



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

March 24, 2004 9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

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

Adjourned: 11:20 A.M.

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1000147**
04DRB-00257 Major-Two Year SIA

MARK GOODWIN & ASSOCIATES agent(s) for C & W LAND DEVELOPMENT request(s) the above action(s) for all or a portion of Unit(s) 1-4, Tract(s) 57-60, TOWN OF ATRISCO GRANT, (to be known as **WHISPERING POINT SUBDIVISION**, zoned R-D residential and related uses zone, developing area, located on SUNSET GARDENS SW, between 82nd ST SW and UNSER BLVD SW containing approximately 24 acre(s). [REF: DRB-97-497, 02DRB-00067, 03DRB-00058, 02DRB-01961] (L-10) A **ONE-YEAR EXTENSION OF THE SIA WAS APPROVED.**

2. **Project # 1003112**
04DRB-00259 Major-Vacation of Pub
Right-of-Way
04DRB-00258 Major-Preliminary Plat
Approval
04DRB-00260 Minor-Temp Defer
SDWK

COMMUNITY SCIENCES CORP agent(s) for
COLLATZ INC./CLIFFORD CAPITAL FUND INC
request(s) the above action(s) for: A TRACT OF LAND
SITUATE WITHIN THE TOWN OF ALBUQUERQUE GRANT, PROJECTED
SECTIONS 34 AND 35, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO
PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY,
NEW MEXICO, BEING ALL OF: TRACT D OF LAVA TRAILS SUBDIVISION AS
THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF
RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO
COUNTY, NEW MEXICO ON 5/16/2002, IN BOOK 2002C, PAGE 172; THE
REMAINING "LANDS OF SLOAN" AS THE SAME IS SHOWN AND
DESIGNATED ON THE SPECIAL WARRANTY DEED RECORDED IN THE
OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON
7/27/1945, IN BOOK 220, PAGE 289; THE LANDS OF BOB CARRICO AS THE
SAME IS SHOWN AND DESIGNATED ON THE WARRANTY DEED RECORDED
IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW
MEXICO ON 5/15/1972, IN BOOK D918, PAGE 551; THE LANDS OF JOE
SAAVEDRA AS THE SAME IS SHOWN AND DESIGNATED ON THE
WARRANTY DEED RECORDED IN THE OFFICE OF THE COUNTY CLERK,
BERNALILLO COUNTY, NEW MEXICO ON 5/10/1964, AS DOC #98133; THE
LANDS OF ALBERT GURULE AND THE SAME IS SHOWN AND DESIGNATED
ON THE WARRANTY DEED RECORDED IN THE OFFICE OF THE COUNTY
CLERK, BERNALILLO COUNTY, NEW MEXICO ON 2/17/1997, IN BOOK 97-4,
PAGE 9000; PAQUIN TRAIL GRANT OF EASEMENT AS THE SAME IS SHOWN
AND DESIGNATED ON THE WARRANTY DEED RECORDED IN THE OFFICE
OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON
01/14/1955, IN BOOK D302, PAGE 303; THE LANDS OF DUNCAN
KIRK/DEBORAH TARPLEY AS THE SAME IS SHOWN AND DESIGNATED ON
THE WARRANTY DEED RECORDED IN THE OFFICE OF THE COUNTY
CLERK, BERNALILLO COUNTY, NEW MEXICO ON 02/01/2002, IN BOOK A31,
PAGE 4192 BUT LESS AND EXCEPTING THEREFROM THOSE LANDS
GRANTED TO THE CITY OF ALBUQUERQUE IN THAT WARRANTY DEED
RECORDED ON JUNE 12, 1992 IN BK. 92-13, PGS. 9944-9948; ALL BEING
DESCRIBED MORE FULLY AS FOLLOWS: BEGINNING AT THE SOUTHWEST
CORNER OF SAID TRACT D, LAVA TRAILS SUBDIVISION, A POINT LOCATED
ON THE NORTHERLY RIGHT OF WAY LINE OF WESTERN TRAIL N.W. AND
RUNNING THENCE N11°45'21"W, 338.72 FEET; THENCE S77°36'56"W, 127.43
FEET; THENCE N35°50'27"W, 123.47 FEET; THENCE N35°50'27"W, 66.00
FEET TO A POINT LOCATED ON THE EASTERLY RIGHT OF WAY LINE OF
UNSER BLVD N.W.; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE
652.67 FEET ALONG AN 1178.00 FOOT RADIUS CURVE TO THE LEFT
(CENTRAL ANGLE = 31°44'40"; CHORD BEARS N44°22'41" E, 644.35
FEET); THENCE LEAVING SAID EASTERLY RIGHT OF WAY LINE S89°34'22"E,
144.15 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF
ATRISCO DRIVE N.W.; THENCE ALONG SAID WESTERLY RIGHT OF WAY
LINE S11°45'40"E 793.97 FEET TO A NON-TANGENT POINT OF CURVATURE;
THENCE 29.21 FEET ALONG A 50.00 FOOT RADIUS CURVE TO THE RIGHT
(CENTRAL ANGLE = 33°28'34"; CHORD BEARS S05°07'51"W, 28.80 FEET);
THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING
THREE (3) COURSES: N56°53'08"W, 11.55 FEET; S33°06'52"W, 21.60 FEET;
S56°53'08"E, 11.09 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY
LINE OF WESTERN TRAIL ROAD NW; THENCE CONTINUING ALONG SAID
NORTHERLY RIGHT OF WAY LINE 30.39 FEET ALONG A 50.00 FOOT RADIUS
CURVE TO THE RIGHT (CENTRAL ANGLE = 34°49'19"; CHORD BEARS
S64°14'04"W, 29.92 FEET TO A POINT OF REVERSE CURVATURE; THENCE
CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE 188.62 FEET
ALONG A 2683.31 FOOT RADIUS CURVE TO THE LEFT (CENTRAL ANGLE =
04°01'39"; CHORD BEARS S79°37'54"W 188.58 FEET A POINT OF TANGENCY;
THENCE S77°37'04"W, 228.57 FEET TO THE POINT OF BEGINNING, AND
CONTAINING 9.0545 ACRES, MORE OR LESS, (to be known as
RINCONADA TRAILS SUBDIVISION (formerly
Western Trails Estates), zoned R-D, located on
UNSER BLVD NW, between WESTERN TRAILS NW
and LEGENDS AVE NW containing approximately 10
acre(s). [REF:SD-80-5, 03DRB-0199. [Deferred from
3/24/04] (F-10 & F-11) DEFERRED AT THE AGENT'S
REQUEST TO 4/14/04.

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

COMMUNITY SCIENCES CORP. agent(s) for ENTRADA DEVELOPMENT LTD. CO. request(s) the above 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] (G-13) **DEFERRED AT THE AGENT'S REQUEST TO 4/7/04.**

4. **Project # 1003186**
04DRB-00256 Major-Vacation of Pub
Right-of-Way

RIO GRANDE ENGINEERING agent(s) for STV INVESTMENTS, LLC request(s) the above action(s) for all or a portion of Tract(s) 442, Unit(s) 3, **LAND OF ATRISCO GRANT**, zoned R-D residential and related uses zone, developing area, 9DU/AC, located EAST OF 97TH ST SW, between SAN YGNACIO BLVD SW and TOWER BLVD SW containing approximately 1 acre(s). [REF: 04DRB-00035] (L-9) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

5. **Project # 1003231**
04DRB-00261 Major-Preliminary Plat
Approval
04DRB-00263 Minor-Temp Defer
SDWK
04DRB-00262 Minor-Subd Design
(DPM) Variance

WILSON & COMPANY INC agent(s) for LONGFORD @ ARROWWOOD LLC request(s) the above 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]* (N-9) **THE SUBDIVISION DESIGN VARIANCE WAS WITHDRAWN AT THE AGENT'S REQUEST. A LETTER TO FOLLOW. DEFERRED AT THE AGENT'S REQUEST TO 4/7/04.**

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

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

6. **Project # 1003296**
04DRB-00341 Minor-SiteDev Plan
BldPermit

DAVID PACHECO, agent(s) for VERNON DORRIS, request(s) the above action(s) for all or a portion of Tract(s) 11, **ALAMEDA BUSINESS PARK**, zoned SU-2, IP-EP, located on ALAMEDA BLVD NE between EDITH NE and JEFFERSON NE containing approximately 1 acre(s). [REF: DRB-98-223, V-99-9, 10001321, 1003114] *[Deferred from 3/24/04]* (C-16) **DEFERRED AT THE AGENT'S REQUEST TO 4/7/04.**

7. **Project # 1003299**
04DRB-00346 Minor-SiteDev Plan
BldPermit

STERLING CAPITAL DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Lot(s) 16A, Block(s) 18, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2 special neighborhood zone, M-1, located on SAN PEDRO DR NE, between PASEO DEL NORTE NE and HOLLY AVE. NE containing approximately 2 acre(s). [REF: DRB-96-67] *[Deferred from 3/24/04]* (C-18) **DEFERRED AT THE AGENT'S REQUEST TO 4/7/04.**

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

TIERRA WEST LLC agent(s) for WALMART STORES INC request(s) the above action(s) for all or a portion of Lot(s) 1-A, **LANDS OF LAMONICA & WENK**, zoned SU-1, C-1 PERMANENT USES, located on COORS BLVD SW, between RIO BRAVO BLVD SW and LAMONICA RD SW containing approximately 21 acre(s). [REF: AX-88-7, Z-99-78, 03EPC-00905, 00907, 03DRB-01906] [**Carmen Marrone, EPC Case Planner**] [*Deferred from 3/10/04 & 3/24/04*] (P-10) **DEFERRED AT THE AGENT'S REQUEST TO 3/31/04.**

