raised lowered or otherwise modified in any way If any of these walls are damaged the owner shall be required to reconstruct them within 30 business days to the same original height and using the same colors, patterns textures and materials as the original

2 All internal rear yard and side yard property line walls shall be coral colored CMU construction and shall be built to a minimum height of seven courses above the finished grade on the high-side of the wall The top course must be a cap block

3 All side yard return walls shall be constructed of split-face block of either coral or basalt with the split surface facing the street, or smooth block stuccoed to match the house or stone or brick masonry that matches the house and is complementary to the standard established for the neighborhood

4 Courtyard walls shall not extend forward of the front setback line unless said wall does not exceed 3 feet in height measured from finished grade and shall be constructed of either coral or basalt block split face block with the split surface facing the street or smooth block stuccoed to match the house, or stone or brick masonry that matches the house and is complementary to the standard established for the neighborhood

5 If a side yard return wall or a courtyard wall is subsequently raised or otherwise modified it must either be finished to match the original wall or completely reconstructed to one of the approved standards stated herein

6 Rear yard gates and courtyard gates must be constructed of either wrought iron or wood pickets painted to match the house Wrought iron gates may be backed with extruded metal mesh painted the same color as the gate Chain link split cedar or corrugated metal or composite gates are not allowed

7 No chain link welded wire smooth wire barbed wire welded pipe or split cedar fences are allowed to be constructed on any lot in a location where they would be visible to a person driving on the public streets

8 Lots numbered 119 through 129 inclusive which are located along the east side of Arroyo Falls Street back to existing homes in the previously developed Park West subdivision These specified lots are platted with a 5 foot wide wall setback along their rear property line to accommodate the tiered retaining wall garden wall interface between the Park West and Watershed developments The space, or shelf located between the top of the retaining wall and the base of the rear yard garden wall is a part of the subject lots and the property of those lot owners As such the owners of the subject Watershed lots are obligated to landscape this shelf area and maintain it in a manner that will assure that it will be kept free of trash and weeds and will not become a problem or nuisance to the owners of the lower Park West lots to the east This shelf area may not be used for any type of storage and no additional fence gate shed, wall or structure of any kind may be erected or placed within this area other than landscaping pursuant to the Landscaping section of these Design Guidelines

Parking

1 Each lot shall have an enclosed garage with parking space for at least two automobiles A minimum of two additional parking spaces shall be provided on the lot to accommodate guest parking On street parking shall not be counted in satisfying this requirement

2 Garages should be set back far enough so that cars parked on the driveways do not overhang and block the sidewalk

3 No storage or long term parking of boats, campers trailers recreational or commercial vehicles is permitted on any lot except they may be stored within an enclosed garage or in side and rear yard areas where they would not be visible to a person driving on the public streets Short term infrequent parking (not to exceed 24 hours) of these vehicles is permitted for loading, unloading cleaning or maintenance

4 No long term parking (more than four days) of inoperable motorized vehicles of any kind is allowed on the streets within the subdivision or on any lot in an area where they would be visible to a person driving on the public streets

Landscaping

Immediately upon completion of construction of the home thereon all front yards and side yards on corner lots shall be landscaped to comply with the following minimum standards

1 The landscape area includes the entirety of the area located in front of the side yard wall returns that is not covered by concrete lead walks and drive pads It also includes that portion of the public street right-of-way that lies between the back of the curb and the front edge of the sidewalk which the homeowner is required to maintain

2 Not more than 75% of the landscape area may be covered with gravel or crushed rock

3 When gravel ground cover is used adjacent to drive pads sidewalks or the curb the ground must be below the top surface of the concrete for a distance of at least 30 inches back from the edge of the pavement so that the top surface of the gravel ground cover will be at least 2 inches below the top surface of the adjacent pavement

4 Light weight volcanic rock or colored scoria that can be easily blown washed or kicked out of place may not be placed within 48 inches from the edge of any drive pads sidewalks or the curb Only minimum ¾ inch diameter aggregate may be used in these areas

5 The use of larger cobbles and aggregates of contrasting subdued earthtone colors is encouraged

6 The use of red colored aggregate should be limited to accents only White green blue or other bright colored aggregates are not permitted

7 Tree bark or wood chips are not permitted for use as ground cover except may be used in limited amounts as a mulching material in planting beds or tree rings

8 At least 25% of the landscape area must be covered with a living ground cover and or committed to planting beds xeric gardens or ornamental landscape features Landscape boulders mounding and vertical elements less than 3 feet high are encouraged Species selected from the approved plant list are recommended

9 A minimum of one deciduous or evergreen tree of a species selected from the approved plant list is required for each 1,000 square feet of landscape area or any remaining portion thereof

10 A minimum of one five-gallon plant or shrub is required for each 150 square feet of landscape area or any remaining portion thereof with a minimum of 5 required on every lot Species selected from the approved plant list are recommended

11 A minimum of one one-gallon plant is required for each 75 square feet of landscape area or any remaining portion thereof with a minimum of 10 required on every lot Species selected from the approved plant list are recommended

12 The required plant minimums listed herein must be maintained by all lot owners required plants that die must be replaced as soon as weather conditions and growing seasons allow

13 Immediately upon the completion of construction of the home thereon all lots having rear yards that abut or adjoin Tierra Pintada St shall have planted in the rear yard at least one, 2 inch caliper deciduous or evergreen trees of a species selected from the approved plant list The owners of these lots shall be required to permanently maintain these required trees and if necessary to replace any that die

14 The use of non-living objects such as driftwood petrified wood, animal skulls wagon wheels and other similar items for landscape accent materials is generally discouraged and will only be allowed with specific approval of the ACC

15 Lots numbered 119 through 129 inclusive which are located along the east side of Arroyo Falls Street, and with respect to the shelf area that is between the base of the rear yard garden wall and the top of the retaining wall at the rear property line

a This shelf area must be landscaped within 60 days after the date upon which a homeowner closes and receives title to a subject lot
b This area may be covered with landscape filter fabric and earthtone-colored gravel aggregates or cobbles placed pursuant to Paragraphs 3 4 or 5 of this section
c This area may be paved with earthtone-colored flagstone patio pavers or paving bricks
d This area may be planted with approved low-growing xeric ground cover plants If this option is chosen the lot owner is responsible for maintaining and watering the ground cover plants until they are well established and during the high temperature and or drought periods This area may not be irrigated
e The lot owner is responsible for maintaining the area free of weeds

Recommended Landscape Species

The goal of the landscape requirements for individual lots contained herein is to help enhance and maintain property values within The Petroglyphs community by creating a plant density and plant pallet throughout the neighborhood that will be complimentary to the common area and streetscape landscaping that will be maintained by the Association The approved plant species contained in the following list have been selected by the Landscape Architect for their colors form drought tolerance availability and hardiness

- DECIDUOUS TREES
  - Smoketree (Cotinus coggygria)
  - Chaste Tree (Vitex agnus-castus)
- DECIDUOUS SHRUBS
  - Hummingbird Trumpet (Anisacanthus thurberi)
  - Bird of Paradise (Caesalpinia gilliesii)
  - Fernbush (Chamaebatiaria millefolium)
  - Chamisa (Chrysothamnus nauseosus)
  - Summer Broom (Genista tinctoria)
  - Dunebroom (Parryella filifolia)
  - Mariola (Parthenium incanum)
  - Broom Dalea (Psorothamnus scoparia)
  - Threeleaf Sumac (Rhus trilobata)
  - Austria Copper Rose (Rosa foetida)
  - Cherry Sage (Salvia greggii)
- VINES
  - Trumpet Vine (Campsis radicans)
  - Clematis (Clematis hybrids)
  - Western Virginsbower (Clematis ligusticifolia)
  - Golden Laterns (Clematis tangutica)
- EVERGREEN TREES
  - Curlleaf Mountain Mahogany (Cercocarpus ledifolius)
  - One-seed Juniper (Juniperus monosperma)
  - Shrub Live Oak (Quercus turbinella)
  - Soaptree Yucca (Yucca elata)
  - Desert Hackberry (Celtis pallida)
- GROUND COVERS
  - Fringed Sage (Artemisia frigida)
  - Dwarf Coyotebush Twin Peaks (Baccaris pilularis)
  - Creeping Broom (Cytisus decumbens)
  - Verbena (Verbena peruviana)
  - Rocky Mountain Zinnia (Zinnia grandiflora)
- GRASSES
  - Western Wheatgrass (Agropyron smithii)
  - Sideoats Grama (Bouteloua curtipendula)
  - Blue Grama (Bouteloua gracilis)
  - Buffalograss (Buchloe dactyloides)
  - Sand Lovegrass (Eragrostis trichodes)
  - Blue Avena (Helictotrichon sempervirens)
  - Galleta (Hilaria jamesii)
  - Indian Ricegrass (Oryzopsis hymenoides)
  - Little Bluestem (Schizachyrium)
  - Sand Dropseed (Sporobolus cryptandrus)
  - Giant Sacaton (Sporobolus wrightii)
- HERBACEOUS PERENNIALS AND ANNUALS
  - Sand Verbena (Abronia sp.)
  - Giant Hyssop (Agastache cana)
  - Hollyhock (Alcea rose)
  - Mat Daisy (Anacyclus depressus)
  - Prairie Sage (Artemisia ludoviciana)
  - Wormwood (Artemisia x 'Powis Castle')
  - Desert Marigold (Baileya multiradiata)
  - Chocolate Flower (Berlandiera lyrata)
  - Golden Aster (Chrysopsis villosa)
  - California Poppy (Eschscholzia californica)
  - Guara (Gaura lindheimeri)
  - Perky Sue (Hymenoxys argentea)
  - Bush Morningglory (Ipomoea leptophylla)
  - Gayfeather (Liatris punctata)
  - Tall Gayfeather (Liatris scariosa)
  - Scarlet Flax (Linum grandiflorum 'Rubrum')
  - Blue Flax (Linum perenne)
  - Blackfoot Daisy (Melampodium leucanthum)
  - Four O'Clock (Mirabilis jalapa)
  - Giant Four O'Clock (Mirabilis multiflora)
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  - White Evening Primrose (Oenothera caespitosa)
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  - Palmer Penstemon (Penstemon palmeri)
  - Prairieclover (Petalostemon purpureum)
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  - Threadleaf or Sand Sage (Artemisia filifolia)
  - Big Sage (Artemisia tridentata)
  - Fourwing Saltbrush (Atriplex canescens)
  - Desert Bloom (Baccharis salicina)
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  - Mountain Mahogany (Cercocarpus montanus)
  - Cliffrose (Cowania mexicana)
  - Scotch Broom (Cytisus scoparius)
  - Sotol (Dasylirion wheeleri)
  - Mormon Tea (Ephedra viridis)
  - Turpentine Bush (Ericameria laricifolia)
  - Spanish Bloom (Genista hispanica)
  - Red Yucca (Hesperaloe parviflora)
  - Creeping Oregon Grape (Mahonia repens)
  - Beargrass (Nolina microcarpa)
  - Beargrass (Nolina texana)
  - Dagger Spine Cholla (Opuntia clavata)
  - Cholla (Opuntia imbricata)
  - Prickly Pear (Opuntia phaeacantha)
  - Antelope Bitterbush (Purshia tridentata)
  - Desert Sage (Salvia dorrii)
  - Lavender Cotton (Santolina chamaecyparissus)
  - Spanish Broom (Spartium junceum)
  - Arizona Rosewood (Vauquelinia californica)
  - Datil (Yucca baccata)
  - Soapweed (Yucca glauca)

SHEET 2 OF 3

Bohannan ▲ Huston
Courtyard I 7500 Jefferson St NE Albuquerque, NM 87109-4335
ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

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DESIGN GUIDELINES
THE PETROGLYPHS
Watershed Custom Lots
February 8 2006

Subject Property (the "Subdivision") Lots 27 - 66 Plat of Watershed Subdivision Albuquerque Bernalillo County, New Mexico May 2005, Filed in the Bernalillo County Clerk's Office on June 9 2005 as Document No 2005082503, Book 2005C, Page 198

Developer Westland Development Co Inc 401 Coors Blvd NW, Albuquerque, NM 87121, its successors and assigns

General Requirements

1 The Subdivision is subject to the Northwest Mesa Escarpment Plan as adopted by Bernalillo County and the City of Albuquerque (the "Plan") If any conflicts arise between the Plan and these Design Guidelines the more restrictive of the two will govern

2 Only one single family detached residence per lot is permitted Home retail or service-type businesses that generate additional traffic group homes or assisted living facilities are not permitted in the Subdivision

3 One lot one house No further subdivision or consolidation of two or more lots is allowed

4 Minimum heated square footage (excludes garages storage sheds covered patios porches breezeways etc) shall be 2,200 sq ft

5 Home construction is subject to the prior written approval of the Petroglyph Management Association's Architectural Control Committee (the ACC) The lot owner builder is required to submit to the ACC (c o Developer) a full set of construction plans including the following
   a Four-sided building elevations
   b Site development plan showing all landscaping patios decks perimeter walls courtyard walls secondary buildings and pools
   c Lot grading and drainage plan (Lots 47 – 58)
   d All exterior colors and materials
   e Exterior mechanical equipment
   f Roof framing plan

The ACC will have fifteen (15) days from receipt of all required material to respond to a lot owners submittal In the event the plans are not approved, the ACC will provide a written explanation of its disapproval The owner may submit preliminary plans and sketches to the ACC prior to the full package submittal for feedback and guidance

6 Homes or any other structures placed on any lot shall be limited to a maximum height of 15 feet The height of a structure is considered to be the vertical difference between the lot pad elevation as shown on the approved subdivision grading and drainage plan and the elevation of the highest point on the roof line excluding chimneys or as determined by the Plan For Lots 47 – 58 the base elevation shall be the grade of Mesa Rain Road adjacent to the lot or as determined by the Plan

7 The minimum front yard setback is 15 feet The minimum front setback to a garage is 20 feet in all cases

8 Lots 47 – 58 must have individual grading and drainage plans prepared by a licensed civil engineer Said plans are subject to the approval of the ACC and the City of Albuquerque

9 All homes must have not less than a two-car garage Three-car garages are allowed only if the combined width of the front façade of all garages does not exceed 50% of the total width of the lot at the front setback line unless otherwise approved by the ACC

10 When a three-car garage is constructed the front façade of at least 1 of the 3 garage bays must be either set back or set forward a minimum of 2 feet from the façade of the other garage bays but not less than 20 feet so that all 3 garage doors are not on the same vertical plane unless otherwise approved by the ACC

11 The maximum allowable height of the garage door of a third garage bay that will be used for RV storage is 9 feet

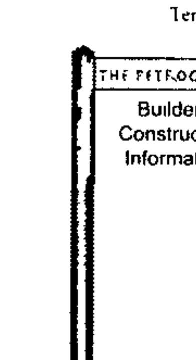
12 Garages may not be enclosed to convert them to living space

13 For Lots 47 through 58 lot boundary elevations must be maintained at the existing natural grade, i e grade separations at a lot boundary are prohibited

14 Within the front yard area but set back at least 15 feet from the front property line homeowners may display a standard sized American Flag from a wall mounted standard or from a residentially scaled flag pole, not to exceed 15 feet in height Proper flag etiquette must be observed (i e , flag not torn or faded right side up lighted at night etc)

15 A single real estate sign not more than 30 inches in height and 24 inches in width may be placed in the front yard of a home that is listed for sale while the listing is active The sign must be fastened to a 4 X 4 stained wood post extending not more than 4 feet above the surface of the ground and will adhere to the design criteria of Paragraph 16 below Signs advertising a home as available for rent or lease are prohibited within the Watershed Subdivision

16 Signs including a home builder's signage used during the initial homebuilding phase of the Watershed Subdivision shall comply with the following



Temporary signs shall be limited to one sign per lot and shall strictly adhere to the design illustration (seen to the left) and the following specifications
(a) Materials
4 x 4 wood post (Fir is recommended) measuring 6' in height
30 w x 24 h rectangular panel with vinyl lettering affixed to a wood post Included in this panel size will be a 30 x 6 rectangle with the text The Petroglyphs
(b) Colors –
Wood post is to be stained (recommended stain Wellborn Semi-Transparent Exterior Oil Stain in Cedar)
The Petroglyphs is to be in Herculanum font and dark purple in color (Pantone 268 M or the equivalent) Developer will provide all builders and Realtors with The Petroglyphs logo and or font upon request The border of the 30 x 6 rectangle is to be in the same dark purple (Pantone 268 M or the equivalent) and the background color of said rectangle shall be an off-white light yellow (Pantone 1205 M or the equivalent)

(c) Information – Only the following information may appear on a construction sign
Builder's name and phone number
Architect's name and phone number
Owner's name
Realty and Realtor or salesperson
Address
"Available"
Price
No additional signs may be attached to the main sign or suspended below it

Home builder signs must be removed at the time the house is substantially complete or when the ACC directs the sign to be removed Realtor signs must be removed upon the sale of the house or listing expiration or when the ACC directs the sign to be removed Any sign found not to be in compliance with the foregoing may be removed without notice by the Developer or the Petroglyphs Management Association

16 No advertising displays including but not limited to temporary builder signs not in compliance with the criteria of Paragraph 16 above flagpoles flags banners balloons billboards flashing lights or lighted panel signs are allowed to be placed anywhere within the Watershed Subdivision or in the public right-of-ways, open space or landscape areas immediately adjacent to the Subdivision

Colors, Materials, Architectural Style

1 The primary exterior finishes of all residences structures or improvements on the lots shall be either stucco adobe natural stone or brick in natural earthtone colors or other subdued colors that would be compatible with pre existing adjacent homes and complimentary to the standard established for the Subdivision Wood and rock may be used as secondary exterior finishes in a more limited capacity as trim or accent materials provided they do not clash with the parent structure are compatible with pre existing adjacent homes and complimentary to the standard established for the neighborhood

2 Allowable roofing materials for homes with pitched roofs are clay or concrete barrel tiles in subdued earthtone colors, flat slate clay or concrete tile in subdued earthtone colors

3 Pitched roof homes will include eaves that overhang the adjacent exterior wall a minimum fourteen inches (14")

4 Patio covers elevated decks cabanas gazebos and storage buildings that are constructed in conjunction with or subsequent to the initial home construction shall be of a scale, architectural style materials colors and textures that are compatible with the home and complimentary to the standard established for the neighborhood and must be reviewed and approved by the ACC prior to construction Any secondary or storage building installed or constructed on a lot shall have a minimum 5 foot side yard setback Any secondary or storage building installed or constructed on Lots 27 – 35 and 40 – 42 must be set back from the rear wall of the lot a minimum 10 feet Secondary and storage buildings are limited to 9 feet in height

5 Other than surfaces of hardware fixtures or glass no reflective finishes shall be used on exterior surfaces including but not limited to the exterior surfaces of all projections above roofs retaining walls doors trim, fences pipes and mechanical equipment

6 Air conditioning, heating and other machinery and mechanical equipment may not be located on those portions of the roof where they would be visible to a person driving on the public streets If ground-mounted or mounted to the side of the house such machinery or equipment must be located in the rear yard or side yard behind the return walls so as not visible from the front street

7 All roof-mounted machinery mechanical equipment vent pipes duct work, exhaust fans and other protrusions must be painted to match the finish color of the house the house trim or the roof covering material so that it blends in and is compatible with the parent structure All machinery and equipment must be located to the rear of the house so as not visible from the front street On flat-roofed pueblo or territorial style homes the parapets must be high enough to screen these items from the view of a person driving on the public streets

8 Satellite television antennas must be located behind the roof pitch parapets or if side-mounted as far to the rear of the house as possible No radio, Citizens band HAM or other aerial, satellite dish antenna or tower whether for transmitting or receiving or any support thereof shall be erected installed placed or maintained on any lot in a location where it would be visible to a person driving on the public streets

Walls

1 Perimeter walls internal side yard walls rear walls and any walls constructed by the Developer may not be raised lowered or otherwise modified in any way If any of these walls are damaged the owner shall be required to reconstruct them within thirty (30) business days to the same original height and using the same colors patterns textures and materials as the original

2 All internal rear yard and side yard property line walls shall be coral colored CMU construction and shall be built to a minimum height of seven courses above the finished grade on the high-side of the wall The top course must be a cap block

3 All side yard return walls shall be constructed of split-face block of either coral or basalt with the split surface facing the street or smooth block stuccoed to match the house or stone or brick masonry that matches the house and is complementary to the standard established for the neighborhood

4 Courtyard walls shall not extend forward of the front setback line unless said wall does not exceed 3 feet in height measured from finished grade and shall be constructed of either coral or basalt black split face block with the split surface facing the street or smooth block stuccoed to match the house or stone or brick masonry that matches the house and is complementary to the standard established for the neighborhood

5 If a side yard return wall or a courtyard wall is subsequently raised or otherwise modified it must either be finished to match the original wall or completely reconstructed to one of the approved standards stated herein

6 Rear yard gates and courtyard gates must be constructed of either wrought iron or wood pickets painted to match the house Wrought iron gates may be backed with extruded metal mesh painted the same color as the gate Chain link split cedar or corrugated metal or composite gates are not allowed

7 No chain link welded wire, smooth wire barbed wire welded pipe or split cedar fences are allowed to be constructed on any lot in a location where they would be visible to a person driving on the public streets The existing National Park Service fence along the rear boundary of Lots 47 – 58 and west boundary of Lot 36 is exempt from this restriction Lots 36 – 40 44 45 and 47 are exempt as to the existing chain link fence enclosing the College Reservoir

8 A lot's common rear and side yard carries a twelve inch (12) easement onto the adjacent lot for wall construction purposes Common rear and side yard walls should be centered on the property line and must be constructed of block in either a coral or basalt color or stuccoed to match the house The first party to construct a wall along a common boundary will be entitled to a fifty percent (50%) cost share from the purchaser of the adjacent lot Upon the presentation of a paid invoice from the first party the second party will be obligated to reimburse one half (1 2) the cost no later than eighteen (18) months from the second party's lot closing date Since the first party to build may be entitled to receive a wall reimbursement from two or more adjacent owners the first party should instruct its wall builder to clearly itemize the invoice to reflect the cost of each common wall

9 Retaining walls are prohibited along the lot boundaries of Lots 47 through 58, i e boundary grades must be maintained at the existing natural grade as determined by the Plan

10 Wrought iron windows are allowed along and within the rear boundary wall of Lots 27 – 35 41 – 58 and the eastern boundary wall of Lot 40 subject to Exhibit A and the prior review and approval of the ACC

Construction

All construction whether new construction alterations, additions or exterior remodeling shall be completed in accordance with plans approved by the ACC within six (6) months from commencement of construction All construction shall commence upon each lot within eighteen (18) months from the date of purchase of said lot from Developer If construction is not commenced within eighteen (18) months from the date of purchase Developer, at Developer's option, may re-purchase the lot at the original purchase price Developer must exercise this option within thirty (30) days from the 18-month date or it shall loose the right to exercise this option

2 No building previously used at another location nor any building or structure constructed as a mobile dwelling except when used as a temporary sales office may be moved onto a lot except as expressly approved by the ACC

Parking

1 Each lot shall have an enclosed garage with parking space for at least two automobiles A minimum of two additional parking spaces shall be provided on the lot to accommodate guest parking On street parking shall not be counted in satisfying this requirement

2 Garages should be set back far enough so that cars parked on the driveway do not overhang and block the sidewalk

3 No storage or long term parking of boats campers trailers recreational or commercial vehicles is permitted on any lot except they may be stored within an enclosed garage or in side and rear yard areas where they would not be visible to a person driving on the public streets Short term infrequent parking (not to exceed 24 hours) of these vehicles is permitted for loading unloading cleaning or maintenance

4 No long term parking (more than four days) of inoperable motorized vehicles of any kind is allowed on the streets within the subdivision or on any lot in an area where they would be visible to a person driving on the public streets

Landscaping

Immediately upon completion of construction of the home thereon all front yards and side yards on corner lots shall be landscaped to comply with the following minimum standards

1 The landscape area includes the entirety of the area located in front of the side yard wall returns that is not covered by concrete lead walks and drive pads It also includes that portion of the public street right-of-way that lies between the back of the curb and the front edge of the sidewalk which the homeowner is required to maintain

2 Not more than 75% of the landscape area may be covered with gravel or crushed rock

3 When gravel ground cover is used adjacent to drive pads sidewalks or the curb the ground must be below the top surface of the concrete for a distance of at least 30 inches back from the edge of the pavement so that the top surface of the gravel ground cover will be at least 2 inches below the top surface of the adjacent pavement

4 Light weight volcanic rock or colored scoria that can be easily blown washed or kicked out of place may not be placed within 48 inches from the edge of any drive pads sidewalks or the curb Only minimum ¾ inch diameter aggregate may be used in these areas Owners shall keep all drive pads lead walks sidewalks curbs and gutters located on or adjacent to the owner's property swept clean of loose or displaced gravel

5 The use of larger cobbles and aggregates of contrasting subdued earthtone colors is encouraged

6 The use of red colored aggregate should be limited to accents only White green blue or other bright colored aggregates are not permitted

7 Tree bark or wood chips are not permitted for use as ground cover except may be used in limited amounts as a mulching material in planting beds or tree rings

8 At least 25% of the landscape area must be covered with a living ground cover and or committed to planting beds xeric gardens or ornamental landscape features Landscape boulders mounding and vertical elements less than 3 feet high are encouraged Species selected from the approved plant list are recommended

9 A minimum of one deciduous or evergreen tree of a species selected from the approved plant list is required for each 1 000 square feet of landscape area or any remaining portion thereof

10 A minimum of one five-gallon plant or shrub is required for each 150 square feet of landscape area or any remaining portion thereof with a minimum of 5 required on every lot Species selected from the approved plant list are recommended

11 A minimum of one one-gallon plant is required for each 75 square feet of landscape area or any remaining portion thereof with a minimum of 10 required on every lot Species selected from the approved plant list are recommended

12 The required plant minimums listed herein must be maintained by all lot owners required plants that die must be replaced as soon as weather conditions and growing seasons allow

- The use of non-living objects such as driftwood, petrified wood animal skulls wagon wheels and other similar items for landscape accent materials is generally discouraged and will only be allowed with specific approval of the ACC

Recommended Landscape Species

- The goal of the landscape requirements for individual lots contained herein is to help enhance and maintain property values within The Petroglyphs community by creating a plant density and plant pallet throughout the neighborhood that will be complimentary to the common area and streetscape landscaping that will be maintained by the Association The approved plant species contained in the following list have been selected by the Landscape Architect for their colors form drought tolerance availability and hardiness Note The Watershed neighborhood park and other common areas may include plant varieties not included on the following list

   - DECIDUOUS TREES
      - Smoketree (Cotinus coggygria)
      - Chaste Tree (Vitex agnus-castus)
   - DECIDUOUS SHRUBS
      - Hummingbird Trumpet (Anisacanthus thurberi)
      - Bird of Paradise (Caesalpinia gilliesii)
      - Fernbush (Chamaebatiaria millefolium)
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      - Austria Copper Rose (Rosa foetida)
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      - Creeping Broom (Cytisus decumbens)
      - Verbena (Verbena peruviana)
      - Rocky Mountain Zinnia (Zinnia grandiflora)
   - GRASSES
      - Western Wheatgrass (Agropyron smithii)
      - Sideoats Grama (Bouteloua curtipendula)
      - Blue Grama (Bouteloua gracilis)
      - Buffalograss (Buchloe dactyloides)
      - Sand Lovegrass (Eragrostis tricodes)
      - Blue Avena (Helictotrichon sempervirens)
      - Galleta (Hilaria jamesii)
      - Indian Ricegrass (Oryzopsis hymenoides)
      - Little Bluestem (Schizachyrium)
      - Sand Dropseed (Sporobolus cryptandrus)
      - Giant Sacaton (Sporobolus wrightii)
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      - Four O Clock (Mirabilis jalapa)
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      - Russian Sage (Perovskia atriplicifolia)
      - Paperflower (Psilostrophe tagetina)
      - Autumn or Cherry Sage (Salvia greggii)
      - Silver Groundsel (Senecio longiflora)
      - Scarlet Globemallow (Sphaeralcea coccinea)
      - Fern Verbena (Verbena bipinnatifida)
      - Purple Verbena (Verbena rigida)
      - Western Vervain (Verbena wrightii)
      - Hummingbird Plant (Zauschneria californica)
      - Desert Zinnia (Zinnia grandiflora)
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      - Threadleaf or Sand Sage (Artemisia filifolia)
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      - Creeping Oregon Grape (Mahonia repens)
      - Beargrass (Nolina microcarpa)
      - Beargrass (Nolina texana)
      - Dagger Spine Cholla (Opuntia clavata)
      - Cholla (Opuntia imbricata)
      - Prickly Pear (Opuntia phaecantha)
      - Antelope Bitterbush (Purshia tridentata)
      - Desert Sage (Salvia dorrii)
      - Lavender Cotton (Santolina chamaecyparissus)
      - Spanish Broom (Spartium junceum)
      - Arizona Rosewood (Vauquelinia californica)
      - Datil (Yucca baccata)
      - Soapweed (Yucca glauca)

SHEET 3 OF 3

Bohannan ▲ Huston INC

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

ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES

BHI JOB NO. 040166

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10-JUL-2006
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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
____ 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: Westland Development Co. Inc. PHONE: 831-9600
ADDRESS: 401 Coors Blvd. NW FAX:
CITY: Albuquerque STATE NM ZIP 87121 E-MAIL:
Proprietary interest in site: List all owners: Westland Development
AGENT (if any): Precision Surveys Inc. PHONE: 856-5700
ADDRESS: 8414-D Jefferson St. NE FAX: 856-7900
CITY: Albuquerque STATE NM ZIP 87113 E-MAIL: presurv@presurv.com

DESCRIPTION OF REQUEST: ~~Replat existing parcel into 14 new tracts & 139 new lots, dedicate right-of-way, grant easements & vacate easements.~~ (Final Plat)

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

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

Lot or Tract No. Parcel "A" Block: Unit:
Subdiv. / Addr. Westland North TBKA Watershed Subd.
Current Zoning: SU-2 Proposed zoning: SU-2
Zone Atlas page(s): J-7, J-8, H-7, H-8, H-9 No. of **existing** lots: 1 No. of **proposed** lots: 139 lots 14 Tracts
Total area of site (acres): 530.7109 Density if applicable: dwellings per gross acre: N/A dwellings per net acre: N/A
Within city limits? ✓ Yes. No___, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? N/A
UPC No. 100805938417140101 MRGCD Map No. N/A
LOCATION OF PROPERTY BY STREETS: On or Near: Arroyo Vista Blvd NW
Between: Tierra Pintada St. NW and

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 1000570

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

SIGNATURE Bernadette Martinez DATE 5/17/05
(Print) Bernadette Martinez ___ Applicant ✓ Agent

FOR OFFICIAL USE ONLY Form revised 9/01, 3/03, 7/03, 10/03, **3/04**

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

Application case numbers	Action	S.F.	Fees
05DRB - ____ - 00828	FP	SC3)	$ 0
____ - ____ - ____	CMF	____	$ 20.00
____ - ____ - ____	____	____	$ ____
____ - ____ - ____	____	____	$ ____
____ - ____ - ____	____	____	$ ____
			Total $ 20.00

Hearing date 5.25.05

5-17-05
Planner signature / date

Project # 1003697

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.
N/A 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
N/A 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
POND ✓ **DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED**.

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

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

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

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

__ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings.
__ 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.

Bernadette Martinez
Applicant name (print)

Bernadette Martinez 5/17/05
Applicant signature / date

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

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

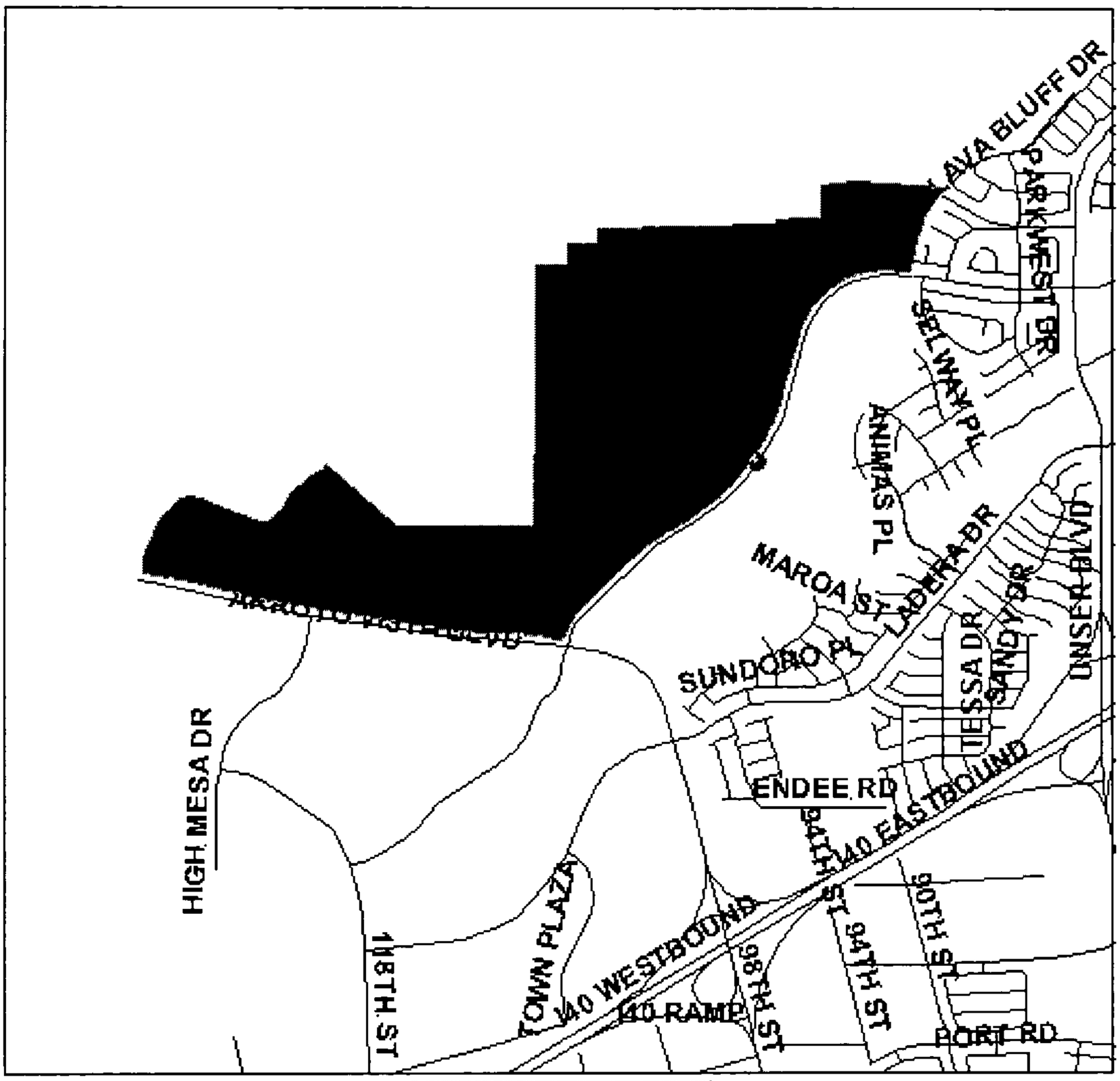
Application case numbers
05DRB-_____-00828
_____-_____-_____
_____-_____-_____

5-17-05
Planner signature / date

Project # 1003057

ACTIVATE BUTTONS BY 'CLICKING' ON THE MAP

○ Zoom In ◉ Id Address ○ Pan ○ Zoom Out



ReDraw Screen

LAYER LEGEND

- ☑ STREET NAMES
- ☐ PARKS
- ☐ CITY LIMITS
- ☐ ZONE MAP GRID
- ☐ NBR BOUNDARY
- ☐ COMMUNITY PLANI
- ☐ WATER LINES
- ☐ SEWER LINES
- ☐ STORM DRAINS
- ☐ ZONING
- ☑ LOT NUMBERS Zoo In!
- ☐ ZIP CODES
- ☐ COUNCIL DISTRICT
- ☐ FLOOD ZONES (dis
- ☑ PARCELS Zoom Fur
- ☐ CONTROL STATION
- ☐ SENATE DIST.
- ☐ REPRESENTATIVE I
- ☐ COUNTY COMMISSI
- ☐ PARCEL ADDRESS
- ☐
- ☐ PUBLIC FACILITIES
- ☐ LAND USE
- ☐ 1960 CITY LIMITS
- ☑ LANDFILL/BUFFER

- ☐ CRP LOCATIONS

SHOW LOCATION M

SHOW 1999 AERIAI

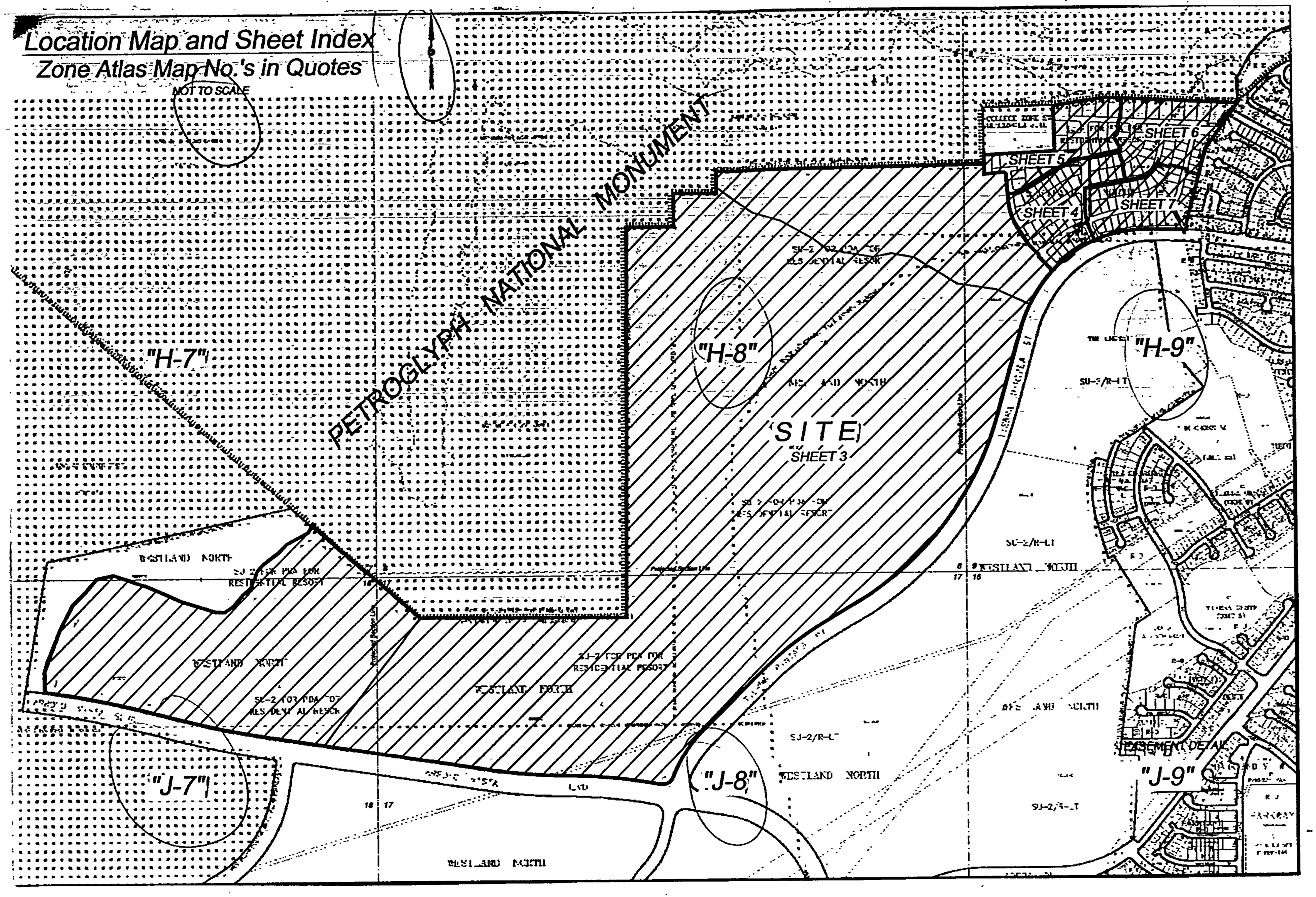
Selected Address: 99999 TIERRA PINTADA ST NW
Zoning: SU-2 FOR PDA FOR RESIDENTIAL RESORT **Lot/Block/Subd: A , 0000 , WESTLAND NORTH**
Council District/Name: ONE , GOMEZ **County Commission: 1** **Rep District/Sen District: 29** , 23
Nbr Assoc: Nothing Selected
Sector Plan: NORTHWEST MESA ESCARPMENT PLAN IMPACT/WESTLAND Comp. Plan: Developing Urban
Voter Pct: 29
High Sch District: WEST MESA **Mid Sch District: CARTER** **Elem Sch District: PAINTED SKY**
ZoneMap Page: H8 **Jurisdiction: CITY**
Police Beat: Nothing Selected/SOUTHEAST
Flood Zone: ZONE X
Comm Plan Area: **WEST SIDE**
UPC #: 100805938417140101
Owner Name: WESTLAND DEVELOPMENT CO INC
Owner Street Adress: 401 COORS BLV
Owner City/State/Zip: ALBUQUERQUE / NM / 87121 NM
Note: Accuracy for Owner info cannot be guaranteed correct.
Please check with the Bernalillo County Assessor for official data.

SEARCH FOR OTHER SERVICES AROUND THIS ADDRESS

Location Map and Sheet Index

Zone Atlas Map No.'s in Quotes

NOT TO SCALE



No. of Lots: 139
Nearest Major Streets
UNSER @ 98TH STREET NW

FIGURE 12

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

WATERSHED SUBDIVISON C.P.N. 7429.81

AGREEMENT TO CONSTRUCT
PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS

THIS AGREEMENT is made this 7th day of February, 20 05, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P. O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, and WESTLAND DEVELOPMENT CO., INC. ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] NEW MEXICO CORPORATION, whose address is 401 COORI BLVD NW, ALBUQUERQUE NM 87121 and whose telephone number is (505) 831-9600, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [existing legal description:] PARCEL A, BULK LAND PLAT OF WESTLAND NORTH recorded on DEC. 27, 2000 in the records of the Bernalillo County Clerk at Book 2000C, Pages 316 through — (the "Subdivision"). The Subdivider certifies that the Subdivision is owned by [state the name of the present real property owner exactly as shown on the real estate document conveying title in the Subdivision to the present owner:] WESTLAND DEVELOPMENT CO., INC. ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as PRELIMINARY PLAT WATERSHED SUBDIVISON describing Subdivider's Property.

As a result of the development of the Subdivision, the Subdivision Ordinance ("S.O.") and/or the Zoning Code, Section 14-16-3-11, require the Subdivider, at no cost to the City, to install certain public and/or private Improvements, which are reasonably related to the development of the Subdivision, or to financially guarantee the construction of the public and/or private improvements as a prerequisite to approval of the final plat of, or the Site Development Plan for the Subdivision.

2. Improvements and Construction Deadline. The Subdivider agrees to install and complete the public and/or private improvements described Exhibit A, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the 15TH day of JANUARY, 2007 ("Construction Completion Deadline"), at no cost to the City. The Improvements are shown in greater detail on the Subdivider's proposed and approved plans, which have been filed with the City Engineer and are identified as Project No. 7429.81.

Note: To compute the Construction Completion Deadline: If a final plat will be filed after Subdivider meets the requirements of this Agreement, the Construction Completion Deadline can be no later than two years after execution of this Agreement. (See Subdivision Ordinance Section 14-14-3.) If a final plat will not be filed pursuant to this Agreement, the Construction Completion Deadline can be no later than one year after approval of the preliminary plat by the Development Review Board ("DRB"), unless

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Page: 1 of 9
02/08/2005 09:48A
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Mary Herrera Bern. Co. AGRE R 25.00

the DRB grants an extension, not to exceed one additional year per extension, and the Subdivider processes an amendment to the Agreement. (See Subdivision Ordinance Section 14-14-3.) If this Agreement, with any amendments does not utilize the maximum time allowed for completion of construction, the Subdivider may obtain an extension of the Construction Completion Deadline if Subdivider shows adequate reason for the extension.

3. Work Order Requirements. The City agrees to issue a Work Order after:

A. The Subdivider causes to be submitted all documents, and meets all requirements listed in Development Process Manual, Volume 1, Chapter 5, Work Order Process, and figure 1, including submitting a Certificate of Insurance in a form acceptable to the City. The certificate must establish that the Subdivider has procured or has caused to be procured public liability insurance in the amount of not less than One Million Dollars ($1,000,000) combined single limit for accidents or occurrences which cause bodily injury, death or property damage as a result of any condition of the Subdivision, the Improvements or the Subdivider's construction activities within, or related to the Subdivision. The insurance policy must name the City of Albuquerque, its employees and elected officials, as their interest may appear, as additional insured. The Subdivider must maintain the insurance until the City accepts the public Improvements and/or approves the private Improvements. The cancellation provision must provide that, if the policy is either canceled prior to the expiration date of the policy or is materially changed or not renewed, the issuing company will mail 30 days written notice to the City, attention City Engineer.

B. The Subdivider complies with all applicable laws, ordinances and regulations, including, but not limited to the City Excavation Ordinance and Sidewalk Ordinance, and pays the following required engineering, staking, testing fees, and other related City fees and County Clerk recording fees:

Type of Fee	Amount
Engineering Fee	3.25% of Actual Construction Cost
Excavation And Sidewalk Ordinance, Street Restoration Fees	As required per City-approved estimate. (Figure 7)

(Note: The Subdivider must pay the City all City fees which have been incurred during construction before the City will accept the public Improvements.

4. Surveying, Inspection and Testing. The Improvements shall be inspected, surveyed and tested in accordance with all applicable laws, ordinances, and regulations, and according to the following terms:

A. Construction Surveying. Construction surveying for the construction of the public Improvements shall be performed by SURV-TEK SURVEYING, and construction surveying of the private Improvements shall be performed by N/A. If the construction surveying is performed by an entity other than the City, the City may monitor the construction surveying and the Subdivider shall ensure that the construction surveying entity provides all construction surveying field notes, plats, reports and related data to the City which the City requires for review. Record drawings shall be provided by the entity performing the survey. The Subdivider shall pay the City a reasonable fee for any construction surveying performed by the City.

B. Construction Inspection Methods. Inspection of the construction of the public Improvements shall be performed by SMITH ENGINEERING, and inspection of the private Improvements shall be performed by N/A, both New Mexico Registered Professional Engineers. If the inspection is performed by an entity other than the City, the City may monitor the inspection and the Subdivider

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Page: 2 of 9
02/08/2005 09:46A
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Mary Herrera Bern. Co. AGRE R 25.00

shall ensure that the inspecting entity provides all inspection results, reports and related data to the City which the City requires for review. The City retains the right to perform its own general overall inspection of the construction project at any time prior to final acceptance of the Improvements, if deemed necessary or advisable by the City Engineer. The Subdivider shall pay the City a reasonable fee for the level of inspection performed by the City.

C. Field Testing. Field testing of the construction of the public Improvements shall be performed by VINYARD & ASSOCIATES, INC., and field testing of the private Improvements shall be performed by N/A, both certified testing laboratories under the supervision of a New Mexico Registered Professional Engineer, in accordance with the current City of Albuquerque Standard Specifications for Public Works Construction. If any field testing is performed by an entity other than the City, the City may monitor the field testing and the Subdivider shall ensure that the field testing entity provides all field testing results, reports and related data to the City which the City requires for review. The Subdivider shall pay the City a reasonable fee for any field testing performed by the City.

D. Additional Testing. The City retains the right to perform all additional testing which the City Engineer deems is necessary or advisable, and the Subdivider shall pay the City a reasonable fee therefor.

5. Financial Guaranty. If final plat approval is not requested prior to construction of the Subdivision, a financial guaranty is not required. If final plat approval is requested, the Subdivider must provide the City with a financial guaranty in an amount of not less than 125% of the estimated cost of constructing the Improvements, as approved by the City Engineer. The financial guaranty must be irrevocable and may be in the form of a letter of credit, escrow deposit or loan reserve letter issued by a Federally Insured Financial Institution; a bond issued by a surety qualified to do business in New Mexico; or other pledge of liquid assets which meets all City requirements. The City must be able to call the financial guaranty at any time within the sixty (60) days immediately following the Construction Completion Deadline.

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

Type of Financial Guaranty: INSURANCE COMPANY OF THE WEST- SUBDIVISION BOND #2127010
Amount: $2,446,742.54 Name of Financial Institution or Surety
Date City first able to call Guaranty: JANUARY 15TH, 2007
[Construction Completion Deadline]: JANUARY 15TH, 20 07
If Guaranty other than a Bond, last day City able to call Guaranty is: _____, 20_____
Additional information: _____

6. Notice of Start of Construction. Before construction begins, the Subdivider shall deliver an acceptable Notice to Proceed to the City and shall arrange or a preconstruction conference and all required inspections.

7. Completion, Acceptance and Termination. When the City receives Subdivider's final acceptance package, the City shall review it for completeness and accuracy. (See DPM Volume 1, Chapter 5, Work Order Process, Step 9.) If the package is acceptable, the City shall approve the package and issue a Certificate of Completion and Acceptance for the public Improvements and a Certificate of Completion for the private Improvements. Thereafter, the Subdivider's obligations to the City pursuant to this Agreement shall terminate, with the exception of the bond or other guarantee which the Subdivider has provided to assure the materials and workmanship, as required by the Subdivision Ordinance. After the City approves the final acceptance package, the City will promptly release this Agreement and the Financial Guaranty.

Mary Herrera Bern. Co. AGRE R 25.00 2005018126 B214198 Page: 3 of 9 02/08/2005 09:48A Bk-A91 Pg-8859

8. Conveyance of Property Rights. When the Improvements are completed, if the City does not own the real property upon or in which the public Improvements are constructed, the Subdivider will convey to the City all real and personal property rights which the City deems reasonably necessary, and all public Improvements, free and clear of all claims, encumbrances and liens before the City will accept the public Improvements. Conveyance may be made by appropriate dedication on the final plat of the Subdivision.

9. Reduction of Financial Guaranty Upon Partial Completion. The Subdivider shall be entitled to a reduction of the Financial Guaranty as a result of completing construction of part of the Improvements if the following conditions are met:

A. Loan Reserve Financial Guaranty. If a loan reserve letter was provided as the Financial Guaranty, the Subdivider must follow the procedures and meet the requirements detailed in the Development Process Manual, Volume 1, Chapter 5.

B. Non-Loan Reserve Financial Guaranty. If a Financial Guarantee other than a loan reserve letter has been provided, the completed Improvements must be free-standing, functionally independent of any Improvements which have not yet been completed and completed in substantial compliance with the approved construction plans, as determined by City on-site inspection in order to qualify for a Financial Guaranty reduction. If the Improvements which have been completed meet all City requirements, the City Engineer will estimate the cost of completing the remaining Improvements. Thereafter, the subdivider must submit the following documents to the City for review and approval:

(1) A revised Financial Guaranty in an amount of not less than 125% of the cost of completing the remaining Improvements, as estimated by the City;

(2) A bond or other instrument acceptable to the City, which guarantees the completed Improvements against defective materials and workmanship for the period required by the Subdivision Ordinance.

(3) Conveyance of real and personal property rights which meet the requirements of section 8 of this Agreement.

After the City receives and approves the required documents, the City shall issue a Partial Certificate of Completion and Acceptance for the completed public Improvements and a Certificate of Partial Completion for the completed private Improvements.

10. Indemnification. Until the Improvements are accepted by the City, the Subdivider shall be solely responsible for maintaining the premises upon which the Improvements are being constructed in a safe condition. The Subdivider agrees to defend, indemnify and hold harmless the City and its officials, agents and employees from any claims, actions, suits or other proceedings arising from or out of the negligent acts or omissions of the Subdivider, its agents, representatives, contractors or subcontractors or arising from the failure of the Subdivider, its agents, representatives, contractors or subcontractors to perform any act or duty required of the Subdivider herein; provided, however, to the extent, if at all, Section 56-7-1 NMSA 1978 is applicable to this Agreement, this Agreement to indemnify will not extend to liability, claims, damages, losses or expenses, including attorney fees, arising out of (1) the preparation or approval of maps, drawings, opinions, reports, surveys, change orders, designs or specifications by the indemnitee, or the agents or employees of the indemnitee; or (2) the giving of or the failure to give directions or instructions by the indemnitee, where such giving or failure to give directions or instructions is the primary cause of bodily injury to persons or damage to property. The indemnification required hereunder shall not be limited as a result of the specifications of any applicable insurance coverage. Nothing herein is intended to impair any right or immunity under the laws of the State of New Mexico.

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Page: 4 of 9
02/08/2005 09:46A
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Mary Herrera Bern. Co. AGRE R 25.00

11. Assignment. This Agreement shall not be assigned without the prior written consent of the City and the Subdivider and the express written concurrence of any financial institution or surety which has undertaken to guarantee the completion of the Improvements. The City's approval will not be withheld unreasonably. If so assigned, this Agreement shall extend to and be binding upon the successors and assigns of the parties hereto.

12. Release. If the Subdivision or any part thereof is sold, conveyed or assigned, the City will not release the Subdivider from its obligations under this Agreement and will continue to hold the Subdivider responsible for all Improvements until a successor in interest to the Subdivider has entered into a Subdivision Improvements Agreement with the City. Thereafter, if the Subdivider's successor in interest has provided a substitute financial guaranty acceptable to the City, the City will release this Agreement and any related Financial Guaranty.

13. Payment for Incomplete Improvements. If the Subdivider fails to satisfactorily complete construction of the Improvements by the Construction Completion Deadline, the City may construct or cause the Improvements to be constructed as shown on the final plat and in the approved plans and specifications. The Subdivider shall be jointly and severally liable to pay to, and indemnify the City for the total cost, including, but not limited to engineering, legal and contingent costs, together with any damages, either direct or consequential, which the City may sustain as a result of Subdivider's failure to perform as required by this Agreement. If the direct or indirect costs and damages to the City exceed the amount of the City's Claim of Lien or any Financial Guaranty, the Subdivider shall be liable to, and shall pay, the City for all such costs and damages. The surety or sureties shall be jointly and severally liable to pay to and indemnify the City for the total cost to the extent of their obligations pursuant to any Financial Guaranty.

14. Binding on Subdivider's Property. The provisions of this Agreement constitute covenants running with Subdivider's Property for the benefit of the City and its successors and assigns until terminated, and are binding on the Subdivider and the Owner and their heirs, successors and assigns.

15. Notice. For purposes of giving formal written notice, including notice of change of address, the Subdivider's and the City's addresses are as stated in the first paragraph of this Agreement. Notice may be given either in person or by certified U.S. mail, postage paid. Notice will be considered to have been received within six days after the notice is mailed if there is no actual evidence of receipt.

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

17. Changes to Agreement. Changes to this Agreement are not binding unless made in writing, signed by both parties.

18. Construction and Severability. If any part of this Agreement is held to be invalid or unenforceable, the remainder of the Agreement will remain valid and enforceable if the remainder is reasonably capable of completion.

19. Captions. The captions to the sections or paragraphs of this Agreement are not part of this Agreement and will not affect the meaning or construction of any of its provisions.

20. Form not Changed. Subdivider agrees that changes to this form are not binding unless initialed by the subdivider and signed by the City's Legal Department on this form.

21. Authority to Execute. If the Subdivider signing below is not the Owner of the Subdivision, the Owner must execute the Power of Attorney below.

Mary Herrera Bern. Co. AGRE R 25.00 2005018126 6214188 Page: 5 of 9 02/08/2005 09:46A Bk-A91 Pg-8859

Executed on the date stated in the first paragraph of this Agreement.

SUBDIVIDER:

By [Signature]: Barbara Page
Name: BARBARA PAGE
Title: PRESIDENT & CEO
Dated: 1-19-05

CITY OF ALBUQUERQUE

City Engineer
Dated: 2-07-05

1/28/05 KF 2/2/05

SUBDIVIDER'S NOTARY

STATE OF New Mexico)
) ss.
COUNTY OF Bernalillo)

This instrument was acknowledged before me on 19 day of JANUARY, 2005 by [name of person:] BARBARA PAGE, [title or capacity, for instance, "President" or "Owner":] PRESIDENT AND CEO of [Subdivider:] WESTLAND DEVELOPMENT Co., INC.

Notary Public

My Commission Expires:

Notary [illegible]
My Commission Expires 8/5/05

CITY'S NOTARY

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

This instrument was acknowledged before me on 7th day of, February, 2005 by Richard Dourte, City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

Notary Public

My Commission Expires:
11-25-2007

EXHIBIT A AND POWER OF ATTORNEY ATTACHED

Mary Herrera Bern. Co. AGRE R 25.00 2005018126 Page: 6 of 9 02/08/2005 09:46A Bk-A91 Pg-8059

ORIGINAL

Figure 12

Date Submitted: 5/4/2004
Date Site Plan for Bldg Permit Approved: N/A
Date Site Plan for Sub. Approved: N/A
Date Preliminary Plat Approved: 5/26/04

04-00556

DRB Project No. 1003087

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

WATERSHED SUBDIVISION
(A PORTION OF TRACT A, WESTLAND NORTH SUBDIVISION)

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 action thereafter, 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 guarantees. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Const Engineer
			PUBLIC SANITARY SEWER IMPROVEMENTS						
Q-1	7421	8" DIA 280	SANITARY SEWER W/ NEC. MH'S & SERVICES	WATERSHED DRIVE (INC STUB ROAD)	WATERSHED DRIVE STUB ROAD	MESA RAIN ROAD	1	1	1
		8" DIA 1130	SANITARY SEWER W/ NEC. MH'S & SERVICES	MESA RAIN ROAD	WEST STUB TERMINUS LOT 48	EAST STUB TERMINUS LOT 58	1	1	1
		8" DIA 1170	SANITARY SEWER W/ NEC. MH'S & SERVICES	DESERT RAIN ROAD	WESTCREEK PLACE	MESA RAIN ROAD	1	1	1
		8" DIA 1190	SANITARY SEWER W/ NEC. MH'S & SERVICES	SANDWATER STREET	WESTCREEK PLACE	WILDSTREAM ROAD	1	1	1
		8" DIA 510	SANITARY SEWER W/ NEC. MH'S & SERVICES	WILDSTREAM ROAD	SANDWATER STREET	MESA RAIN ROAD	1	1	1
		8" DIA 1270	SANITARY SEWER W/ NEC. MH'S & SERVICES	WARM SPRINGS ROAD	WESTCREEK PLACE	ARROYO FALLS ROAD	1	1	1
		8" DIA 790	SANITARY SEWER W/ NEC. MH'S & SERVICES	ARROYO FALLS RD	WARM SPRINGS ROAD	MESA RAIN ROAD	1	1	1
		8" DIA 980	SANITARY SEWER W/ NEC. MH'S & SERVICES	WESTCREEK PLACE (INC. HAMMER HEAD)	WARM SPRINGS ROAD	HAMMER HEAD TERMINUS	1	1	1
		8" DIA 280	SANITARY SEWER W/ NEC. MH'S & SERVICES	PUBLIC EASEMENT BTWN LOTS 129 & 130	WARM SPRINGS ROAD	TIERRA PINTADA STREET	1	1	1
			PUBLIC STORM DRAIN IMPROVEMENTS						
		30" DIA	RCP W/ NEC. MH'S, LATERALS, INLETS & TRENCH DRAIN	WARM SPRINGS ROAD	WATERSHED DRIVE (TRENCH DRAIN & INLETS)	PUBLIC EASEMENT BTWN LOTS 129 & 130	1	1	1
		24" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS 12" 90	TIERRA PINTADA ROAD 24" 40+57	LOT 131	PUBLIC EASEMENT BTWN LOTS 129 & 130	1	1	1
		36" DIA	RCP W/ NEC. MH'S, LATERALS, INLETS & TRENCH DRAIN 36" 46+242	PUBLIC EASEMENT BTWN LOTS 129 & 130	TIERRA PINTADA ROAD	WARM SPRINGS ROAD	1	1	1
		36"-48" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS 42" 90 48" 51+742+180	ARROYO FALLS ROAD	PUBLIC EASEMENT BTWN LOTS 129 & 130 18" 18	MESA RAIN ROAD	1	1	1
		24" DIA	RCP W/ NEC. MH'S, LATERALS, INLETS & TRENCH DRAIN 18" 24+24 LF	MESA RAIN ROAD	WILDSTREAM ROAD 24" 32+55+230	ARROYO FALLS ROAD	1	1	1
		54"-60" DIA	RCP W/ NEC. MH'S, LATERALS INLETS 54" 111+201+57	MESA RAIN ROAD 18" 13	ARROYO FALLS ROAD 24" 9	TRACT K	1	1	1

A GRADING AND DRAINAGE CERTIFICATION OF THE APPROVED GRADING PLAN IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTEES. NECESSARY STORM WATER QUALITY CONTROL IN PUBLIC STORM DRAIN IS REQUIRED PIOR TO DISCHARGE TO LADERA CHANNEL AS REQUIRED BY AMAFCA ($50,000 FINANCIAL GUARANTY REQ'D).

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Page: 7 of 9
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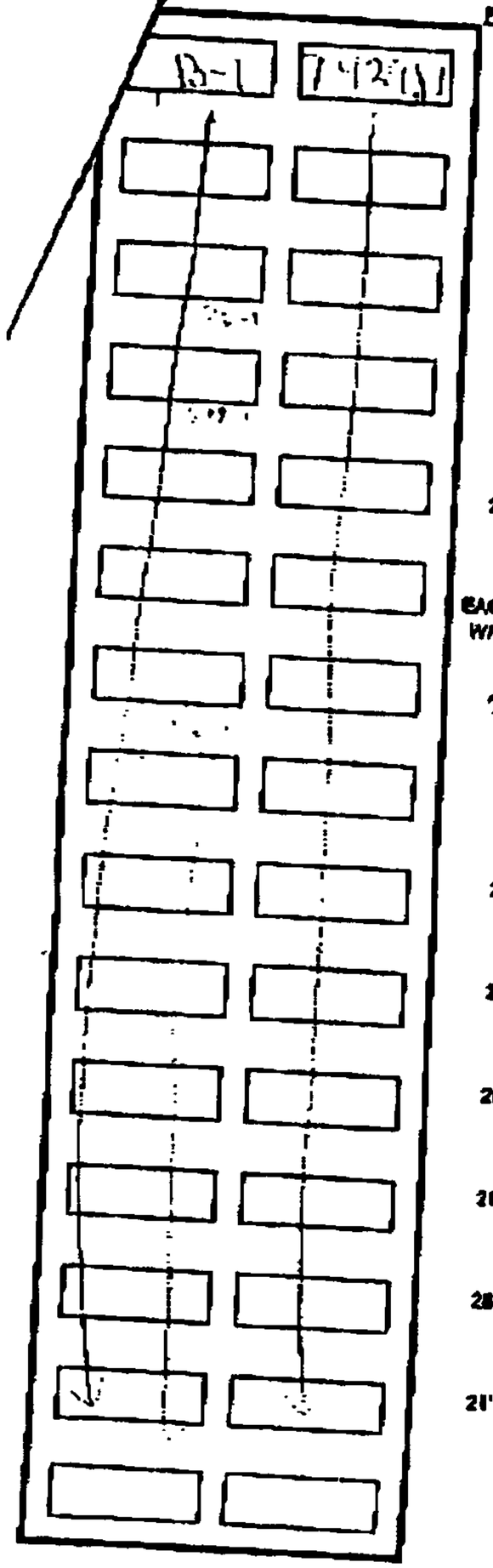
ORIGINAL

GA License # | COA DRC Project # | Site



PUBLIC ROADWAY IMPROVEMENTS

Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Const Engineer
30' F - F (NORTH HALF) ARTERIAL PAVING W/ PCC STD & MED CURB & GUTTER & 10' WIDE ACCELERATION NORTH SIDE ONLY 1300 5/10 1130 1130	TIERRA PINTADA STREET	98TH ROAD	WESTCREEK PLACE	1	1	1
20' F - F (IN) 22' F-F (OUT) W/ MEDIAN RESIDENTIAL PAVING W/ PCC ROLL OR STD & MED CURB & GUTTER & SIDEWALK ON BOTH SIDES** 180 280 360 360	WESTCREEK PLACE	TIERRA PINTADA STREET	WARM SPRINGS ROAD	1	1	1
28' F - F RESIDENTIAL PAVING W/ PCC ROLL OR STD & MED CURB & GUTTER & SIDEWALK ON BOTH SIDES** 810 1300 1300	WESTCREEK PLACE	WARM SPRINGS ROAD	HAMMER HEAD TERMINUS	1	1	1
24' F - F RESIDENTIAL PAVING W/ PCC ROLL OR STD & MED CURB & GUTTER & SIDEWALK ON NORTH SIDE ONLY 200 340 200	WESTCREEK PLACE (HAMMER HEAD)	LOT 36	LOT 40	1	1	1
20' F - F (IN) 22' F-F (OUT) W/ MEDIAN RESIDENTIAL PAVING W/ PCC ROLL OR STD & MED CURB & GUTTER & SIDEWALK ON BOTH SIDES 190 220 268 (2) 2" lifts	WATERSHED DRIVE	TIERRA PINTADA ROAD	WARM SPRINGS ROAD	1	1	1
20' F - F EACH DIRECTION W/ 8 FT MEDIAN RESIDENTIAL PAVING W/ PCC ROLL OR STD & MED CURB & GUTTER & SIDEWALK ON BOTH SIDES 910 1300 1300 1158 (2) 2" lifts	WATERSHED DRIVE	WARM SPRINGS ROAD	MESA RAIN ROAD	1	1	1
26' F - F 26'F-F RESIDENTIAL PAVING W/ PCC ROLL OR STD & MED CURB & GUTTER & SIDEWALK ON BOTH SIDES* 120 220 220	WATERSHED DRIVE STUB ROAD	WATERSHED DRIVE	STUB TERMINUS	1	1	1
28' F - F RESIDENTIAL PAVING W/ PCC ROLL OR STD & MED CURB & GUTTER & SIDEWALK ON BOTH SIDES* 1180 930 930	WARM SPRINGS ROAD	WESTCREEK PLACE	ARROYO FALLS ROAD	1	1	1
25' F - F RESIDENTIAL PAVING W/ PCC ROLL OR STD & MED CURB & GUTTER & SIDEWALK ON BOTH SIDES* 770 1500 1500	ARROYO FALLS ROAD	WARM SPRINGS ROAD	MESA RAIN ROAD	1	1	1
28' F - F RESIDENTIAL PAVING W/ PCC ROLL OR STD & MED CURB & GUTTER & SIDEWALK ON BOTH SIDES* 1200 2150 2150	SANDWATER STREET	WESTCREEK PLACE	WILDSTREAM ROAD	1	1	1
28' F - F RESIDENTIAL PAVING W/ PCC ROLL OR STD & MED CURB & GUTTER & SIDEWALK ON BOTH SIDES* 500 960 960	WILDSTREAM ROAD	SANDWATER STREET	MESA RAIN ROAD	1	1	1
28' F - F RESIDENTIAL PAVING W/ PCC ROLL OR STD & MED CURB & GUTTER & SIDEWALK ON BOTH SIDES* 1320 2360 2360	DESERT RAIN ROAD	WESTCREEK PLACE	MESA RAIN ROAD	1	1	1
25' F - F RESIDENTIAL PAVING W/ PCC ROLL OR STD & MED CURB & GUTTER & SIDEWALK ON BOTH SIDES* 1040 2190 2010	MESA RAIN ROAD	WATERSHED DRIVE	ARROYO FALLS ROAD	1	1	1
21' F - F RESIDENTIAL PAVING W/ PCC ROLL OR STD & MED CURB & GUTTER & SIDEWALK ON NORTH SIDE ONLY 120 +140 See above	MESA RAIN ROAD LOT 48 AND 119	WATERSHED DRIVE / ARROYO FALLS ROAD	TERMINUS	1	1	1

* SIDEWALKS TO BE DEFERRED; SIDEWALKS TO BE WAIVED ON SOUTH SIDE OF WESTCREEK STUB ROAD, ON SOUTH SIDE OF MESA RAIN RD LOT 48 & 119; SIDEWALK TO BE CONSTRUCTED ALONG THE SOUTH SIDE OF MESA RAIN RD EXCEPT FOR LOTS 59-61

** SIDEWALK TO BE DEFERRED ON WEST SIDE OF WESTCREEK DRIVE, ALONG THE SOUTH SIDE OF MESA RAIN RD LOTS 59-61

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Page: 8 of 9
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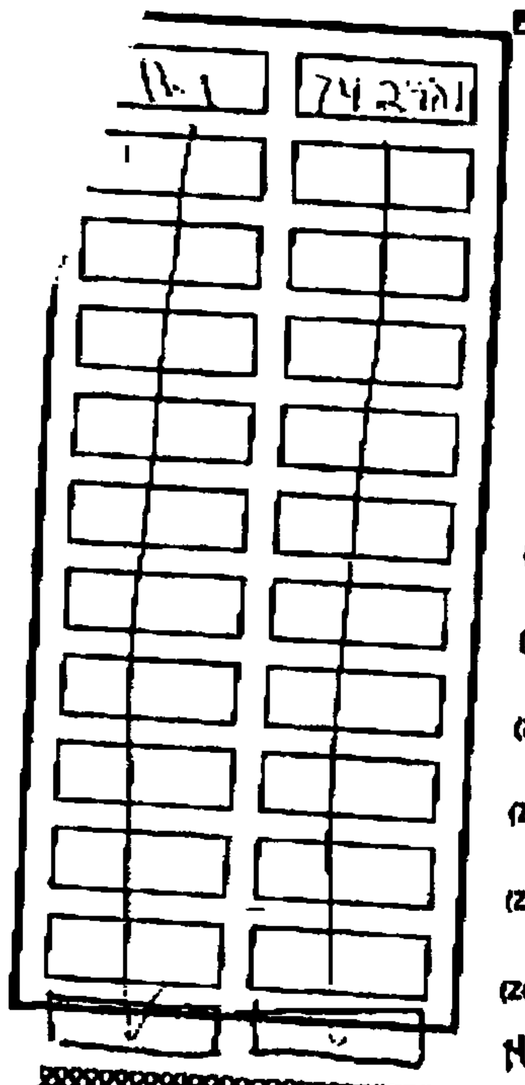

Sence #	Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
11.1	742701		**PUBLIC WATERLINE IMPROVEMENTS**						
		6" DIA (ZONE 3WR) 490	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	WATERSHED DRIVE (INC STUB ROAD)	DESERT RAIN ROAD	MESA RAIN ROAD	/	/	/
		6" DIA (ZONE 3WR) 1170	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	MESA RAIN ROAD	WEST STUB TERMINUS LOT 49	EAST STUB TERMINUS LOT 50	/	/	/
		6" DIA (ZONE 3WR) 1430	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	DESERT RAIN ROAD	WESTCREEK PLACE	MESA RAIN ROAD	/	/	/
		6" DIA (ZONE 3WR) 1280	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	SANDWATER STREET	WESTCREEK PLACE	WILDSTREAM ROAD	/	/	/
		6" DIA (ZONE 3WR) 500	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	WILDSTREAM ROAD	SANDWATER STREET	MESA RAIN ROAD	/	/	/
		6" DIA (ZONE 3WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S, RJ'S 1250	WARM SPRINGS ROAD	WESTCREEK PLACE	ARROYO FALLS ROAD	/	/	/
		6" DIA (ZONE 3WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S, RJ'S 380	PUBLIC EASEMENT BTWN LOTS 129 & 130	TIERRA PINTADA ROAD (south side)	WARM SPRINGS ROAD	/	/	/
		6" DIA (ZONE 3WR) 800	WATERLINE W/ NEC. VALVES FH'S, MJ'S, RJ'S & REQ'D PRV	ARROYO FALLS ROAD	WARM SPRINGS ROAD	MESA RAIN ROAD	/	/	/
		6" DIA (ZONE 3WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S, RJ'S & REQ'D PRV 8" 630	WESTCREEK PLACE 340 10"	TIERRA PINTADA STREET	DESERT RAIN ROAD	/	/	/
		6" DIA (ZONE 3WR) 410	WATERLINE W/ NEC. VALVES FH'S, MJ'S, RJ'S & REQ'D PRV	WESTCREEK PLACE (INC. HAMMER HEAD)	DESERT RAIN ROAD	HAMMER HEAD TERMINUS	/	/	/
		10" DIA (ZONE 3WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S 150	TIERRA PINTADA STREET	WESTCREEK PLACE	TO EXISTING PRV IN TIERRA PINTADA ST	/	/	/

NOTE: A WATER METER IS REQ'D FOR LANDSCAPING, ALONG W/ A LANDSCAPE IMPINGEMENT AGREEMENT IN ROW. PERIMETER WALLS PER DRB APPROVED PERIMETER WALL DESIGN. A WALL & LANDSCAPE CERTIFICATION IS REQUIRED BY A NMPE OR LANDSCAPE ARCHITECT PRIOR TO RELEASE FINANCIAL GUARANTEE

AGENT/OWNER

KEVIN PATTON
PREPARED BY: PRINT NAME — DATE 5/19/2004

BOHANNAN HUSTON INC.
FIRM

SIGNATURE — 5/19/04

MAXIMUM TIME ALLOW TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DRB CHAIR — DATE 5/26/04

TRANSPORTATION DEVELOPMENT — DATE 5-26-04

UTILITY DEVELOPMENT — DATE 5/26/04

PARKS & GENERAL SERVICES — DATE 5/26/04

AMAFCA — DATE 5-19-04

CITY ENGINEER — DATE 5/19/04

DATE

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Page: 9 of 9
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DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER
1	9/9/04			

FINANCIAL GUARANTY AMOUNT

12/09/2004

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

Project Description:

Project ID #: 742981, Watershed Subdivision, Phase/Unit #: 1

Requested By: **Jim Poorbaugh, PE w/ Bohannan Huston**

Approved estimate amount:		$1,699,364.57
Contingency Amount:	0.00%	$.00
Subtotal:		$1,699,364.57
NMGRT	6.0625%	$103,023.98
Subtotal:		$1,802,388.55
Engineering Fee	6.60%	$118,957.65
Testing Fee	2.00%	$36,047.77
Subotal:		$1,957,394.03
FINANCIAL GUARANTY RATE		1.25
Retainage Amount:		$.00
TOTAL FINANCIAL GUARANTY REQUIRED		**$2,446,742.54**

APPROVAL: DATE:

12-09-04

Notes: Certification for grading & drainage prior to release of financial guaranty.

Executed One (1) Original Bond

FIGURE 16

CIRCLE ONE:
SUBDIVISION BOND FOR:
SIA SW'S SPCL AGRMT

BOND NO. (SURETY'S NO.:) 2127010
CONTACT PERSON'S NAME: Shirley Talley

SUBDIVISION IMPROVEMENTS BOND

KNOW ALL MEN BY THESE PRESENTS: That we Westland Development Co., Inc. ("SUBDIVIDER") a [state type of business entity, for instance, "New Mexico corporation," "general partnership", "joint venture", "individual", etc.:] New Mexico Corporation "Principal", and Insurance Company of the West ("NAME OF SURETY") as a corporation organized and existing under and by virtue of the laws of the State of California and authorized to do business in the State of New Mexico, as "Surety," whose address is P.O. Box 85563, San Diego, CA 92186-5563 and whose telephone number is (303) 333-2700, are held and firmly bound unto the CITY OF ALBUQUERQUE in the penal sum of [WRITTEN AMOUNT] **Two Million Four Hundred Forty-Six Thousand Seven Hundred Forty-Two & 54/100** Dollars, [AMOUNT OF FIGURES] $ **2,446,742.54**], as amended by change orders approved by the Surety or changes to the infrastructure list approved by the City Development Review Board, the payment of which is well and truly to be made, and each of us bind ourselves, our and each of our heirs, executors, administrators, successors and assigns, jointly and severally, and firmly by these presents.

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

WHEREAS, the Principal is the owner of and/or is interested in or is developing land and premises known as Preliminary Plat Watershed Subdivision-Unser & 98th Street, NW ("NAME OF SUBDIVISION"), CITY PROJECT NO. 7429.81; and

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

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

All construction shall be performed in accordance with the Agreement to Construct Public and/or Private Subdivision Improvements Agreement entered into between ["NAME OF SUBDIVIDER"] Westland Development Co., Inc. and the CITY OF ALBUQUERQUE, as recorded in the office of the Clerk of Bernalillo County, New Mexico, in Book Misc. [leave blank], pages _____ through _____, as amended by change orders or amendments to the Agreement.

NOW, THEREFORE, if the Principal completes construction of the Improvements and facilitates and performs the work herein above specified to be performed, all on or before [Construction Completion Deadline established in Agreement or as amended:] January 15, 2007 ("the Construction Completion Deadline"), then this obligation shall be null and void; if the Principal does not complete construction by or before the Construction Completion Deadline, the City may call on this obligation until released by the City.

No. 0004680

ICW GROUP
Power of Attorney
Insurance Company of the West
The Explorer Insurance Company Independence Casualty and Surety Company

KNOW ALL MEN BY THESE PRESENTS: That Insurance Company of the West, a Corporation duly organized under the laws of the State of California, The Explorer Insurance Company, a Corporation duly organized under the laws of the State of Arizona, and Independence Casualty and Surety Company, a Corporation duly organized under the laws of the State of Texas, (collectively referred to as the "Companies"), do hereby appoint

THOMAS M. PADILLA, SUSAN D. MARTIN, MORRIS J. CHAVEZ, SHIRLEY A. TALLEY, DAVID C. MITCHIE

their true and lawful Attorney(s)-in-Fact with authority to date, execute, sign, seal, and deliver on behalf of the Companies, fidelity and surety bonds, undertakings, and other similar contracts of suretyship, and any related documents.

IN WITNESS WHEREOF, the Companies have caused these presents to be executed by its duly authorized officers this 16th day of January, 2001.

INSURANCE COMPANY OF THE WEST
THE EXPLORER INSURANCE COMPANY
INDEPENDENCE CASUALTY AND SURETY COMPANY

John H. Craig, Assistant Secretary

John L. Hannum, Executive Vice President

State of California
County of San Diego } ss.

On January 16, 2001, before me, Norma Porter, Notary Public, personally appeared John L. Hannum and John H. Craig, personally known to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument, the entity upon behalf of which the persons acted, executed the instrument.

Witness my hand and official seal.

NORMA PORTER
COMM. #1257540
NOTARY PUBLIC-CALIFORNIA
SAN DIEGO COUNTY
My Commission Expires
MARCH 19, 2004

Norma Porter, Notary Public

RESOLUTIONS

This Power of Attorney is granted and is signed, sealed and notarized with facsimile signatures and seals under authority of the following resolutions adopted by the respective Boards of Directors of each of the Companies:

"RESOLVED: That the President, an Executive or Senior Vice President of the Company, together with the Secretary or any Assistant Secretary, are hereby authorized to execute Powers of Attorney appointing the person(s) named as Attorney(s)-in-Fact to date, execute, sign, seal, and deliver on behalf of the Company, fidelity and surety bonds, undertakings, and other similar contracts of suretyship, and any related documents.

RESOLVED FURTHER: That the signatures of the officers making the appointment, and the signature of any officer certifying the validity and current status of the appointment, may be facsimile representations of those signatures; and the signature and seal of any notary, and the seal of the Company, may be facsimile representations of those signatures and seals, and such facsimile representations shall have the same force and effect as if manually affixed. The facsimile representations referred to herein may be affixed by stamping, printing, typing, or photocopying."

CERTIFICATE

I, the undersigned, Assistant Secretary of Insurance Company of the West, The Explorer Insurance Company, and Independence Casualty and Surety Company, do hereby certify that the foregoing Power of Attorney is in full force and effect, and has not been revoked, and that the above resolutions were duly adopted by the respective Boards of Directors of the Companies, and are now in full force.

IN WITNESS WHEREOF, I have set my hand this 20th day of January, 2005.

John H. Craig, Assistant Secretary

To verify the authenticity of this Power of Attorney you may call 1-800-877-1111 and ask for the Surety Division. Please refer to the Power of Attorney Number, the above named individual(s) and details of the bond to which the power is attached. For information or filing claims, please contact Surety Claims, ICW Group, 11455 El Camino Real, San Diego, CA 92130-2045 or call (858) 350-2400.

Westland Development Co., Inc.
Bond No.: 2127010

TERRORISM COVERAGE DISCLOSURE

The Terrorism Risk Insurance Act of 2002 (the "Act") establishes a program under which the Federal Government will share in the payment of covered losses caused by certain acts of international terrorism. We are providing you with this notice to inform you of the key features of the Act, and to let you know what effect, if any, the Act will have on the premium.