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

9. **Project # 1001926**
04DRB-00329 Minor-Amnd Prelim Plat
Approval

JEFF DORWART agent(s) for BEN PLATANIA request(s) the above action(s) for all or a portion of Tract(s) 225, **TOWN OF ATRISCO GRANT, AIRPORT UNIT**, zoned R-2 residential zone, located on GLEN RIO RD NW, between 72ND ST NW and 78TH ST NW containing approximately 5 acre(s). [REF: 1000069, 02DRB-00568, 02DDRB-00673, 03DRB-01224, 01225, 01475] (J-10) **WITH THE SIGNING OF THE AMENDED GRADING PLAN ENGINEER STAMP DATED 3/24/04 THE AMENDED PRELIMINARY PLAT WAS APPROVED. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT.**

10. **Project # 1001209**
03DRB-02063 Minor- Final Plat Approval

MARK GOODWIN & ASSOC. agent(s) for CLIFFORD CAPITAL FUND, INC. request(s) the above action(s) for all or a portion of Tract(s) A, **LAVA TRAILS**, zoned SU-1 special use zone, located on WESTERN TRAILS DR NW, between UNSER BLVD. NW and ATRISCO RD. NW containing approximately 6 acre(s). [REF: 02DRB-00183, 01DRB-00562, Z-98-139] [*Final Plat was indefinitely deferred with condition: the perimeter wall design submittal must be approved before final plat approval*] (F-10) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

11. **Project # 1002565**
04DRB-00339 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES PA agent(s) for LOS GRIEGOS DEVELOPMENT, LLC request(s) the above action(s) for all or a portion of Lot(s) 161A, 161B1, 161B2, 162A, 162B, 163A, 166A, 166B, 167A, MRGCD MAP # 31, (to be known as **VILLA DE LA CAPILLA**, zoned SU-1 special use zone, FOR PRD, located on GRIEGOS RD NW, between SAN ISIDRO ST NW and GRIEGOS DRAIN NW containing approximately 5 acre(s). [REF: 03EPC-00506, 03EPC-00505, 03EPC-00509] (F-13) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR PARK DEDICATION CASH-IN-LIEU PAYMENT.**

12. **Project # 1003217**
04DRB-00357 Minor-Final Plat Approval

BOHANNAN HUSTON, INC. agent(s) for LAS VENTANAS LTD. PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) 29E, **COUNTRY MEADOWS SUBDIVISION, UNIT 4**, zoned R-LT residential zone, located on UNIVERSE BLVD NW, between IRVING BLVD NW and COUNTRY COVE PL NW containing approximately 12 acre(s). [REF: 04DRB-00097] (B-9) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

13. **Project # 1001413**
04DRB-00354 Minor-Final Plat Approval

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) Y-1A-1A-4 & Y-1A-1A-5, VENTANA RANCH, (to be known as **PINON POINT, UNIT 6**, zoned R-LT residential zone, located on IRVING BLVD NW, WEST OF RAINBOW NW containing approximately 16 acre(s). [REF: 02DRB-00517] (B-9) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

14. **Project # 1002640**
04DRB-00350 Major-Final Plat Approval

ISAACSON & ARFMAN, P.A. agent(s) for TWO JOES, LLC request(s) the above action(s) for all or a portion of Lot(s) 22-32, Block(s) 3, UNIT 3, Tract(s) 2, NORTH ALBUQUERQUE ACRES, (to be known as **VISTA DEL AGUILA SUBDIVISION, UNIT 3**) zoned R-D (7 DU/AC) located on ALAMEDA BLVD NE, between LOUISIANA BLVD NE and WYOMING BLVD NE containing approximately 12 acre(s). [REF: 03DRB-00723, AP-03EPC-01242, 03-00724(SPS), 03DRB-01574, 03DRB-00724, 03DRB-00725, 03DRB-00726, 03DRB-00728] (C-19) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

15. **Project # 1002511**
04DRB-00358 Minor-Final Plat
Approval

ISAACSON & ARFMAN, PA agent(s) for KB HOME OF NEW MEXICO request(s) the above action(s) for all or a portion of Lot(s) 17 & 18, Block(s) A, **SUNDANCE SUBDIVISION**, zoned R-LT, located on HATTERAS PL NW between BLUEWATER RD NW and WEST OF LUMINOSO DR NW. [REF: 03DRB-00858, 03DRB-00859, 03DRB-00860-61, 03EPC-00316, 03DRB-01578, 03DRB-01580] (K-9) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

- 04DRB-00359 Minor-Final Plat
Approval

ISAACSON & ARFMAN, PA agent(s) for KB HOME OF NEW MEXICO request(s) the above action(s) for all or a portion of Lot(s) 4-5, Block(s) A, **SUNDANCE SUBDIVISION**, zoned R-LT, located on SAWGRASS PL NW, between BLUEWATER RD NW and WEST OF LUMINOSO DR NW. [REF: 03DRB-00858-59-60-61, 03EPC-00316, 03DRB-0158 & 80] (K-9) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

16. **Project # 1002506**
04DRB-00360 Minor-Vacation of
Private Easements
- TIERRA WEST LLC agent(s) for STH INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) 12A & 12B, **BLACK RANCH**, zoned RA-1, located on CORRALES MAIN CANAL, between COORS BLVD NW and RIVERFRONTE DR NW containing approximately 43 acre(s). [REF: 03EPC-00300, 03EPC-00301, 04DRB-00217] [*Deferred from 3/24/04*] (C-13) **DEFERRED AT THE AGENT'S REQUEST TO 3/31/04.**
17. **Project # 1003123**
04DRB-00348 Minor-Vacation of Private
Easements
04DRB-00347 Minor-Prelim&Final Plat
Approval
- SURVEYS SOUTHWEST LTD agent(s) for EILEEN DEVEREUX & STEFAN WATSON request(s) the above action(s) 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] (H-14) **THE VACATION OF THE PRIVATE EASEMENT WAS WITHDRAWN AT THE AGENT'S REQUEST. A LETTER WILL FOLLOW. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 3/24/04 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED.**
18. **Project # 1003258**
04DRB-00205 Minor-Prelim&Final Plat
Approval
- PHILIP W. TURNER agent(s) for SALVADOR PEREZ request(s) the above action(s) for all or a portion of Lot(s) 280 B, **TOWN OF ATRISCO GRANT, UNIT 8**, zoned R-T residential zone, located on 55TH ST NW, between BICE RD NW and JUNIPER RD NW containing approximately 1 acre(s). [REF: DRB-97-205] [*Deferred from 2/25/04, 3/10/04 & 3/24/04.*] (H-11) **DEFERRED AT THE AGENT'S REQUEST TO 3/31/04.**

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

19. **Project # 1003300**
04DRB-00349 Minor-Sketch Plat or Plan
- DEBBIE HUDSON, agent(s) for JOANNE NEALEY, request(s) the above action(s) for all or a portion of Lot(s) 29 & 30, Tract(s) E 1/2, **MCDONALD ACRES THIRD UNIT**, zoned R-1, located on the southeast CORNER OF PHOENIX NW, between 10th ST NW and 11th ST NW containing approximately 1 acre(s). (H-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
20. Approval of the Development Review Board Minutes for March 10, 2004. **THE MARCH 10, 2004 MINUTES WERE APPROVED.**

ADJOURNED: 11:20 A.M.

12



DRB CASE ACTION LOG

REVISED 2/5/04

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

DRB Application No.: 04DRB-00357 (FP)
Project Name: COUNTRY MEADOWS UNIT 4
Agent: Bohannon Huston Inc.

Project # 1003217
Phone No.: 823-1000

Your request for (SDP for SUB), (SDP for BR), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 3/24/04 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

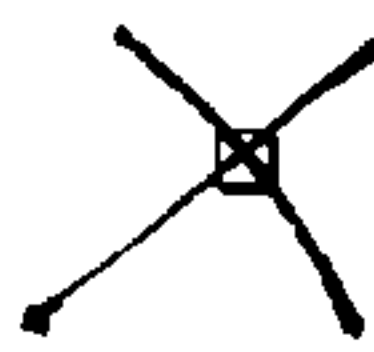
TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): _____



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

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

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

Project Number

1003217



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

Development Review Board Comments

Project Number: 1003217
Application Number: 04DRB-00357

DRB Date: 3/24/04
Item Number: 12

Subdivision: Country Meadows Subdivision, Unit 4
Tracts 29-E, Ventana Ranch

Request for:

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

Zoning: R-LT


Zone Page: B-09

New Lots (or units) : 69

Parks and Recreation Comments:

The park dedication requirements were met with the dedication of 6 parks within Ventana Ranch.

The park development requirement will be paid at building permit.

Signed: 
Christina Sandoval, (DMD)

Phone: 768-3808

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
Development Review Board
March 24, 2004 Comments**

ITEM # 12

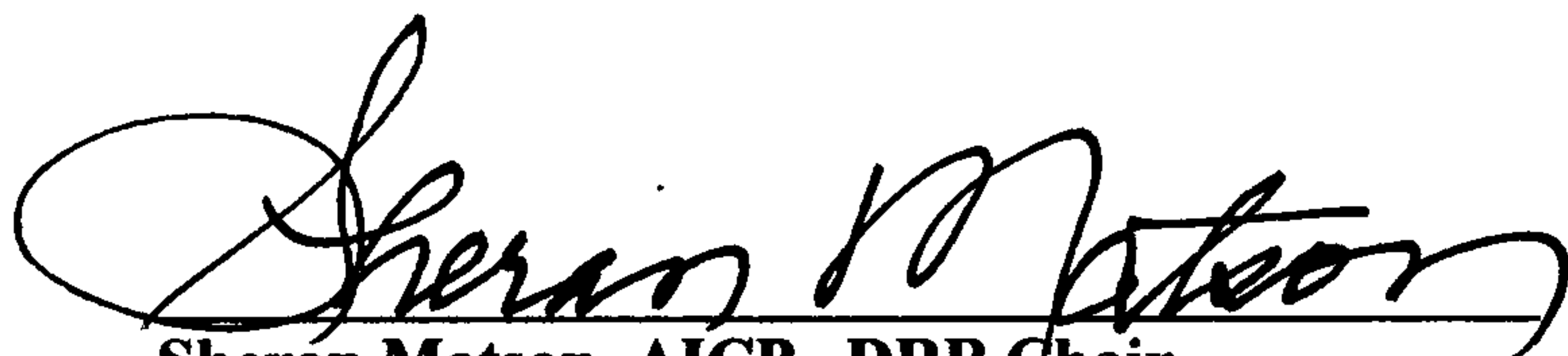
PROJECT # 1003217

APPLICATION # 04-00357

RE: Country Meadows Subdivision/final plat

Are there any changes from the preliminary plat previously approved? No objection to the final plat approval.

AGIS dxf approval is required before Planning signs the final plat. Planning will record the plat.



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

Handwritten signature or scribble, possibly containing the name "M. J. ...".



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003217

AGENDA ITEM NO: 12

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No adverse comments on plat.
 An executed Subdivision Improvements Agreement with financial guarantees is on file for Final Plat sign-off.

RESOLUTION:

APPROVED ; DENIED ; DEFERRED ; COMMENTS PROVIDED ; WITHDRAWN

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

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

FOR:

SIGNED: Bradley L. Bingham
 City Engineer/AMAFCA Designee

DATE: March 24, 2004

AGIS ELECTRONIC PLAT APPROVAL FORM

DRB Project Case # 1003217

Subdivision Name Country Meadows at Ventura, Unit 4

Surveyor Dwain Weaver

Company/Agent Bohannon Huston

Contact Person Mary Cole Phone # _____ email Mcole@bhinc.com

DXF Received Date: 3/23/04

Hard-Copy Date: 3/23/04

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

Patricia M. Cyst

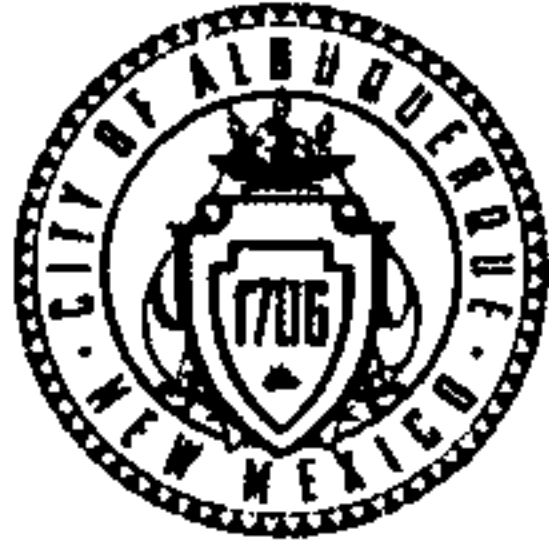
3/23/04

Approved

Date

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

AGIS Use Only		
Copied cov <u>3217</u> to agiscov.	Date: <u>3/23/04</u>	Contact person Notified on: <u>3/23/04</u> ^{via} email



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

FEBRUARY 18, 2004

2. Project # 1003217
04DRB-00098 Major-Vacation of Public Easements
04DRB-00097 Major-Preliminary Plat Approval
04DRB-00100 Minor-Sidewalk Waiver
04DRB-00099 Minor-Temp Defer SDWK

BOHANNAN HUSTON, INC agent(s) for SANDIA PROPERTIES request(s) the above action(s) for all or a portion of Tract(s) 29-E, VENTANA RANCH, (to be known as **COUNTRY MEADOWS**) zoned R-LT, located on UNIVERSE BLVD NW, between IRVING BLVD NW and PASEO DEL NORTE NW, containing approximately 12 acre(s). [REF: 1000529, 1001101, 1002593, 1003022] (B-9)

At the February 18, 2004, Development Review Board meeting, the Vacation was approved as shown on Exhibit B in the Planning file, subject to these provisions:

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

With the signing of the infrastructure list dated 2/18/04 and approval of the grading plan engineer stamp dated 1/14/04 the preliminary plat was approved. The sidewalk waiver was withdrawn at the agent's request. 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 March 4, 2004 in the manner described below.



**OFFICIAL NOTICE OF DECISION
PAGE 2**

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

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

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

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


Sheran Matson, AICP, DRB Chair

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

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1003217 AGENDA#: 2 DATE: 2.18.04

1. Name: Kevin Patton Address: 7500 Jefferson St.
Carnyard I Zip: 87109
87109

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: _____



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003217

AGENDA ITEM NO: 2

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the vacation request.
An approved drainage report dated 1-14-04 is on file for Preliminary Plat approval.

RESOLUTION: *signal I.L.*

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

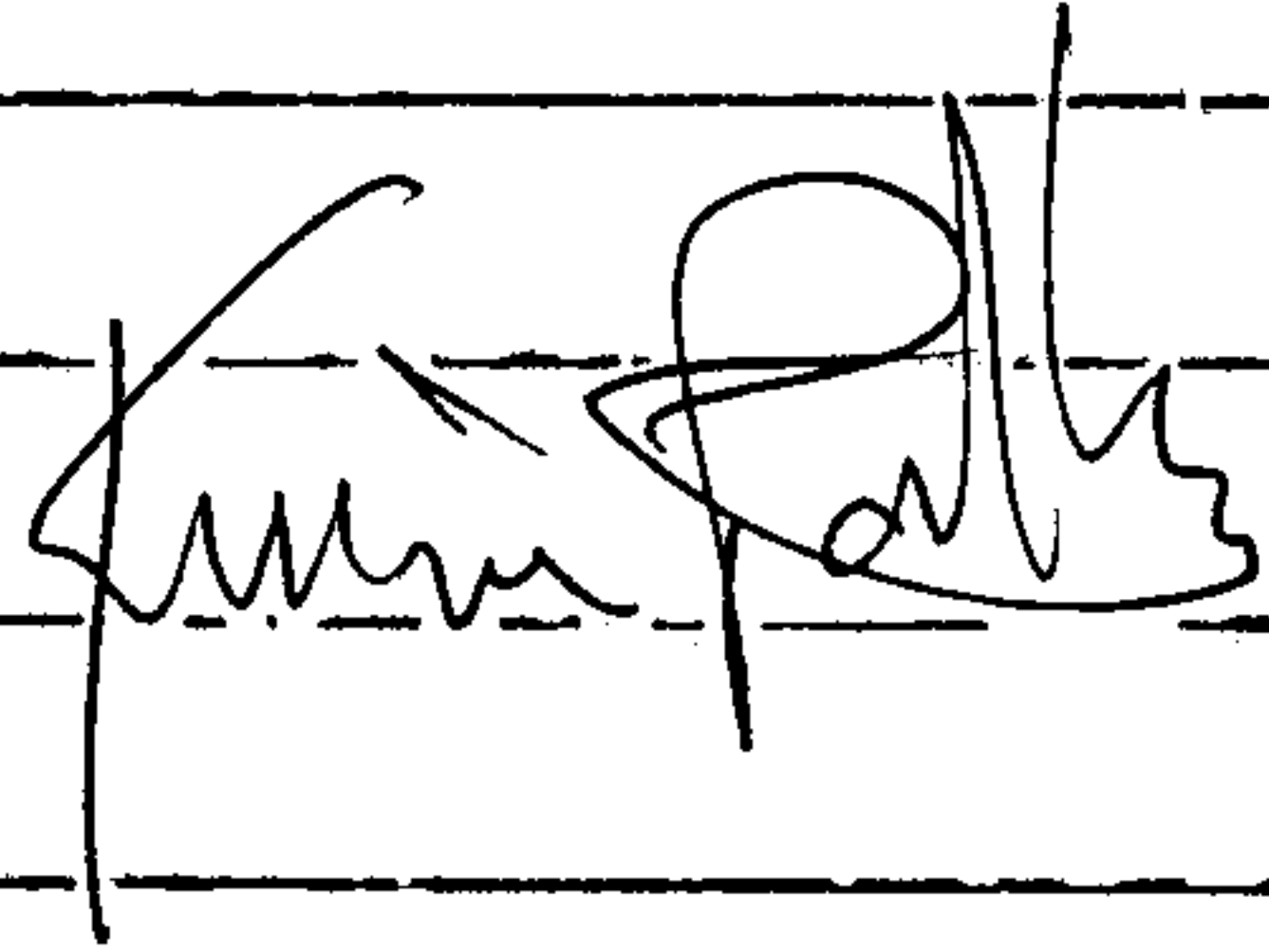
DATE: February 18, 2004

#2

DEB Project # 1003217

We request to withdraw our request for

Sidewalk waiver

A handwritten signature in cursive script, appearing to read "James Park".



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

February 18, 2004

Project # 1003217

04DRB-00098 Major-Vacation of Public Easements

04DRB-00097 Major-Preliminary Plat Approval

04DRB-00100 Minor-Sidewalk Waiver

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AMAFCA

No adverse comments.

COG No adverse comment. For information, This portion of Irving is shown on the Long Range Roadway System map as a minor arterial with a minimum right-of-way of 86 feet, while this portion of Rainbow is shown as a principal arterial with a minimum right-of-way of 156 feet. In addition, the Long Range Bikeway System map provides for a bicycle lane on both facilities and a trail/path on Rainbow.