Under the Act, insurers are required to provide coverage for certain losses caused by international acts of terrorism as defined in the Act. The Act further provides that the Federal Government will pay a share of such losses. Specifically, the Federal Government will pay 90% of the amount of covered losses caused by certain acts of terrorism that is in excess of the statutorily established deductible for that year. The Act also caps the amount of terrorism-related losses for which the Federal Government or an insurer can be responsible at $100,000,000,000.00, provided that the insurer has met its deductible.

Please note that passage of the Act does not result in any change in coverage under the attached policy or bond (or the policy or bond being quoted). Please also note that no separate additional premium charge has been made for the terrorism coverage required by the Act. The premium charge that is allocable to such coverage is inseparable from and imbedded in the overall premium.

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

PAID RECEIPT

APPLICANT NAME Westland Devi

AGENT Precision Surveys

ADDRESS 1003087

PROJECT & APP # ~~1000570~~/05DRB 00828

PROJECT NAME Watershed Subd

$ 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.

PRECISION SURVEYS, INC.
PHONE 505-856-5700 FAX 505-856-7900
8414-D JEFFERSON ST. N.E.
ALBUQUERQUE, N.M. 87113

FIRST STATE BANK
Taos, Santa Fe, Albuquerque
and Surrounding Communities
Ph. 505-241-7500
95-145/1070

23359
5/17/05

PAY TO THE ORDER OF City of Albuquerque $ 20.00

Twenty 00/100 DOLLARS

MEMO 03-5444

AUTHORIZED SIGNATURE

⑈023359⑈ ⑆107001452⑆ 00104814?⑈

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	
☐ County Submittal	
☐ EPC Submittal	
☐ Zone Map Amendment (Establish or Change Zoning	
☐ Sector Plan (Phase I, II, III)	
☐ Amendment to Sector, Area, Facility or Comprehensive Plan	
☐ Text Amendment	
APPEAL / PROTEST of...	**A**
☐ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals	

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

APPLICANT INFORMATION:

NAME: WESTLAND DEVELOPMENT — PHONE: 831-9600
ADDRESS: 401COORS BLVD. NW — FAX: 831-4865
CITY: ALBUQUERQUE STATE NM ZIP87109 — 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: EXTENSION OF PRELIMINARY PLAT SUBMITTAL

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

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

Lot or Tract No. WESTLAND NORTH TRACT A — Block: ____ — Unit: ____

Subdiv. / Addn. WATERSHED SUBDIVISION

Current Zoning: SU-2 FOR PDA RES. RESORT — Proposed zoning: ____

Zone Atlas page(s): H7,H8,H9,J7,J8 — No. of **existing** lots: 1 — No. of **proposed** lots: 150

Total area of site (acres): 530.7097 — Density if applicable: dwellings per gross acre: ____ — dwellings per net acre: ____

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

UPC No. 100805938417140101 — MRGCD Map No. ____

LOCATION OF PROPERTY BY STREETS: On or Near: TIERRA PINTADA ST. NW
Between: 98TH STREET and ____

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): DRB#1003087/04DRB-00556

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

SIGNATURE for Stephanie Stratton DATE 5/10/2005

(Print) KEVIN PATTON — ☐ Applicant ☒ Agent

FOR OFFICIAL USE ONLY — Form revised 10/03

☐ **INTERNAL ROUTING**

	Application case numbers	Action	S.F.	Fees
☑ All checklists are complete	05DRB - ____ - 00788	EPP	$(3)	$ 50.00
☑ All fees have been collected	____ - ____ - ____	CMF	____	$ 20.00
☑ All case #s are assigned	____ - ____ - ____	____	____	$ ____
☑ AGIS copy has been sent	____ - ____ - ____	____	____	$ ____
☑ Case history #s are listed	____ - ____ - ____	____	____	$ ____
☑ Site is within 1000ft of a landfill				Total
☑ F.H.D.P. density bonus	Hearing date 5-18-05			$ 70.00
☑ F.H.D.P. fee rebate				

5-10-05
Planner signature / date

Project # 1003087

watershed

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

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

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

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

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

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

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

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

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

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

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

Amended preliminary plat approval expires after one year

.

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

Kevin Patton for Stephanie Stratton — Applicant name (print)
5-10-05 — Applicant signature / date

Form revised 11/04

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

Application case numbers
05DRB-_____-00788
_____-_____-_____
_____-_____-_____

5-10-05 — Planner signature / date

Project # 1003087

Bohannan Huston INC.

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

May 9, 2005

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

Re: PRELIMINARY PLAT EXTENSION
Watershed Subdivision DRB# 1003087 04DRB-00556

Dear Sheran:

We are submitting the following items for the submittal package of Preliminary Plat Extension:

- Preliminary plat reduced to 8 ½ X 11
- Zone atlas page with site marked
- Letter briefly describing and justifying the request
- Copy of previous DRB approved infrastructure list
- Copy of the latest Official Notice of approval

We are requesting a 1 year extension to the Watershed Preliminary Plat. The developer is in the process of Final Plat but will not make the 1 year deadline for filing the Final plat.

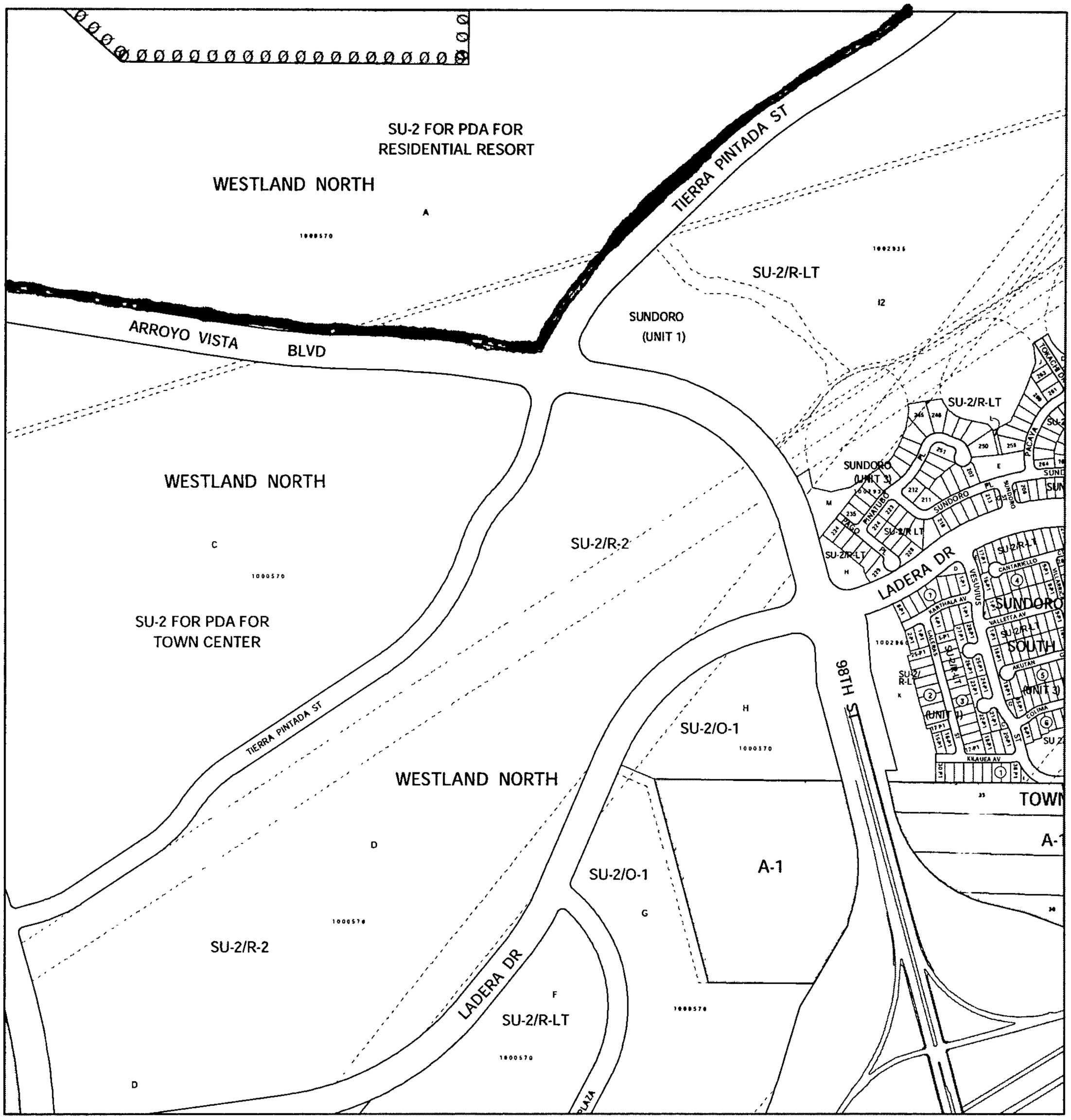
Please place this item on the DRB Agenda for hearing on May 18, 2005. If you have any questions or require further information, please call me.

Sincerely,

per Stephanie Stratton

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

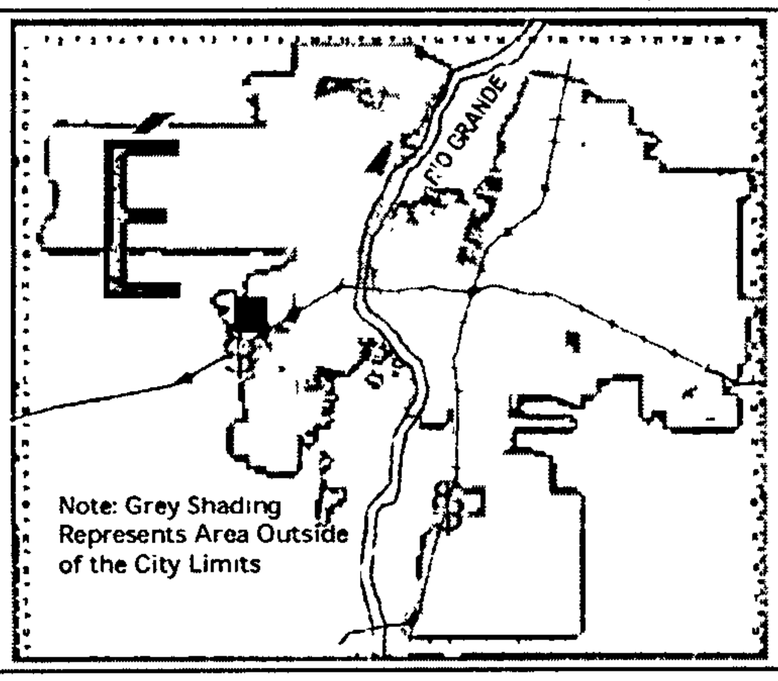
P \040166\cdp\corres\002-prel_plat_&_infra_list\PRELIMINARY PLAT EXT doc



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

Albuquerque Geographic Information System

Map amended through: **Apr 22, 2005**



Zone Atlas Page:

J-8-Z

Selected Symbols

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

0 — 750 — 1,500 Feet

A-1

TOWN OF ATRISCO GRANT

UNPLATTED

A-1

TOWN OF ATRISCO GRANT

UNPLATTED

A-1

TOWN OF ATRISCO GRANT

UNPLATTED

A-1

TOWN OF ATRISCO GRANT

UNPLATTED

A-1

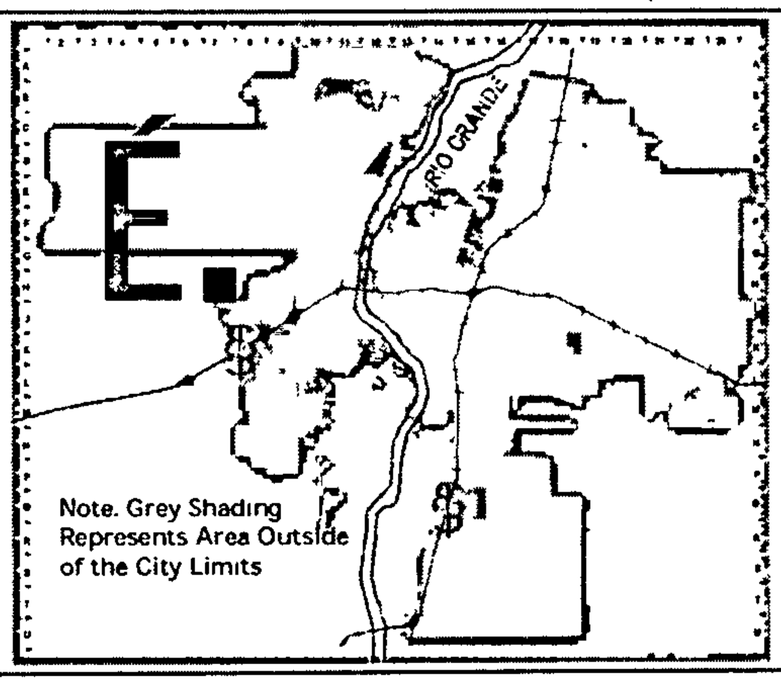
WESTLAND NORTH

SU-2 FOR PDA FOR
RESIDENTIAL RESORT

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

Albuquerque Geographic Information System

Map amended through: **Apr 22, 2005**



Zone Atlas Page:

H-7-Z

Selected Symbols

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

0 750 1,500 Feet

A-1

TOWN OF ATRISCO GRANT

UNPLATTED

A-1

TOWN OF ATRISCO GRANT

UNPLATTED

SU-2 FOR PDA FOR
RESIDENTIAL RESORT

A

WESTLAND NORTH

1080570

SU-2 FOR PDA FOR
RESIDENTIAL RESORT

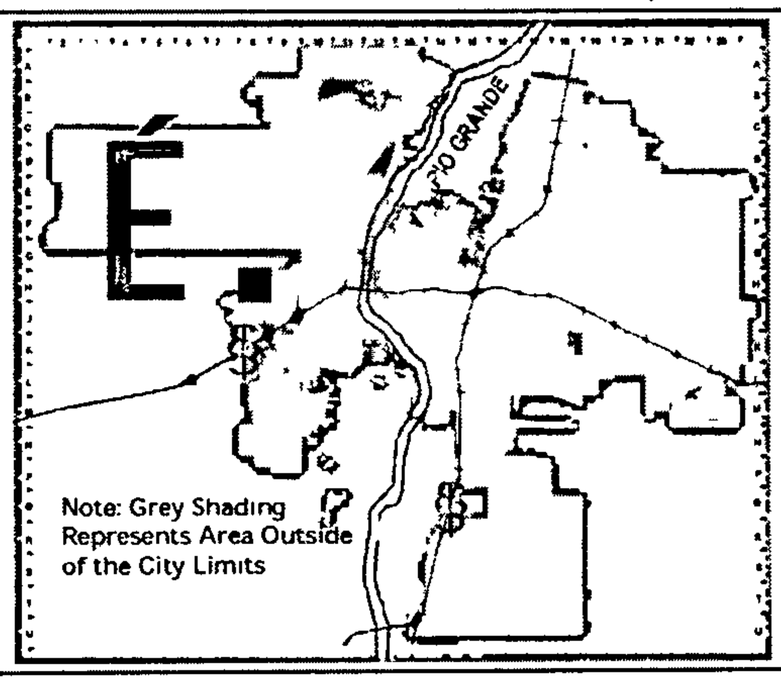
TOWN OF ATRISCO GRANT

UNPLATTED

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

CITY OF ALBUQUERQUE
AGIS
Albuquerque Geographic Information System

Map amended through: **Apr 22, 2005**



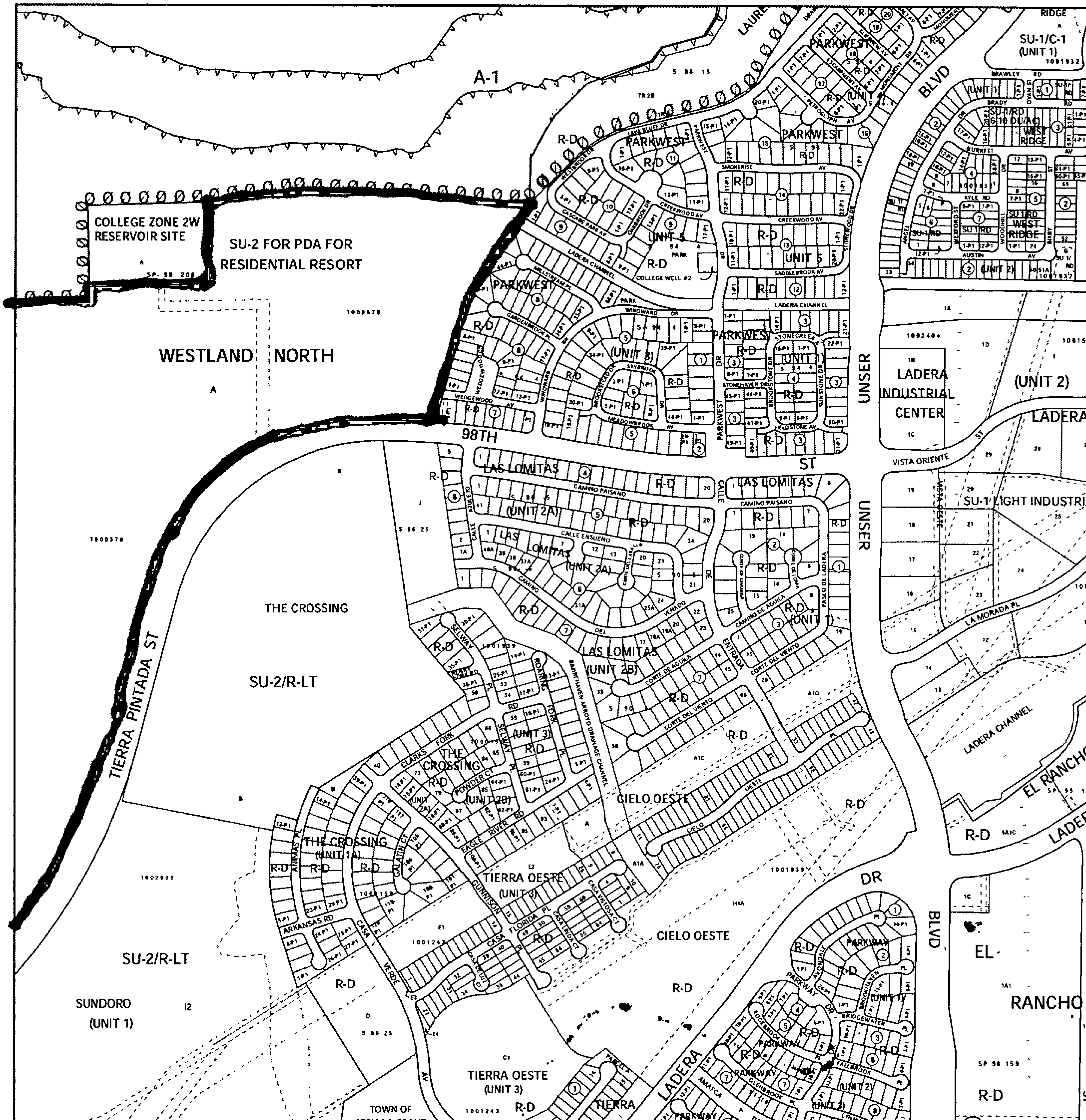
Zone Atlas Page:

H-8-Z

Selected Symbols

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

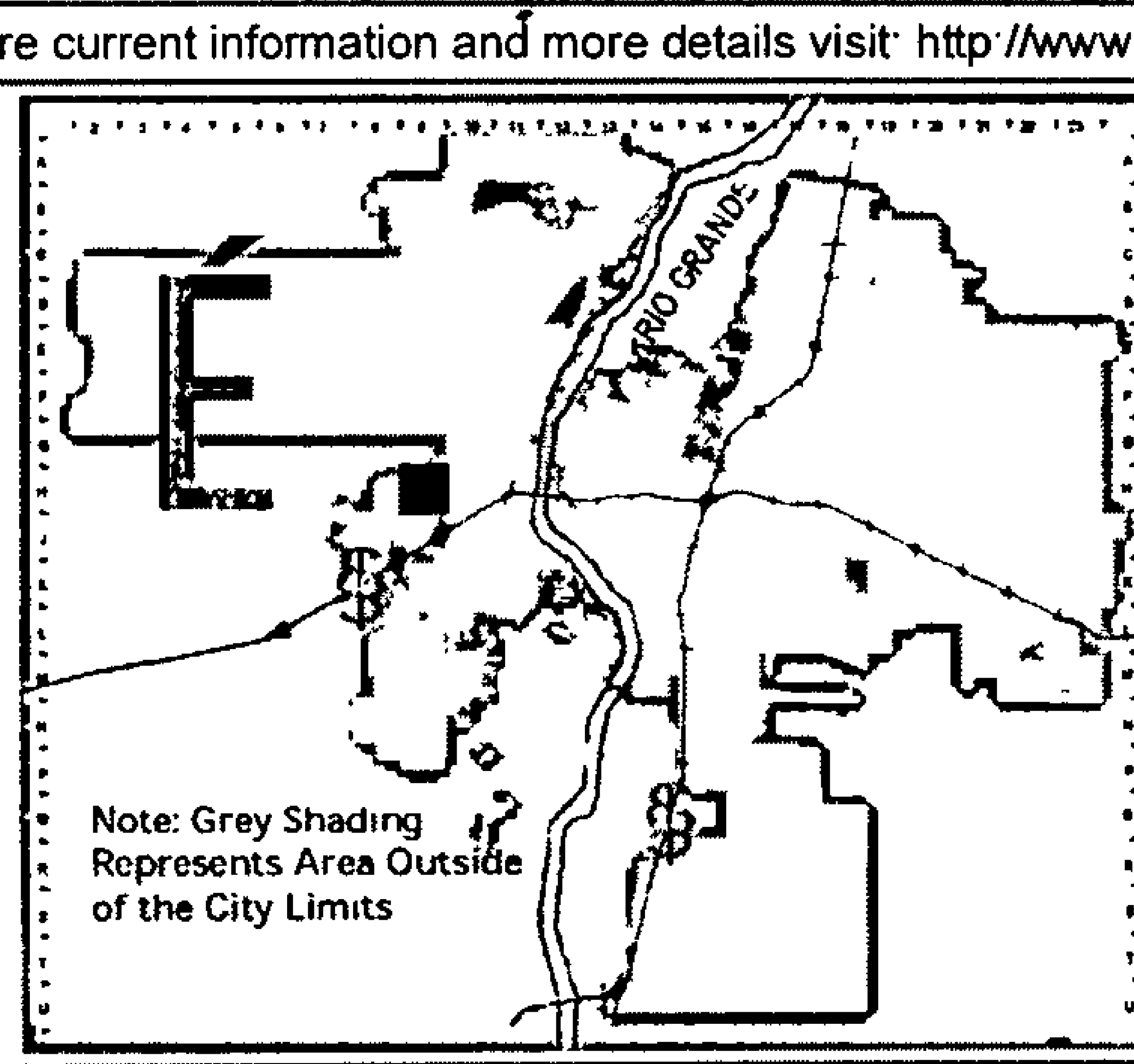
0 750 1,500 Feet



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

Albuquerque Geographic Information System

Map amended through: **Apr 22, 2005**



Zone Atlas Page:

H-9-Z

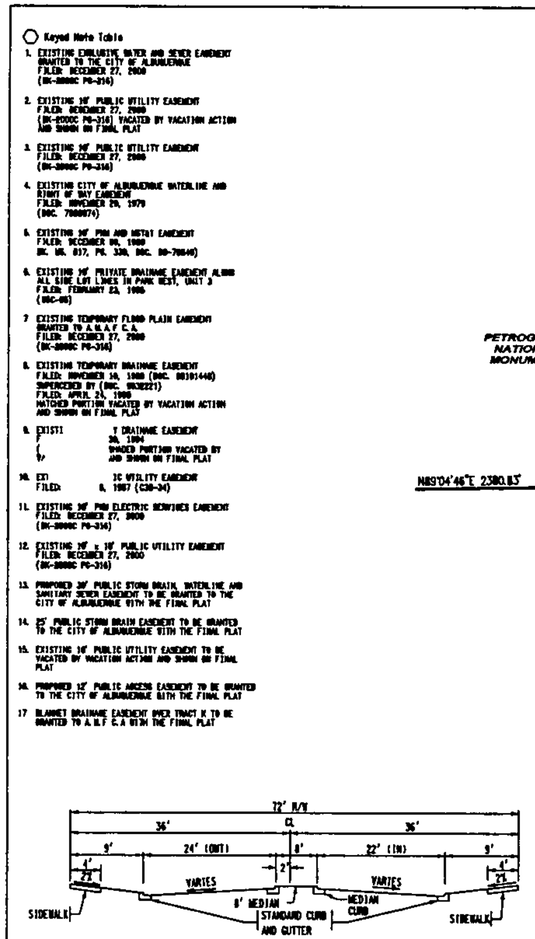
Selected Symbols

- Outside City Limits
- Sector Plans
- Design Overlay Zones
- City Historic Zone
- K K K H-1 Buffer Zone
- Ø Ø Petroglyph Mon
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

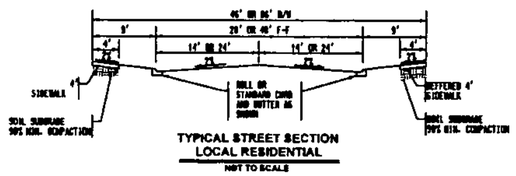
0 — 750 — 1,500 Feet

Keyed Note Table

1. EXISTING EXCLUSIVE WATER AND SEWER EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE FILED: DECEMBER 27, 2000 (BK-2000C PG-316)
2. EXISTING 30' PUBLIC UTILITY EASEMENT FILED: DECEMBER 27, 2000 (BK-2000C PG-316) VACATED BY VACATION ACTION AND SHOWN ON FINAL PLAT
3. EXISTING 30' PUBLIC UTILITY EASEMENT FILED: DECEMBER 27, 2000 (BK-2000C PG-316)
4. EXISTING CITY OF ALBUQUERQUE WATERLINE AND RIGHT OF WAY EASEMENT FILED: NOVEMBER 29, 1979 (MISC. 79080774)
5. EXISTING 30' PNM AND MSTAT EASEMENT FILED: DECEMBER 06, 1988 (BK. MR. 837, PG. 338, DOC. 88-70540)
6. EXISTING 30' PRIVATE DRAINAGE EASEMENT ALONG ALL SIDE LOT LINES IN PARK WEST, UNIT 3 FILED: FEBRUARY 23, 1995 (MISC-98)
7. EXISTING TEMPORARY FLOOD PLAIN EASEMENT GRANTED TO A.M.A.F.C.A. FILED: DECEMBER 27, 2000 (BK-2000C PG-316)
8. EXISTING TEMPORARY DRAINAGE EASEMENT FILED: NOVEMBER 16, 1988 (DOC. 88101440) SUPERCEDED BY (DOC. 98082221) FILED: APRIL 24, 1998 MATCHED PORTION VACATED BY VACATION ACTION AND SHOWN ON FINAL PLAT
9. EXISTI T DRAINAGE EASEMENT 30, 1994 SHADED PORTION VACATED BY AND SHOWN ON FINAL PLAT
10. EXI 3C UTILITY EASEMENT FILED: 6, 1987 (C30-34)
11. EXISTING 30' PNM ELECTRIC REWIRING EASEMENT FILED: DECEMBER 27, 2000 (BK-2000C PG-316)
12. EXISTING 30' x 10' PUBLIC UTILITY EASEMENT FILED: DECEMBER 27, 2000 (BK-2000C PG-316)
13. PROPOSED 20' PUBLIC STORM DRAIN, WATERLINE AND SANITARY SEWER EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE WITH THE FINAL PLAT
14. 25' PUBLIC STORM DRAIN EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE WITH THE FINAL PLAT
15. EXISTING 16' PUBLIC UTILITY EASEMENT TO BE VACATED BY VACATION ACTION AND SHOWN ON FINAL PLAT
16. PROPOSED 12' PUBLIC ACCESS EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE WITH THE FINAL PLAT
17. BLANKET DRAINAGE EASEMENT OVER TRACT K TO BE GRANTED TO A.M.F.C.A WITH THE FINAL PLAT

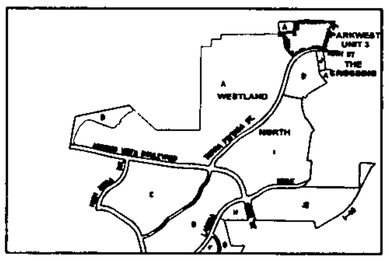


ENTRANCE TO SUBDIVISION STREET SECTION A-A
NOT TO SCALE

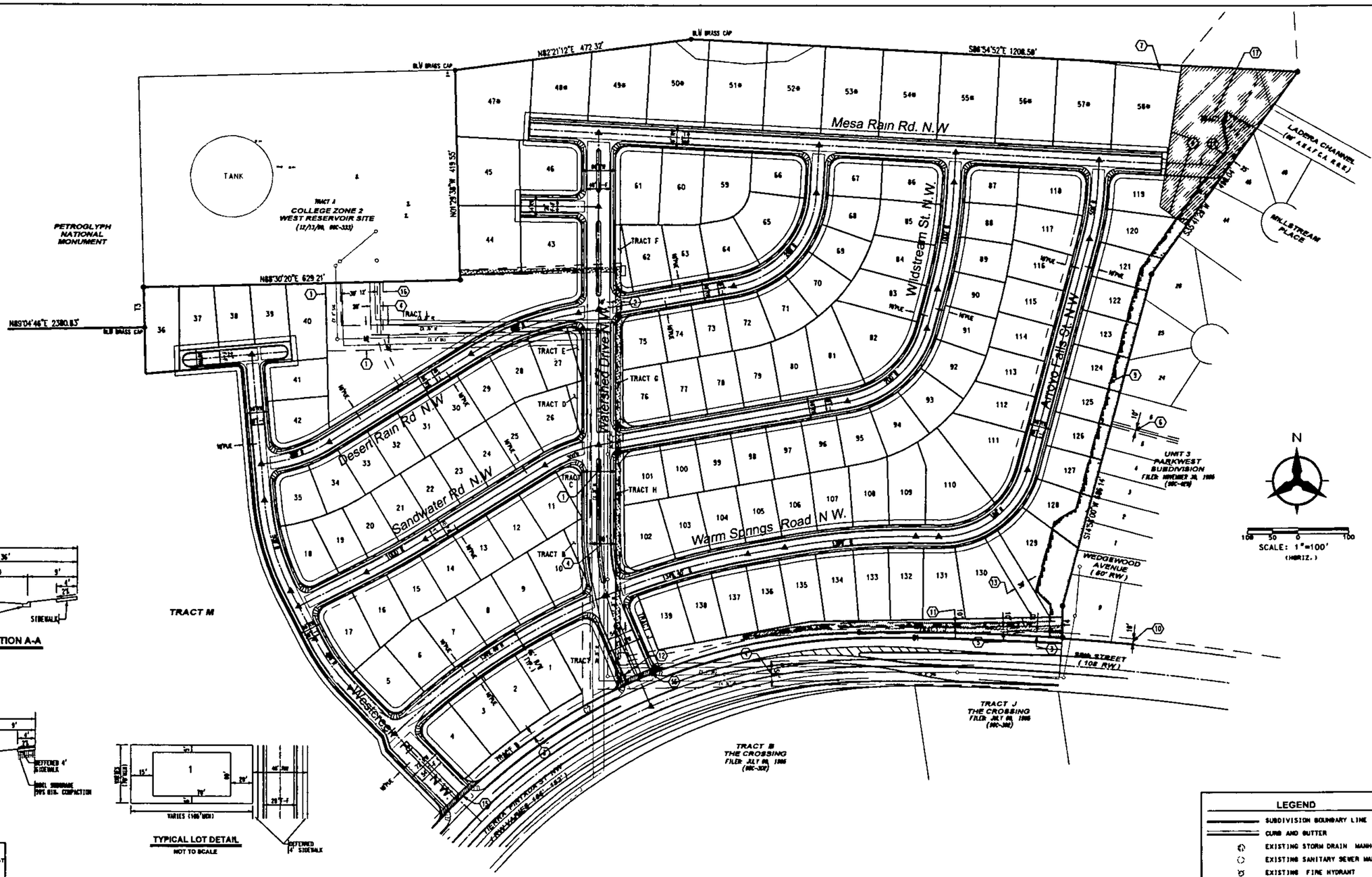


TYPICAL STREET SECTION
LOCAL RESIDENTIAL
NOT TO SCALE

TYPICAL LOT DETAIL
NOT TO SCALE



LOCATION MAP
ZONE ATLAS MAP NOS H-7, H-8, J-7, J-8
NOT TO SCALE



LEGEND

- SUBDIVISION BOUNDARY LINE
- CURB AND GUTTER
- EXISTING STORM DRAIN MANHOLE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING GATE VALVE
- GUY WIRE
- EXISTING ELECTRIC LINE
- POWER POLE
- 10'PUE — 10' PUBLIC UTILITY EASEMENT TO BE GRANTED WITH THE FINAL PLAT

PRELIMINARY PLAT
WATERSHED SUBDIVISION
(REPLAT OF PARCEL A OF WESTLAND NORTH)

ALBUQUERQUE, NEW MEXICO
MAY, 2004

Bohannan ▲ Huston
Courtyard I 7500 Jefferson St NE Albuquerque NM 87109-4335
ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

SURVEY NOTES:

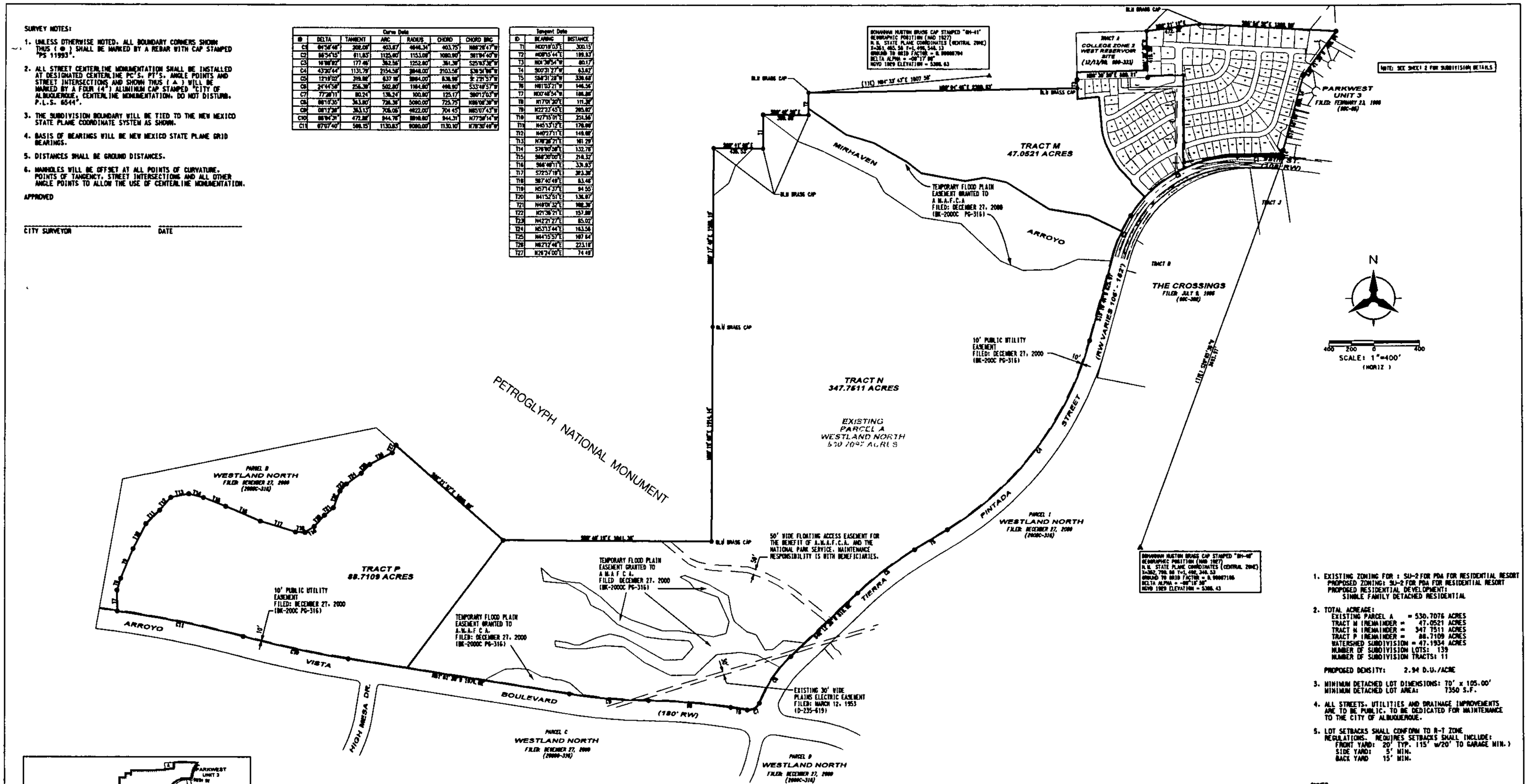
1. UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THUS (●) SHALL BE MARKED BY A REBAR WITH CAP STAMPED "PS 11993".
2. ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT DESIGNATED CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS AND SHOWN THUS (▲) WILL BE MARKED BY A FOUR (4") ALUMINUM CAP STAMPED "CITY OF ALBUQUERQUE, CENTERLINE MONUMENTATION. DO NOT DISTURB. P.L.S. 6544".
3. THE SUBDIVISION BOUNDARY WILL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
4. BASIS OF BEARINGS WILL BE NEW MEXICO STATE PLANE GRID BEARINGS.
5. DISTANCES SHALL BE GROUND DISTANCES.
6. MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY, STREET INTERSECTIONS AND ALL OTHER ANGLE POINTS TO ALLOW THE USE OF CENTERLINE MONUMENTATION.

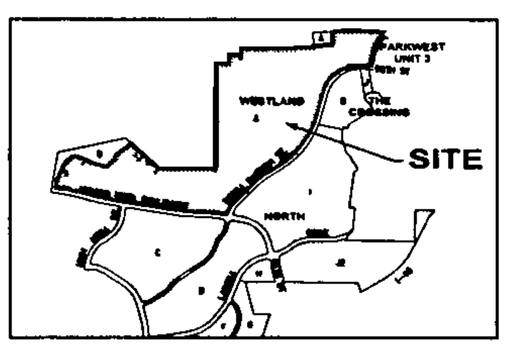
APPROVED

_____ _____
CITY SURVEYOR DATE

Curve Data						
ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	04°56'48"	208.08'	403.67'	4848.34'	403.75'	N86°29'47"W
C2	06°54'15"	811.83'	1125.60'	1153.08'	1080.90'	S81°04'40"W
C3	14°08'02"	177.46'	352.56'	1252.80'	351.38'	S25°53'38"W
C4	43°20'44"	1131.79'	2154.58'	2848.00'	2103.58'	S38°54'56"W
C5	12°19'02"	319.88'	637.18'	2884.00'	636.98'	S 72°51'57"W
C6	24°44'58"	256.38'	502.80'	1164.80'	498.90'	S33°49'57"W
C7	77°28'11"	80.24'	136.24'	100.80'	125.17'	S80°12'03"W
C8	06°10'35"	363.80'	726.36'	5080.00'	725.75'	N86°06'36"W
C9	08°17'39"	363.13'	726.06'	4922.00'	704.45'	N85°07'43"W
C10	88°54'39"	472.88'	844.78'	8848.00'	844.31'	N77°59'14"W
C11	07°07'40"	566.15'	1130.83'	9080.00'	1130.10'	N78°30'49"W

Tangent Data		
ID	BEARING	DISTANCE
T1	N00°19'03"E	300.15'
T2	N08°53'44"E	199.83'
T3	N01°39'54"W	80.17'
T4	S00°31'27"W	63.62'
T5	S84°31'28"W	336.68'
T6	N81°03'21"W	146.56'
T7	N00°48'54"W	186.89'
T8	N17°01'20"E	171.38'
T9	N22°23'45"E	285.82'
T10	N27°15'01"E	251.56'
T11	N45°13'12"E	176.89'
T12	N49°27'11"E	148.88'
T13	N78°28'21"E	161.29'
T14	S76°00'58"E	132.78'
T15	S66°30'00"E	214.32'
T16	S66°48'11"E	334.83'
T17	S72°57'19"E	383.38'
T18	S67°40'49"E	83.48'
T19	N57°14'37"E	94.55'
T20	N41°52'51"E	136.87'
T21	N48°01'32"E	988.38'
T22	N21°36'21"E	157.88'
T23	N42°21'27"E	85.02'
T24	N53°13'44"E	163.56'
T25	N44°15'57"E	187.84'
T26	N62°17'46"E	223.18'
T27	N26°24'00"E	74.48'





LOCATION MAP
ZONE ATLAS MAP NOS. N-7, N-8, J-7, J-8
NOT TO SCALE

1. EXISTING ZONING FOR : SU-2 FOR PDA FOR RESIDENTIAL RESORT
   PROPOSED ZONING: SU-2 FOR PDA FOR RESIDENTIAL RESORT
   PROPOSED RESIDENTIAL DEVELOPMENT:
   SINGLE FAMILY DETACHED RESIDENTIAL
2. TOTAL ACREAGE:
   EXISTING PARCEL A = 530.7076 ACRES
   TRACT M (REMAINDER = 47.0521 ACRES
   TRACT N (REMAINDER = 347.7511 ACRES
   TRACT P (REMAINDER = 88.7109 ACRES
   WATERSHED SUBDIVISION = 47.1934 ACRES
   NUMBER OF SUBDIVISION LOTS: 139
   NUMBER OF SUBDIVISION TRACTS: 11
   PROPOSED DENSITY: 2.94 D.U./ACRE
3. MINIMUM DETACHED LOT DIMENSIONS: 70' x 105.00'
   MINIMUM DETACHED LOT AREA: 7350 S.F.
4. ALL STREETS, UTILITIES AND DRAINAGE IMPROVEMENTS ARE TO BE PUBLIC, TO BE DEDICATED FOR MAINTENANCE TO THE CITY OF ALBUQUERQUE.
5. LOT SETBACKS SHALL CONFORM TO R-T ZONE REGULATIONS. REQUIRES SETBACKS SHALL INCLUDE:
   FRONT YARD: 20' TYP. 15' w/20' TO GARAGE MIN.)
   SIDE YARD: 5' MIN.
   BACK YARD 15' MIN.