Transit

No comments received.

Zoning Enforcement

Reviewed, no comment.

Neighborhood Coordination

Letter sent to Ventana Ranch (R) Neighborhood Assn.

APS

No comments received.

Police Department

No adverse comments.

Fire Department

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

PNM Gas

Approves.

PNM Electric

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

No adverse comments.

City Engineer

The Hydrology section has no objection to the vacation request. An approved drainage report is required for Preliminary Plat approval.

Transportation Development

- 1) Where is exhibit for vacation?
- 2) Need traffic distribution map to verify street sections being proposed.
- 3) Why are the hatched areas being dedicated to the City? C5 is a large radius, why?
- 4) List offsite mitigation, Universe, and Irving on infrastructure list.
- 5) Where is signature block on plat?

Parks & Recreation`

Defer to Hydrology regarding the vacation. The park dedication requirements were met with the dedication of 6 parks within Ventana Ranch. The park development requirement will be paid at building permit. No objection to the sidewalk waiver or temporary deferral of sidewalks.

Utilities Development

This project was previously heard under Project #1003022 for Sketch Plat. No objection to Vacation request. No objection to Preliminary Plat approval. No objection to Sidewalk Deferral.

Planning Department

The perimeter wall submittal must follow the requirements. The submittal does not have many of the required elements. A revised submittal should be turned in at least one week before this project is due for hearing (February 11, 2004).

The walls, landscape meters & landscape maintenance agreements should appear on the infrastructure list.

Planning Department

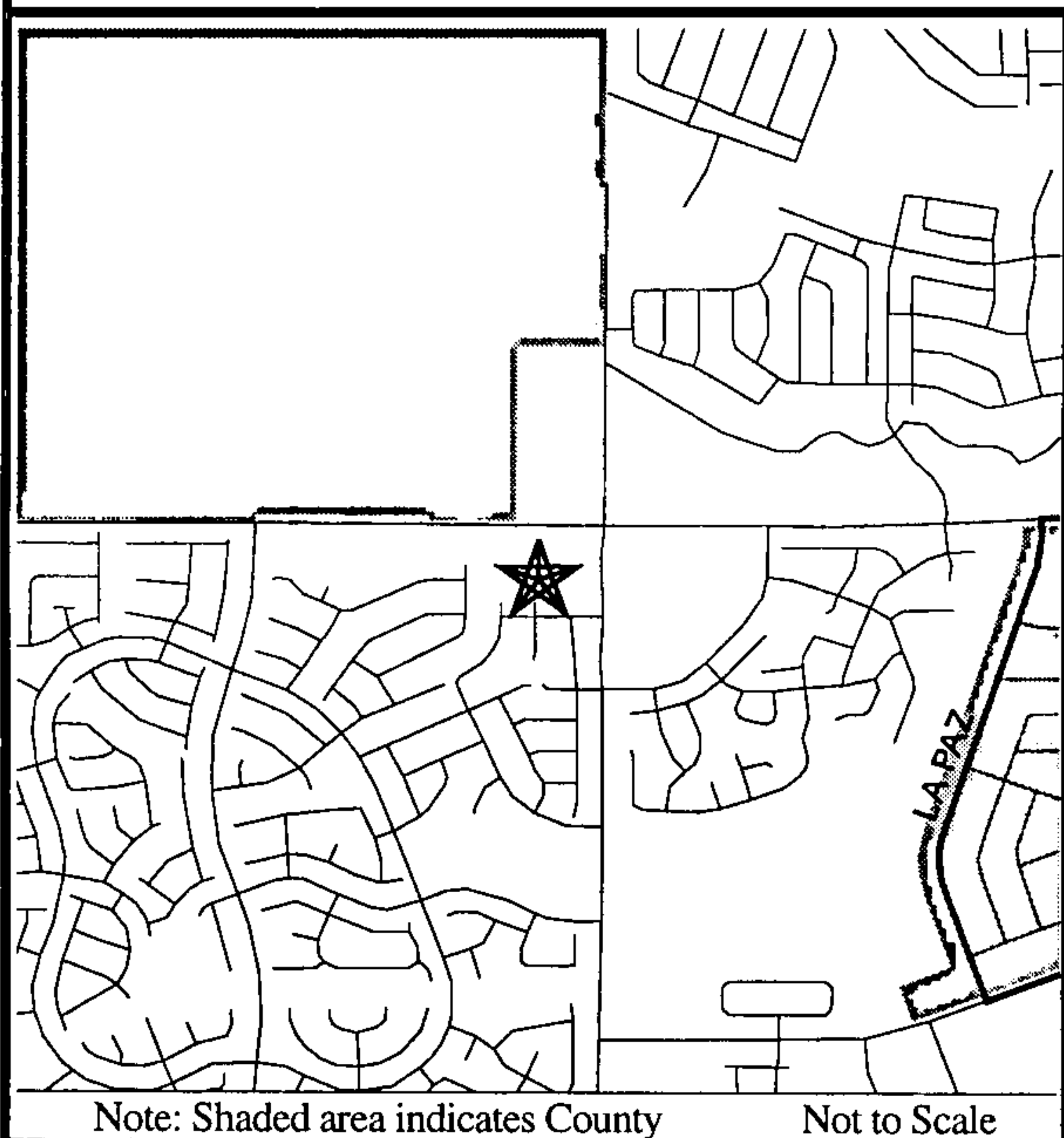
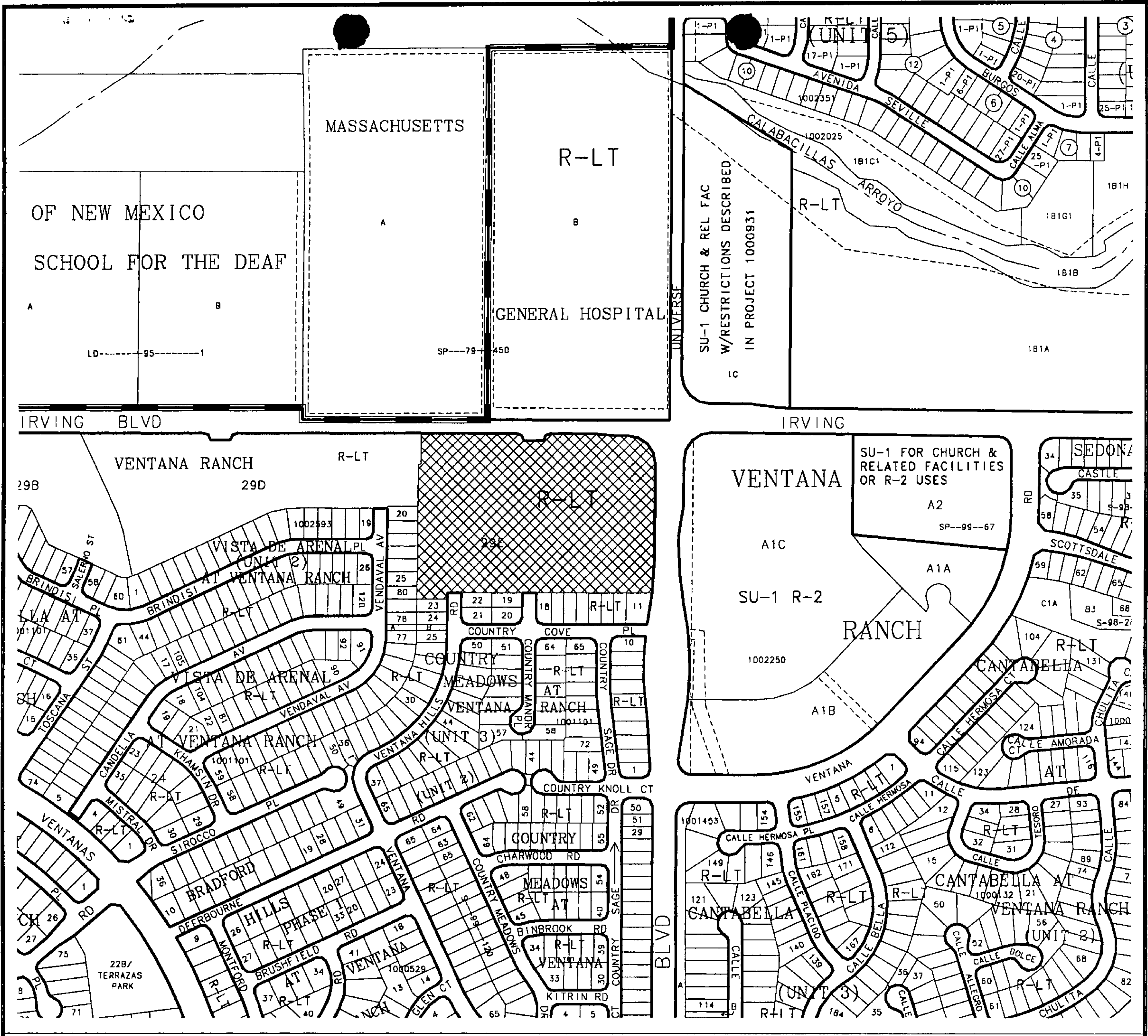
Sidewalk exhibit is not clear. A re-submittal is needed showing which sidewalks are to be deferred and which ones are to be waived. This re-submittal is also due one week before the hearing.

No vacation exhibit was found. This is also due one week before the hearing.

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

cc:Sandia Properties Ltd., #10 Tramway Loop NE, 87111

Bohannon Huston Inc., 7500 Jefferson NE, 87109



ZONING MAP



Scale 1" = 513'

PROJECT NO.
1003217

HEARING DATE
2-15-04

MAP NO.
B-9

ADDITIONAL CASE NUMBER(S)
04DRB-00097
04DRB-00098
04DRB-00099

04DRB-00100



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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW**, on **Wednesday, February 18, 2004**, beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1003216

04DRB-00094 Major-Vacation of Public Easements
04DRB-00093 Minor-Prelim&Final Plat Approval


SURVEYS SOUTHWEST LTD agent(s) for STERLING CAPITAL DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Lot(s) 12-C and remainder of Lot 12, Block(s) 141, **SNOW HEIGHTS ADDITION**, zoned C-2, located on WYOMING BLVD NE, between NORTHEASTERN BLVD NE and INDIAN SCHOOL RD NE containing approximately 2 acre(s). (H-20)

~~**Project # 1003217**~~

04DRB-00098 Major-Vacation of Public Easements
04DRB-00097 Major-Preliminary Plat Approval
04DRB-00100 Minor-Sidewalk Waiver
04DRB-00099 Minor-Temp Defer SDWK

BOHANNAN HUSTON, INC agent(s) for SANDIA PROPERTIES request(s) the above action(s) for all or a portion of Tract(s) 29-E, VENTANA RANCH, (to be known as **COUNTRY MEADOWS**) zoned R-LT, located on UNIVERSE BLVD NW, between IRVING BLVD NW and PASEO DEL NORTE NW, containing approximately 12 acre(s). [REF: 1000529, 1001101, 1002593, 1003022] (B-9)

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


Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, FEBRUARY 2, 2004.

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

Meeting Date: FEBRUARY 18, 2004
Zone Atlas Page: B-9-Z
Notification Radius: 100 Ft.

Project# 1003217
App# 04DRB-00097
App# 04DRB-00098
App# 04DRB-00099
App# 04DRB-00100

Cross Reference and Location: N/A

Applicant: SANDIA PROPERTIES LTD
Address: 10 TRAMWAY LOOP NE
ALBUQUERQUE NM 87111

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

Special Instructions:

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

Date Mailed: JANUARY 30, 2004

Signature: KYLE TSETHLIKAI

PROPERTY OWNERSHIP / LEGAL LIST

App# _____

Proj# _____

Date: _____

Page / Of /

Zone Atlas Page	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address
B 9	1009065	398-504	129-01	1009065 432-464 119 31 ✓
		484-463	129-01	432-460 30 ✓
		489-463	02	432-457 29 ✓
		493-463	03	432-453 28 ✓
		498-463	04	432-448 27 ✓
		502-463	05	418-450 120 18 ✓
		507-463	06	418-467 121 29 ✓
		511-463	07	470-449 101 41 ✓
		517-463	08	459-449 42 ✓
		459-466	129-02	486-448 28 ✓
		459-460	03	497-449 27 ✓
		470-460	04	515-449 127 01 ✓
		470-466	05	1010065 060-465 202 01 ✓
		443-448	119-43	1010066 025-047 301 02 ✓
		443-453	44	1009066 496-067 461 25 ✓
		443-457	45	432-067 20 ✓
		443-460	46	
		443-464	47	
		432-469	32	



<mainframe@coa1mp
3.cabq.gov>

01/27/04 02:09 PM

To:
cc:
Subject:

1 R E C O R D S W I T H L A B E L S PAGE
1
01009065 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE
0100906539850412901 LEGAL: TR X -1-A -1-A-1-A-1 PLAT OF COUNTRY MEADOWS
SUBDIVI LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: LAS VENTANAS LTD PARTNERSHIP
OWNER ADDR: 00010 TRAMWAY LP NE
ALBUQUERQUE NM 87122
0100906548446312801 LEGAL: LT 1 8 PL AT OF COUNTRY MEADOWS SUBDIVISION UNIT
3 A LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: LAS VENTANAS LTD PARTNERSHIP
OWNER ADDR: 00010 TRAMWAY LP NE
ALBUQUERQUE NM 87122
0100906548946312802 LEGAL: LT 1 7 PL AT OF COUNTRY MEADOWS SUBDIVISION UNIT
3 A LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: LAS VENTANAS LTD PARTNERSHIP
OWNER ADDR: 00010 TRAMWAY LP NE
ALBUQUERQUE NM 87122
0100906549346312803 LEGAL: LT 1 6 PL AT OF COUNTRY MEADOWS SUBDIVISION UNIT
3 A LAND USE:
PROPERTY ADDR: 00000 COUNTRY COVE
OWNER NAME: CORDOVA MANUEL A
OWNER ADDR: 06623 COUNTRY COVE PL NW
ALBUQUERQUE NM 87114
0100906549846312804 LEGAL: LT 1 5 PL AT OF COUNTRY MEADOWS SUBDIVISION UNIT
3 A LAND USE:
PROPERTY ADDR: 00000 COUNTRY COVE
OWNER NAME: LAS VENTANAS LTD PARTNERSHIP
OWNER ADDR: 00010 TRAMWAY LP NE
ALBUQUERQUE NM 87122
0100906550246312805 LEGAL: LT 1 4 PL AT OF COUNTRY MEADOWS SUBDIVISION UNIT
3 A LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: LAS VENTANAS LTD PARTNERSHIP
OWNER ADDR: 00010 TRAMWAY LP NE
ALBUQUERQUE NM 87122
0100906550746312806 LEGAL: LT 1 3 PL AT OF COUNTRY MEADOWS SUBDIVISION UNIT
3 A LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: LAS VENTANAS LTD PARTNERSHIP
OWNER ADDR: 00010 TRAMWAY LP NE
ALBUQUERQUE NM 87122
0100906551146312807 LEGAL: LT 1 2 PL AT OF COUNTRY MEADOWS SUBDIVISION UNIT
3 A LAND USE:
PROPERTY ADDR: 00000 COUNTRY COVE
OWNER NAME: FULLER HOMES
OWNER ADDR: 00000
ALBUQUERQUE NM 87192
0100906551746312808 LEGAL: LT 1 1 PL AT OF COUNTRY MEADOWS SUBDIVISION UNIT

3 A LAND USE:

PROPERTY ADDR: 00000 COUNTRY COVE
OWNER NAME: LAS VENTANAS LTD PARTNERSHIP
OWNER ADDR: 00010 TRAMWAY LP NE

ALBUQUERQUE NM 87122
0100906545946612902
3 A LAND USE:

LEGAL: LT 2 2 PL AT OF COUNTRY MEADOWS SUBDIVISION UNIT

PROPERTY ADDR: 00000
OWNER NAME: LAS VENTANAS LTD PARTNERSHIP
OWNER ADDR: 00010 TRAMWAY LP NE

ALBUQUERQUE NM 87122
0100906545946012903
3 A LAND USE:

LEGAL: LT 2 1 PL AT OF COUNTRY MEADOWS SUBDIVISION UNIT

PROPERTY ADDR: 00000
OWNER NAME: LAS VENTANAS LTD PARTNERSHIP
OWNER ADDR: 00010 TRAMWAY LP NE

ALBUQUERQUE NM 87122
1 R E C O R D S W I T H L A B E L S PAGE
2
0100906547046012904
3 A LAND USE:

LEGAL: LT 2 0 PL AT OF COUNTRY MEADOWS SUBDIVISION UNIT

PROPERTY ADDR: 00000
OWNER NAME: LAS VENTANAS LTD PARTNERSHIP
OWNER ADDR: 00010 TRAMWAY LP NE

ALBUQUERQUE NM 87122
0100906547046612905
3 A LAND USE:

LEGAL: LT 1 9 PL AT OF COUNTRY MEADOWS SUBDIVISION UNIT

PROPERTY ADDR: 00000
OWNER NAME: LAS VENTANAS LTD PARTNERSHIP
OWNER ADDR: 00010 TRAMWAY LP NE

ALBUQUERQUE NM 87122
0100906544344811943
3 A LAND USE:

LEGAL: LT 2 6 PL AT OF COUNTRY MEADOWS SUBDIVISION UNIT

PROPERTY ADDR: 00000
OWNER NAME: LAS VENTANAS LTD PARTNERSHIP
OWNER ADDR: 00010 TRAMWAY LP NE

ALBUQUERQUE NM 87122
0100906544345311944
3 A LAND USE:

LEGAL: LT 2 5 PL AT OF COUNTRY MEADOWS SUBDIVISION UNIT

PROPERTY ADDR: 00000 VENTANA HILLS
OWNER NAME: LAS VENTANAS LTD PARTNERSHIP
OWNER ADDR: 00010 TRAMWAY LP NE

ALBUQUERQUE NM 87122
0100906544345711945
AT LAND USE:

LEGAL: TR B PLA T OF COUNTRY MEADOWS SUBDIVISION UNIT 3

PROPERTY ADDR: 00000
OWNER NAME: VENTANA RANCH COMMUNITY ASSOCI
OWNER ADDR: 00010 TRAMWAY LP NE

ALBUQUERQUE NM 87122
0100906544346011946
3 A LAND USE:

LEGAL: LT 2 4 PL AT OF COUNTRY MEADOWS SUBDIVISION UNIT

PROPERTY ADDR: 00000
OWNER NAME: FULLER HOMES
OWNER ADDR: 00000

ALBUQUERQUE NM 87192
0100906544346411947
3 A LAND USE:

LEGAL: LT 2 3 PL AT OF COUNTRY MEADOWS SUBDIVISION UNIT

PROPERTY ADDR: 00000
OWNER NAME: LAS VENTANAS LTD PARTNERSHIP
OWNER ADDR: 00010 TRAMWAY LP NE

ALBUQUERQUE NM 87122

0100906543246911932 LEGAL: LOT 80 P LAT OF VISTA DE ARENAL SUBDIVISION AT
VENT LAND USE:
PROPERTY ADDR: 00000 VENDAVAL
OWNER NAME: DAVIDSON CHRISTOPHER & ERIKA L
OWNER ADDR: 10408 VENDAVAL AV NW
ALBUQUERQUE NM 87114

0100906543246411931 LEGAL: LOT 79 P LAT OF VISTA DE ARENAL SUBDIVISION AT
VENT LAND USE:
PROPERTY ADDR: 00000 VENDAVAL
OWNER NAME: CUDNEY JEFFREY A & MINDI S
OWNER ADDR: 10404 VENDAVAL AV NW
ALBUQUERQUE NM 87114

0100906543246011930 LEGAL: LOT 78 P LAT OF VISTA DE ARENAL SUBDIVISION AT
VENT LAND USE:
PROPERTY ADDR: 00000 VENDAVAL
OWNER NAME: VALDEZ RHONDA C
OWNER ADDR: 10400 VENDAVAL AV NW
ALBUQUERQUE NM 87114

0100906543245711929 LEGAL: TRAC T A PLAT OF VISTA DE ARENAL SUBDIVISION AT
VEN LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: VENTANA RANCH COMMUNITY ASSOC
OWNER ADDR: 00010 TRAMWAY LP NE
ALBUQUERQUE NM 87122

1 R E C O R D S W I T H L A B E L S PAGE
3

0100906543245311928 LEGAL: LOT 77 P LAT OF VISTA DE ARENAL SUBDIVISION AT
VENT LAND USE:
PROPERTY ADDR: 00000 VENDAVAL
OWNER NAME: STONE CHARLES L & CATHY R
OWNER ADDR: 10372 VENDEVAL AV NW
ALBUQUERQUE NM 87114

0100906543244811927 LEGAL: LOT 76 P LAT OF VISTA DE ARENAL SUBDIVISION AT
VENT LAND USE:
PROPERTY ADDR: 00000 VENDAVAL
OWNER NAME: MONTOYA DIANE V
OWNER ADDR: 10368 VENDAVAL AV NW
ALBUQUERQUE NM 87114

0100906541845012018 LEGAL: LOT 91 P LAT OF VISTA DE ARENAL SUBDIVISION AT
VENT LAND USE:
PROPERTY ADDR: 00000 CANDELIA
OWNER NAME: AGNEW RONALD J
OWNER ADDR: 06800 CANDELIA AV NW
ALBUQUERQUE NM 87114

0100906541846712129 LEGAL: LOT 120 PLAT OF VISTA DE ARENAL SUBDIVISION AT
VEN LAND USE:
PROPERTY ADDR: 00000 CANDELIA
OWNER NAME: SPRINGER ELI B & SAMANTHA K
OWNER ADDR: 06801 CANDELIA AV NW
ALBUQUERQUE NM 87114

0100906547044910141 LEGAL: LT 5 1 PL AT OF COUNTRY MEADOWS SUBDIVISION UNIT
3 A LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: LAS VENTANAS LTD PARTNERSHIP
OWNER ADDR: 00010 TRAMWAY LP NE
ALBUQUERQUE NM 87122

0100906545944910142 LEGAL: LT 5 0 PL AT OF COUNTRY MEADOWS SUBDIVISION UNIT
3 A LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: LAS VENTANAS LTD PARTNERSHIP
OWNER ADDR: 00010 TRAMWAY LP NE

ALBUQUERQUE NM 87122
 0100906548644810128 LEGAL: LT 6 4 PL AT OF COUNTRY MEADOWS SUBDIVISION UNIT
 3 A LAND USE:
 PROPERTY ADDR: 00000
 OWNER NAME: LAS VENTANAS LTD PARTNERSHIP
 OWNER ADDR: 00010 TRAMWAY LP NE

ALBUQUERQUE NM 87122
 0100906549744910127 LEGAL: LT 6 5 PL AT OF COUNTRY MEADOWS SUBDIVISION UNIT
 3 A LAND USE:
 PROPERTY ADDR: 00000
 OWNER NAME: LAS VENTANAS LTD PARTNERSHIP
 OWNER ADDR: 00010 TRAMWAY LP NE

ALBUQUERQUE NM 87122
 0100906551544912701 LEGAL: LT 1 0 PL AT OF COUNTRY MEADOWS SUBDIVISION UNIT
 3 A LAND USE:
 PROPERTY ADDR: 00000 COUNTRY SAGE
 OWNER NAME: FULLER HOMES
 OWNER ADDR: 00000

ALBUQUERQUE NM 87192
 0101006506046520201 LEGAL: TRAC T A- 1 BULK LAND PLAT FOR TRACTS A-1 & A-2
 (A R LAND USE:
 PROPERTY ADDR: 00000
 OWNER NAME: LAS VENTANAS LTD PARTNERSHIP
 OWNER ADDR: 00010 TRAMWAY LP NE

ALBUQUERQUE NM 87122
 0101006602504730102 LEGAL: TR 1 -C S ECOND CORRECTION PLAT BULKLAND PLAT OF
 TRA LAND USE:
 PROPERTY ADDR: 00000
 OWNER NAME: PARADISE HEIGHTS LLC
 OWNER ADDR: 06301 INDIAN SCHOOL RD NE

ALBUQUERQUE NM 87110
 1 R E C O R D S W I T H L A B E L S PAGE
 4
 0100906649606740125 LEGAL: TR B LAN D DIVISION PLAT LANDS OF MASSACHUSETTS
 GEN LAND USE:
 PROPERTY ADDR: 00000
 OWNER NAME: LAS VENTANAS LIMITED PARTNERSH
 OWNER ADDR: 00010 TRAMWAY LP NE

ALBUQUERQUE NM 87122
 0100906643206740120 LEGAL: TR " A" L AND DIVISION PLAT "LANDS OF
 MASSACHUSETTS LAND USE:
 PROPERTY ADDR: 00000 N/A
 OWNER NAME: PANGER DANIEL & MINER MARY ANN
 OWNER ADDR: 00829 HILL ST

SANTA MONICACA 90405
 .
 QUIT

"Attachment A"

Stephanie Stratton, Bohannan Huston
Zone Map: B-9

VENTANA RANCH N.A. (R)

***Laura Horton**

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

Bruce Nyberg

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

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

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

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

OFFICIAL U.S. MAIL

Postage	\$ 60	PM METER 5049727 3:00 3:00 3:00
Certified Fee	230	
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)	175	
Total Postage & Fees	\$ 465	

Postage	\$ 60	PM METER 5049727 3:00 3:00 3:00
Certified Fee	230	
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)	1.75	
Total Postage & Fees	\$ 465	

Sent To Laura Holden
 Street, Apt. No.; or PO Box No. 7224 Cascade Rd. NW
 City, State, ZIP+4 Albuquerque NM 87114

Recipient's Name (Please Print Clearly) (To be completed by mailer)
Bulle Nyberg
 Street, Apt. No.; or PO Box No. 6824 Bushfield NW
 City, State, ZIP+4 Albuquerque, NM 87114