OWNER

_____
FRED AMBROGI, VICE PRESIDENT, DEVELOPMENT DIVISION DATE
WESTLAND DEVELOPMENT COMPANY INC

PRELIMINARY PLAT
WATERSHED SUBDIVISION
(REPLAT OF PARCEL A OF WESTLAND NORTH)

ALBUQUERQUE, NEW MEXICO
MAY, 2004

Bohannan ▲ Huston
Courtyard I 7500 Jefferson St NE Albuquerque NM 87109-4335
ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

May 26, 2004

1. Project # 1003087
04DRB-00553 Major-Bulk Land Variance
04DRB-00554 Major-Vacation of Public Easements
04DRB-00555 Major-Vacation of Public Easements
04DRB-00556 Major-Preliminary Plat Approval
04DRB-00557 Minor-Sidewalk Waiver
04DRB-00558 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for WESTLAND DEVELOPMENT CO., INC request(s) these action(s) for all or a portion of Tract(s) A, WESTLAND NORTH, **WATERSHED SUBDIVISION,** zoned SU-2 FOR PDA RESIDENTIAL RESORT, located on TIERRA PINTADA ST NW AND 98TH ST NW and containing approximately 531 acre(s). [REF: 03DRB-01869] *[Deferred from 5/5/04, 5-12-04, 5/19/04]* (H-7, 8 & 9 & J-7 & 8]

At the May 26, 2004, Development Review Board meeting, the Bulk Land Variance was approved subject to the Findings and Conditions of the Subdivision Ordinance as follows:

<u>BULK LAND VARIANCE:</u>

1. The variance will not be injurious to the public safety, health or welfare, or to adjacent property, the neighborhood or the community.

2. The variance will not conflict significantly with the goals and provisions of any City, County or AMAFCA adopted plan or policy; the applicable zoning ordinance, or any other City code or ordinance.

3. The variance will not permit, encourage or make possible undesired development in the 100-year floodplain.

4. The variance will not hinder future planning, public right-of-way acquisition, or the financing or building of public infrastructure improvements.

The Vacations were approved as shown on Exhibit B in the Planning file.

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.)

With the signing of the infrastructure list dated 5-26-04 and approval of the grading plan engineer stamp dated 5-18-2004 the preliminary plat was approved.

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.)

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.

If you wish to appeal this decision, you must do so by June 10, 2004 in the manner described below.

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

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

Sheran Matson, AICP, DRB Chair

Cc: Westland Development Co. Inc., 401 Coors Blvd. NW, 87121
Bohannan Huston, Inc., 7500 Jefferson NE, 87109
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg
File

Current DRC
Project No. _____

ORIGINAL

Figure 12

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

Date Submitted 5/4/2004
Date Site Plan for Bldg Permit Approved N/A
Date Site Plan for Sub. Approved N/A
Date Preliminary Plat Approved 5/26/04

04-00556

DRB Project No. 1003087

WATERSHED SUBDIVISION
(A PORTION OF TRACT A, WESTLAND NORTH SUBDIVISION)

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
			PUBLIC SANITARY SEWER IMPROVEMENTS						
		8" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	WATERSHED DRIVE (INC STUB ROAD)	WATERSHED DRIVE STUB ROAD	MESA RAIN ROAD	/	/	/
		8" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	MESA RAIN ROAD	WEST STUB TERMINUS LOT 46	EAST STUB TERMINUS LOT 58	/	/	/
		8" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	DESERT RAIN ROAD	WESTCREEK PLACE	MESA RAIN ROAD	/	/	/
		8" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	SANDWATER STREET	WESTCREEK PLACE	WILDSTREAM ROAD	/	/	/
		8" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	WILDSTREAM ROAD	SANDWATER STREET	MESA RAIN ROAD	/	/	/
		8" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	WARM SPRINGS ROAD	WESTCREEK PLACE	ARROYO FALLS ROAD	/	/	/
		8" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	ARROYO FALLS RD	WARM SPRINGS ROAD	MESA RAIN ROAD	/	/	/
		8" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	WESTCREEK PLACE (INC HAMMER HEAD)	WARM SPRINGS ROAD	HAMMER HEAD TERMINUS	/	/	/
		8" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	PUBLIC EASEMENT BTWN LOTS 129 & 130	WARM SPRINGS ROAD	TIERRA PINTADA STREET	/	/	/
			PUBLIC STORM DRAIN IMPROVEMENTS						
		30" DIA	RCP W/ NEC. MH'S, LATERALS, INLETS & TRENCH DRAIN	WARM SPRINGS ROAD	WATERSHED DRIVE (TRENCH DRAIN & INLETS)	PUBLIC EASEMENT BTWN LOTS 129 & 130	/	/	/
		24" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	TIERRA PINTADA ROAD	LOT 131	PUBLIC EASEMENT BTWN LOTS 129 & 130	/	/	/
		36" DIA	RCP W/ NEC. MH'S, LATERALS, INLETS & TRENCH DRAIN	PUBLIC EASEMENT BTWN LOTS 129 & 130	TIERRA PINTADA ROAD	WARM SPRINGS ROAD	/	/	/
		36" -48" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	ARROYO FALLS ROAD	PUBLIC EASEMENT BTWN LOTS 129 & 130	MESA RAIN ROAD	/	/	/
		24" DIA	RCP W/ NEC. MH'S, LATERALS, INLETS & TRENCH DRAIN	MESA RAIN ROAD	WILDSTREAM ROAD	ARROYO FALLS ROAD	/	/	/
		54" -60" DIA	RCP W/ NEC MH'S, LATERALS INLETS	MESA RAIN ROAD	ARROYO FALLS ROAD	TRACT K	/	/	/
							/	/	/

A GRADING AND DRAINAGE CERTIFICATION OF THE APPROVED GRADING PLAN IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTEES. NECESSARY STORM WATER QUALITY CONTROL IN PUBLIC STORM DRAIN IS REQUIRED PIOR TO DISCHARGE TO LADERA CHANNEL AS REQUIRED BY AMAFCA ($50,000 FINANCIAL GUARANTY REQ'D).

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		PUBLIC ROADWAY IMPROVEMENTS							
		30' F - F (NORTH HALF)	ARTERIAL PAVING W/ PCC STD & MED CURB & GUTTER & 10' WIDE ACC ~~PATH~~ Trail ON NORTH SIDE ONLY	TIERRA PINTADA STREET	98TH ROAD	WESTCREEK PLACE	/	/	/
		20' F - F (IN) 22' F-F (OUT) W/ MEDIAN	RESIDENTIAL PAVING W/ PCC ROLL OR STD & MED CURB & GUTTER & SIDEWALK ON BOTH SIDES**	WESTCREEK PLACE	TIERRA PINTADA STREET	WARM SPRINGS ROAD	/	/	/
		28' F - F	RESIDENTIAL PAVING W/ PCC ROLL OR STD & MED CURB & GUTTER & SIDEWALK ON BOTH SIDES**	WESTCREEK PLACE	WARM SPRINGS ROAD	HAMMER HEAD TERMINUS	/	/	/
		24' F - F	RESIDENTIAL PAVING W/ PCC ROLL OR STD & MED CURB & GUTTER & SIDEWALK ON NORTH SIDE ONLY	WESTCREEK PLACE (HAMMER HEAD)	LOT 36	LOT 40	/	/	/
		20' F - F (IN) 22' F-F (OUT) W/ MEDIAN	RESIDENTIAL PAVING W/ PCC ROLL OR STD & MED CURB & GUTTER & SIDEWALK ON BOTH SIDES	WATERSHED DRIVE	TIERRA PINTADA ROAD	WARM SPRINGS ROAD	/	/	/
		20' F - F EACH DIRECTION W/ 8 FT MEDIAN	RESIDENTIAL PAVING W/ PCC ROLL OR STD & MED CURB & GUTTER & SIDEWALK ON BOTH SIDES	WATERSHED DRIVE	WARM SPRINGS ROAD	MESA RAIN ROAD	/	/	/
		~~28~~ 26' F-F	RESIDENTIAL PAVING W/ PCC ROLL OR STD & MED CURB & GUTTER & SIDEWALK ON BOTH SIDES*	WATERSHED DRIVE STUB ROAD	WATERSHED DRIVE	STUB TERMINUS	/	/	/
		28' F - F	RESIDENTIAL PAVING W/ PCC ROLL OR STD & MED CURB & GUTTER & SIDEWALK ON BOTH SIDES*	WARM SPRINGS ROAD	WESTCREEK PLACE	ARROYO FALLS ROAD	/	/	/
		28' F - F	RESIDENTIAL PAVING W/ PCC ROLL OR STD & MED CURB & GUTTER & SIDEWALK ON BOTH SIDES*	ARROYO FALLS ROAD	WARM SPRINGS ROAD	MESA RAIN ROAD	/	/	/
		28' F - F	RESIDENTIAL PAVING W/ PCC ROLL OR STD & MED CURB & GUTTER & SIDEWALK ON BOTH SIDES*	SANDWATER STREET	WESTCREEK PLACE	WILDSTREAM ROAD	/	/	/
		28' F - F	RESIDENTIAL PAVING W/ PCC ROLL OR STD & MED CURB & GUTTER & SIDEWALK ON BOTH SIDES*	WILDSTREAM ROAD	SANDWATER STREET	MESA RAIN ROAD	/	/	/
		28' F - F	RESIDENTIAL PAVING W/ PCC ROLL OR STD & MED CURB & GUTTER & SIDEWALK ON BOTH SIDES*	DESERT RAIN ROAD	WESTCREEK PLACE	MESA RAIN ROAD	/	/	/
		28' F - F	RESIDENTIAL PAVING W/ PCC ROLL OR STD & MED CURB & GUTTER & SIDEWALK ON BOTH SIDES*	MESA RAIN ROAD	WATERSHED DRIVE	ARROYO FALLS ROAD	/	/	/
		24' F - F	RESIDENTIAL PAVING W/ PCC ROLL OR STD & MED CURB & GUTTER & SIDEWALK ON NORTH SIDE ONLY*	MESA RAIN ROAD LOT 46 AND ~~118~~ 119	WATERSHED DRIVE / ARROYO FALLS ROAD	TERMINUS	/	/	/
							/	/	/

* SIDEWALKS TO BE DEFERRED, SIDEWALKS TO BE WAIVED ON SOUTH SIDE OF WESTCREEK STUB ROAD, ON SOUTH SIDE OF MESA RAIN RD LOT 46 & 119; SIDEWALK TO BE CONSTRUCTED ALONG THE SOUTH SIDE OF MESA RAIN RD EXCEPT FOR LOTS 59-61

** SIDEWALK TO BE DEFERRED ON WEST SIDE OF WESTCREEK DRIVE, ALONG THE SOUTH SIDE OF MESA RAIN RD LOTS 59-61

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		PUBLIC WATERLINE IMPROVEMENTS							
		6" DIA (ZONE 3WR)	WATERLINE W/ NEC VALVES FH'S, MJ'S & RJ'S	WATERSHED DRIVE (INC STUB ROAD)	DESERT RAIN ROAD	MESA RAIN ROAD	/	/	/
		6" DIA (ZONE 3WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	MESA RAIN ROAD	WEST STUB TERMINUS LOT 46	EAST STUB TERMINUS LOT 58	/	/	/
		6" DIA (ZONE 3WR)	WATERLINE W/ NEC VALVES FH'S, MJ'S & RJ'S	DESERT RAIN ROAD	WESTCREEK PLACE	MESA RAIN ROAD	/	/	/
		6" DIA (ZONE 3WR)	WATERLINE W/ NEC VALVES FH'S, MJ'S & RJ'S	SANDWATER STREET	WESTCREEK PLACE	WILDSTREAM ROAD	/	/	/
		6" DIA (ZONE 3WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	WILDSTREAM ROAD	SANDWATER STREET	MESA RAIN ROAD	/	/	/
		8" DIA (ZONE 3WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S, RJ'S	WARM SPRINGS ROAD	WESTCREEK PLACE	ARROYO FALLS ROAD	/	/	/
		8" DIA (ZONE 3WR)	WATERLINE W/ NEC VALVES FH'S, MJ'S, RJ'S	PUBLIC EASEMENT BTWN LOTS 129 & 130	TIERRA PINTADA ROAD (south side)	WARM SPRINGS ROAD	/	/	/
		6" DIA (ZONE 3WR)	WATERLINE W/ NEC VALVES FH'S, MJ'S, RJ'S & REQ'D PRV	ARROYO FALLS ROAD	WARM SPRINGS ROAD	MESA RAIN ROAD	/	/	/
		8" DIA (ZONE 3WR)	WATERLINE W/ NEC VALVES FH'S, MJ'S, RJ'S & REQ'D PRV	WESTCREEK PLACE	TIERRA PINTADA STREET	DESERT RAIN ROAD	/	/	/
		6" DIA (ZONE 3WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S, RJ'S & REQ'D PRV	WESTCREEK PLACE (INC. HAMMER HEAD)	DESERT RAIN ROAD	HAMMER HEAD TERMINUS	/	/	/
		10" DIA (ZONE 3WR)	WATERLINE W/ NEC VALVES FH'S, MJ'S & RJ'S	TIERRA PINTADA STREET	WESTCREEK PLACE	TO EXISTING PRV IN TIERRA PINTADA ST	/	/	/

NOTE: A WATER METER IS REQ'D FOR LANDSCAPING, ALONG W/ A LANDSCAPE MAINTANCE AGREEMENT IN ROW. PERIMETER WALLS PER DRB APPROVED PERIMETER WALL DESIGN. A WALL & LANDSCAPE CERTIFICATION IS REQUIRED BY A MINOR OR LANDSCAPE ARCHITECT PRIOR TO RELEASE FINANCIAL GUARANTEE

AGENT/OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

KEVIN PATTON PREPARED BY. PRINT NAME	5/19/2004 DATE				
BOHANNAN HUSTON INC. FIRM		DRB CHAIR	5/26/04 DATE	Christina Sandoval PARKS & GENERAL SERVICES	5/26/04 DATE
SIGNATURE	5/19/04	TRANSPORTATION DEVELOPMENT	5-26-04 DATE	Lynn M. Mayer AMAFCA	5-19-04 DATE
		UTILITY DEVELOPMENT	5/26/04 DATE	Brad D. Bilon CITY ENGINEER	5/19/04 DATE
MAXIMUM TIME ALLOW TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION					DATE

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER
1	9/9/04			

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

PAID RECEIPT

APPLICANT NAME Westland Dev.

AGENT Bohannan Huston

ADDRESS _____

PROJECT & APP # 1003087/05DRB 00788

PROJECT NAME Watershed Div.

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

\$ 50.00 **441006/4983000 DRB Actions**

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

\$ _____ **441018/4971000 Public Notification**

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

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

\$ 70.00 **TOTAL AMOUNT DUE**

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

Counterreceipt.doc 6/21/04

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

5/10/2005          10:21AM          LOC: ANNX
RECEIPT# 00040264 WS# 008  TRANS# 0021
Account  441006        Fund 0110
Activity 4983000                  TRSCCS
Trans Amt                $70.00
J24 Misc                                $50.00
CA                                      $70.00
CHANGE                                   $0.00

Thank You
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***DUPLICATE***
City Of Albuquerque
Treasury Division

5/10/2005          10:21AM          LOC: ANNX
RECEIPT# 00040263 WS# 008  TRANS# 0021
Account  441032        Fund 0110
Activity 3424000                  TRSCCS
Trans Amt                $70.00
J24 Misc                                $20.00

Thank You
```

Current DRC
Project No _____

ORIGINAL

Date Submitted 5/4/2004
Date Site Plan for Bldg Permit Approved N/A
Date Site Plan for Sub Approved N/A
Date Preliminary Plat Approved 5/26/04

04-00556

DRB Project No. 1003087

Figure 12

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

WATERSHED SUBDIVISION
(A PORTION OF TRACT A, WESTLAND NORTH SUBDIVISION)

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
		PUBLIC SANITARY SEWER IMPROVEMENTS							
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	WATERSHED DRIVE (INC STUB ROAD)	WATERSHED DRIVE STUB ROAD	MESA RAIN ROAD	/	/	/
		8" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	MESA RAIN ROAD	WEST STUB TERMINUS LOT 46	EAST STUB TERMINUS LOT 58	/	/	/
		8" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	DESERT RAIN ROAD	WESTCREEK PLACE	MESA RAIN ROAD	/	/	/
		8" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	SANDWATER STREET	WESTCREEK PLACE	WILDSTREAM ROAD	/	/	/
		8" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	WILDSTREAM ROAD	SANDWATER STREET	MESA RAIN ROAD	/	/	/
		8" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	WARM SPRINGS ROAD	WESTCREEK PLACE	ARROYO FALLS ROAD	/	/	/
		8" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	ARROYO FALLS RD	WARM SPRINGS ROAD	MESA RAIN ROAD	/	/	/
		8" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	WESTCREEK PLACE (INC. HAMMER HEAD)	WARM SPRINGS ROAD	HAMMER HEAD TERMINUS	/	/	/
		8" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	PUBLIC EASEMENT BTWN LOTS 129 & 130	WARM SPRINGS ROAD	TIERRA PINTADA STREET	/	/	/
		PUBLIC STORM DRAIN IMPROVEMENTS							
		30" DIA	RCP W/ NEC MH'S, LATERALS, INLETS & TRENCH DRAIN	WARM SPRINGS ROAD	WATERSHED DRIVE (TRENCH DRAIN & INLETS)	PUBLIC EASEMENT BTWN LOTS 129 & 130	/	/	/
		24" DIA	RCP W/ NEC MH'S, LATERALS & INLETS	TIERRA PINTADA ROAD	LOT 131	PUBLIC EASEMENT BTWN LOTS 129 & 130	/	/	/
		36" DIA	RCP W/ NEC MH'S, LATERALS, INLETS & TRENCH DRAIN	PUBLIC EASEMENT BTWN LOTS 129 & 130	TIERRA PINTADA ROAD	WARM SPRINGS ROAD	/	/	/
		36" -48" DIA	RCP W/ NEC MH'S, LATERALS & INLETS	ARROYO FALLS ROAD	PUBLIC EASEMENT BTWN LOTS 129 & 130	MESA RAIN ROAD	/	/	/
		24" DIA	RCP W/ NEC MH'S, LATERALS, INLETS & TRENCH DRAIN	MESA RAIN ROAD	WILDSTREAM ROAD	ARROYO FALLS ROAD	/	/	/
		54" -60" DIA	RCP W/ NEC MH'S, LATERALS INLETS	MESA RAIN ROAD	ARROYO FALLS ROAD	TRACT K	/	/	/
							/	/	/

A GRADING AND DRAINAGE CERTIFICATION OF THE APPROVED GRADING PLAN IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTEES NECESSARY STORM WATER QUALITY CONTROL IN PUBLIC STORM DRAIN IS REQUIRED PIOR TO DISCHARGE TO LADERA CHANNEL AS REQUIRED BY AMAFCA ($50,000 FINANCIAL GUARANTY REQ'D)

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		PUBLIC ROADWAY IMPROVEMENTS							
		30' F - F (NORTH HALF)	ARTERIAL PAVING W/ PCC STD & MED CURB & GUTTER & 10' WIDE ACC ~~PATH~~ Trail ON NORTH SIDE ONLY	TIERRA PINTADA STREET	98TH ROAD	WESTCREEK PLACE	/	/	/
		20' F - F (IN) 22' F-F (OUT) W/ MEDIAN	RESIDENTIAL PAVING W/ PCC ROLL OR STD & MED CURB & GUTTER & SIDEWALK ON BOTH SIDES**	WESTCREEK PLACE	TIERRA PINTADA STREET	WARM SPRINGS ROAD	/	/	/
		28' F - F	RESIDENTIAL PAVING W/ PCC ROLL OR STD & MED CURB & GUTTER & SIDEWALK ON BOTH SIDES**	WESTCREEK PLACE	WARM SPRINGS ROAD	HAMMER HEAD TERMINUS	/	/	/
		24' F - F	RESIDENTIAL PAVING W/ PCC ROLL OR STD & MED CURB & GUTTER & SIDEWALK ON NORTH SIDE ONLY	WESTCREEK PLACE (HAMMER HEAD)	LOT 36	LOT 40	/	/	/
		20' F - F (IN) 22' F-F (OUT) W/ MEDIAN	RESIDENTIAL PAVING W/ PCC ROLL OR STD & MED CURB & GUTTER & SIDEWALK ON BOTH SIDES	WATERSHED DRIVE	TIERRA PINTADA ROAD	WARM SPRINGS ROAD	/	/	/
		20' F - F EACH DIRECTION W/ 8 FT MEDIAN	RESIDENTIAL PAVING W/ PCC ROLL OR STD & MED CURB & GUTTER & SIDEWALK ON BOTH SIDES	WATERSHED DRIVE	WARM SPRINGS ROAD	MESA RAIN ROAD	/	/	/
		28' F - F	RESIDENTIAL PAVING W/ PCC ROLL OR STD & MED CURB & GUTTER & SIDEWALK ON BOTH SIDES*	WATERSHED DRIVE STUB ROAD	WATERSHED DRIVE	STUB TERMINUS	/	/	/
		28' F - F	RESIDENTIAL PAVING W/ PCC ROLL OR STD & MED CURB & GUTTER & SIDEWALK ON BOTH SIDES*	WARM SPRINGS ROAD	WESTCREEK PLACE	ARROYO FALLS ROAD	/	/	/
		28' F - F	RESIDENTIAL PAVING W/ PCC ROLL OR STD & MED CURB & GUTTER & SIDEWALK ON BOTH SIDES*	ARROYO FALLS ROAD	WARM SPRINGS ROAD	MESA RAIN ROAD	/	/	/
		28' F - F	RESIDENTIAL PAVING W/ PCC ROLL OR STD & MED CURB & GUTTER & SIDEWALK ON BOTH SIDES*	SANDWATER STREET	WESTCREEK PLACE	WILDSTREAM ROAD	/	/	/
		28' F - F	RESIDENTIAL PAVING W/ PCC ROLL OR STD & MED CURB & GUTTER & SIDEWALK ON BOTH SIDES*	WILDSTREAM ROAD	SANDWATER STREET	MESA RAIN ROAD	/	/	/
		28' F - F	RESIDENTIAL PAVING W/ PCC ROLL OR STD & MED CURB & GUTTER & SIDEWALK ON BOTH SIDES*	DESERT RAIN ROAD	WESTCREEK PLACE	MESA RAIN ROAD	/	/	/
		28' F - F	RESIDENTIAL PAVING W/ PCC ROLL OR STD & MED CURB & GUTTER & SIDEWALK ON BOTH SIDES*	MESA RAIN ROAD	WATERSHED DRIVE	ARROYO FALLS ROAD	/	/	/
		24' F - F	RESIDENTIAL PAVING W/ PCC ROLL OR STD & MED CURB & GUTTER & SIDEWALK ON NORTH SIDE ONLY*	MESA RAIN ROAD LOT 46 AND 118	WATERSHED DRIVE / ARROYO FALLS ROAD	TERMINUS	/	/	/
							/	/	/

* SIDEWALKS TO BE DEFERRED, SIDEWALKS TO BE WAIVED ON SOUTH SIDE OF WESTCREEK STUB ROAD, ON SOUTH SIDE OF MESA RAIN RD LOT 46 & 119, SIDEWALK TO BE CONSTRUCTED ALONG THE SOUTH SIDE OF MESA RAIN RD EXCEPT FOR LOTS 59-61

** SIDEWALK TO BE DEFERRED ON WEST SIDE OF WESTCREEK DRIVE, ALONG THE SOUTH SIDE OF MESA RAIN RD LOTS 59-61

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		PUBLIC WATERLINE IMPROVEMENTS							
		6" DIA (ZONE 3WR)	WATERLINE W/ NEC VALVES FH'S, MJ'S & RJ'S	WATERSHED DRIVE (INC STUB ROAD)	DESERT RAIN ROAD	MESA RAIN ROAD	/	/	/
		6" DIA (ZONE 3WR)	WATERLINE W/ NEC VALVES FH'S, MJ'S & RJ'S	MESA RAIN ROAD	WEST STUB TERMINUS LOT 46	EAST STUB TERMINUS LOT 58	/	/	/
		6" DIA (ZONE 3WR)	WATERLINE W/ NEC VALVES FH'S, MJ'S & RJ'S	DESERT RAIN ROAD	WESTCREEK PLACE	MESA RAIN ROAD	/	/	/
		6" DIA (ZONE 3WR)	WATERLINE W/ NEC VALVES FH'S, MJ'S & RJ'S	SANDWATER STREET	WESTCREEK PLACE	WILDSTREAM ROAD	/	/	/
		6" DIA (ZONE 3WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	WILDSTREAM ROAD	SANDWATER STREET	MESA RAIN ROAD	/	/	/
		8" DIA (ZONE 3WR)	WATERLINE W/ NEC VALVES FH'S, MJ'S, RJ'S	WARM SPRINGS ROAD	WESTCREEK PLACE	ARROYO FALLS ROAD	/	/	/
		8" DIA (ZONE 3WR)	WATERLINE W/ NEC VALVES FH'S, MJ'S, RJ'S	PUBLIC EASEMENT BTWN LOTS 129 & 130	TIERRA PINTADA ROAD (south side)	WARM SPRINGS ROAD	/	/	/
		6" DIA (ZONE 3WR)	WATERLINE W/ NEC VALVES FH'S, MJ'S, RJ'S & REQ'D PRV	ARROYO FALLS ROAD	WARM SPRINGS ROAD	MESA RAIN ROAD	/	/	/
		8" DIA (ZONE 3WR)	WATERLINE W/ NEC VALVES FH'S, MJ'S, RJ'S & REQ'D PRV	WESTCREEK PLACE	TIERRA PINTADA STREET	DESERT RAIN ROAD	/	/	/
		6" DIA (ZONE 3WR)	WATERLINE W/ NEC VALVES FH'S, MJ'S, RJ'S & REQ'D PRV	WESTCREEK PLACE (INC HAMMER HEAD)	DESERT RAIN ROAD	HAMMER HEAD TERMINUS	/	/	/
		10" DIA (ZONE 3WR)	WATERLINE W/ NEC VALVES FH'S, MJ'S & RJ'S	TIERRA PINTADA STREET	WESTCREEK PLACE	TO EXISTING PRV IN TIERRA PINTADA ST	/	/	/

NOTE: A WATER METER IS REQ'D FOR LANDSCAPING, ALONG W/ A LANDSCAPE MAINTANCE AGREMENT IN ROW. PERIMETER WALLS PER DRB APPROVED PRINTED WITH DESIGN. A WALL & LANDSCAPE CERTIFICATION IS REQUIRED BY A NMPE OR LANDSCAPE ARCHITECT PRIOR TO RELEASE FINACIAL GUARANTEE

AGENT/OWNER

KEVIN PATTON — 5/19/2004
PREPARED BY PRINT NAME — DATE

BOHANNAN HUSTON INC.
FIRM

SIGNATURE — 5/19/04

MAXIMUM TIME ALLOW TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DRB CHAIR	5/26/04 DATE	Christina Sandoval PARKS & GENERAL SERVICES	5/26/04 DATE
TRANSPORTATION DEVELOPMENT	5-26-04 DATE	Lynn M. Mazur AMAFCA	5-19-04 DATE
UTILITY DEVELOPMENT	5/26/04 DATE	Brad D. Bilen CITY ENGINEER	5/19/04 DATE
			DATE

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

Current DRC
Project No _____

Claire

ORIGINAL

Date Submitted: 5/4/2004
Date Site Plan for Bldg Permit Approved N/A
Date Site Plan for Sub. Approved: N/A
Date Preliminary Plat Approved: 5/26/04

04-00556

DRB Project No 1003087

Figure 12

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

WATERSHED SUBDIVISION
(A PORTION OF TRACT A, WESTLAND NORTH SUBDIVISION)

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
			PUBLIC SANITARY SEWER IMPROVEMENTS						
		8" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	WATERSHED DRIVE (INC STUB ROAD)	WATERSHED DRIVE STUB ROAD	MESA RAIN ROAD	/	/	/
		8" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	MESA RAIN ROAD	WEST STUB TERMINUS LOT 46	EAST STUB TERMINUS LOT 58	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	DESERT RAIN ROAD	WESTCREEK PLACE	MESA RAIN ROAD	/	/	/
		8" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	SANDWATER STREET	WESTCREEK PLACE	WILDSTREAM ROAD	/	/	/
		8" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	WILDSTREAM ROAD	SANDWATER STREET	MESA RAIN ROAD	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	WARM SPRINGS ROAD	WESTCREEK PLACE	ARROYO FALLS ROAD	/	/	/
		8" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	ARROYO FALLS RD	WARM SPRINGS ROAD	MESA RAIN ROAD	/	/	/
		8" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	WESTCREEK PLACE (INC. HAMMER HEAD)	WARM SPRINGS ROAD	HAMMER HEAD TERMINUS	/	/	/
		8" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	PUBLIC EASEMENT BTWN LOTS 129 & 130	WARM SPRINGS ROAD	TIERRA PINTADA STREET	/	/	/
			PUBLIC STORM DRAIN IMPROVEMENTS						
		30" DIA	RCP W/ NEC. MH'S, LATERALS, INLETS & TRENCH DRAIN	WARM SPRINGS ROAD	WATERSHED DRIVE (TRENCH DRAIN & INLETS)	PUBLIC EASEMENT BTWN LOTS 129 & 130	/	/	/
		24" DIA	RCP W/ NEC MH'S, LATERALS & INLETS	TIERRA PINTADA ROAD	LOT 131	PUBLIC EASEMENT BTWN LOTS 129 & 130	/	/	/
		36" DIA	RCP W/ NEC MH'S, LATERALS, INLETS & TRENCH DRAIN	PUBLIC EASEMENT BTWN LOTS 129 & 130	TIERRA PINTADA ROAD	WARM SPRINGS ROAD	/	/	/
		36" -48" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	ARROYO FALLS ROAD	PUBLIC EASEMENT BTWN LOTS 129 & 130	MESA RAIN ROAD	/	/	/
		24" DIA	RCP W/ NEC. MH'S, LATERALS, INLETS & TRENCH DRAIN	MESA RAIN ROAD	WILDSTREAM ROAD	ARROYO FALLS ROAD	/	/	/
		54" -60" DIA	RCP W/ NEC MH'S, LATERALS INLETS	MESA RAIN ROAD	ARROYO FALLS ROAD	TRACT K	/	/	/
							/	/	/

A GRADING AND DRAINAGE CERTIFICATION OF THE APPROVED GRADING PLAN IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTEES. NECESSARY STORM WATER QUALITY CONTROL IN PUBLIC STORM DRAIN IS REQUIRED PIOR TO DISCHARGE TO LADERA CHANNEL AS REQUIRED BY AMAFCA ($50,000 FINANCIAL GUARANTY REQ'D)

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		PUBLIC ROADWAY IMPROVEMENTS							
		30' F - F (NORTH HALF)	ARTERIAL PAVING W/ PCC STD & MED CURB & GUTTER & 10' WIDE ACC ~~PATH~~ Trail ON NORTH SIDE ONLY	TIERRA PINTADA STREET	98TH ROAD	WESTCREEK PLACE	/	/	/
		20' F - F (IN) 22' F-F (OUT) W/ MEDIAN	RESIDENTIAL PAVING W/ PCC ROLL OR STD & MED CURB & GUTTER & SIDEWALK ON BOTH SIDES**	WESTCREEK PLACE	TIERRA PINTADA STREET	WARM SPRINGS ROAD	/	/	/
		28' F - F	RESIDENTIAL PAVING W/ PCC ROLL OR STD & MED CURB & GUTTER & SIDEWALK ON BOTH SIDES**	WESTCREEK PLACE	WARM SPRINGS ROAD	HAMMER HEAD TERMINUS	/	/	/
		24' F - F	RESIDENTIAL PAVING W/ PCC ROLL OR STD & MED CURB & GUTTER & SIDEWALK ON NORTH SIDE ONLY	WESTCREEK PLACE (HAMMER HEAD)	LOT 36	LOT 40	/	/	/
		20' F - F (IN) 22' F-F (OUT) W/ MEDIAN	RESIDENTIAL PAVING W/ PCC ROLL OR STD & MED CURB & GUTTER & SIDEWALK ON BOTH SIDES	WATERSHED DRIVE	TIERRA PINTADA ROAD	WARM SPRINGS ROAD	/	/	/
		20' F - F EACH DIRECTION W/ 8 FT MEDIAN	RESIDENTIAL PAVING W/ PCC ROLL OR STD & MED CURB & GUTTER & SIDEWALK ON BOTH SIDES	WATERSHED DRIVE	WARM SPRINGS ROAD	MESA RAIN ROAD	/	/	/
		~~28~~ 26' F-F	RESIDENTIAL PAVING W/ PCC ROLL OR STD & MED CURB & GUTTER & SIDEWALK ON BOTH SIDES*	WATERSHED DRIVE STUB ROAD	WATERSHED DRIVE	STUB TERMINUS	/	/	/
		28' F - F	RESIDENTIAL PAVING W/ PCC ROLL OR STD & MED CURB & GUTTER & SIDEWALK ON BOTH SIDES*	WARM SPRINGS ROAD	WESTCREEK PLACE	ARROYO FALLS ROAD	/	/	/
		28' F - F	RESIDENTIAL PAVING W/ PCC ROLL OR STD & MED CURB & GUTTER & SIDEWALK ON BOTH SIDES*	ARROYO FALLS ROAD	WARM SPRINGS ROAD	MESA RAIN ROAD	/	/	/
		28' F - F	RESIDENTIAL PAVING W/ PCC ROLL OR STD & MED CURB & GUTTER & SIDEWALK ON BOTH SIDES*	SANDWATER STREET	WESTCREEK PLACE	WILDSTREAM ROAD	/	/	/
		28' F - F	RESIDENTIAL PAVING W/ PCC ROLL OR STD & MED CURB & GUTTER & SIDEWALK ON BOTH SIDES*	WILDSTREAM ROAD	SANDWATER STREET	MESA RAIN ROAD	/	/	/
		28' F - F	RESIDENTIAL PAVING W/ PCC ROLL OR STD & MED CURB & GUTTER & SIDEWALK ON BOTH SIDES*	DESERT RAIN ROAD	WESTCREEK PLACE	MESA RAIN ROAD	/	/	/
		28' F - F	RESIDENTIAL PAVING W/ PCC ROLL OR STD & MED CURB & GUTTER & SIDEWALK ON BOTH SIDES*	MESA RAIN ROAD	WATERSHED DRIVE	ARROYO FALLS ROAD	/	/	/
		24' F - F	RESIDENTIAL PAVING W/ PCC ROLL OR STD & MED CURB & GUTTER & SIDEWALK ON NORTH SIDE ONLY*	MESA RAIN ROAD LOT 46 AND ~~118~~ 119	WATERSHED DRIVE / ARROYO FALLS ROAD	TERMINUS	/	/	/
							/	/	/

* SIDEWALKS TO BE DEFERRED; SIDEWALKS TO BE WAIVED ON SOUTH SIDE OF WESTCREEK STUB ROAD, ON SOUTH SIDE OF MESA RAIN RD LOT 46 & 119; SIDEWALK TO BE CONSTRUCTED ALONG THE SOUTH SIDE OF MESA RAIN RD EXCEPT FOR LOTS 59-61

** SIDEWALK TO BE DEFERRED ON WEST SIDE OF WESTCREEK DRIVE, ALONG THE SOUTH SIDE OF MESA RAIN RD LOTS 59-61

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		PUBLIC WATERLINE IMPROVEMENTS							
		6" DIA (ZONE 3WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	WATERSHED DRIVE (INC STUB ROAD)	DESERT RAIN ROAD	MESA RAIN ROAD	/	/	/
		6" DIA (ZONE 3WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	MESA RAIN ROAD	WEST STUB TERMINUS LOT 46	EAST STUB TERMINUS LOT 58	/	/	/
		6" DIA (ZONE 3WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	DESERT RAIN ROAD	WESTCREEK PLACE	MESA RAIN ROAD	/	/	/
		6" DIA (ZONE 3WR)	WATERLINE W/ NEC VALVES FH'S, MJ'S & RJ'S	SANDWATER STREET	WESTCREEK PLACE	WILDSTREAM ROAD	/	/	/
		6" DIA (ZONE 3WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	WILDSTREAM ROAD	SANDWATER STREET	MESA RAIN ROAD	/	/	/
		8" DIA (ZONE 3WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S, RJ'S	WARM SPRINGS ROAD	WESTCREEK PLACE	ARROYO FALLS ROAD	/	/	/
		8" DIA (ZONE 3WR)	WATERLINE W/ NEC VALVES FH'S, MJ'S, RJ'S	PUBLIC EASEMENT BTWN LOTS 129 & 130	TIERRA PINTADA ROAD (south side)	WARM SPRINGS ROAD	/	/	/
		6" DIA (ZONE 3WR)	WATERLINE W/ NEC VALVES FH'S, MJ'S, RJ'S & REQ'D PRV	ARROYO FALLS ROAD	WARM SPRINGS ROAD	MESA RAIN ROAD	/	/	/
		8" DIA (ZONE 3WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S, RJ'S & REQ'D PRV	WESTCREEK PLACE	TIERRA PINTADA STREET	DESERT RAIN ROAD	/	/	/
		6" DIA (ZONE 3WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S, RJ'S & REQ'D PRV	WESTCREEK PLACE (INC. HAMMER HEAD)	DESERT RAIN ROAD	HAMMER HEAD TERMINUS	/	/	/
		10" DIA (ZONE 3WR)	WATERLINE W/ NEC VALVES FH'S, MJ'S & RJ'S	TIERRA PINTADA STREET	WESTCREEK PLACE	TO EXISTING PRV IN TIERRA PINTADA ST	/	/	/

NOTE: A WATER METER IS REQ'D FOR LANDSCAPING, ALONG W/ A LANDSCAPE MAINTANCE AGREEMENT IN ROW. PERIMETER WALLS PER DRB APPROVED PERIMETER WALL DESIGN. A WALL & LANDSCAPE CERTIFICATION IS REQUIRED BY A NMPE OR LANDSCAPE ARCHITECT PRIOR TO RELEASE FINANCIAL GUARANTEE

AGENT/OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

KEVIN PATTON	5/19/2004			Christina Sandoval	5/26/04
PREPARED BY. PRINT NAME	DATE	DRB CHAIR	DATE	PARKS & GENERAL SERVICES	DATE
BOHANNAN HUSTON INC.			5-26-04	Lynn M. Mann	5-19-04
FIRM		TRANSPORTATION DEVELOPMENT	DATE	AMAFCA	DATE
	5/19/04		5/26/04	Brad D. Bilon	5/19/04
SIGNATURE		UTILITY DEVELOPMENT	DATE	CITY ENGINEER	DATE
MAXIMUM TIME ALLOW TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION					DATE

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER
1	9/9/04			

SEE 2ND PAGE FOR FEES AND #'S

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
  - ___ 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: Westland Development Co. Inc. PHONE: 831-9600

ADDRESS: 401 Coors Blvd. NW FAX: 831-4865

CITY: Albuquerque STATE NM ZIP 87121 E-MAIL:

Proprietary interest in site: Owner **List all owners:** Westland Development

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, Sidewalk Waiver & Deferral, Vacation of Public Easements, Bulk Land Variance

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. Westland North Tract A Block: Unit:

Subdiv. / Addn. Watershed Subdivision

Current Zoning: SU-2 for PDA Res. Resort Proposed zoning:

Zone Atlas page(s): H-9, H-7, H-8, J-7, J8 No. of **existing** lots: 1 No. of **proposed** lots: 150

Total area of site (acres): 530.7097 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. 100805938417401D1 MRGCD Map No.

LOCATION OF PROPERTY BY STREETS: On or Near: Tierra Pintada St. NW

Between: 98th St. NW and

CASE HISTORY:

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

DRB# 1003087 / 03DRB-01869

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

SIGNATURE DATE 4/8/04

(Print) Kevin Patton ___ Applicant X Agent

FOR OFFICIAL USE ONLY Form revised 9/01, 3/03, 7/03, 10/03, **3/04**

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

Application case numbers			Action	S.F	Fees
04DRB	-	-00553	BLV	✓	$ 145.00
04DRB	-	-00554	VPE(2)	✓	$ 90.00
04DRB	-	-00555	VPUE 1	✓	$ 45.00
04DRB	-	-00556	PP	SF	$ 3500.00
	-	-	(CONT NEXT PAGE)		
				Total	$ 3,78 05 sub tot.

Hearing date MAY 5TH '04

B Gilbert 4/9/04

Planner signature / date

Project # 1003087

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
____ 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: _____ PHONE: _____

ADDRESS: _____ FAX: _____

CITY: _____ STATE ____ ZIP _____ E-MAIL: _____

Proprietary interest in site: _____ **List all owners**: _____

AGENT (if any): _____ PHONE: _____

ADDRESS: _____ FAX: _____

CITY: _____ STATE ____ ZIP _____ E-MAIL: _____

DESCRIPTION OF REQUEST: _____

_____

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. _____ Block: _____ Unit: _____

Subdiv. / Addn. _____

Current Zoning: _____ Proposed zoning: _____

Zone Atlas page(s): _____ No. of **existing** lots: _____ No. of **proposed** lots: _____

Total area of site (acres): _____ 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? _____

UPC No. _____ MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: _____

Between _____ and _____

CASE HISTORY:

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

_____

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

SIGNATURE _____ DATE _____

(Print) _____ ___ Applicant ___ Agent

FOR OFFICIAL USE ONLY Form revised 9/01, 3/03, 7/03, 10/03, 3/04

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

Application case numbers			Action	S.F.	Fees
04DRB	- ____ -	00558	TDS	V	$ 50.00
04DRB	- ____ -	00557	SW	V	$ 50.00
____	- ____ -	____	CFMF	____	$ 20.00
____	- ____ -	____	NOTIF & Ad.	____	$ 75.00
____	- ____ -	____	____	____	$ ____
					Total $ 3975.00

3780.00 Prev. Pd.

Hearing date MAY 5TH '04

B. Herbert 4/9/04
Planner signature / date

Project # 1003087

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
- ✓ Design elevations & cross sections of perimeter walls Tract 1
- ✓ 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) $ 3500.00
- ✓ 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
__ Fee (see schedule)

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

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

KEVIN POLLON — Applicant name (print)

Applicant signature / date 4/8/04

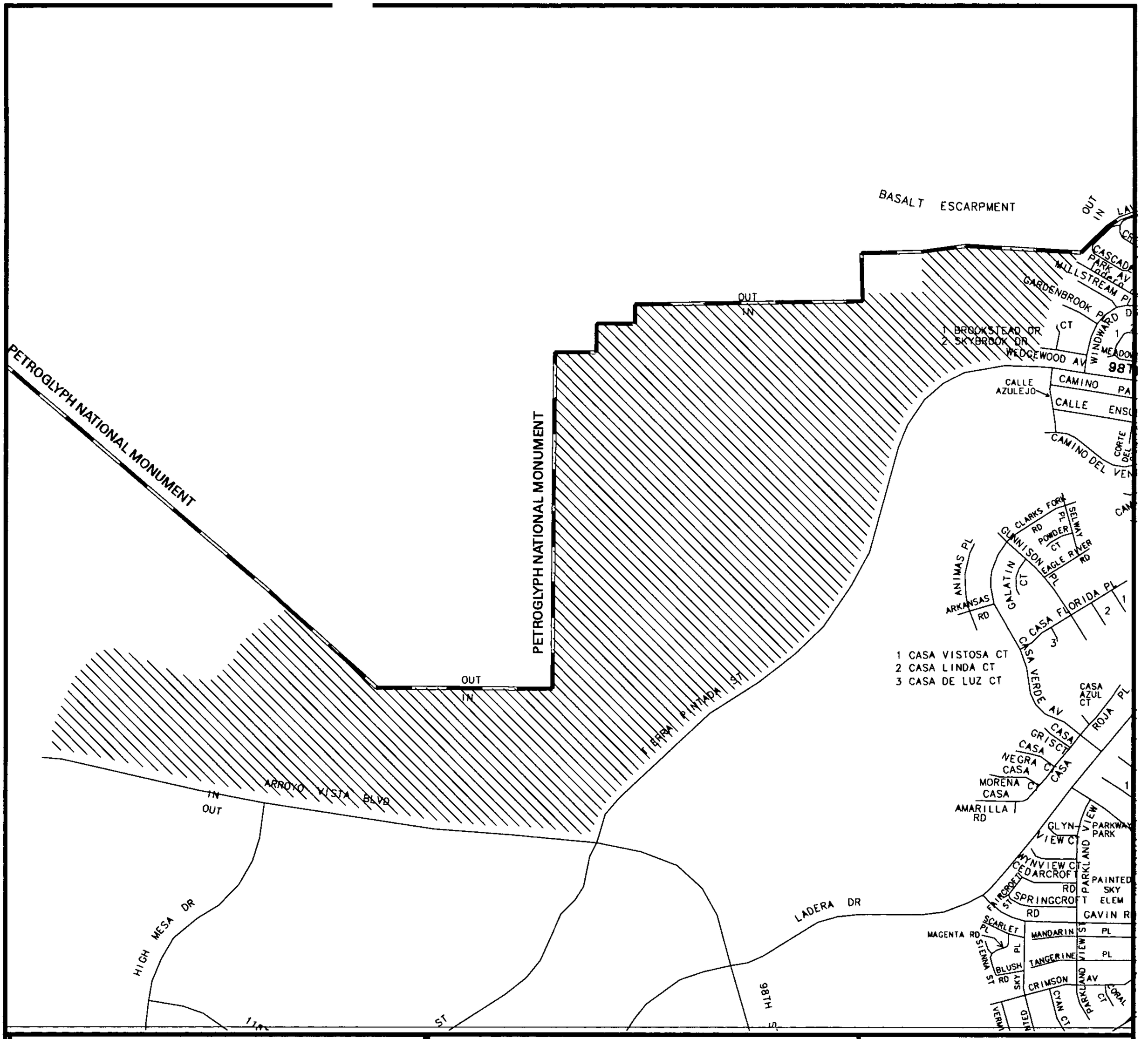
Form revised 9/01, 8/03 and **9/03**

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

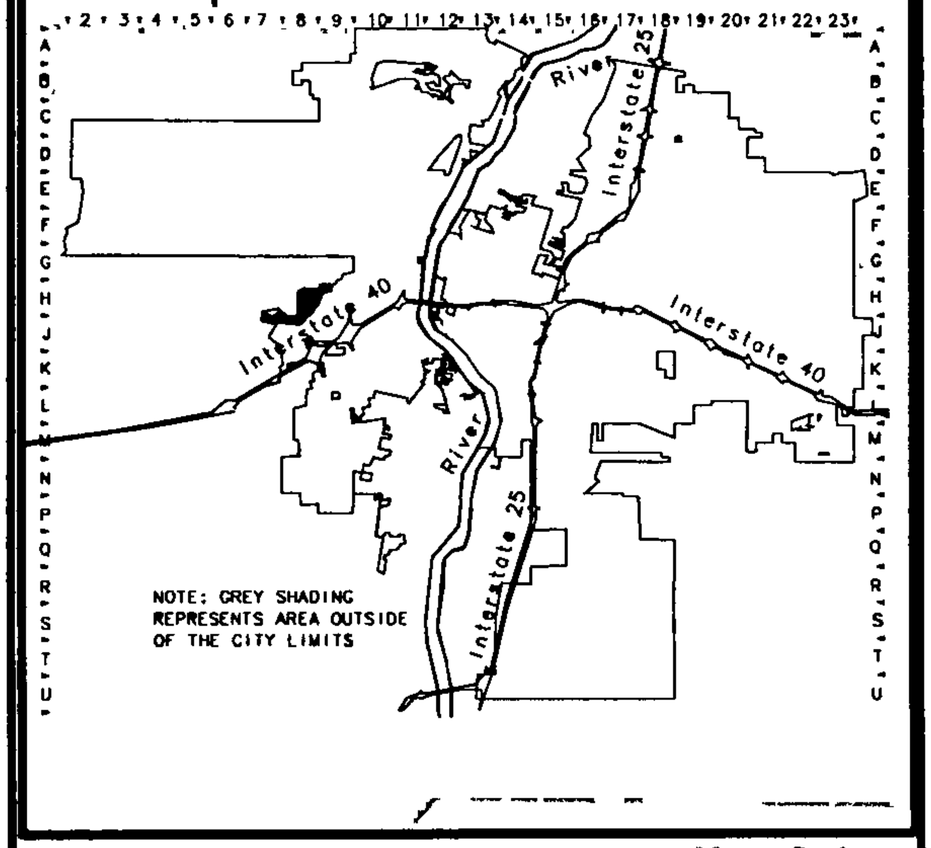
Application case numbers
04DRB - _____ - 00556 PPA
_____ - _____ - _____
_____ - _____ - _____

B Dekker 4/9/04
Planner signature / date

Project # 1003087



Map Area



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AGIS

PROJECT NO.
1003087

HEARING DATE
5/5/04

MAP NO.
H7-9/J7-9

ADDITIONAL CASE NUMBER(S)

CITY OF *ALBUQUERQUE*

TRAFFIC IMPACT STUDY (TIS) / ENVIRONMENTAL HEALTH INFORMATION FORM

APPLICANT: Westland Development **Date of request:** 4/2/04 **Zone atlas page(s):** H-9 H-7, H-8 J-7, J-8

CURRENT:
Zoning SU-2 for PDA Res. Resort
Parcel Size (acres / sq.ft.) 530.7097

Legal Description - Westland North
Lot or Tract # A Block #
Subdivision Name Watershed Subdivision

REQUESTED CITY ACTION(S):

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

Building Permit [ ]
Access Permit [ ]
Other [ ]

PROPOSED DEVELOPMENT:

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

GENERAL DESCRIPTION OF ACTION: [1]

# of units - 150
Building Size - _____(sq. ft.)

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

Applicant or Representative _____ Date 4/8/04

(To be signed upon completion of processing by Traffic Engineer and Environmental Health)

TO BE COMPLETED BY APPLICANT

TRANSPORTATION DEVELOPMENT

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [X] NO [ ] BORDERLINE [ ]

Planning Dept., Dev. & Bldg. Services Div., Transportation Dev. Section - 2nd FL. 600 2nd St. NW Plaza del Sol Bldg. 924-3994

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

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.**

Tony Loyd — TRAFFIC ENGINEER
4-9-04 — DATE

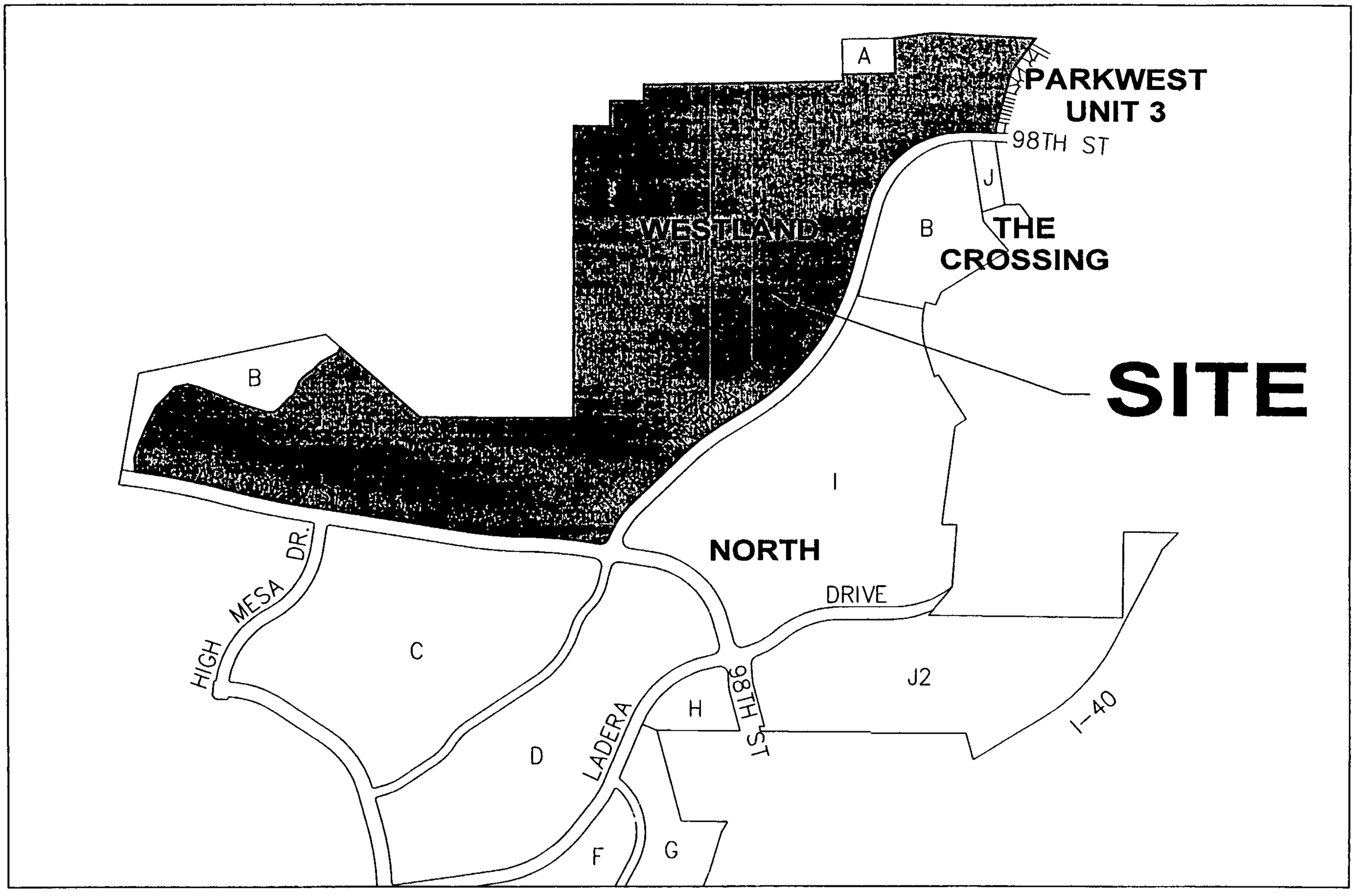
ENVIRONMENTAL HEALTH

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** ___/___/___ _____ TRAFFIC ENGINEER _____ DATE

- FINALIZED ___/___/___



LOCATION MAP

ZONE ATLAS MAP NOS. H-7, H-8, J-7, J-8

NOT TO SCALE

Bohannan Huston Inc.

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

#8

SENT VIA FAX

May 11, 2004

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

Re: Request for Deferral
The Watershed Subdivision DRB# 1003087

Dear Sheran:

We request an additional one week deferral of the following items in order to address comments from Brad Bingham associated with Project number 1003087 (Item 8) on the May 12, 2004 agenda: Preliminary Plat, Temporary Deferral of Sidewalk and Sidewalk Waiver, and Vacation of public easements approval. Based on this request, we anticipate a hearing date of May 19, 2004.

If you have any questions or require further information, please call me at 823-1000.

Sincerely,

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

Post-it® Fax Note 7671	Date 5-11-04 # of pages ▶ 1
To Claire Senova	From Stephanie S.
Co./Dept. Planning	Co. Bohannan
Phone #	Phone # 798-7965
Fax # 924-3864	Fax #

P:\040166\cdp\corresp\002 prel_pla\DRB DEFERRAL.doc

ENGINEERING
SPATIAL DATA
ADVANCED TECHNOLOGIES

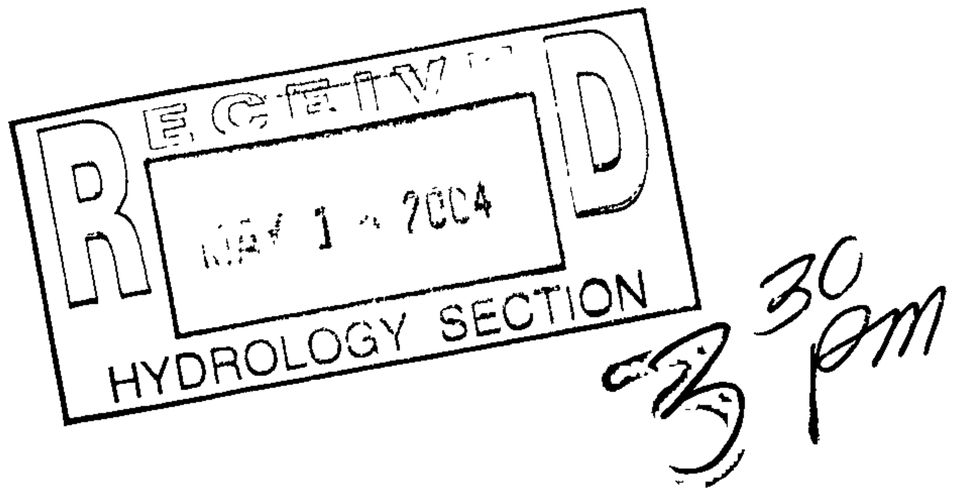
Bohannan Huston INC.

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

May 18, 2004



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

Re: Watershed Subdivision (A portion of Parcel A, Westland North) – Preliminary Plat Submittal
DRB Project Number 1003087

Dear Sheran:

Enclosed for Development Review Board (DRB) are revisions for the above referenced development:

- Six (6) Copies of the Revised Preliminary Plat
- Six (6) Copies of the Revised Grading Plan
- Six (6) Copies of the Revised Infrastructure List
- Six (6) Copies of the Revised Vacation Exhibit
  - Six (6) Copies of the Superceded Drainage Easement for Doc No. 88101448)
- Six (6) Copies of the Revised Sidewalk Deferral/Waiver Exhibit

At the request of AMAFCA, the preliminary plat and vacation exhibit were revised to address vacating the city's drainage easement at the northeast area of the Watershed Subdivision. The grading plan was revised to address comments from Brad Bingham to add additional retaining walls where required (we removed some retaining walls where they were no longer needed). The infrastructure list was revised to address comments received from Utility Development, and the Sidewalk Deferral / Waiver Exhibit was revised to address comments from Transportation Development.

This item was heard on May 5, 2004 and was deferred to the May 19, 2004 DRB Agenda. If you have any questions or require further information, please call me at 823-1000.

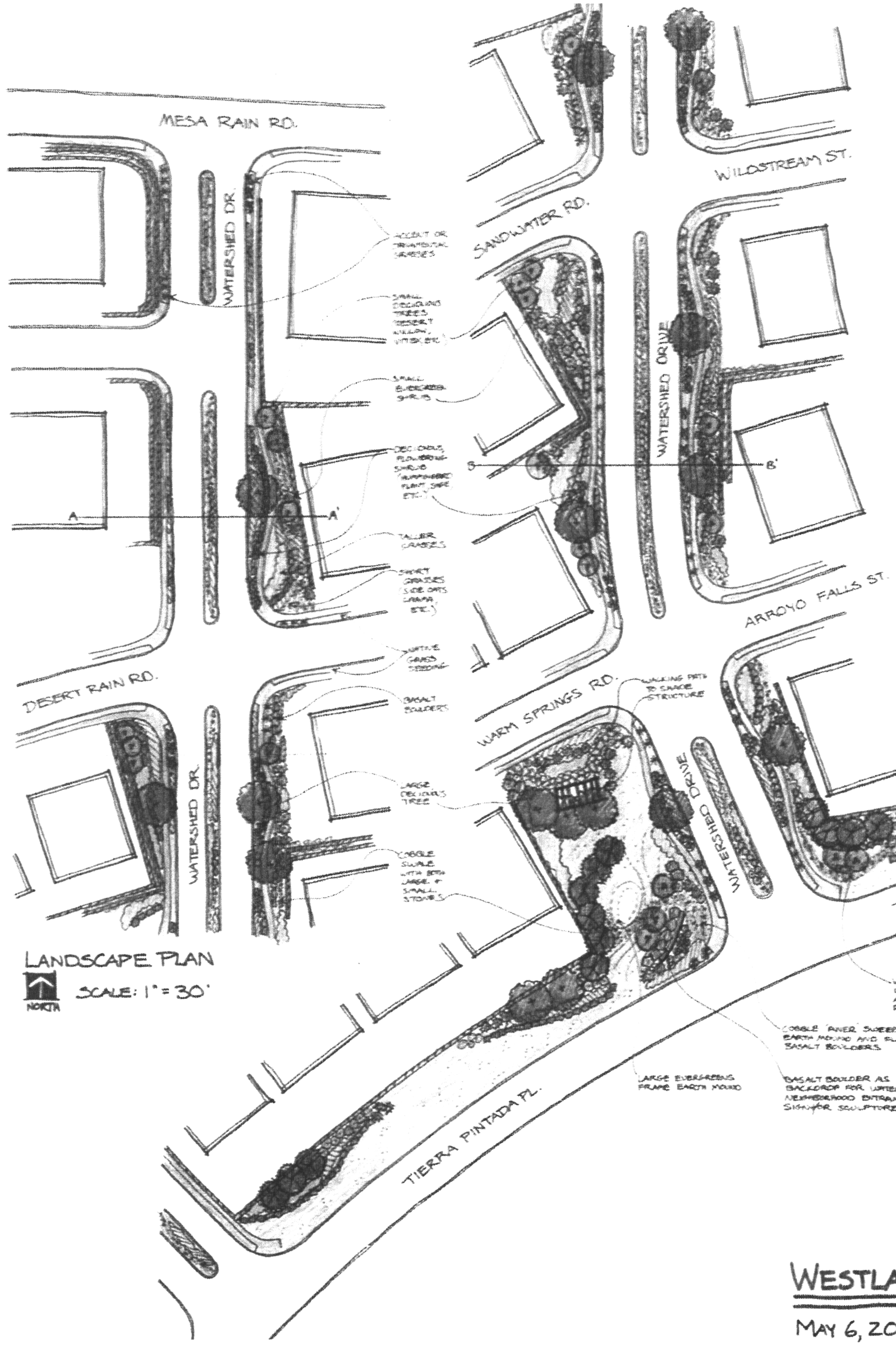
Sincerely,

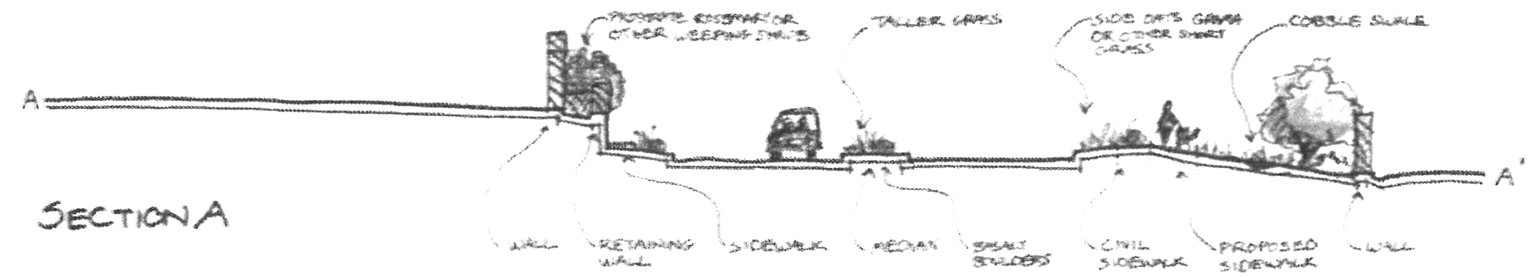
Kevin Patton, P.E.
Vice President
Community Development and Planning Group

KP/am
Enclosures

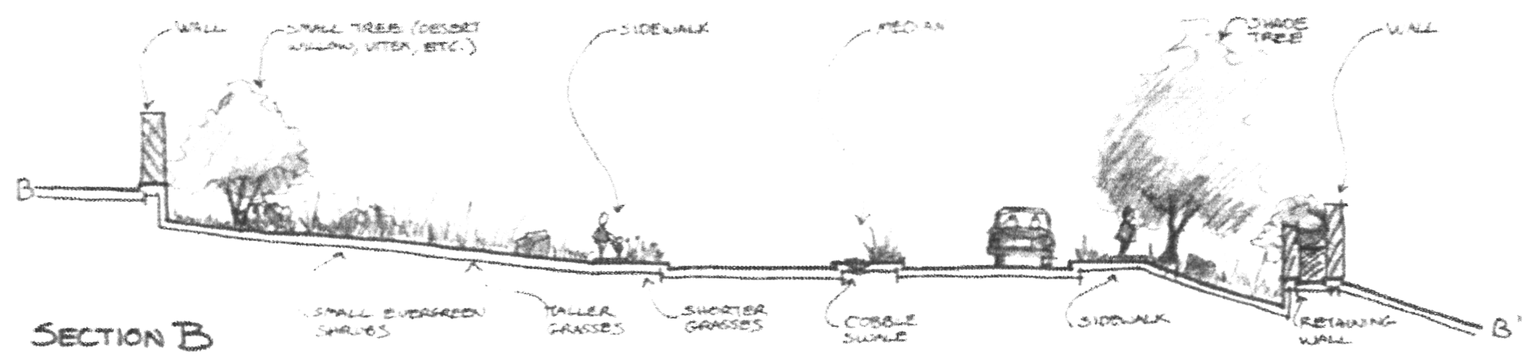
cc: Leroy Chavez, Westland Dev (w/o encl)
Fred Ambrogi, Westland Dev (w/o encl)
Brad Bingham, City of Albuquerque-DRB
Wilfred Gallegos, City of Albuquerque-DRB
Christina Sandoval, City of Albuquerque-DRB
Roger Green, City of Albuquerque-DRB