Project# 1003217

SANDIA PROPERTIES LTD
10 TRAMWAY LOOP NE
ALBUQUERQUE NM 87111

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

100906551146312807

FULLER HOMES
PO BOX 13900
ALBUQUERQUE NM 87192

100906543246411931

CUDNEY JEFFREY A & MINDI S
10404 VENDAVAL AV NW
ALBUQUERQUE NM 87114

100906543244811927

MONTOYA DIANE V
10368 VENDAVAL AV NW
ALBUQUERQUE NM 87114

101006602504730102

PARADISE HEIGHTS LLC
6301 INDIAN SCHOOL RD NE
ALBUQUERQUE NM 87110

Project# 1003217

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

100906539850412901

LAS VENTANAS LTD PARTNERSHIP
10 TRAMWAY LP NE
ALBUQUERQUE NM 87122

100906544345711945

VENTANA RANCH COMM. ASSOC
10 TRAMWAY LP NE
ALBUQUERQUE NM 87122

100906543246011930

VALDEZ RHONDA C
10400 VENDAVAL AV NW
ALBUQUERQUE NM 87114

100906541845012018

AGNEW RONALD J
6800 CANDELIA AV NW
ALBUQUERQUE NM 87114

100906643206740120

PANGER DANIEL & MINER MARY AN
829 HILL ST
SANTA MONICACA 90405

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

100906549346312803

CORDOVA MANUEL A
6623 COUNTRY COVE PL NW
ALBUQUERQUE NM 87114

100906543246911932

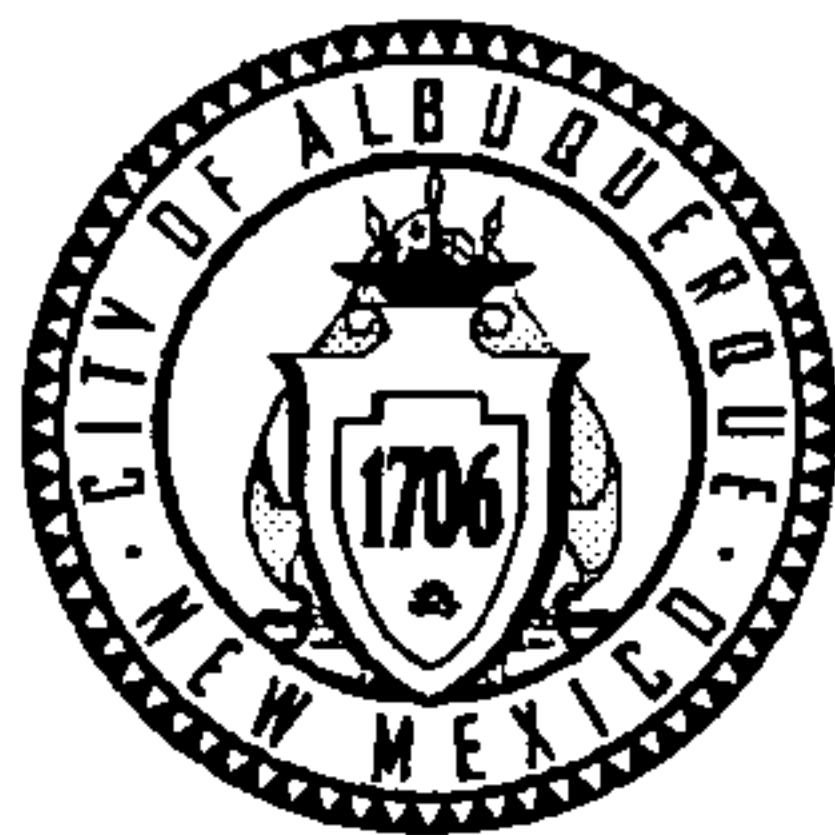
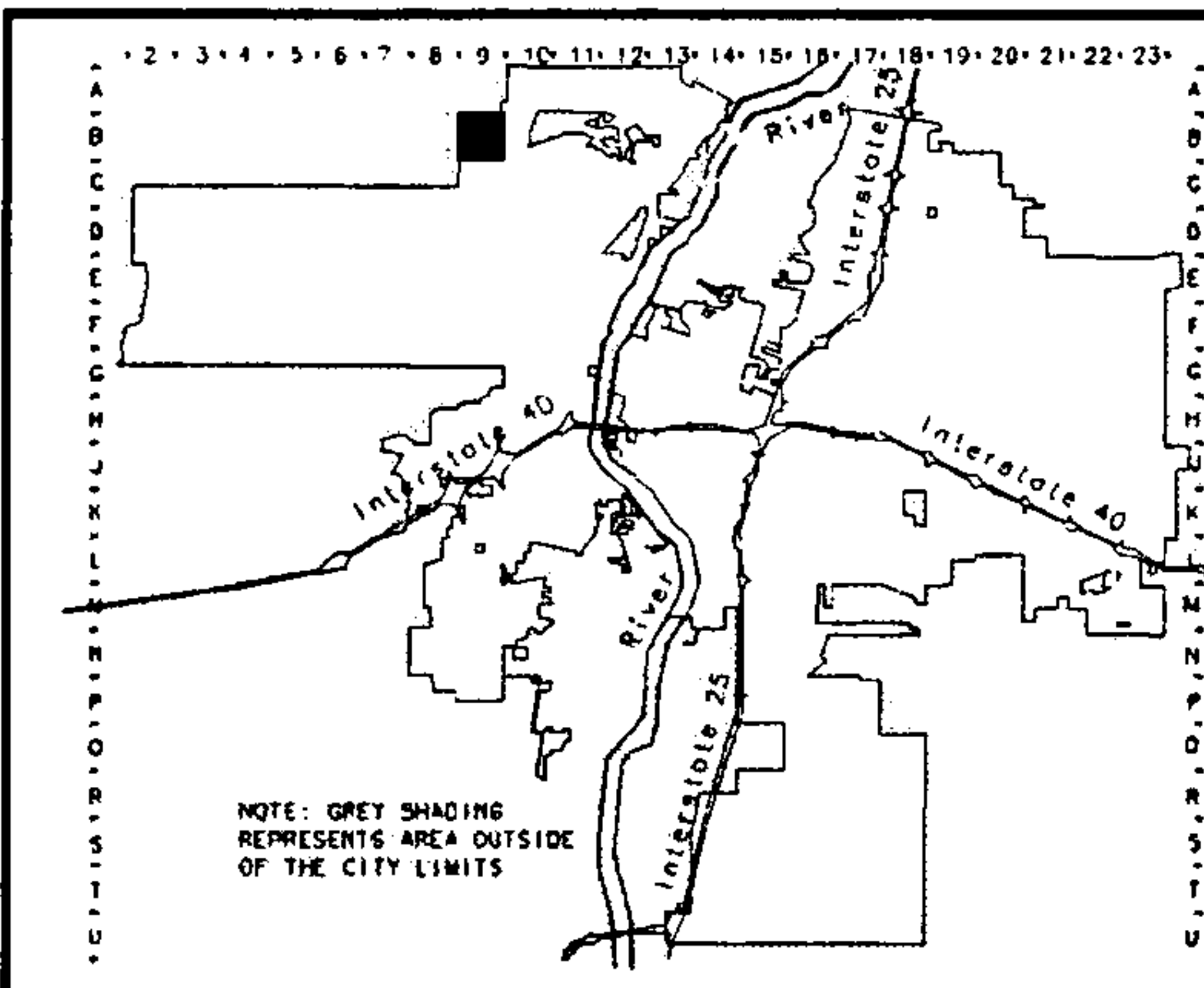
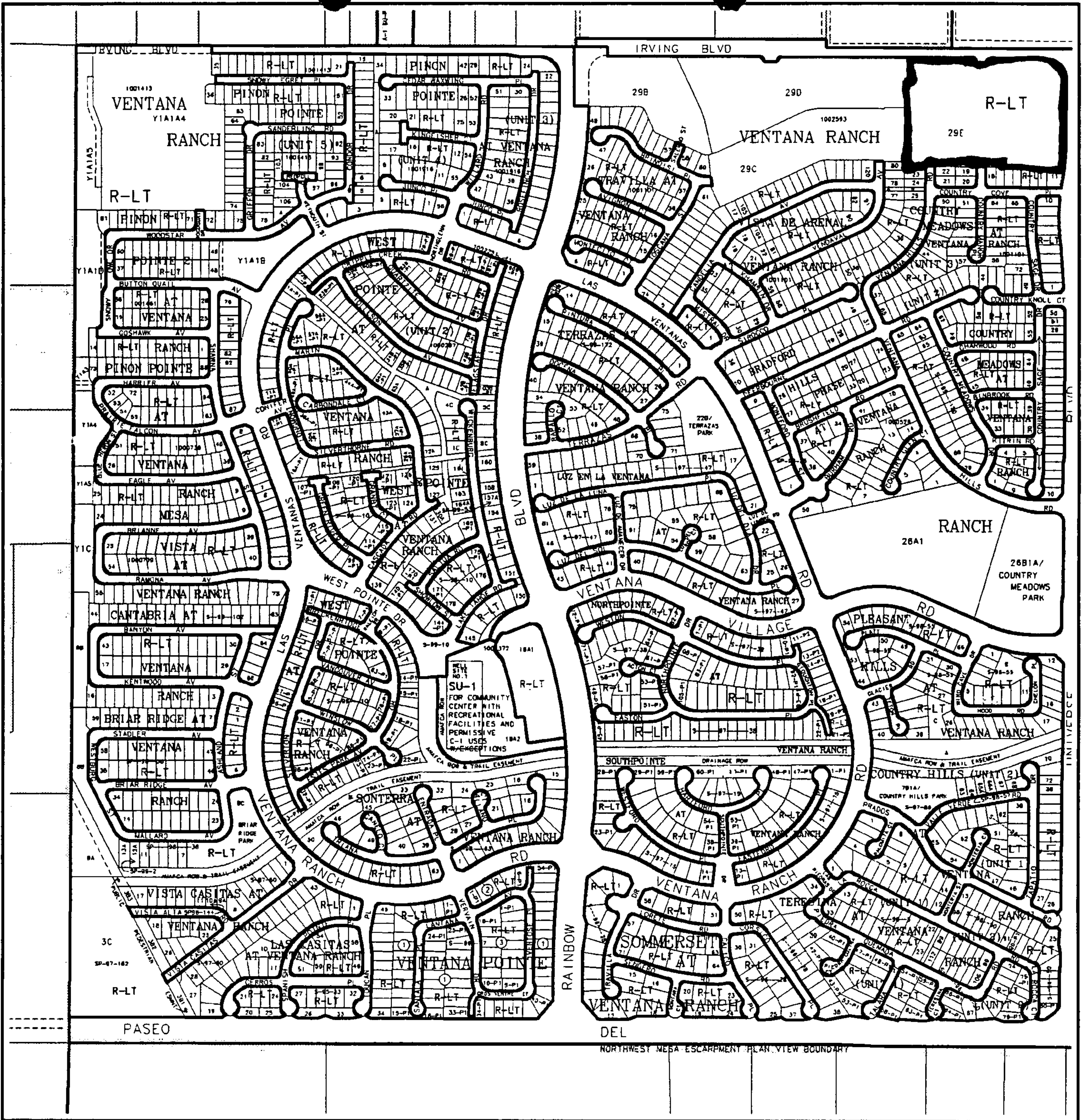
DAVIDSON CHRISTOPHER & ERIKA
10408 VENDAVAL AV NW
ALBUQUERQUE NM 87114