P \040166\cdp\corres\002-prel_plat_&_infra_list\PRELIMINARY PLAT3 Westland doc





SECTION A



SECTION B

WATERSHED NEIGHBORHOOD IDENTITY SCULPTURE LOCATED AT BEND IN COBBLE 'RIVER' & FRAMED BY VITEX & EVERGREENS

LARGER SHADE TREES ALONG GARDEN WALL

COBBLE 'RIVER' SWEEPS AROUND EARTH MOUND AND FLOWS BETWEEN BASALT BOULDERS

LARGE EVERGREENS FRAME EARTH MOUND

BASALT BOULDER AS BACKDROP FOR WATERSHED NEIGHBORHOOD ENTRANCE SIGN/OR SCULPTURE

SMALL EVERGREEN SHRUBS

SHORT GRASSES

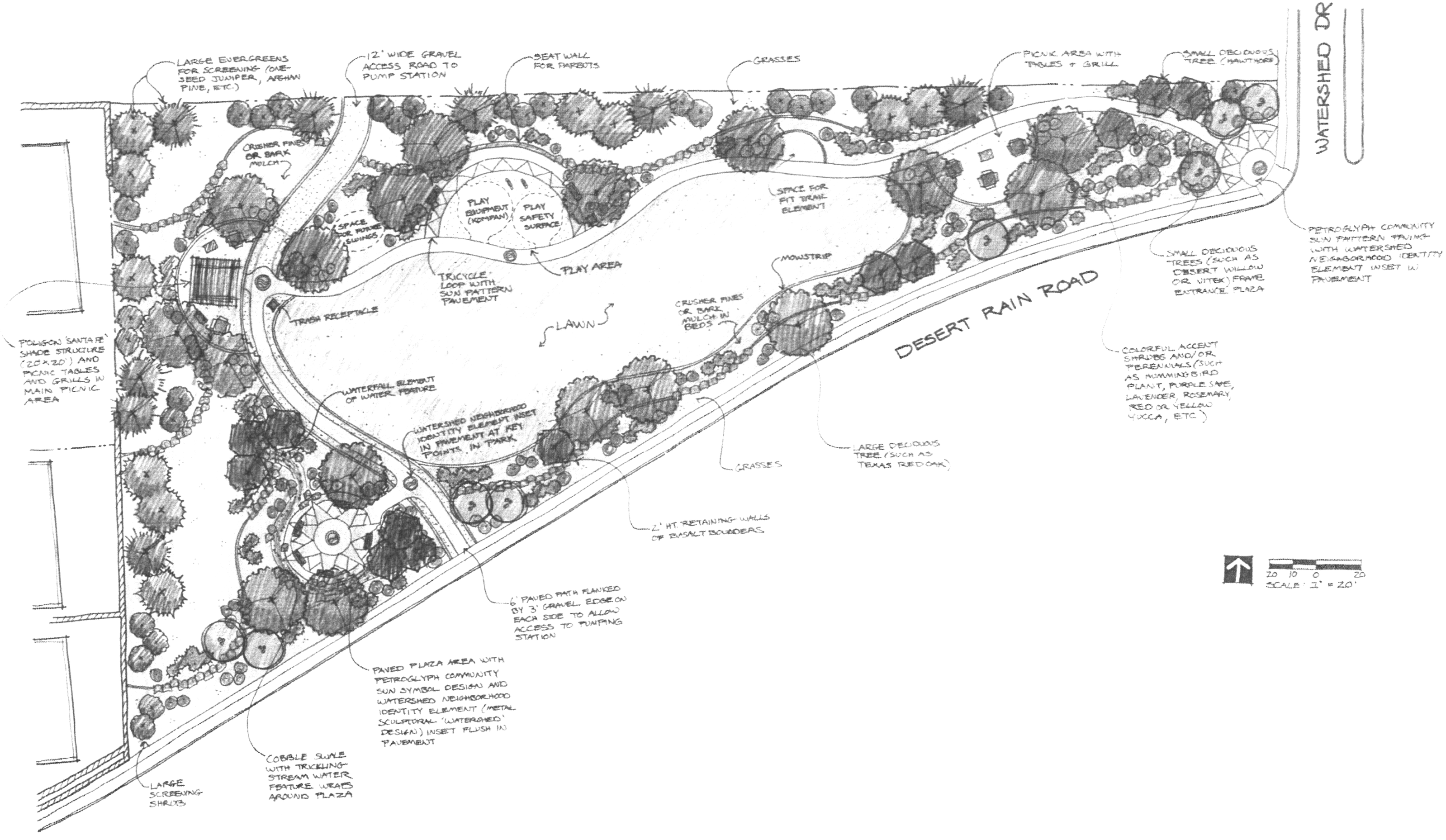
ACCENT SHRUBS (DECIDUOUS & FLOWERING)

TALLER GRASSES

WESTLAND WATERSHED - SCHEMATIC LANDSCAPE PLAN

MAY 6, 2005

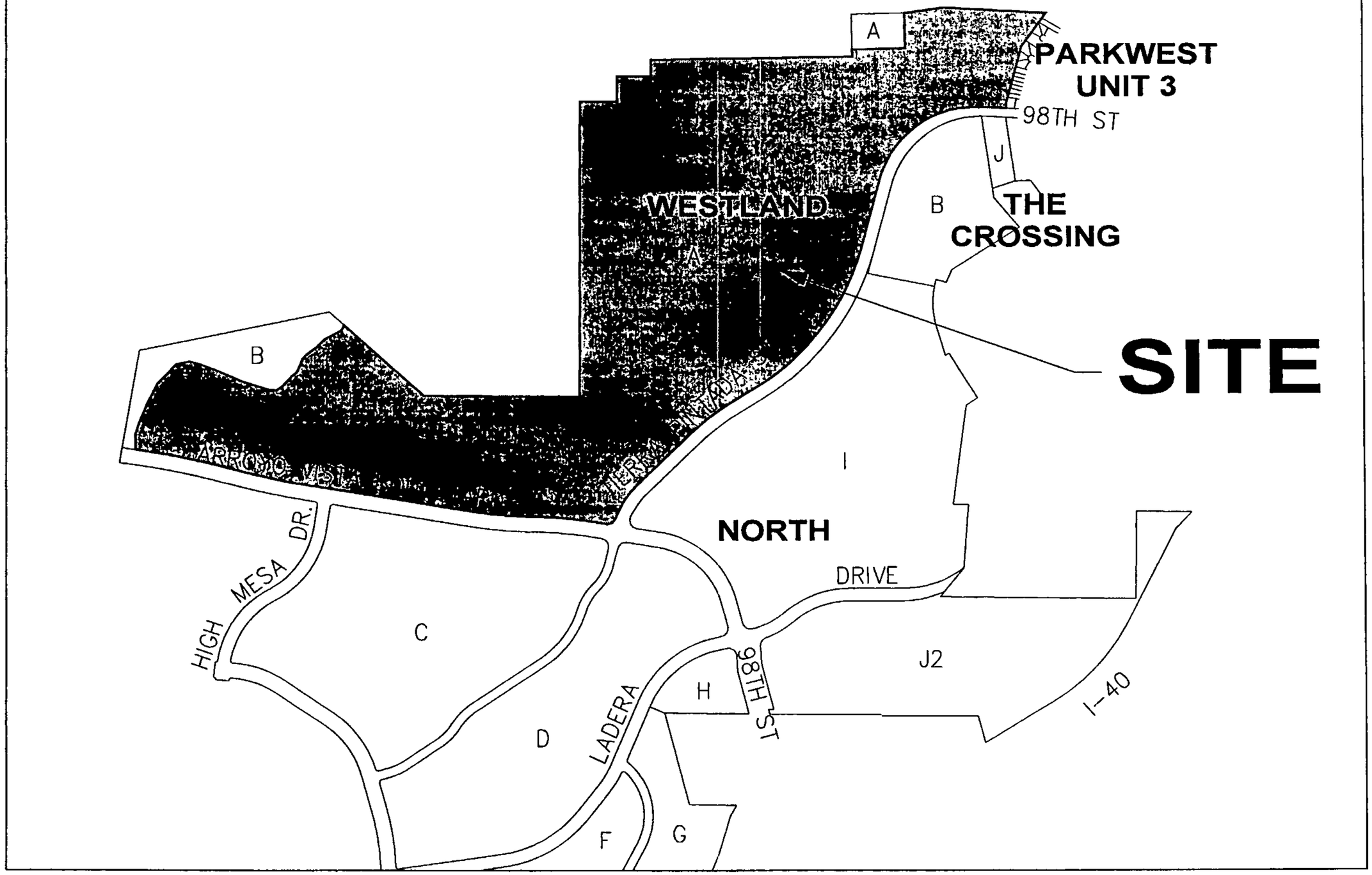
SITES SOUTHWEST



WESTLAND WATERSHED - SCHEMATIC LANDSCAPE PLAN

MAY 6, 2005

SITES SOUTHWEST



LOCATION MAP

ZONE ATLAS MAP NOS. H-7, H-8, J-7, J-8

NOT TO SCALE

Bohannan Huston INC.

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

April 9, 2004

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

Re: Watershed Subdivision (A portion of Parcel A, Westland North) – Preliminary Plat Submittal
DRB Project Number 1003087

Dear Sheran:

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

- Applications for Development Review
- Twenty-four (24) copies of each of the Preliminary Plat and Grading Plan
- One (1) copy of the Infrastructure List (Exhibit "A")
- Six (6) copies of the Reason/Location of Request for Sidewalk Deferral, Design Variance and Waiver (Exhibit "B")
- Twenty-four (24) copies of the Reason/Location of Request for easement vacation (Exhibit "C")
- Letter from the Office of Neighborhood Coordination
- Forms DR/WS and TIS
- Fee in the amount of $ 5,525.00
- Design elevations & cross sections of perimeter walls
- Bulk Land Variance

The sketch plat for this development was heard at DRB on November 5, 2003 under DRB Project Number 1003087.

The preliminary plat proposes a single-family development consisting of approximately 139, 70' wide (min) x 175' and 110' deep lots, planned to be developed in one phase. Parcel A is approximately 530 acres. That portion of Parcel A that we proposed to develop at this time is approximately 46.5 acres (leaving us a 480 acre bulk land parcel to be developed at a later date. Parcel A is within the Westland North Sector Plan and is zoned SU-2 for PDA for residential resort. This portion of development is also located within the Northwest Mesa Escarpment Plan. It is our intent to minimize the amount of earthwork along the escarpment by designing Tributary Road to follow the existing terrain as much as we can. Those lots along the north side of Tributary Road would be required to provide individual grading plans for each lot that would require the lot owner to match the existing topography at the property line. Due to the existing waterlines and sanitary sewer lines in Watershed Drive, the street is forced to follow the existing terrain so as not to affect those lines.

The master drainage for Parcel A was analyzed with the approved master drainage plan prepared by Bohannan Huston Inc. Given the existing topography in this area, the development will discharge to the northeast corner of the development (Tract K) and then into the existing concrete lined channel (Ladera Channel) in Park West Subdivision.

We have requested, but have not yet received, a water and sanitary sewer availability letter from city. It is our understanding that the water is within pressure zone 3W and is dependent upon the new reservoir currently being construction under city project number 651181. There is a PRV that is being constructed within this existing work order adjacent to the Mireheaven Arroyo. There are existing water lines and transmission lines that cross within that portion of the parcel we wish to develop. The grading plan has taken these existing lines into account so that they do not have to be relocated horizontally or vertically.

I anticipate connecting to the existing sanitary sewer in 98th Street (aka Tierra Pintada Street). I also anticipate constructing/extending at least the north half of Tierra Pintada Street (aka 98th Street). I am requesting a Bulk Land Variance for the remaining bulk land tracts that will not be developed at this time.

Please place this item on the DRB Agenda to be heard on April 28, 2004. If you have any questions or require further information, please call me at 823-1000.

Sincerely,

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

Enclosures

Cc: Leroy Chavez, Westland Dev (w/o encl)
Fred Ambrosi, Westland Dev (w/o encl)

A-1

TOWN OF ATRISCO GRANT

UNPLATTED

NORTHWEST MESA ESCARPMENT PLAN VIEW IMPACT AND CONSERVATION BOUNDARY

NORTHWEST MESA ESCARPMENT PLAN CONSERVATION BOUNDARY

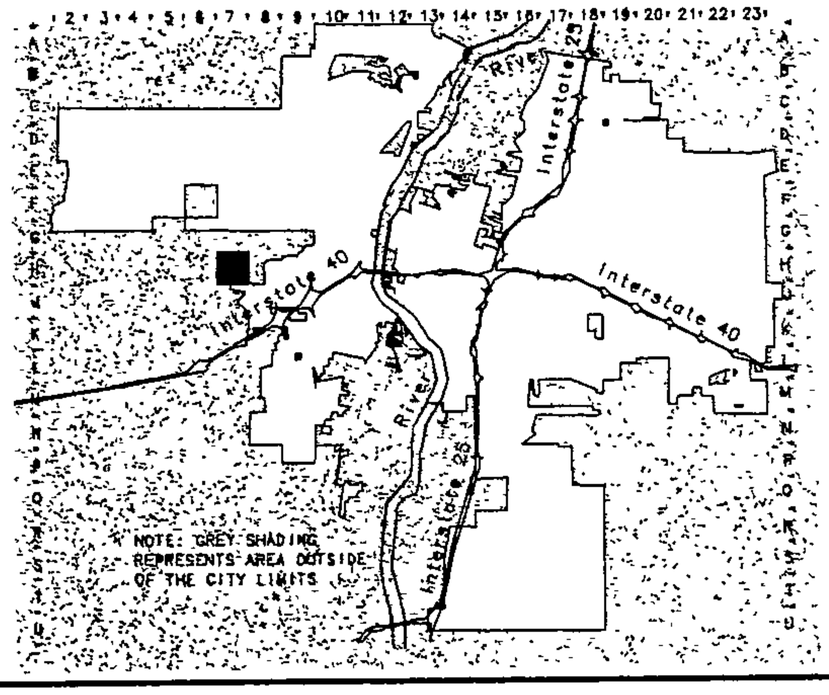
WESTLAND SECTOR DEV. PLAN BOUNDARY

WESTLAND NORTH

SU-2 FOR PDA FOR
RESIDENTIAL RESORT

1000570

B



CITY OF
Albuquerque

Albuquerque Geographic Information System

PLANNING DEPARTMENT

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GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

H-7-Z

Map Amended through January 21, 2003

A-1

TOWN OF ATRISCO GRANT

UNPLATTED

A-1

TOWN OF ATRISCO GRANT

UNPLATTED

Petroglyph National Monument

SU-2 FOR PDA FOR
RESIDENTIAL RESORT

NORTHWEST MESA ESCARPMENT PLAN IMAGE BOUNDARY

WESTLAND NORTH

1000570

SU-2 FOR PDA FOR
RESIDENTIAL RESORT

TOWN OF ATRISCO GRANT

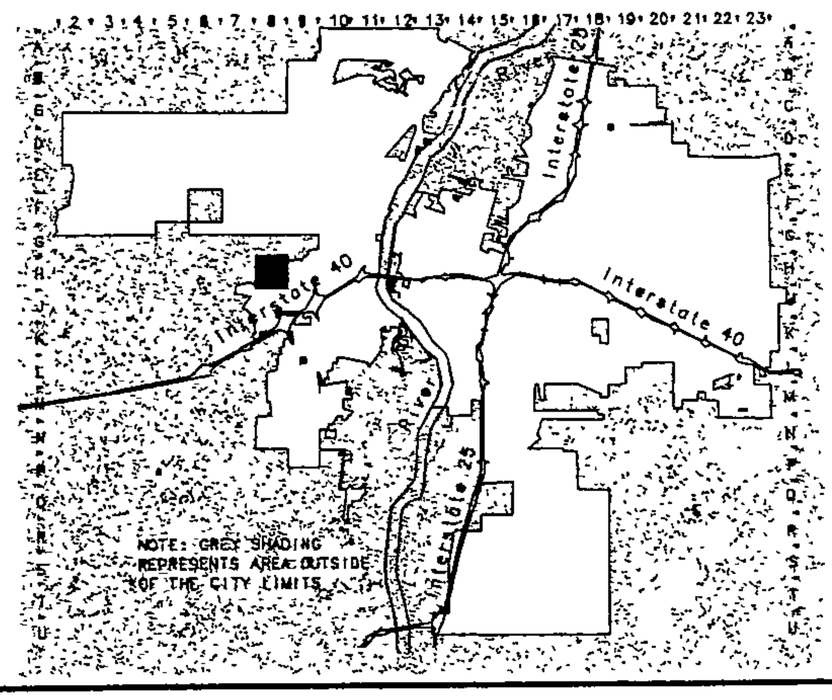
UNPLATTED

Petroglyph National Monument

WESTLAND SECTOR DEV. PLAN BOUNDARY

NORTHWEST MESA ESCARPMENT PLAN CONSERVATION BOUNDARY

WESTLAND SECTOR DEV. PLAN BOUNDARY



CITY OF
Albuquerque

A Albuquerque G Geographic I Information S System
PLANNING DEPARTMENT

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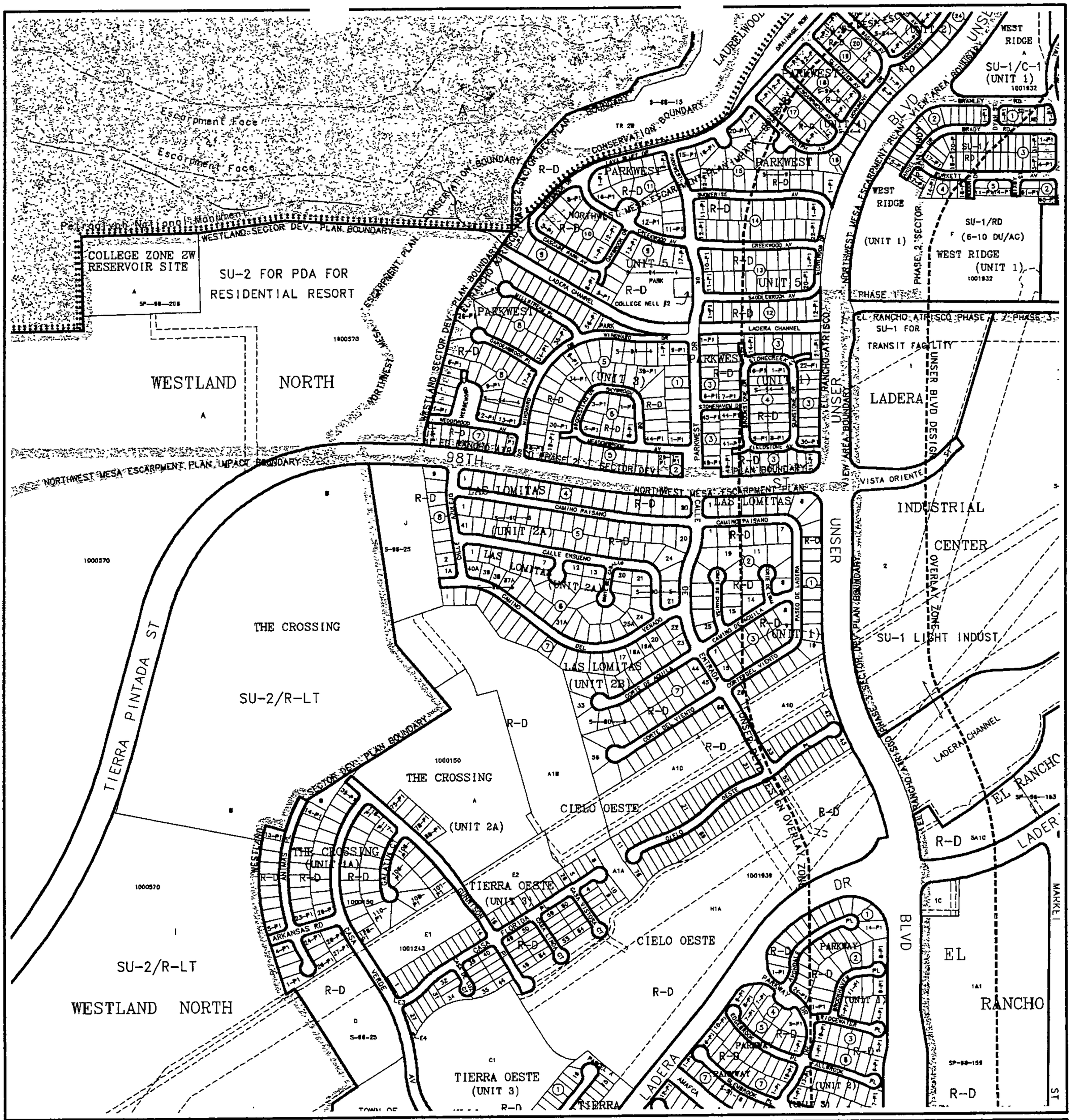
GRAPHIC SCALE IN FEET

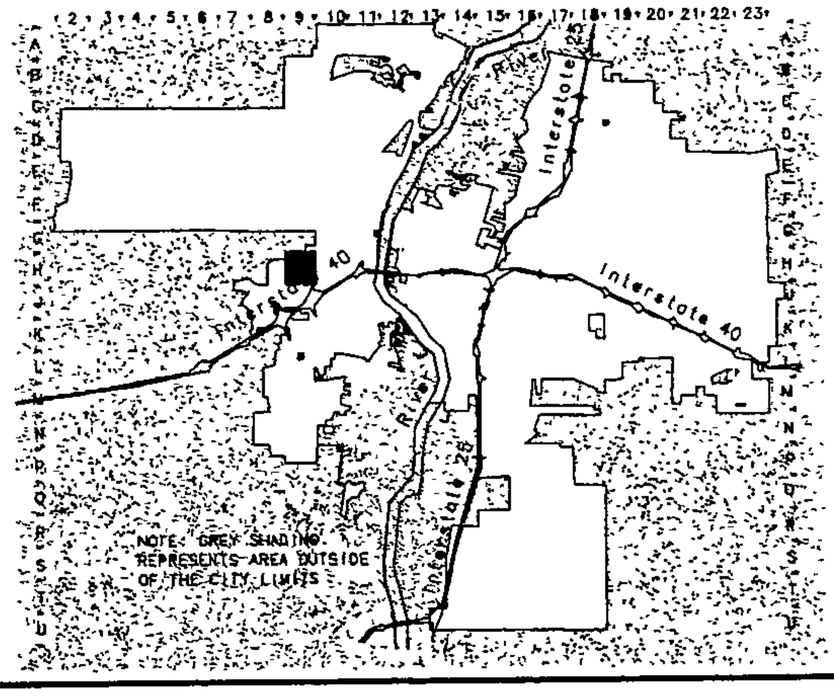
250 0 750 1000

Zone Atlas Page

H-8-Z

Map Amended through January 21, 2003





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PLANNING DEPARTMENT

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GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

H-9-Z

Map Amended through July 10, 2003

RESIDENTIAL RESORT

WESTLAND NORTH

A

SU-2 FOR PDA FOR
RESIDENTIAL RESORT

ARROYO VISTA BLVD

NORTHWEST MESA ESCARPMENT PLAN CONSERVATION BOUNDARY

TOWN OF ATRISCO GRANT

UNPLATTED

NORTHWEST MESA ESCARPMENT PLAN VIEW BOUNDARY

WESTLAND SECTOR DEV. PLAN BOUNDARY

HIGH MESA DR

SU-2 FOR PDA FOR
TOWN CENTER

C

WESTLAND NORTH

118 TH ST

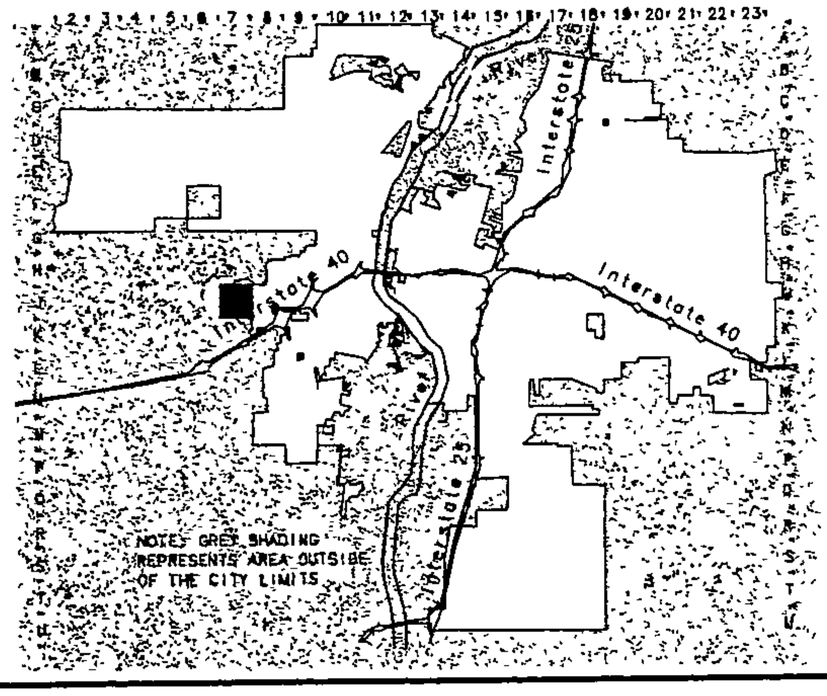
WESTLAND

K

NORTH

SU-2

A-1



CITY OF
Albuquerque

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PLANNING DEPARTMENT

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GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

J-7-Z

Map Amended through January 21, 2003

Petroglyph National Monument

WESTLAND SECTOR DEV. PLAN BOUNDARY

SU-2 FOR PDA FOR
RESIDENTIAL RESORT

WESTLAND NORTH

CONSERVATION BOUNDARY

TIERRA PINTADA ST

1000570

NORTHWEST MESA ESCARPMENT PLAN IMPACT BOUNDARY

SU-2/R-LT

WESTLAND NORTH

ARROYO VISTA BLVD

WESTLAND NORTH

SU-2/R-2

SU-2 FOR PDA FOR
TOWN CENTER

TIERRA PINTADA ST

NORTHWEST MESA ESCARPMENT PLAN VIEW BOUNDARY

LADERA DR

SU-2/R-LT

98TH ST

SU-2/O-1

WESTLAND SECTOR DEV. PLAN BOUNDARY

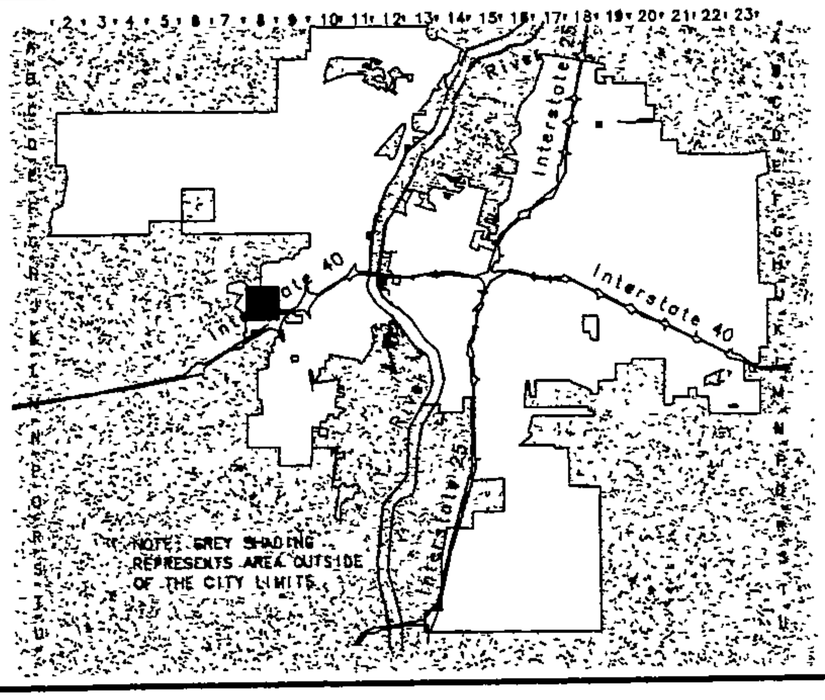
WESTLAND NORTH

SU-2/O-1

SU-2/R-2

LADERA DR

SU-2/R-LT



CITY OF
Albuquerque

Albuquerque Geographic Information System
PLANNING DEPARTMENT

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GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

J-8-Z

Map Amended through January 21, 2003

FORM DRWS: DRAINAGE REPORT / WATER & SEWER AVAILABILITY

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

PROJECT NAME Watershed Subdivision

AGIS MAP # ~~H7, H8, H9, J8, J8~~ J7

LEGAL DESCRIPTION WeSHard Tract A

✓ **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 4-9-04 [date]

Stephanie Stratton — Applicant / Agent — 4-9-04 — Date

Brad Bingham — Hydrology Division Representative — 4/9/04 — 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 — 4-9-04 — Date

R. Thoen — Utilities Division Representative — 4/9/04 — Date

DRB#____-_____

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) / ENVIRONMENTAL HEALTH INFORMATION FORM

TO BE COMPLETED BY APPLICANT

APPLICANT: Westland Development **Date of request:** 4/2/04 **Zone atlas page(s):** H-9 H-7, H-8 J-7, J-8

CURRENT:
Zoning SU-2 for PDA Res. Resort **Legal Description -** westland North
Lot or Tract # A Block #
Parcel Size (acres / sq.ft.) 530.7097 Subdivision Name Watershed Subdivision

REQUESTED CITY ACTION(S):

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

Building Permit [ ]
Access Permit [ ]
Other [ ]

PROPOSED DEVELOPMENT:

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

GENERAL DESCRIPTION OF ACTION: [1]

# of units - 150
Building Size - _____(sq. ft.)

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

Applicant or Representative _____ Date 4/8/04
(To be signed upon completion of processing by Traffic Engineer and Environmental Health)

TRANSPORTATION DEVELOPMENT

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

THRESHOLDS MET? YES [X] NO [ ] Mitigating reasons for not requiring **TIS:** Previously studied: [ ]
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.**

_____ 4-9-04
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

"Attachment A"

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

LAS LOMITAS N.A. (R)
***Sharon Pruitt**
2139 Calle Azulcjo NW/87120 831-9161 (h)
Darlene Motley
8139 Corte De Aguila NW/87120 235-5802 (h)

The association(s) listed below is/are an "unrecognized" association and doesn't need to be "officially" notified of the project, but as a common courtesy, you are welcomed to let them know.

VILLAGES OF PARKWEST N.A.
***Mike Johnston**
8316 Gardenbrook NW/87120 836-3258 (h)
Stephanie Archuleta
2412 Oakbrook NW/87120 839-1209 (h)

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

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

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

March 30, 2004

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

Dear Stephanie:

Thank you for your inquiry of **March 30, 2004** requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **TRACT A, WESTLAND NORTH,** zone map **H-9.**

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

SEE "ATTACHMENT A" FOR NEIGHBORHOOD INFORMATION.

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

Sincerely,

Stephani I. Winklepleck

Stephani I. Winklepleck
Senior Administrative Assistant
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

planningrnaform(03/09/04)

Bohannan Huston Inc.

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

March 30, 2004

Mr. Mike Johnston
8316 Gardenbrook NW
Albuquerque, New Mexico 87120

RE: Preliminary Plat approval, Sidewalk Waiver and Deferral, and Vacation of Public Easements
Westland North Tract A; Watershed Subdivision

Dear Mr. Johnston:

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

This letter is to advise you that Bohannan Huston, Inc., agent for Westland Development Co.,Inc., is seeking approval of Preliminary Plat, Sidewalk waiver and deferral and vacation of public easements 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,

Stephanie Stratton

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

SS
Enclosure

Bohannan Huston Inc.

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

March 30, 2004

Ms. Darlene Motley
8139 Corte De Aguila NW
Albuquerque, New Mexico 87120

RE: Preliminary Plat approval, Sidewalk Waiver and Deferral, and Vacation of Public Easements
Westland North Tract A; Watershed Subdivision

Dear Ms. Motley:

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

This letter is to advise you that Bohannan Huston, Inc., agent for Westland Development Co.,Inc., is seeking approval of Preliminary Plat, Sidewalk waiver and deferral and vacation of public easements 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,

for Stephanie Stratton

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

SS
Enclosure

Bohannan Huston Inc.

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

March 30, 2004

Ms. Sharon Pruitt
2139 Calle Azulejo NW
Albuquerque, New Mexico 87120

RE: Preliminary Plat approval, Sidewalk Waiver and Deferral, and Vacation of Public Easements
Westland North Tract A; Watershed Subdivision

Dear Ms. Pruitt:

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

This letter is to advise you that Bohannan Huston, Inc., agent for Westland Development Co.,Inc., is seeking approval of Preliminary Plat, Sidewalk waiver and deferral and vacation of public easements 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,

Stephanie Stratton

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

SS
Enclosure

ENGINEERING
SPATIAL DATA
ADVANCED TECHNOLOGIES

Bohannan Huston INC.

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

March 30, 2004

Ms. Stephanie Archuleta
2412 Oakbrook NW
Albuquerque, New Mexico 87120

RE: Preliminary Plat approval, Sidewalk Waiver and Deferral, and Vacation of Public Easements
Westland North Tract A; Watershed Subdivision

Dear Ms. Archuleta:

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

This letter is to advise you that Bohannan Huston, Inc., agent for Westland Development Co.,Inc., is seeking approval of Preliminary Plat, Sidewalk waiver and deferral and vacation of public easements 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,

Stephanie Stratton

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

SS
Enclosure

ENGINEERING
SPATIAL DATA
ADVANCED TECHNOLOGIES

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

7001 1140 0001 0569 1235

OFFICIAL USE

Postage	$ .60
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 4.65

Postmark Here

PB METER 5049727

U.S. POSTAGE 00

Sent To: Mike Johnston
Street, Apt. No.; or PO Box No.: 8516 Gardenbrook NW
City, State, ZIP+4: Albuquerque, NM 87120

PS Form 3800, January 2001 — See Reverse for Instructions

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

7001 1140 0001 0569 1242

OFFICIAL USE

Postage	$ .60
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 4.65

Postmark Here

PB METER 5049727

U.S. POSTAGE 00

Sent To: Stephanie Archuleta
Street, Apt. No.; or PO Box No.: 2412 Oakbrook NW
City, State, ZIP+4: Albuquerque, NM 87120

PS Form 3800, January 2001 — See Reverse for Instructions

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

7001 1140 0001 0569 1228

OFFICIAL USE

Postage	$ .60
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 4.65

Postmark Here

PB METER 5049727

U.S. POSTAGE 00

Sent To: Sharon Pruitt
Street, Apt. No.; or PO Box No.: 2139 Calle Azuelejo NW
City, State, ZIP+4: Albuquerque, NM 87120

PS Form 3800, January 2001 — See Reverse for Instructions

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

7001 1140 0001 0569 1211

OFFICIAL USE

Postage	$ .60
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 4.65

Postmark Here

PB METER 5049727

U.S. POSTAGE 00

Sent To: Darlene Mottey
Street, Apt. No.; or PO Box No.: 8139 Corte De Aguila NW
City, State, ZIP+4: Albuquerque, NM 87120

PS Form 3800, January 2001 — See Reverse for Instructions

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

PAID RECEIPT

APPLICANT NAME Westland Development Company, Inc.

AGENT Bohannan Huston, Inc.

ADDRESS 7500 Jefferson NE

PROJECT & APP # 1003087 04DRB-00553, 54, 55, 56, 57, 58

PROJECT NAME Watershed Subdivision

$ 20.00 469099/4916000 Conflict Management Fee

$ 3880.00 441006/4983000 DRB Actions

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

$ 75.00 441018/4971000 Public Notification

$ 1550.00 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
(X) Major/Minor Subdivision ( ) Site Development Plan ( ) Bldg Permit
( ) Letter of Map Revision ( ) Conditional Letter of Map Revision
( ) Traffic Impact Study

$ 5525.00 TOTAL AMOUNT DUE

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

DUPLICATE
City of Albuquerque
Treasury Division
04/09/2004 12:21PM LOC: ANN
RECEIPT# 00022159 WS#:008 TRANS# 0006
Account 441018 Fund 0110
Activity 4971000 TRSDMM
Trans Amt $5,525.00
J24 Misc $75.00

Thank You

DUPLICATE
City of Albuquerque
Treasury Division
04/09/2004 12:21PM LOC: ANN
RECEIPT# 00022160 WS# 008 TRANS# 0006
Account 441006 Fund 0110
Activity 4983000 TRSDMM
Trans Amt $5,525.00
J24 Misc $1,550.00
CK $5,525.00
CHANGE $0.00

Westland Development
WESTLAND DEVELOPMENT CO., INC.
4401 COORS NW PH: 505-831-9600
ALBUQUERQUE, N.M. 87121

COMPASS BANK
ALBUQUERQUE, NEW MEXICO
95-78-1070

5855

DATE 4/8/2004

AMOUNT $5,525.00

PAY Five Thousand Five Hundred Twenty Five Dollars And 00 Cents

TO THE ORDER OF CITY OF ALBUQUERQUE

DUPLICATE
City of Albuquerque
Treasury Division
04/09/2004 12:21PM LOC: ANN
RECEIPT# 00022159 WS#:008 TRANS# 0006
Account 441018 Fund 0110
Activity 4971000 TRSDMM
Trans Amt $5,525.00
J24 Misc $75.00

Barbara Loza
Barbara Loza

⑈005855⑈ ⑆107000783⑆ 00125795451⑈

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 April 20 '04 To May 05th 04

5. REMOVAL

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

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

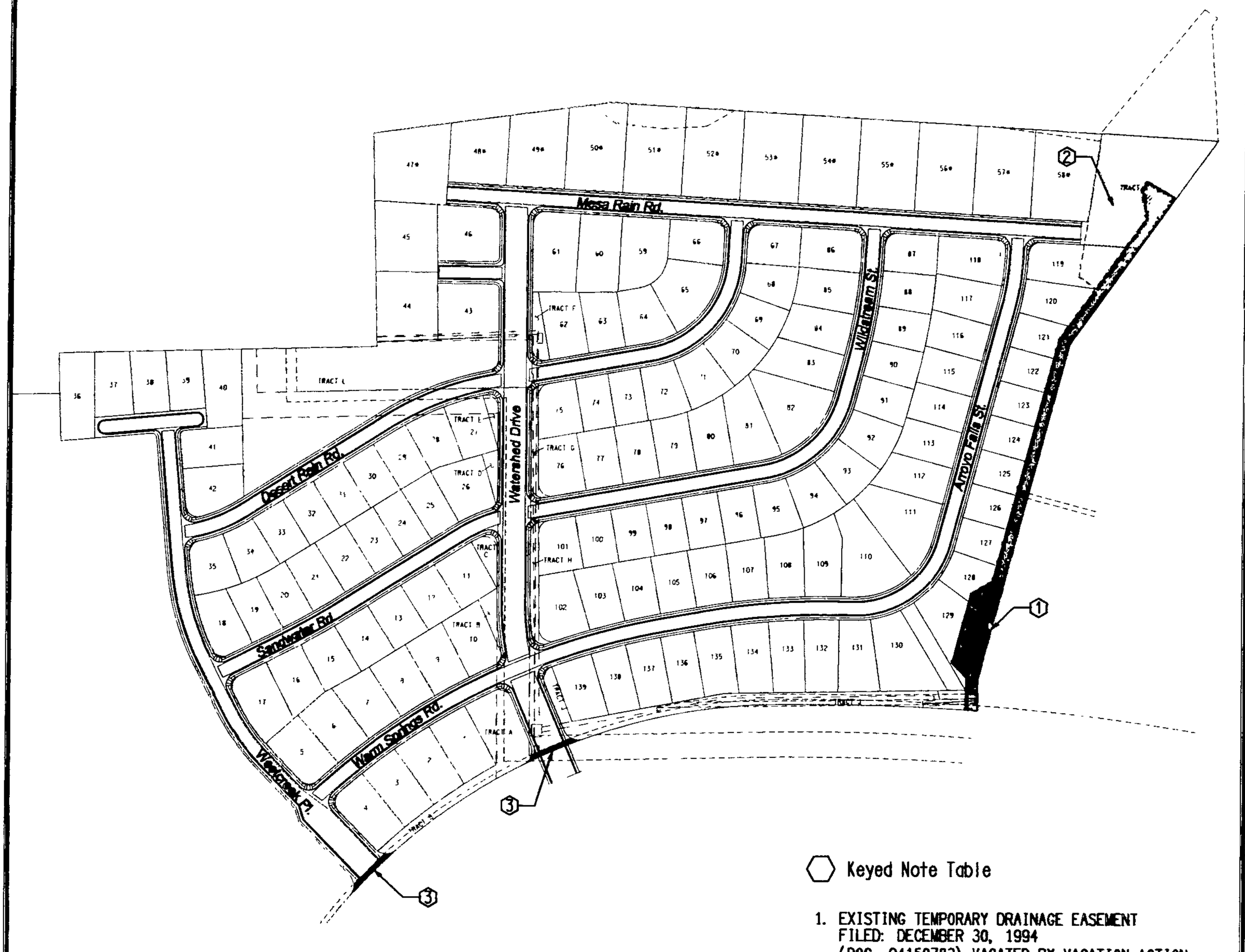
Stephanie Stratton — (Applicant or Agent)

4-9-04 — (Date)

I issued 2 signs for this application, 4-9-04 (Date), [signature] (Staff Member)

DRB PROJECT NUMBER: 1003087

Rev. 5/9/03



Keyed Note Table

1. EXISTING TEMPORARY DRAINAGE EASEMENT
   FILED: DECEMBER 30, 1994
   (DOC. 94150783) VACATED BY VACATION ACTION
   AND SHOWN ON FINAL PLAT.

2. EXISTING TEMPORARY DRAINAGE EASEMENT
   FILED: NOVEMBER 10, 1988 (DOC. 88101448)
   SUPERCEDED BY (DOC. 9032221)
   FILED: APRIL 24, 1990
   HATCHED PORTION VACATED BY VACATION ACTION
   AND SHOWN ON FINAL PLAT

3. EXISTING 10' PUBLIC UTILITY EASEMENT TO BE
   VACATED BY VACATION ACTION AND SHOWN ON FINAL
   PLAT.

EXHIBIT B
Date 5/19/04

N

NOT TO SCALE

EXHIBIT "B"
WATERSHED SUBDIVISION
VACATION EXHIBIT
MARCH, 2004

Bohannan ▲ Huston Inc.
Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

P:\[illegible]\exhibit.dgn

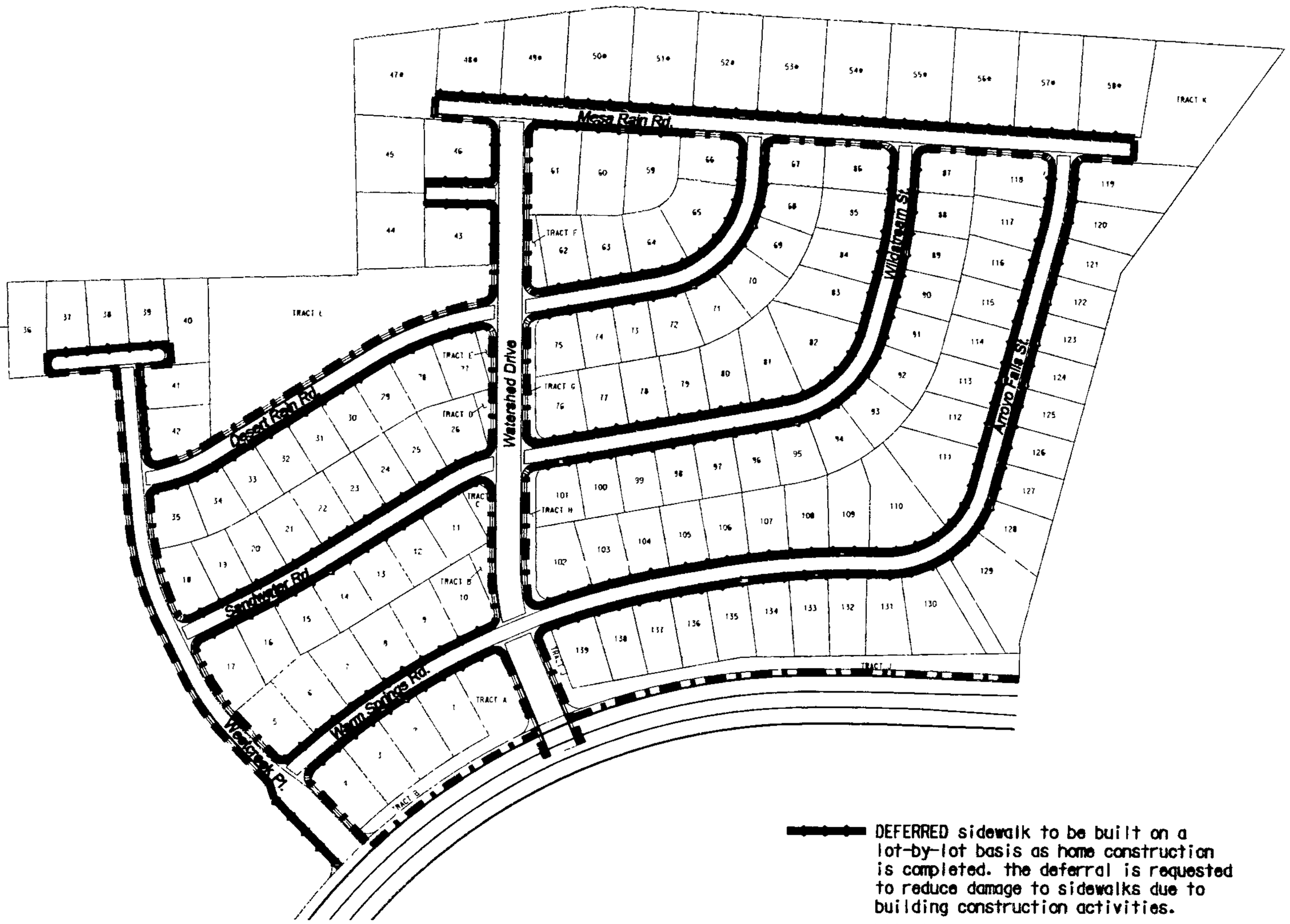


EXHIBIT C
Date 5/19/04

EXHIBIT "A"
WATERSHED SUBDIVISION
SIDEWALK DEFERRAL/WAIVER
MARCH, 2004

N

NOT TO SCALE

18-MAY-2004
P:\040166\cdp\general\040166Sidewalkdef.dgn

Bohannan ▲ Huston Inc.
Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

FAX TRANSMISSION

AMAFCA
2600 Prospect Av. NE
Albuquerque, NM 87107
Ph: (505) 884-2215
Fax: (505) 884-0214

To: Kevin Patton **Of:** Bohannan Huston, Inc.

Fax #: 798-7988 **Pages:** 6, incl. cover sheet

From: Lynn Mazur, P.E. **Date:** May 7, 2004
Development Review Engineer

Subject: Watershed Subdivision

COMMENTS:

The as-builts for the Ladera Channel referenced the attached easement, so Marty tracked down a copy (Document No. 9032221). It is referenced on the Westland Bulk Land Plat as Doc. No. 88101448. It appears that Westland deeded the property to Laurelwood II Joint Venture, who in turn granted an easement to the City. We will talk to John Kelly about dedicating the easement to AMAFCA since AMAFCA maintains the inlet structure to the channel.

Cc: Brad Bingham, COA Hydrology

FC # 5760 955

TEMPORARY EASEMENT

9032221 3060

This grant of Temporary Easement, between [state the name of the present real property owner exactly as shown on the real estate document covering title to the present owner and state the legal status of the owner, for example, "single person," "husband and wife," "corporation of the State of X," "partnership":] LAURELWOOD II JOINT VENTURE, a Joint Venture, ("Grantor"), whose address is 4520 Montgomery Boulevard NE, Suite 4-A, Albuquerque, NM 87109, and the City of Albuquerque, a New Mexico municipal corporation ("City"), whose address is P. O. Box 1293, Albuquerque, New Mexico 87103, is made in Albuquerque, Bernalillo County, New Mexico and is entered into as of the date Grantor signs this Temporary Easement.

1. Recital. Grantor is the owner of certain real property located at [give general description, for instance, subdivision, lot and block or street address:] El Rancho Atrisco Phase IV
UPC No. 1-008-059-380-402-20150
Platted as Laurelwood II, Tracts I, II, III & IV
located at the NW Quadrant of Unser Boulevard & 98th Street NW
in Bernalillo County, New Mexico (the "Property").

2. Grant of Easement. The Grantor grants to the City a temporary easement ("Temporary Easement") in, over, upon and across the Property for [state the kind of easement, for example, "public street and highway purposes (including all utilities)," "water line," "sewer line," etc.:] drainage.
The Temporary Easement is more particularly described in the attached Exhibit A. [State on the exhibit either the metes and bounds description of the Temporary Easement or state the exact dimensions and location in a manner which would enable a surveyor to locate the Temporary Easement on the ground.]

The grant of the Temporary Easement includes the right of the City to enter upon the Temporary Easement at any time for inspection, installation, maintenance, repair or modification and the right to remove trees, bushes, undergrowth and any other obstacles if the City determines they interfere with the appropriate use of the Temporary Easement. This grant includes the right of access to the easement across the Grantor's adjoining property.

Grantor agrees for itself and its successors in interest that it has been paid in valuable consideration and that the grant of this Temporary Easement is not a gift or donation.

This Temporary Easement is worded pursuant to the provisions of §§47-1-27 to 47-1-46, NMSA 1978 or successor statutes.

3. Ownership Clear. Grantor states that it is the owner in fee simple of the Property and that it has a good lawful right to convey the Property or any part thereof.

(Approved by Legal Dept.
as to form only-4/15/96)

4. Binding on Grantor's Property. The grant and other provisions of this Temporary Easement constitute covenants running with the land for the benefit of the City and its successors and assigns until terminated.

5. Termination of Temporary Easement. This Temporary Easement shall remain in effect until [state date of termination or event which will cause Temporary Easement to end:] released by the City ("Termination"). Upon Termination and demand by the Grantor the City will execute and deliver to Grantor a release of this Temporary Easement.

6. Indemnification. As a part of the consideration for this grant, subject to the provisions of the New Mexico Tort Claims Act and all other applicable New Mexico laws, the City agrees to save Grantor harmless from any and all liability arising from the City's negligent use of the Temporary Easement for the purposes set forth herein. The City does not agree to save Grantor harmless from any liability which may arise from Grantor's use of the Temporary Easement and the Property.

7. Form Not Changed. Grantor agrees that changes to this form are not binding upon the City unless initialed by the Grantor and approved and signed by the City Legal Department in writing on this form.

CITY OF ALBUQUERQUE

Approved:

By: _____
Title: City Engineer
Dated: 4-21-92

GRANTOR:

By: _____
Its: Managing Partner
Dated: Feb 23, 1992

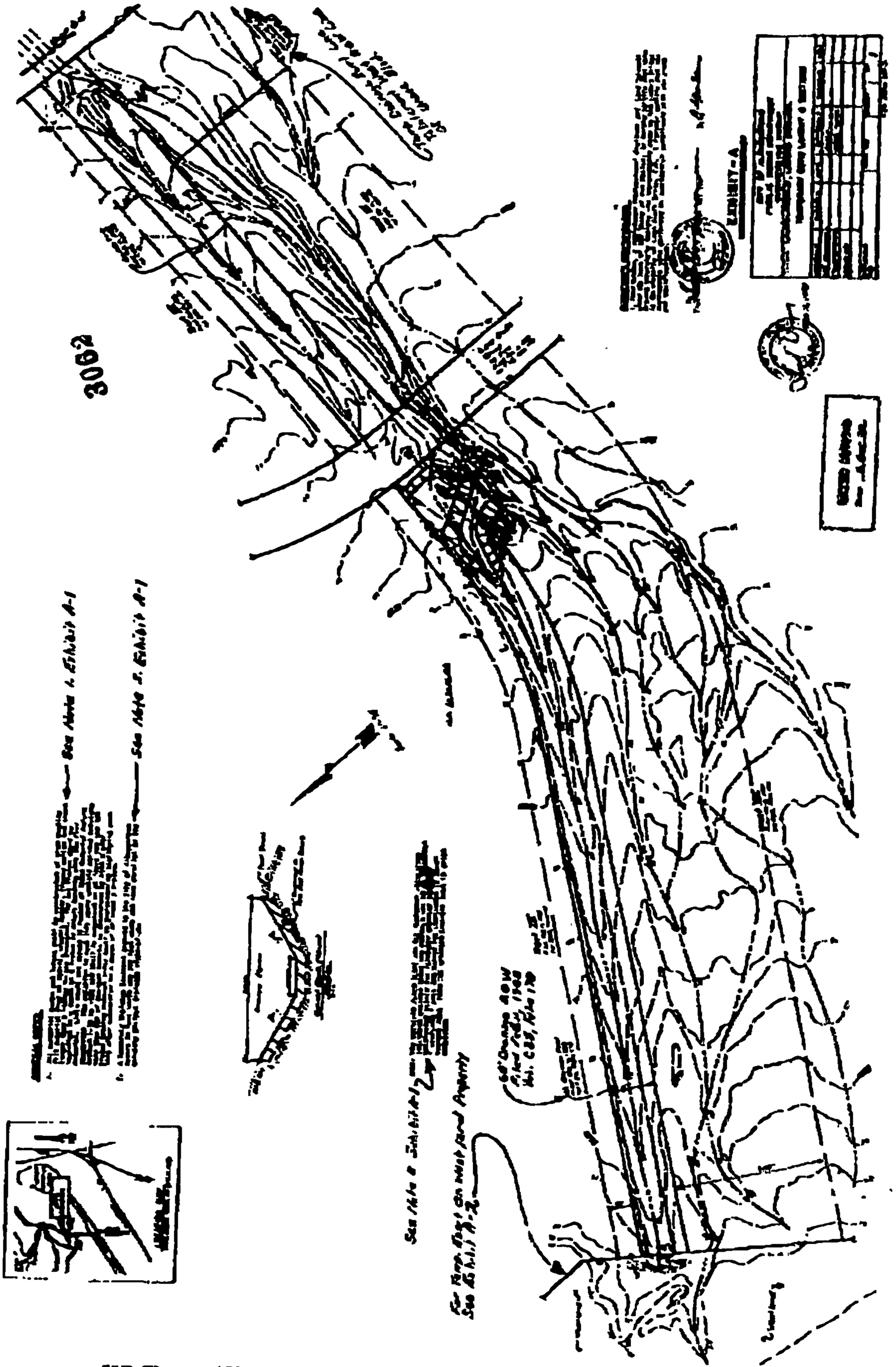
STATE OF NEW MEXICO)
) ss
COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged before me this 23rd day of February, 19 92, by [name of person signing:] Max Lee Kiehne [title or capacity, for instance, "President" or "Owner":] Managing Partner of [name of the entity which owns the Property if other than the individual signing, for instance, the name of the corporation, partnership, or joint venture:] Laurelwood II Joint Venture.

_____
Notary Public

My Commission Expires:
December 6, 1992

[Approved by Legal Dept.
as to form only-6/15/86]



MAY-04-04 FRI 02:11 PM 8846214 FAX NO. 8846214 P. 04
8- 4-04; 2:25PM;COUNTY ELECTIONS
:8057684151 * 4/ 5

LAURELWOOD II
LADERA CHANNEL

3063

TEMPURARY BERM LAYOUT & SECTIONS NOTES

1. All earthfill berms and levees shall be constructed of high quality fill material free of debris, organic matter, frozen matter and stone larger than 6 inches in any dimension. The key trench shall be scarified to a depth of 6 inches to ensure bonding with the fill material. Lifts shall not exceed 12 inches of loose material before compaction. The material in each lift shall contain optimum moisture content (-1% to +3%) and shall be compacted to at least 90% and not more than 95% of maximum density as determined by ASTM D 1557. Proper bonding between lifts shall be guaranteed by scarifying each lift after compaction to a depth of at least 3 inches.

2. A Temporary Drainage Easement granted to the City of Albuquerque covers 30 feet north and 200 feet south and runs parallel to the existing 60-foot drainage right-of-way.

3. The existing Flood Plane and all temporary facilities including unlined berms and channels are to be privately maintained within the temporary upstream easement "Wetland" area, and within the Laurelwood II Joint Venture area from the upstream easement area to Unser Boulevard.

STATE OF NEW MEXICO
COUNTY OF BERNALILLO
FILED FOR RECORD

90 APR 24 PM 3:11

907 340-3014

JUDITH M. DAVIES
COUNTY CLERK & RECORDER

BY _____ DEPUTY

Exhibit A-1

4/27/2004 http://www.eteamz.com/WMBraves/files/BravesSchedule.htm

3064

LANDS OF WESTLAND DEVELOPMENT CORPORATION

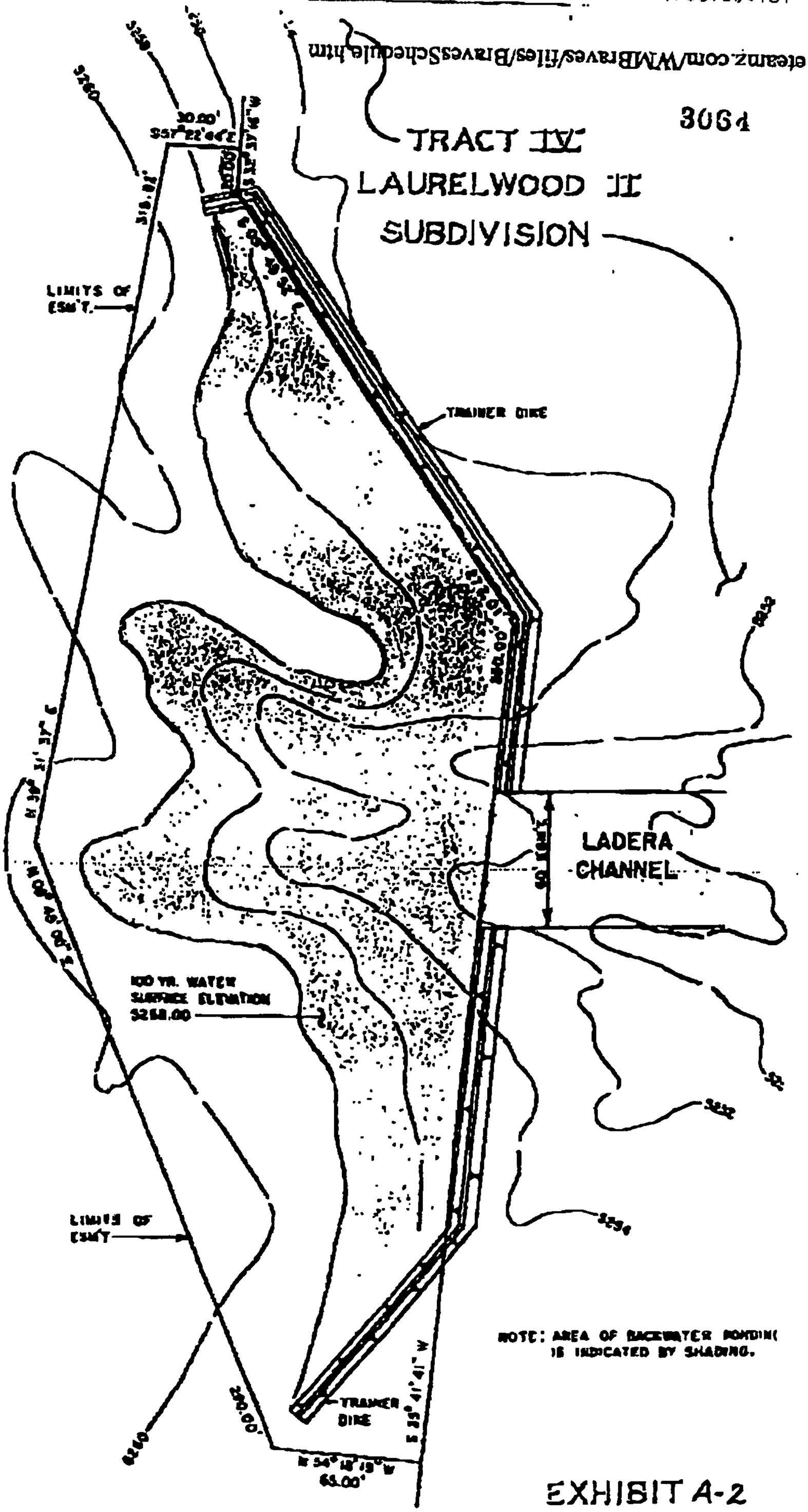


EXHIBIT A-2

CPN 4886.PF

94150783

(NOT DEVELOPER OWNED PROPERTY)

TEMPORARY
PRIVATE FACILITY
DRAINAGE COVENANT AND
RESERVATION OF DRAINAGE EASEMENT

1588

This Drainage Covenant, between [state the name of the present real property owner exactly as shown on the real estate document conveying title to the present owner and state the legal status of the owner, for example, "single person," "husband and wife," "corporation of the State of _____," "partnership":] Westland Development Co., Inc., a Corporation of the State of New Mexico ("Owner"), whose address is 401 Coors Road, N.W., Albuquerque, New Mexico 87121; [state the name of the developer or subdivider required to construct the drainage facility and state the legal status of the developer, for example, "single person," "husband and wife," "corporation of the State of _____," "partnership":] Silvago Thomas Homes, Inc., a Corporation of the State of New Mexico ("Developer"), whose address is 5141 Hanthead N.E., Albuquerque, NM 87109 and the City of Albuquerque, a New Mexico municipal corporation ("City"), whose address is P. O. Box 1293, Albuquerque, New Mexico 87103, is made in Albuquerque, Bernalillo County, New Mexico and is entered into as of the date Owner and Developer sign this Covenant.

1. Recital. The Owner is the owner of the following described real property located at (give legal description, and street address:) Per Exhibit A (Attached)

in Bernalillo County, New Mexico (the "Property").

Pursuant to City ordinances, regulations and other applicable laws, the Developer is required to construct and maintain certain drainage facilities and the Owner, for good and valuable consideration received from the Developer, is willing to allow construction and maintenance of the Drainage Facility on its Property, and the parties wish to enter into this Covenant to establish the obligations and responsibilities of the parties.

2. Description and Construction of Drainage Facility. The Developer shall construct the following "Drainage Facility" within the Property at the Developer's sole expense in accordance with the standards, plans and specifications approved by the City:
Grading for drainage control for purposes of diversion and desilting pond.

The Drainage Facility is more particularly described in Exhibit A attached hereto and made a part hereof.

231F

(APPROVED BY LEGAL AS TO FORM ONLY 9-6-88)

ParkWest, Unit 3

DEC 20 1994

CPN 4886.93

3. Reservation of Easement. The Owner, for itself, its heirs, successors and assigns, jointly and severally, hereby grants to Developer, its heirs, successors and assigns, jointly and severally, a perpetual easement over and across a portion of the Owner's property for the benefit of [describe the lots, parcels or tracts which are to be benefited by the Drainage Facility and easement] ParkWest Subdivision, Unit 3

for the purpose of permitting the flow, conveyance, and discharge of storm water runoff and for the purpose of permitting ingress and egress for the construction, maintenance and repair of the drainage facility. The land affected by the grant of this easement is more particularly described as:

Per Exhibit A (Attached)

STATE OF NEW MEXICO
COUNTY OF DONA ANA
FILED FOR RECORD
94 DEC 30 AM 11:14
94-35 1588
1595

4. Maintenance of Drainage Facility. The Developer shall maintain the Drainage Facility and Easement at the Developer's sole cost in accordance with the approved Drainage Report and plans. In the event the Developer fails to maintain the Drainage Facility, Owner agrees that it shall be responsible for maintenance of the Drainage Facility and Easement in accordance with the approved Drainage Report and plans.

5. Benefit to Property. The Developer and Owner acknowledge and understand that the Drainage Facility required herein to be constructed is for the private benefit and protection of the Developer's property and that failure to maintain such facility could result in damage or loss to the Owner's Property and to the property of Developer.

6. Inspection of Drainage Facility. The City shall have no duty or obligation whatsoever to perform any inspection, maintenance or repair of the Drainage Facility, it being the duty of the Developer, its heirs, successors and assigns to construct and maintain the facility in accordance with approved plans and specifications.

7. Liability of City. The Developer and Owner understand and agree that the City shall not be liable to the Developer or the Owner, or their respective heirs, successors or assigns, or to any third parties for any damages resulting from the Developer's or Owner's failure to construct, maintain or repair the Drainage Facility.

8. Indemnification. The Developer owns and controls the Drainage Facility and shall not permit the Drainage Facility to constitute a hazard to the health or safety of the general public. The Developer agrees to indemnify, defend and hold harmless the City, its officials, agents and employees, and the Owner, its heirs, successors and assigns from any claims, actions, suits or other proceedings arising from or out of the negligent acts or omissions of the Developer, its agents, representatives, contractors or subcontractors or arising from the failure of the Developer, its agents, representatives, contractors or subcontractors to perform any act or duty required of the Developer herein; provided, however, to the extent, if at all, Section 56-7-1 NMSA 1978 is applicable to this Agreement, this Agreement to indemnify will not extend to liability, claims, damages, losses or expenses, including attorney's fees, arising out of (1) the preparation or approval of maps, drawings, opinions, reports, surveys, change orders, designs or specifications by the respective indemnitee, or the agents or employees of the respective indemnitee; or (2) the giving of or the failure to give direction or instructions by the respective indemnitee, where such giving or failure to give directions or instructions is the primary cause of bodily injury to persons or damage to property.

9. Assessment. Nothing in this Easement and Covenant shall be construed to relieve the Owner or Developer, or their respective heirs, assigns and successors from an assessment against the Owner's or Developer's property for improvements under a duly authorized and approved Special Assessment District. The parties specifically agree that the value of the Drainage Facility will not reduce the amount assessed by the City.

10. Binding on Owner's Property. The easement, covenants and obligations of the Owner and Developer set forth herein shall be binding on the Owner and Developer, and their respective heirs, assigns and successors and on the Owner's Property and constitute covenants running with the Owner's Property until released by the City's Chief Administrative Officer as approved by the City Engineer.

11. Entire Covenant. This Covenant contains the entire agreement of the parties and supersedes any and all other agreements or understandings, oral or written, whether previous to the execution hereof or contemporaneous herewith.

BP 12-14-94

KJC. 12/12/94 MS 12-16-94

11a. City's Right of Entry. The City has the right to enter upon the Property at any time and perform whatever inspection, maintenance or repair of the Drainage Facility it deems appropriate, without liability to the Owner.

12. Changes to Covenant. Changes to this Covenant are not binding unless in writing, signed by all parties.

13. Effective Date of Covenant. This Covenant shall be effective as of the date of signature of the Owner and Developer.

DEVELOPER: Savage Thomas Homes, Inc.

By: M. Savage
Its: President
Dated: October 17, 1994

OWNER: Westland Development Co., Inc.

By: Barbara Page
Its: President CEO
Dated: 10-27-94

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

This instrument was acknowledged before me on 27 day of October, 1994 by [name of person:] BARBARA PAGE, [title or capacity, for instance, "President" or Owner":] PRESIDENT of [name of the entity which owns the Property if other than the individual signing, for instance, the name of the corporation, partnership, or joint venture:] WESTLAND Development Co. Inc.

OFFICIAL SEAL
LINDA J. BLAIR
NOTARY PUBLIC STATE OF N. M.
Notary Bond Filed with Secretary
My Commission Expires 8/5/97

Linda J. Blair
Notary Public

My Commission Expires:

CITY OF ALBUQUERQUE:

Approved:

By: Robert E. C
Title: Director Public Works Dept.
Dated: 12-29-94

KJC. 12/22/94

By: Richard B. Reif
City Engineer
Dated: 12/27/94

KJC 12/22/94 BP 12-14-94 MS 12-16-94

ParkWest, Unit 3
CPN 4886.93

DEVELOPER'S NOTARY

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

This instrument was acknowledged before me on the 17th day of October, 1994 by [name of person:] Michael D. Sivage, [title or capacity, for instance, "President" or Owner":] President of [Developer:] Sivage Thomas Homes, Inc.

Notary Public

My Commission Expires:
October 29, 1995

CITY'S NOTARY

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

This instrument was acknowledged before me on 29th day of December, 1994 by [name of person:] Robert E Cuevale, Director, Public Works Department of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

Notary Public

My Commission Expires:
5.27.97

ParkWest, Unit 3
CPN 4886.73

EXHIBIT A TO THE

Temporary Desiltation Pond, Slope, Graging, Drainage, and Construction Easement

A certain parcel of land lying within the Town of Atrisco Grant, "projected" Sections 4 & 9, Township 10 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, County of Bernalillo, State of New Mexico, lying adjacent to Tract B of ParkWest Unit 1, the map of said subdivision filed for public record in the office of the County Clerk, Bernalillo County on August 09, 1994 in Volume 94C, Folio 262 and being more particularly bounded and described as follow, to wit:

Beginning at a point on the northerly right-of-way line of 98th Street, N.W. and from whence the City of Albuquerque Control Station (ACS) "140-19" Brass Cap bears S.33°09'07"E., a distance of 6,453.49 feet;

thence, N.01°29'23"E. along the easterly line os said parcel a distance of 65.04 feet to an angle point;
thence, N.14°58'02"E. along the easterly line of said parcel a distance of 686.15 feet to an angle point;
thence, N.35°41'29"E. along the easterly line of said parcel a distance of 358.54 feet to a point for the northeast corner of said parcel said same point lying on the southerly right-of-way line of Ladera Channel;
thence, N.60°14'03"W. along the northerly line of said parcel a distance of 67.78 feet to a point for the northwest corner of said parcel;
thence, S.35°41'29"W. along the westerly line of said parcel a distance of 20.00 feet to an angle point;
thence, S.09°18'31"W. along the westerly line of said parcel a distance of 60.00 feet to an angle point;
thence, S.35°41'29"W. along the westerly line of said parcel a distance of 293.70 feet to an angle point;
thence, S.14°58'02"W. along the westerly line of said parcel a distance of 495.86 feet to an angle point;
thence, S.59°58'02"W. along the westerly line of said parcel a distance of 99.50 feet to an angle point;
thence, S.14°58'02"W. along the westerly line of said parcel a distance of 130.00 feet to an angle point;
thence, S.30°01'58"E. along the westerly line of said parcel a distance of 50.47 feet to an angle point;
thence, S.01°29'23"E. along the westerly line of said parcel a distance of 62.74 feet to a point for the southwest corner of said parcel;
thence, S.83°14'35"E. along the southerly line of said parcel a distance of 25.11 feet to a point for the southeast corner of said parcel, said point lying on the northerly right-of-way line of 98th Street, N.W., said same point being the true point and place of beginning.

Containing 0.815 acres (35,487 square feet), more or less.

SURVEYOR'S CERTIFICATE

I, J. Robert martinez, being duly registered as a Professional Surveyor by the State of New Mexico, do hereby certify that the parcel description shown above was prepared by me using as a basis the maps prepared for PARKWEST UNIT 1 and that the "tie" shown was computed from the same map data and that the information shown is true and correct to the best of my knowledge.

J. Robert Martinez, N.M.P.S. No. 4076

November 04, 1994
Date

REGISTERED LAND SURVEYOR
STATE OF
NO.
4076
NEW MEXICO
J. ROBERT MARTINEZ

F.N.: M.WP51.ParkWt03.Des.11039401

CPN 4886.93

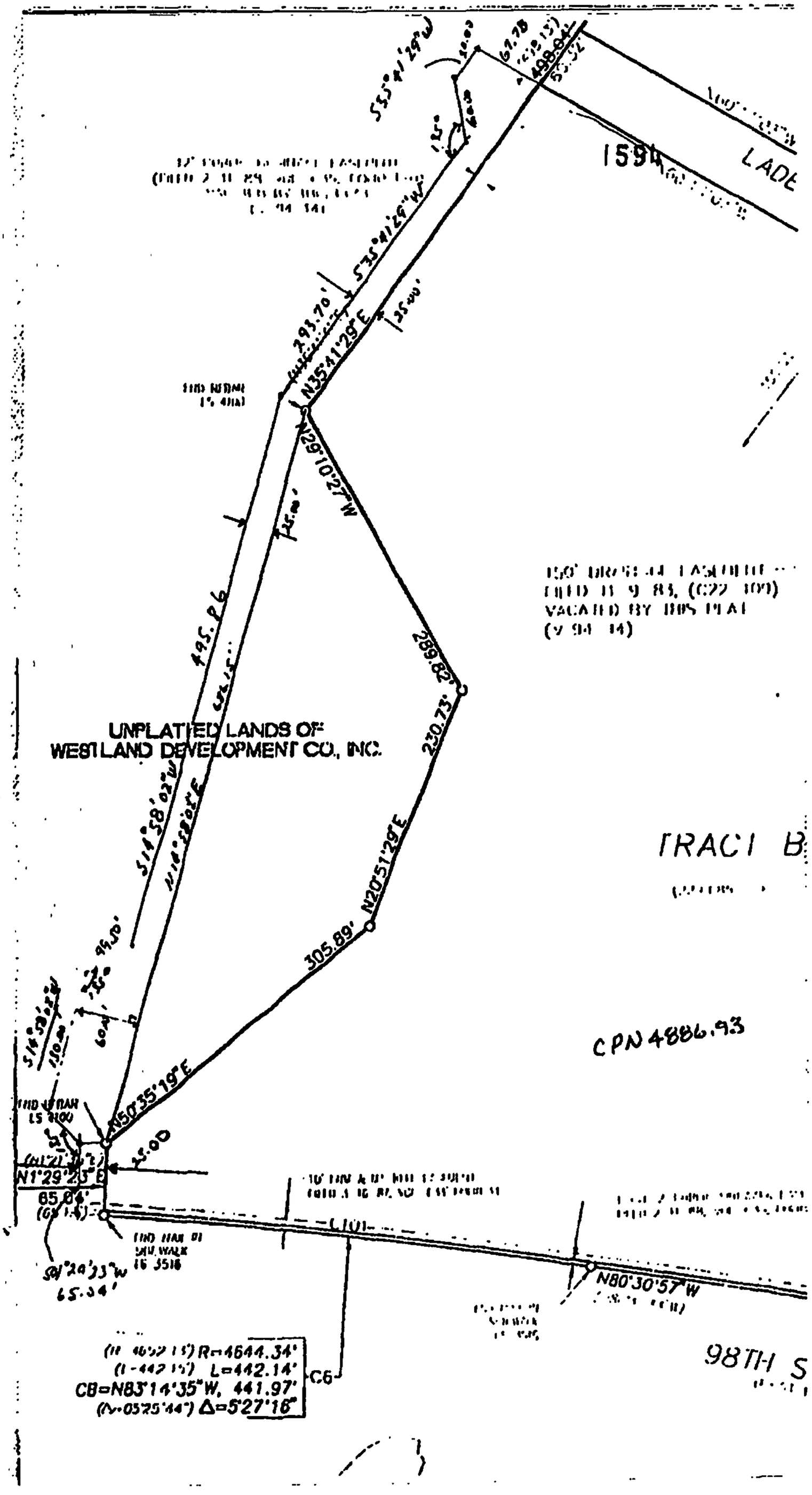
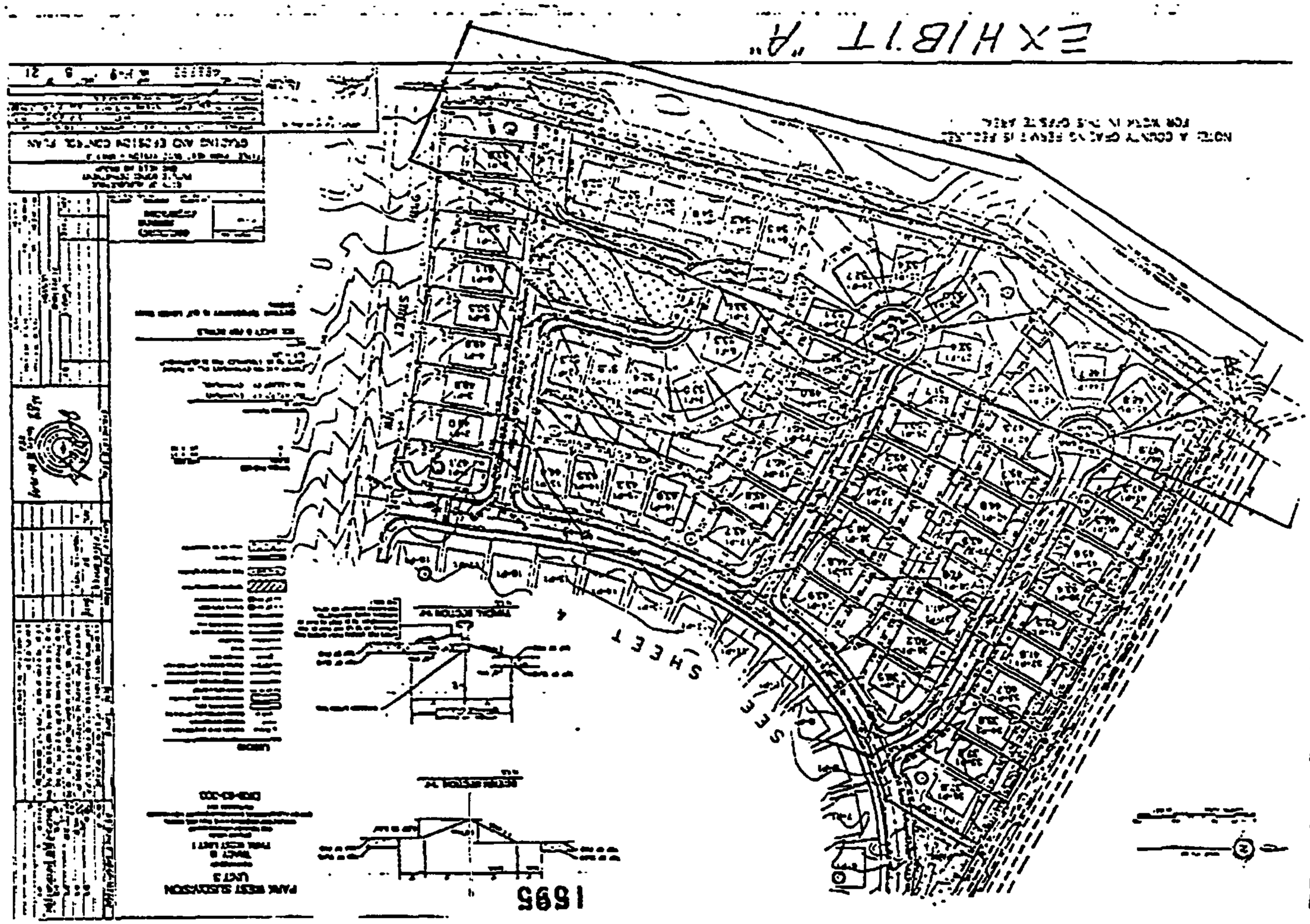

S35°41'29"W
293.70'
N35°41'29"E
35.00'
N29°10'27"W
195.26'
S14°58'02"W
230.73'
N20°51'29"E
305.89'
N50°35'19"E
S14°58'02"W
95.00'
60.00'
N1°29'23"E
65.84'
S89°29'33"W
65.34'
N80°30'57"W
UNPLATTED LANDS OF
WEST LAND DEVELOPMENT CO., INC.
TRACT B
CPN 4886.93
98TH S
(R=4644.34')
(L=442.14')
CB=N83°14'35"W, 441.97'
Δ=5°27'16"
C6

EXHIBIT "A"



88101448

327

TEMPORARY DRAINAGE EASEMENT

This grant of Easement, between: Westland Development Co., Inc., a New Mexico corporation ("Grantor"), whose address is 401 Coors Boulevard NW, Albuquerque, New Mexico 87105 and Laurelwood II Joint Venture, a joint venture, ("Grantee"), whose address is 2400 Comanche Road NE, Albuquerque, New Mexico 87107, is made in Albuquerque, Bernalillo County, New Mexico and is entered into as of the date Grantor signs this Easement.

1. Recital. Grantor is the owner of certain unplatted real property located adjacent to the West Boundary of Laurelwood II Subdivision in Bernalillo County, New Mexico (the "Property").

2. Grant of Easement. The Grantor grants to the Grantee a temporary easement ("Easement") in, over, upon and across the Property for: Drainage facilities. The Easement is more particularly described in the attached Exhibit "A" and is illustrated on the attached Exhibit "B".

The grant of the Easement includes the right of the Grantee to enter upon the Easement at any time for inspection, installation, maintenance, repair or modification to its drainage facilities and the right to remove trees, bushes, undergrowth and any other obstacles if the Grantee determines they interfere with the appropriate use of the Easement for its drainage facilities.

3. Binding on Grantor's Property. The grant and other provisions of this Easement constitute covenants running with the land for the benefit of the Grantee and its successors and assigns.

4. Indemnification. As a part of the consideration for this grant, the Grantee agrees to save Grantor harmless from any and all liability arising from the Grantee's negligent use of the Easement for the purposes set forth herein. The Grantee does not agree to save Grantor harmless from any liability which may arise from Grantor's use of the easement and the Property.

5. This grant of Easement shall be relinquished by the Grantee at that point in time when the Grantor and Grantee both agree that the Easement is no longer needed or when the City of Albuquerque no longer requires said Easement.

6. This Easement shall extend to and bind the heirs personal representatives and assigns of each of the parties and shall inure to the benefit of all successors, transferees and assigns of the parties.

GRANTEE:

LAURELWOOD II JOINT VENTURE

By: Skip Buchanan

Title: MANAGING PARTNER
Dated: 9/26/88

GRANTOR:

WESTLAND DEVELOPMENT CO., INC.

By: Gil E. Cordova
Gil Cordova
Its President and C.E.O.
Dated: 9/13/88

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

The foregoing instrument was acknowledged before me this 13th day of September, 1988, by Gil Cordova, President, of Westland Development Co., Inc., a New Mexico corporation, on behalf of said corporation.

NOTARY PUBLIC

My Commission Expires:

3-14-92

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

The foregoing instrument was acknowledged before me this 26th day of September, 1988, by SKIP BUCHANAN, MANAGING PARTNER, of LAURELWOOD II JOINT VENTURE a New Mexico joint venture, on behalf of said joint venture.

Janet Garland
NOTARY PUBLIC

My Commission Expires:

3-14-92

August 22, 1988

EXHIBIT "A"

329

That certain parcel of land situate within projected Section 9, Township 10 North, Range 2 East of the New Mexico Principal Meridian; lying within the Town of Atrisco Land Grant, Bernalillo County, New Mexico; and being more particularly described as follows:

BEGINNING at a point on the west boundary of the parcel of land shown on the plat entitled "Plat of Laurelwood II Subdivision", as filed for public record with the Office of the Bernalillo County Clerk on February 11, 1988, in Volume C35, Folio 170; whence, the southwest corner of said Laurelwood II Subdivision bears S 16° 44' 13" W, 860.36 feet; and whence, the New Mexico State Highway Commission/Albuquerque City Survey monument "140-19" bears S 27° 47' 01" E, 7039.36 feet;

Thence, N 54° 18' 19" W, 65.00 feet leaving said west boundary;

Thence, N 08° 45' 00" E, 290.00 feet;

Thence, N 39° 31' 37" E, 315.82 feet;

Thence, S 57° 22' 44" E, 30.00 feet to said west boundary;

Thence, following said west boundary for the remaining three (3) courses:

S 32° 37' 16" W, 20.00 feet;

Thence, S 03° 45' 52" E, 227.01 feet;

Thence, S 35° 41' 41" W, 380.00 feet to the POINT OF BEGINNING of the parcel of land herein described.

The above delineated parcel of land contains 1.7695 acres, more or less.

M56 #A 327-330

330

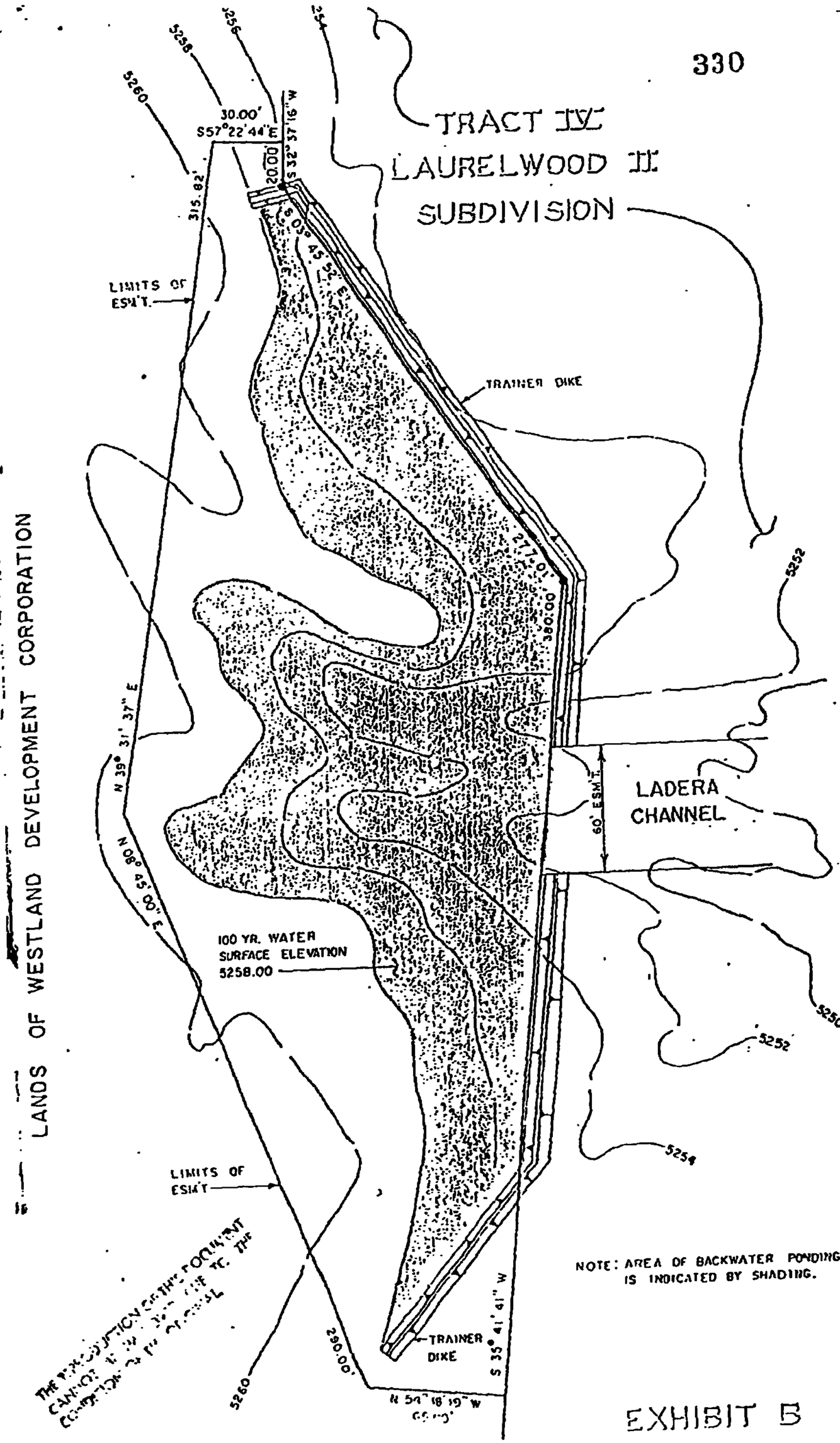


EXHIBIT B

Copy

PUBLIC SERVICE COMPANY OF NEW MEXICO
OVERHEAD EASEMENT

THIS EASEMENT made this 19TH day of December, 2003 by and between

Westland Development Company, Inc.

(Grantor) and PUBLIC SERVICE COMPANY OF NEW MEXICO, a New Mexico corporation its successors and assigns.

WITNESSETH:

Grantor, for and in consideration of the sum of One Dollar ($ 1.00) in hand paid and other valuable consideration, the receipt of which is acknowledged, does hereby give, bargain, sell, grant and convey unto Grantees, their successors and assigns, a perpetual easement to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain overhead facilities for the transmission and distribution of electric power and energy and facilities for fiber optics and communication purposes, or either of, any or all such purposes, including lines, and other equipment, fixtures and structures necessary to maintain such facilities over and across the easement hereinafter described, together with free access to, from, and over said easement, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the easement to extend services to customers of Grantees, and to trim and remove any trees, shrubs, bushes, or vegetation, and remove any structures which interfere with the purpose set forth herein The easement granted herein is within lands situate in Bernalillo County, New Mexico, and is more particularly described as follows, to wit:

PNM Project Number A68689

An easement within Parcel A of Plat of WESTLAND NORTH situate in Section 9, T.10 N., R.2 E., N.M.P.M., Bernalillo County, New Mexico as the same is shown and designated on said Plat filed for record in the office of the County Clerk of Bernalillo County in Plat Book 2000C, Page 316 on December 27, 2000 and being more particularly described by metes and bounds as follows:

An easement then (10) feet wide being five (5) feet on each side of the following described centerline: Beginning at an angle point on the east boundary line of said Parcel A, whence a point common to the east boundary line of above mentioned Parcel A and the north right of way line of 98th Street, NW bears S.00°31'27"W., 20.58 feet distant; running thence as an easement S.86°24'35"W., 109.04 feet.

All as shown on PNM drawing attached hereto and made a part hereof as Exhibit "A"

Subject to any easements and encumbrances of record.

Grantor hereby covenants that Grantor is the true and lawful owner of the land described herein.

Grantor shall have the right to use the above described easement for purposes not inconsistent with the rights hereby granted, provided that Grantor shall not erect nor construct any building, pool, or other structure thereon, nor drill nor operate any well thereon, nor conduct any activity which violates the National Electrical Safety Code.

The provisions hereof shall inure to the benefit of and bind the heirs, mortgagees, lessees, tenants, successors and assigns of the parties hereto, Grantees shall have the unrestricted right to sell, transfer, assign, pledge, mortgage, lease, grant licenses or other use or occupancy rights with respect to, or otherwise dispose of, in whole or in part, any interest in the easement and such assigns shall have the further right to convey, in whole or in part, the rights granted to them by Grantee

WITNESS my hand and seal this 19th day of December, 2003

Signature: _____ (SEAL) Signature: _____ (SEAL)

Leroy Chavez, Vice-President of Development

_____ (SEAL) _____ (SEAL)

~~ACKNOWLEDGMENT FOR NATURAL PERSONS~~

~~STATE OF NEW MEXICO~~

~~COUNTY OF BERNALILLO~~

~~This instrument was acknowledged before me on _____, 2003~~

~~By _____~~

~~My commission expires:~~

~~(Seal)~~

~~Notary Public~~

ACKNOWLEDGMENT FOR CORPORATION

STATE OF NEW MEXICO

COUNTY OF BERNALILLO

This instrument was acknowledged before me on DECEMBER 19th, 2003.

By Leroy Chavez (Name of Officer) Vice-President of Development (Title of Officer)

of Westland Development Company, Inc. (Corporation Acknowledgment)

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

My commission expires: 8/15/05

(Seal)

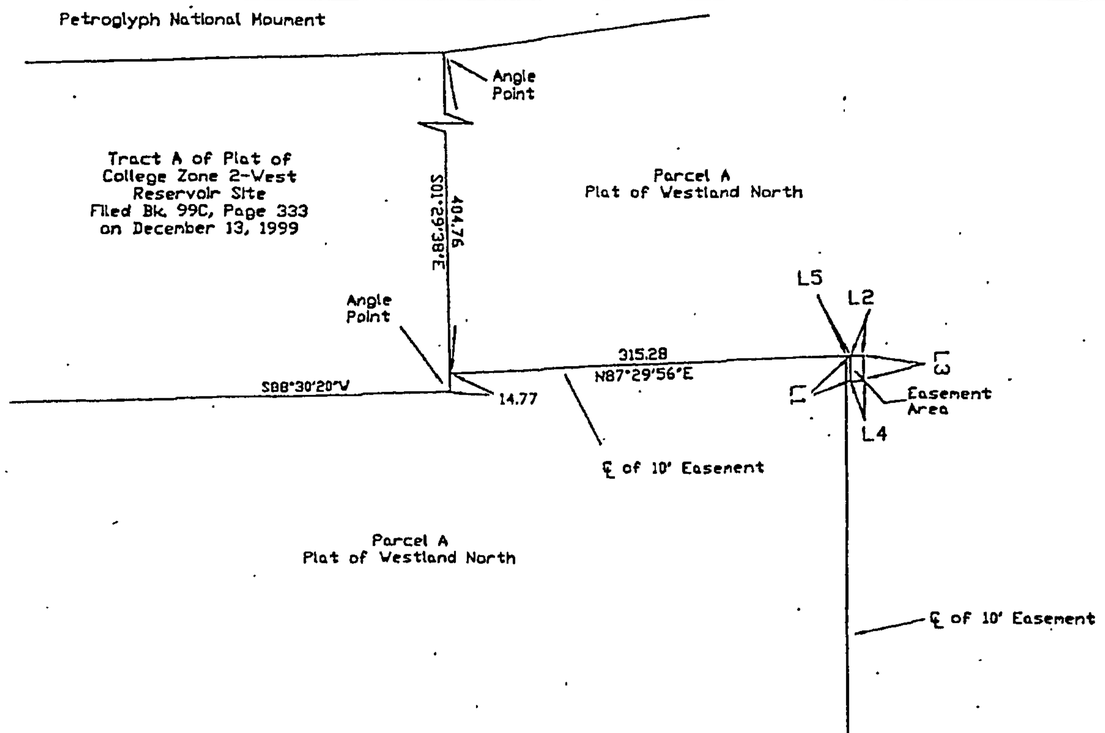
Linda J Blair
Notary Public

~~FOR RECORDER'S USE ONLY~~

PNM REFERENCE NUMBER

PNM 465 7/01

EXHIBIT "A"



LINE TABLE		
LINE	LENGTH	BEARING
L1	20.00	N01°29'40"W
L2	10.00	N88°30'20"E
L3	20.00	S01°29'40"E
L4	10.00	S88°30'20"W
L5	3.18	N87°29'56"E

SURVEYOR'S CERTIFICATION

I, Leonard G. Martinez, New Mexico Professional Land Surveyor No. 9801, certify that this map was prepared from field notes of actual surveys made by me or under my supervision; and that it is true and correct to the best of my knowledge and belief.

Leonard G. Martinez, N.M.L.S. No. 9801

EXHIBIT "A"

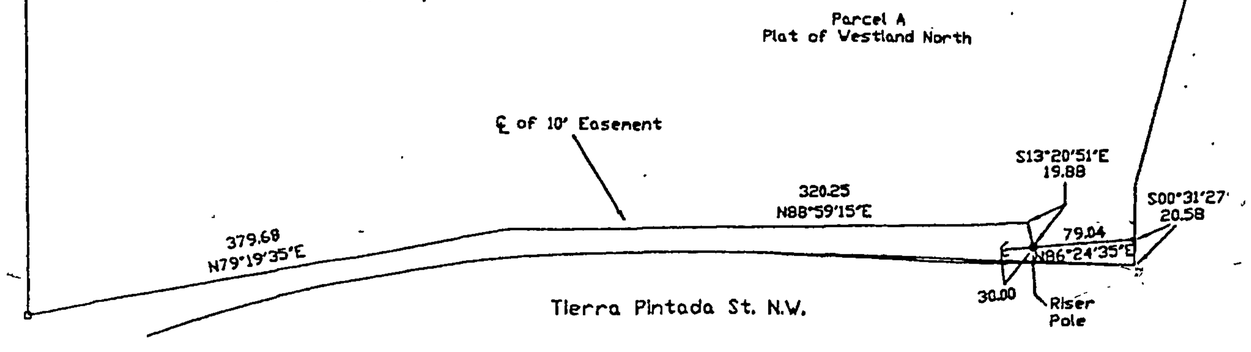
PROPOSED ELECTRIC LINE XING
Parcel A
WESTLAND NORTH
WITHIN SEC. 9,T.10 N.,R.2 E., N.M.P.M.
BERNALILLO COUNTY, NEW MEXICO
PUBLIC SERVICE CO. OF NEW MEXICO
ALBUQUERQUE, NEW MEXICO

DWN BY: L.G.M. DATE:06-30-2003
CKD BY: SCALE SHOWN

Req. No. A68689

REGISTERED LAND SURVEYOR STATE OF NEW MEXICO 9801 LEONARD G. MARTINEZ

SCALE IN FEET
0 50 100 200
Scale: 1" = 100'



Copy

PUBLIC SERVICE COMPANY OF NEW MEXICO
UNDERGROUND EASEMENT

THIS EASEMENT made this 19th day of December, 2003 by and between

Westland Development Company, Inc. (Grantor)

and PUBLIC SERVICE COMPANY OF NEW MEXICO, (Grantee) a New Mexico corporation, its successors and assigns.

WITNESSETH:

Grantor, for and in consideration of the sum of One Dollar ($1.00) in hand paid and other valuable consideration, the receipt of which is acknowledged, does hereby give, bargain, sell, grant and convey unto Grantees, their successors and assigns, a perpetual easement to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain underground facilities for the transmission and distribution of electric power including conduits, and other equipment, fixtures and structures necessary to maintain such facilities on, over, beneath and across the easement hereinafter described, together with free access to, from, and over said easement, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the easement to extend services to customers of Grantees, and to trim and remove any trees, shrubs, bushes or vegetation which interfere with the purpose set forth herein. The easement granted herein is within lands situate in Bernalillo County, New Mexico, and is more particularly described as follows, to wit:

PNM Project Number A68689

An easement within Parcel A of Plat of WESTLAND NORTH situate in Section 9, T.10 N., R.2 E., N.M.P.M., Bernalillo County, New Mexico as the same is shown and designated on said Plat filed for record in the office of the County Clerk of Bernalillo County in Plat Book 2000C, Page 316 on December 27, 2000 and being more particularly described by metes and bounds as follows:

Beginning at a point within said Parcel A, whence the southeast corner of said Parcel A bears N.86°19'23"E., 864.08 feet distant; running thence S.89°22'12"W., 20.00 feet; thence N.00°37'48"W., 25.00 feet; thence N.89°22'12"E., 20.00 feet; thence S.00°37'48"E., 25.00 feet to the point of beginning.

All as generally shown on PNM drawing attached hereto and made a part hereof as EXHIBIT "A".

Subject to any easements and encumbrances of record.

Grantor hereby covenants that Grantor is the true and lawful owner of the land described herein.

Grantor shall have the right to use the above described easement for purposes not inconsistent with the rights hereby granted, provided that Grantor shall not erect nor construct any building, pool, or other structure thereon, nor drill nor operate any well thereon, nor conduct any activity which violates clearance provisions of the National Electric Safety Code.

The provisions hereof shall inure to the benefit of and bind the heirs, mortgagees, lessees, tenants, successors and assigns of the parties hereto. Grantees shall have the unrestricted right to sell, transfer, assign, pledge, mortgage, lease, grant licenses or other use or occupancy rights with respect to, or otherwise dispose of, in whole or in part, any interest in the easement and such assigns shall have the further right to convey, in whole or in part, the rights granted to them by Grantees.

WITNESS my hand and seal this day of ,2003

Signature: (SEAL)
Leroy Chavez, Vice-President of Development

(SEAL)

(SEAL)

(SEAL)

~~ACKNOWLEDGMENT FOR NATURAL PERSONS~~

~~STATE OF NEW MEXICO~~
~~COUNTY OF Bernalillo~~

~~This instrument was acknowledged before me on , 2003~~

~~By~~

~~My commission expires:~~

~~(Seal)~~

~~Notary Public~~

FOR RECORDER'S USE ONLY

ACKNOWLEDGMENT FOR CORPORATION

STATE OF NEW MEXICO

COUNTY OF Bernalillo

This instrument was acknowledged before me on 19th DECEMBER, 2003.

By Leroy Chavez (Name of Officer) Vice-President of Development (Title of Officer)

of Westland Development Company, Inc. (Corporation Acknowledgment)

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

My Commission Expires:
(Seal)

Notary Public

OFFICIAL SEAL
LINDA J. BLAIR
NOTARY PUBLIC - STATE OF NEW MEXICO

PNM 466 7/01

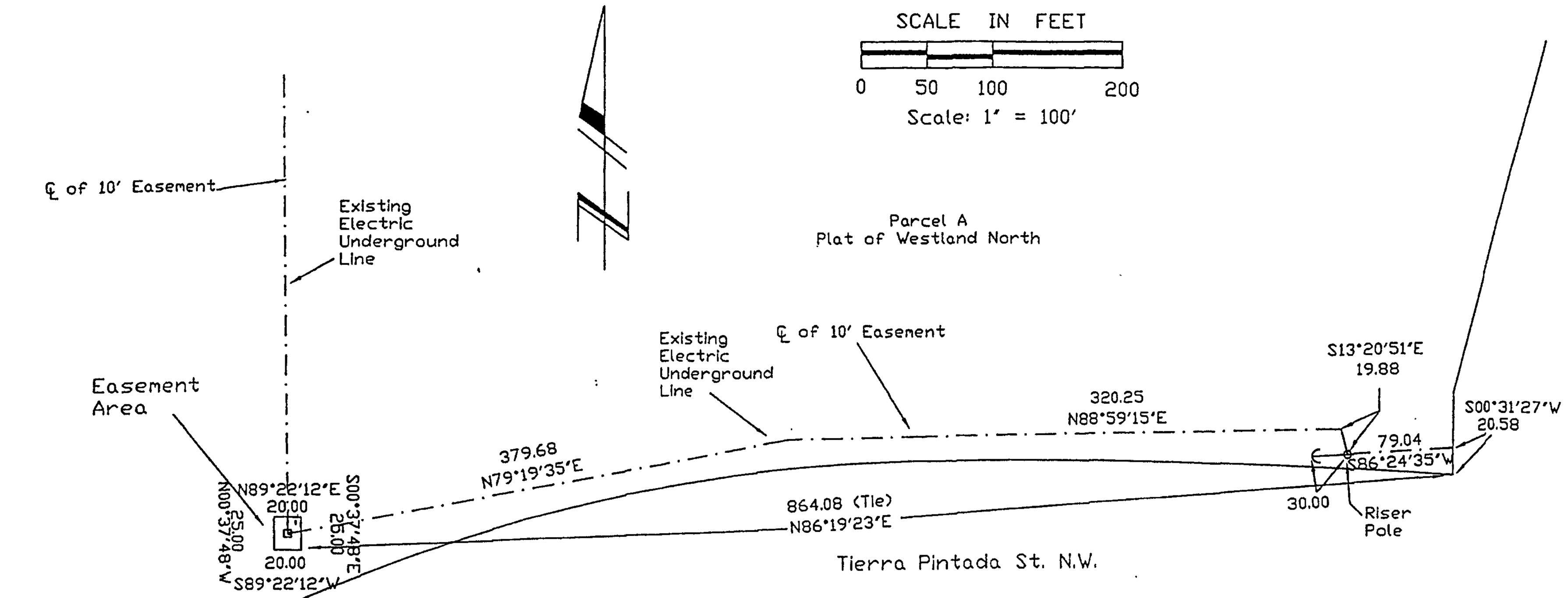


EXHIBIT "A"

SURVEYOR'S CERTIFICATION

I, Leonard G. Martinez, New Mexico Professional Land Surveyor No. 9801, certify that this map was prepared from field notes of actual surveys made by me or under my supervision; and that it is true and correct to the best of my knowlecge and belief.

Leonard G. Martinez

Leonard G. Martinez, N.M.L.S. No. 9801

PROPOSED SWITCH GEAR EASEMENT WITHIN
Parcel A
WESTLAND NORTH
WITHIN SEC. 9,T.10 N.,R.2 E., N.M.P.M.
BERNALILLO COUNTY, NEW MEXICO
PUBLIC SERVICE CO. OF NEW MEXICO
ALBUQUERQUE, NEW MEXICO

DWN BY: L.G.M. DATE:10-09-2003
CKD BY: SCALE SHOWN

Req. No. A68689

PUBLIC SERVICE COMPANY OF NEW MEXICO
WAIVER AND RELEASE OF EASEMENT

PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM), a New Mexico corporation, does hereby release, waive, quitclaim and discharge its right title and interest to the present owner or owners, as their interests may appear in the property described below. The interest of PNM in such property was created by that certain Easement or Grant of Right of Way recorded in Bernalillo County, in Plat Book 2000C, page(s) 316, (Document No. 2000127146). As to all property covered by such Easement or Grant of Right of Way which is not specifically described herein, the right, title and interest of Public Service Company of New Mexico shall not be affected by this release.

The easement (or portion thereof) being released is described as lying and being in Bernalillo County, New Mexico, and described more fully as:

PNM Project Number A68689

An easement within Parcel A of the Plat of WESTLAND NORTH situate in Section 9, T10N, R2E, N.M.P.M., Bernalillo County, New Mexico, as the same is shown and designated on said Plat filed for record in the office of the County Clerk, Bernalillo County in Plat Book 2000C, Page 316 on December 27, 2000. Said easement more particularly described as follows:

An easement ten (10) feet wide being described as a "10' Public Utility Easement Granted by This Plat" and "10' x 10' Public Utility Easement Granted by This Plat" and being located north of Tierra Pintada Street, NW and being east and north of an "Exclusive Water and Sewer Easement Granted to the City of Albuquerque by This Plat"

Said easement being more particularly shown on attached Exhibits "A" and "B".

Copy.

IN WITNESS WHEREOF, the undersigned has caused these presents to be executed this 8th day of October, 2003

PUBLIC SERVICE COMPANY OF NEW MEXICO

by: Rob Roberts, Manager, Right of Way Department

ACKNOWLEDGMENT FOR CORPORATION

STATE OF NEW MEXICO

COUNTY OF Bernalillo

This instrument was acknowledged before me on October 8, 2003

By Rob Roberts, Manager, Right of Way Department, of Public Service Company of New Mexico, a corporation, on behalf of said corporation.

My commission expires:
(Seal) 6-22-2005 Douglas F. Hendren
Notary Public

FOR RECORDER'S USE ONLY

PNM REFERENCE NUMBER

OFFICIAL SEAL
Douglas F. Hendren
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires:

PNM 23 2/94

EXHIBIT "A"

GRAPHIC SCALE

0 100 200 400 800

(IN FEET)
1 inch = 200 ft.

roglyph National
Town of Atrisco

FOUND REBAR W/ CAP "LS 8544"

472.32'
N 82°21'12" E

S 86°54'52" E
247.89'

TEMPORARY FL
EASEMENT GR
A.M.A.F.C.A. BY

N 88°32'42" E
629.36'

S 01°29'38" E
419.39'

EXCEPTION 1
6.0641 acres
TRACT A
COLLEGE ZONE 2
WEST RESERVOIR SITE
(12/13/99, 99C-333)

Easement
Being Released

ANCHOR EASEMENT

DETAIL "A"
N.T.S.

N 88°30'20" E
629.21'

N 88°40'25" E 258.47'

CENTERLINE EASEMENT
N 88°30'20" E 544.06'

10' PUBLIC UTILITY EASEMENT
GRANTED BY THIS PLAT

30' EXCLUSIVE WATER AND SEWER
EASEMENT GRANTED TO THE CITY
OF ALBUQUERQUE BY THIS PLAT

EXISTING 10' PNM AND MST&T
EASEMENT (12/09/80, BK. M5,
817, PG. 339, DOC. 80-70840)
ACTUAL RELINQUISHMENT OF EASEMENT
OCCURS AUTOMATICALLY WHEN THE
EXISTING OVERHEAD POWERLINE IS
REMOVED, RELOCATED, AND PLACED
IN SERVICE IN ACCORDANCE WITH PNM
SPECIFICATIONS AT THE PROPERTY
OWNER'S EXPENSE (CROSS HATCHED AREA).

EXISTI
TEMP(
EASEN
DOC.

Easements Being Released

65' EXCLUSIVE WATER AND SEWER
EASEMENT GRANTED TO THE CITY
OF ALBUQUERQUE BY THIS PLAT

CENTERLINE
EASEMENT

EXISTING CITY OF ALBUQUERQUE
WATERLINE AND RIGHT OF WAY EASEMENT
(11/29/79, DOC. 7980974)

SEE DETAIL "C" ABOVE

GNMENT PLAT OF
Y/98th STREET
)1/84, C23-74)

ANCHOR EASEMENT

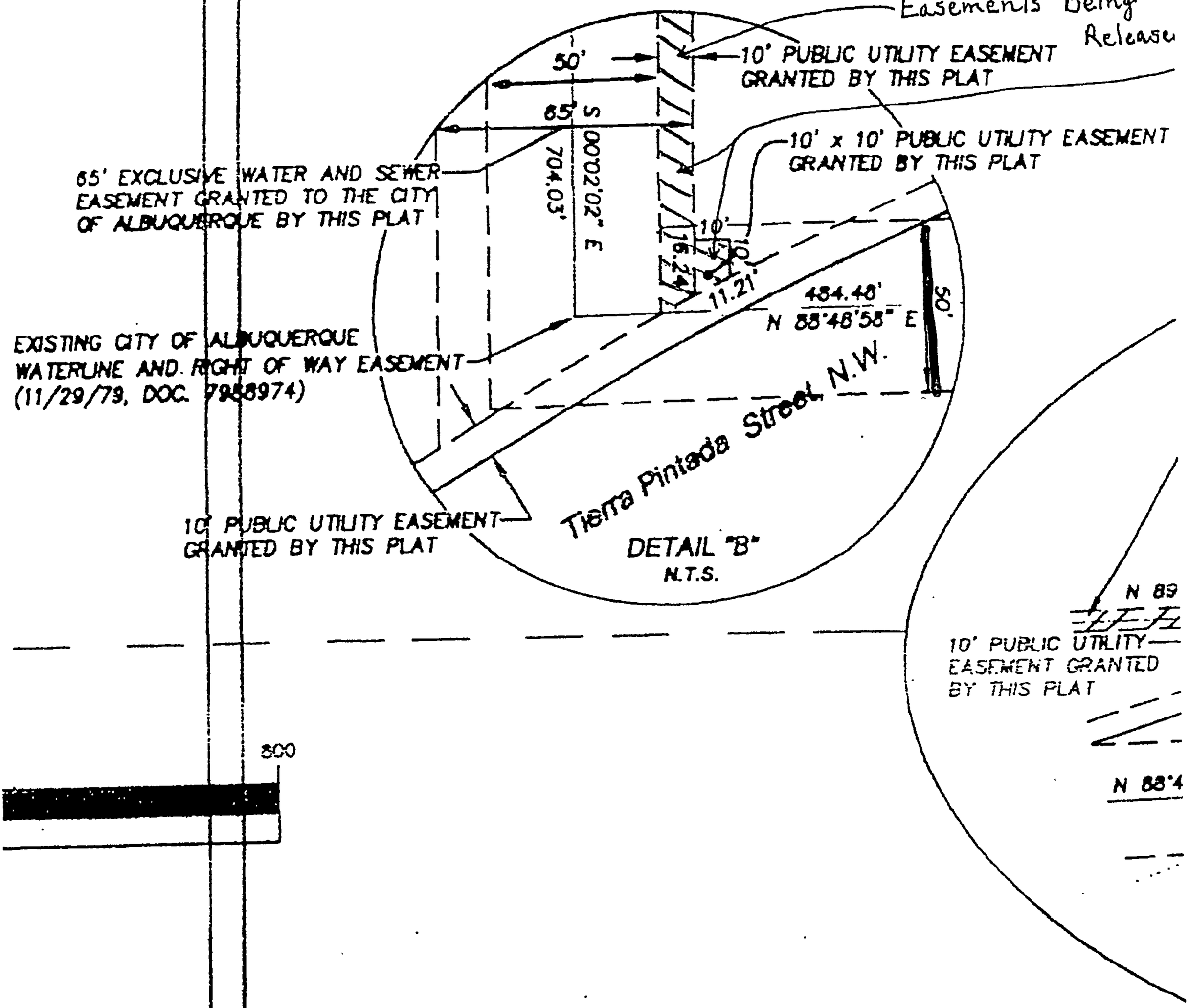
N 89°04'32" E 837.77'

PUBLIC UTILITY EASEMENT
GRANTED BY THIS PLAT
SEE DETAIL "B"

Tierra Pintada Street, N.W.

ROW Varies
152' to 10

EXHIBIT "B"



National M
Atrisco Gr

PUBLIC SERVICE COMPANY OF NEW MEXICO
WAIVER AND RELEASE OF EASEMENT

PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM), a New Mexico corporation, does hereby release, waive, quitclaim and discharge its right title and interest to the present owner or owners, as their interests may appear in the property described below. The interest of PNM in such property was created by that certain Easement or Grant of Right of Way recorded in Bernalillo County, in Misc. 817, page(s) 339-340, (Document No. 80-70840). As to all property covered by such Easement or Grant of Right of Way which is not specifically described herein, the right, title and interest of Public Service Company of New Mexico shall not be affected by this release.

The easement (or portion thereof) being released is described as lying and being in Bernalillo County, New Mexico, and described more fully as:

PNM Project Number A68689

An easement within Section 9, T10N, R2E, N.M.P.M., Bernalillo County, New Mexico. Said easement being released is more particularly described as follows:

An easement ten (10) feet wide being five (5) on each side of the following described centerline: Beginning for a tie at the closing corners of Sections 3 and 4, T10N, R2E, N.M.P.M. in the North boundary line of the Town of Atrisco Grant, thence S.44°18'25"W., 6451.80 feet to the point of beginning of the easement to be released; running thence as the easement to be released N.88°26'03"E., 288.40 feet; thence S.00° 16'57"E., 720.80 feet; thence N.89°02'16"E., 500.00 feet to the terminus point.

Said easement being more particularly shown on attached Exhibit "A".

Copy

IN WITNESS WHEREOF, the undersigned has caused these presents to be executed this 8th day of October, 2003

PUBLIC SERVICE COMPANY OF NEW MEXICO

by: Rob Roberts, Manager, Right of Way Department

FOR RECORDER'S USE ONLY

ACKNOWLEDGMENT FOR CORPORATION

STATE OF NEW MEXICO

COUNTY OF Bernalillo

This instrument was acknowledged before me on __

Copy

PUBLIC SERVICE COMPANY OF NEW MEXICO
UNDERGROUND EASEMENT

THIS EASEMENT made this 19th day of December, 2003 by and between

Westland Development Company, Inc. (Grantor)

and PUBLIC SERVICE COMPANY OF NEW MEXICO, a New Mexico corporation its successors and assigns.

WITNESSETH:

Grantor, for and in consideration of the sum of One Dollar ($1.00) in hand paid and other valuable consideration, the receipt of which is acknowledged, does hereby give, bargain, sell, grant and convey unto Grantees, their successors and assigns, a perpetual easement to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain ~~overhead and/or~~ underground facilities for the transmission and distribution of electric power and energy and facilities for fiber optics, including lines, poles, guy wires, conduits, and other equipment, fixtures and structures necessary to maintain such facilities on, over, beneath and across the easement hereinafter described, together with free access to, from, and over said easement, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the easement to extend services to customers of Grantees, and to trim and remove any trees, shrubs, bushes or vegetation which interfere with the purpose set forth herein. The easement granted herein is within lands situate in Bernalillo County, New Mexico, and is more particularly described as follows, to wit:

PNM Project Number A68689

An easement within Parcel A of Plat of WESTLAND NORTH situate in Section 9, T.10 N., R.2 E., N.M.P.M., Bernalillo County, New Mexico as the same is shown and designated on said Plat filed for record in the office of the County Clerk of Bernalillo County in Plat Book 2000C, Page 316 on December 27, 2000 and being more particularly described by metes and bounds as follows:

An easement then (10) feet wide being five (5) feet on each side of the following described centerline: Beginning at an angle point on the north boundary line of said Parcel A, whence a point common to the north boundary of above mentioned Parcel A and the southeast corner of Tract "A" of Plat of COLLEGE ZONE 2-WEST RESERVOIR SITE filed for record in the office of the County Clerk of Bernalillo County in Plat Book 99-C, Page 333 on December 13, 1999 bears S.01°29'38"E., 14.77 feet distant; running thence N.87°29'56"., 315.28 feet to junction point No. 1; thence S.00°37'48"E., 785.39 feet; thence N. 79°19'35"E.,379.68 feet; thence N.88°59'15"E., 320.25 feet; thence S.13°20'51"E., 19.88 feet to the terminus point. Also, an easement being more particularly described by metes and bounds as follows: Beginning at above mentioned junction point No. 1; running thence as a traverse N.87°29'56"E., 3.18 feet; running thence as a described metes and bounds easement N.88°30'20"E., 10.00 feet; thence S.01°29'40"E., 20.00 feet; thence S.88°30'20"W., 10.00 feet; thence N.01°29'40"W., 20.00 feet to the point of beginning.

All as generally shown on PNM drawing attached hereto and made a part hereof as EXHIBIT "A".

Subject to any easements and encumbrances of record.

Grantor hereby covenants that Grantor is the true and lawful owner of the land described herein.

Grantor shall have the right to use the above described easement for purposes not inconsistent with the rights hereby granted, provided that Grantor shall not erect nor construct any building, pool, or other structure thereon, nor drill nor operate any well thereon, nor conduct any activity which violates clearance provisions of the National Electric Safety Code.

The provisions hereof shall inure to the benefit of and bind the heirs, mortgagees, lessees, tenants, successors and assigns of the parties hereto, Grantees shall have the unrestricted right to sell, transfer, assign, pledge, mortgage, lease, grant licenses or other use or occupancy rights with respect to, or otherwise dispose of, in whole or in part, any interest in the easement and such assigns shall have the further right to convey, in whole or in part, the rights granted to them by Grantees.

WITNESS my hand and seal this day of ,2003

Signature: (SEAL) Signature: (SEAL)

Leroy Chavez, Vice-President of Development

(SEAL) (SEAL)

~~ACKNOWLEDGMENT FOR NATURAL PERSONS~~

~~STATE OF NEW MEXICO~~

~~COUNTY OF Bernalillo~~

~~This instrument was acknowledged before me on , 2003~~

~~By~~

~~My commission expires:~~

~~(Seal)~~

~~Notary Public~~

FOR RECORDER'S USE ONLY

ACKNOWLEDGMENT FOR CORPORATION

STATE OF NEW MEXICO

COUNTY OF Bernalillo

This instrument was acknowledged before me on

DECEMBER 20 19, 2003.

By Leroy Chavez (Name of Officer) Vice-President of DEV. (Title of Officer)

of Westland Development Company, Inc. (Corporation Acknowledgment)

a New Mexico corporation, on behalf of said corporation.

(State of Incorporation)

My Commission Expires:

(Seal)

Notary Public

My Commission Expires 7/15/05

PNM 466 7/01

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

ITEM # 24

PROJECT # 1003087 **APPLICATION # 03DRB-01869**

RE: Tract A, Westland North

Planning has no comments at this time.

Check Westland SDP. - Ok Zone change needed?

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

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: 1003087 **AGENDA ITEM NO: 24**

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

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

RESOLUTION:

discussed

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: November 5, 2003

THE CITY OF ALBUQUERQUE IS AN EQUAL OPPORTUNITY/REASONABLE ACCOMMODATION EMPLOYER

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

DEVELOPMENT REVIEW BOARD

TRANSPORTATION DEVELOPMENT

Standard Comment Sheet

DRB- 1003087 Item No. 24 Zone Atlas H-9

DATE ON AGENDA 11-5-03

INFRASTRUCTURE REQUIRED (X)YES ( )NO

CROSS REFERENCE: _____

_____

TYPE OF APPROVAL REQUESTED:

(X)SKETCH PLAT ( )PRELIMINARY PLAT ( )FINAL PLAT

( )SITE PLAN REVIEW AND COMMENT ( )SITE PLAN FOR SUBDIVISION

( )SITE PLAN FOR BUILDING PERMIT

No.	Comment
(1)	LOTS ARE P1 DESIGNATED
(2)	98TH IS A MINOR ARTERIAL ('98'?) BIKE LANES
(3)	TRAFFIC DISTRIBUTION MAP (@ PRELIM. PLAT)
(4)	OFFSITE MITIGATION (A PART OF GRADING PLAN)
(5)	NEED TO LOOK @ RADIUS & SIGHT DISTANCE ON 98TH

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

City of Albuquerque

DEVELOPMENT PLAN REVIEW APPLICATION

	Supplemental form		Supplemental form
SUBDIVISION	S	**ZONING & PLANNING**	Z
☐ Major Subdivision action		☐ Annexation	
☐ Minor Subdivision action		☐ County Submittal	
☐ Vacation	V	☐ EPC Submittal	
☐ Variance (Non-Zoning) Sketch		☐ Zone Map Amendment (Establish or Change Zoning	
SITE DEVELOPMENT PLAN	P	☐ Sector Plan (Phase I, II, III)	
		☐ Amendment to Sector, Area, Facility or Comprehensive Plan	
☐ ...for Subdivision Purposes		☐ Text Amendment	
☐ ...for Building Permit			
☐ IP Master Development Plan			
☐ Cert. of Appropriateness (LUCC)	L	**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: WESTLAND DEVELOPMENT CO.INC — PHONE: 831-9600
ADDRESS: 401 COORS BLVD. NW — FAX: 831-4865
CITY: ALBUQUERQUE STATE NM ZIP 87121 — 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: SKETCH PLAT APPROVAL

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

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

Lot or Tract No. PARCEL A — Block: ____ — Unit: ____

Subdiv. / Addn. WESTLAND NORTH

Current Zoning: SU-2 FOR PDA FOR RESIDENTIAL RESORT — Proposed zoning: ____

Zone Atlas page(s): H-9 — No of **existing** lots: 1 — No. of **proposed** lots: 171

Total area of site (acres): 46.5 — Density if applicable: dwellings per gross acre: ____ — dwellings per net acre: ____

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

UPC No. 100805938417140101 — MRGCD Map No. ____

LOCATION OF PROPERTY BY STREETS: On or Near: TIERRA PINTADA STREET NW
Between: 98TH STREET NW and ____

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): DRB100570

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

SIGNATURE _____ DATE ____

(Print) KEVIN PATTON — ☐ Applicant ☒ Agent

FOR OFFICIAL USE ONLY — Form revised 10/03

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

Application case numbers	Action	S.F.	Fees
03DRB - ____ - 01869	SK	____	$ 0
____ - ____ - ____	____	____	$ ____
____ - ____ - ____	____	____	$ ____
____ - ____ - ____	____	____	$ ____
____ - ____ - ____	____	____	$ ____
			Total $ 0

Hearing date Nov 5, 2003

10/28/03
Planner signature / date

Project # 1003087

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

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

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

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

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

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

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

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

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

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

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

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

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

Amended preliminary plat approval expires after one year.

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

KEVIN PARSON
Applicant name (print)

Applicant signature / date

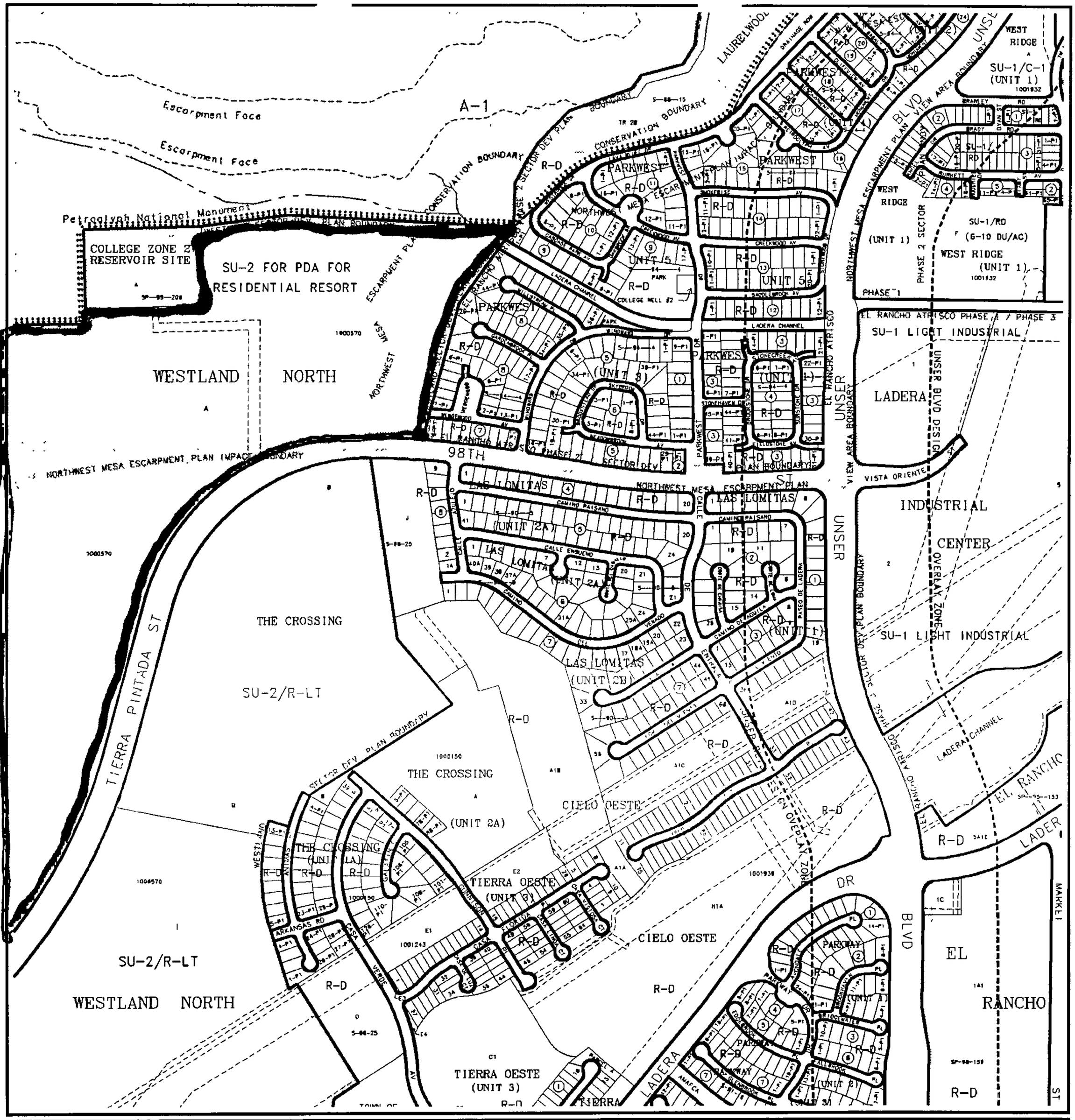
Form revised 10/03

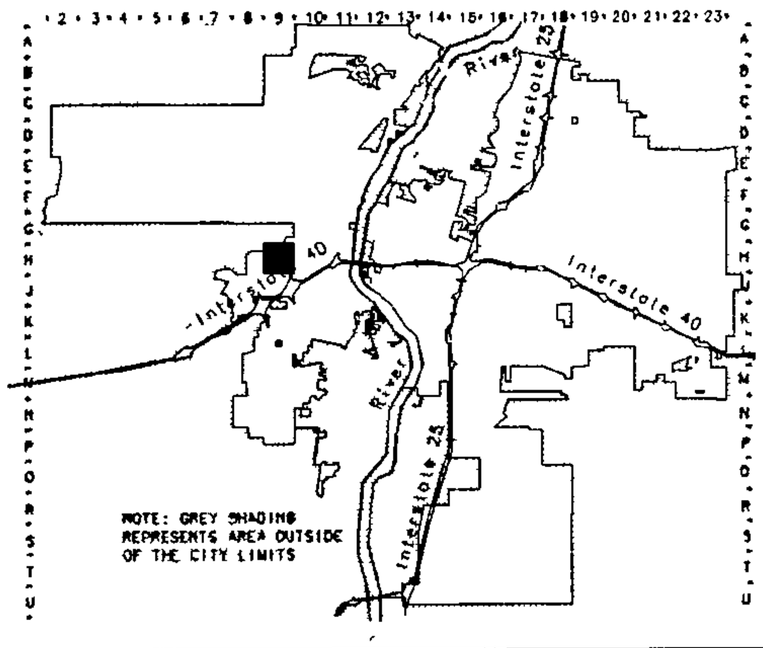
☑ Checklists complete
☐ Fees collected
☑ Case #s assigned
☐ Related #s listed

Application case numbers
03DRB-_____-01869
_____-_____-_____
_____-_____-_____

10/28/03
Planner signature / date

Project # 1003087





CITY OF ALBUQUERQUE · NEW MEXICO · 1706

Albuquerque Geographic Information System

PLANNING DEPARTMENT

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GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

H-9-Z

Map Amended through September 02, 2003

A-1

TOWN OF ATRISCO GRANT

UNPLATTED

A-1

TOWN OF ATRISCO GRANT

UNPLATTED

Escarpment Face

TOWN OF ATRISCO GRANT

UNPLATTED

WESTLAND SECTOR DEV. PLAN BOUNDARY

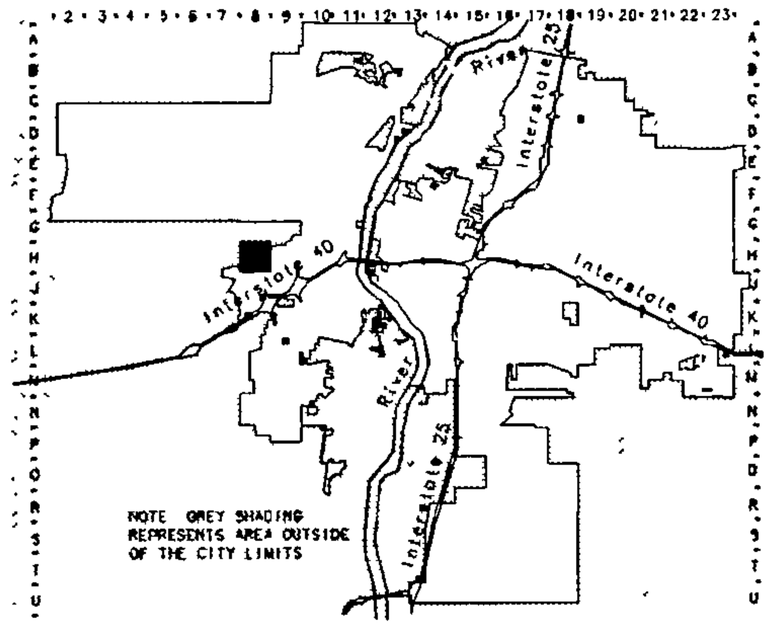
NORTHWEST MESA ESCARPMENT PLAN CONSERVATION BOUNDARY

SU-2 FOR PDA FOR
RESIDENTIAL RESORT

NORTHWEST MESA ESCARPMENT PLAN IMPACT BOUNDARY

WESTLAND NORTH

SU-2 FOR PDA FOR
RESIDENTIAL RESORT



CITY OF ALBUQUERQUE · NEW MEXICO · 1706

Albuquerque Geographic Information System
PLANNING DEPARTMENT

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GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

H-8-Z

Map Amended through September 02, 2003

Bohannan Huston Inc.

Courtyard I
7500 Jefferson NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
fax: 505.798.7988
toll free: 800.877.5332

October 27, 2003

Sheran Matson, Chair
Development Review Board
City of Albuquerque
Albuquerque, New Mexico 87103

Re: Sketch Plat Review and Comment
Parcel A, Westland North

Dear Sheran:

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

- Development Review Applications
- Six (6) copies each of the Sketch Plat, and
- Zone Atlas Map

This sketch plat is being presented to the Development Review Board for the purpose of obtaining City input and comment.

Proposed is a single-family development consisting of approximately 136, 110' and 75' wide x 175' and 110' deep lots, planned to be developed in one phase. Parcel A is approximately 530 acres. That portion of Parcel A that we proposed to develop at this time is approximately 46.5 acres (leaving us a 480 acre bulk land parcel to be developed at a later date. Parcel A is within the Westland North Sector Plan and is zoned SU-2 for PDA for residential resort. This portion of development is also located within the Northwest Mesa Escarpment Plan. It is our intent to minimize the amount of earthwork along the escarpment by designing street 3 to follow the existing terrain as much as we can. Those lots along the north side of street 3 would contain a building envelope such that individual grading plans for each lot would require the lot owner to match the existing topography at the property line. Due to the existing waterlines in street 9, the street is forced to follow the existing terrain so as not to affect those lines.

The master drainage for Parcel A was analyzed with the approved master drainage plan prepared by Bohannan Huston Inc. Given the existing topography in this area, this portion of development may have to discharge to both the northeast corner and southeast corner of the development. It is my understanding that Westland Development Corporation has met with AMAFCA concerning the arroyo improvements that would be necessary to extend westward within the Mireheaven Arroyo from Cecilo Oeste to Parcel J

We anticipate extending a storm drain up Parcel J (south of Tierra Pintada Street) from the Mireheaven Arroyo and then westward in Tierra Pintada Street (aka 98th Street) to serve this area. This site would also drain to the existing concrete lined channel (Ladera Channel) in Park West Subdivision.

We have not yet requested a water and sanitary sewer availability letter from city. It is our understanding that the water is within pressure zone 3W and is dependent upon the new reservoir currently being construction under city project number 651181. There is a PRV that is being constructed within this existing

work order adjacent to the Mireheaven Arroyo. There are existing water lines and transmission lines that cross within this portion of the parcel we wish to develop. The grading plan will need to take these existing lines into account so that they do not have to be relocated horizontally or vertically.

I anticipate connecting to the existing sanitary sewer in 98th Street (aka Tierra Pintada Street) and the existing sanitary sewer in Cascade Park Ave in Unit 5 of the Park West Subdivision (if necessary).

We anticipate constructing/extending at least the north half of Tierra Pintada Street (aka 98th Street).

I would appreciate any comments you would have on the enclosed sketch plat the information I have mentioned above. Please place this item on the DRB Agenda to be heard on November 5, 2003.

Sincerely,

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

SS
Enclosure