100906543245311928

STONE CHARLES L & CATHY R
10372 VENDEVAL AV NW
ALBUQUERQUE NM 87114

100906541846712129

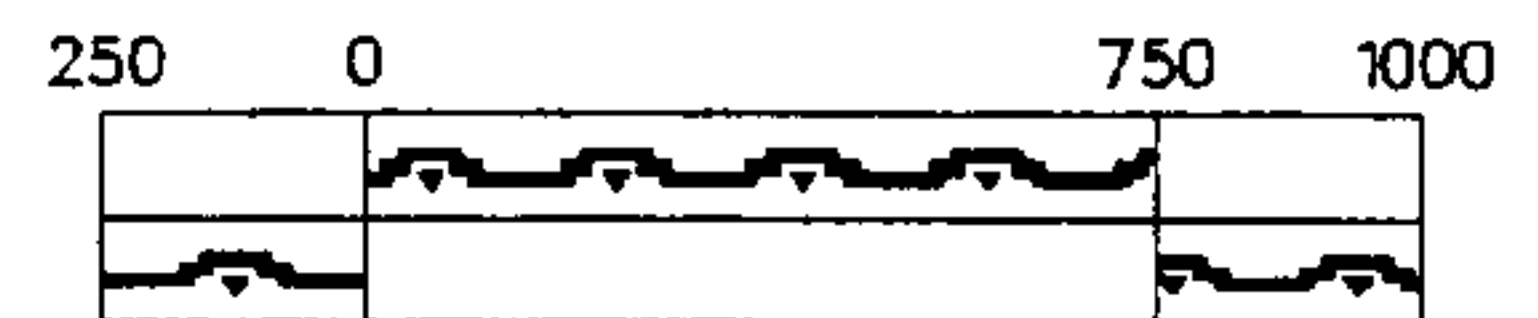
SPRINGER ELI B & SAMANTHA K
6801 CANDELIA AV NW
ALBUQUERQUE NM 87114



Albuquerque Geographic Information System
PLANNING DEPARTMENT

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GRAPHIC SCALE IN FEET



Zone Atlas Page

B-9-Z

Map Amended through September 02, 2003

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
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Property owner's and City Surveyor's signature on the proposed plat
- FORM DRWS Drainage Report, Water & Sewer availability statement filing information
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

Preliminary plat approval expires after one year.

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

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

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

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

Amended preliminary plat approval expires after one year.

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

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

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

Kevin Patton

Applicant name (print)

1/22/04
Applicant signature / date



Form revised 10/03

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

Application case numbers
54023 - _____ - 00097

Melanie Hill 1/23/04
Planner signature / date

Project # 1603217

A City of Albuquerque



DEVELOPMENT PLAN REVIEW APPLICATION

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

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

APPLICANT INFORMATION:

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

DESCRIPTION OF REQUEST: FINAL PLAT APPROVAL

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

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

Lot or Tract No. A REPLAT OF TRACT 29E Block: _____ Unit: 4

Subdiv. / Addn. COUNTRY MEADOWS SUBDIVISION

Current Zoning: R-LT Proposed zoning: _____

Zone Atlas page(s): B-9 No. of existing lots: 1 No. of proposed lots: 69

Total area of site (acres): 11.1044 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. 100906539850412901 MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: UNIVERSE BLVD. NW

Between: IRVING BLVD. NW and COUNTRY COVE PL. 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.): _____

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

SIGNATURE Kevin Patton DATE 3-16-04

(Print) KEVIN PATTON Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 10/03

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>040RB - 00357</u>	<u>FP</u>	<u>8(3)</u>	\$ <u>0</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	_____	_____	\$ <u>20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	Total
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	Hearing date <u>MARCH 24th, 04</u>	_____	_____	\$ <u>20.00</u>

Kevin Patton 3/16/04
Planner signature / date

Project # 1003217

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 *already in w/ Preliminary*
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
- Property owner's and City Surveyor's signatures on the Mylar drawing
- SIA financial guaranty verification
- Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
- Any original and/or related file numbers are listed on the cover application

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

MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL

Your attendance is required.

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

AMENDMENT TO PRELIMINARY PLAT (with minor changes)

Your attendance is required.

AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)

AMENDMENT TO GRADING PLAN (with minor changes)

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

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

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

Kevin Patton
Applicant name (print)
Kevin Patton
Applicant signature / date
3-16-04

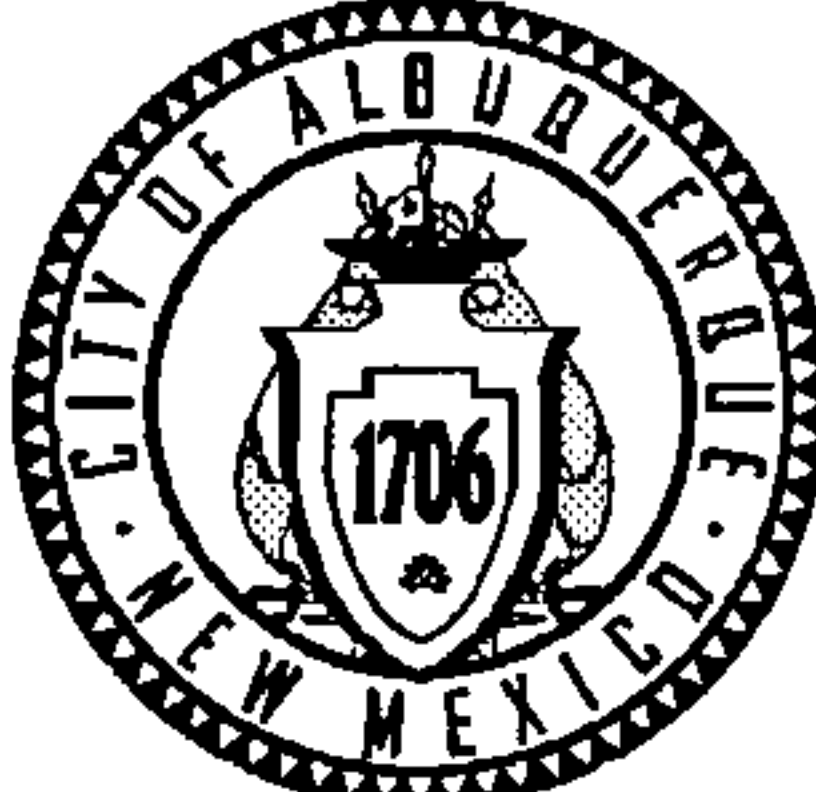
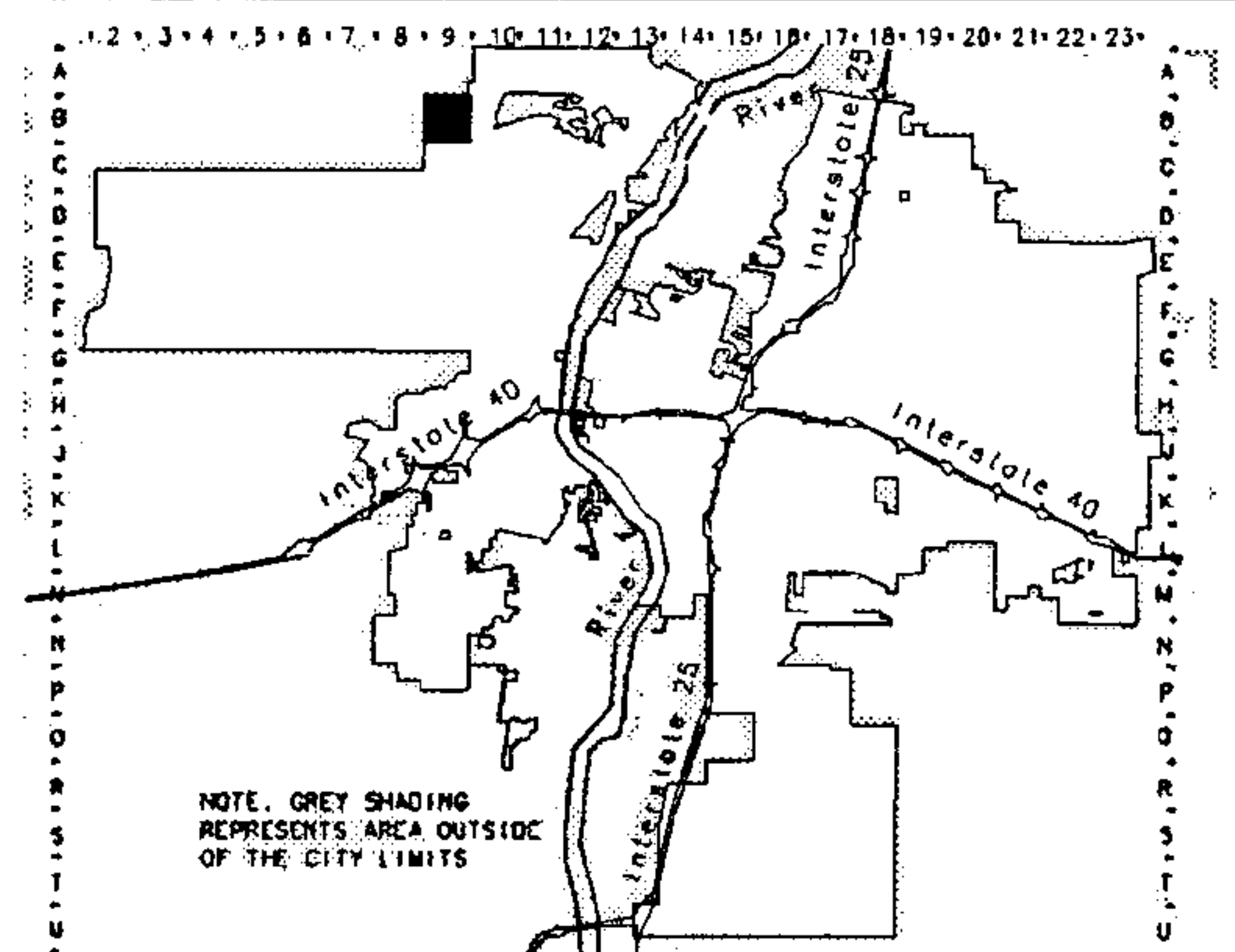
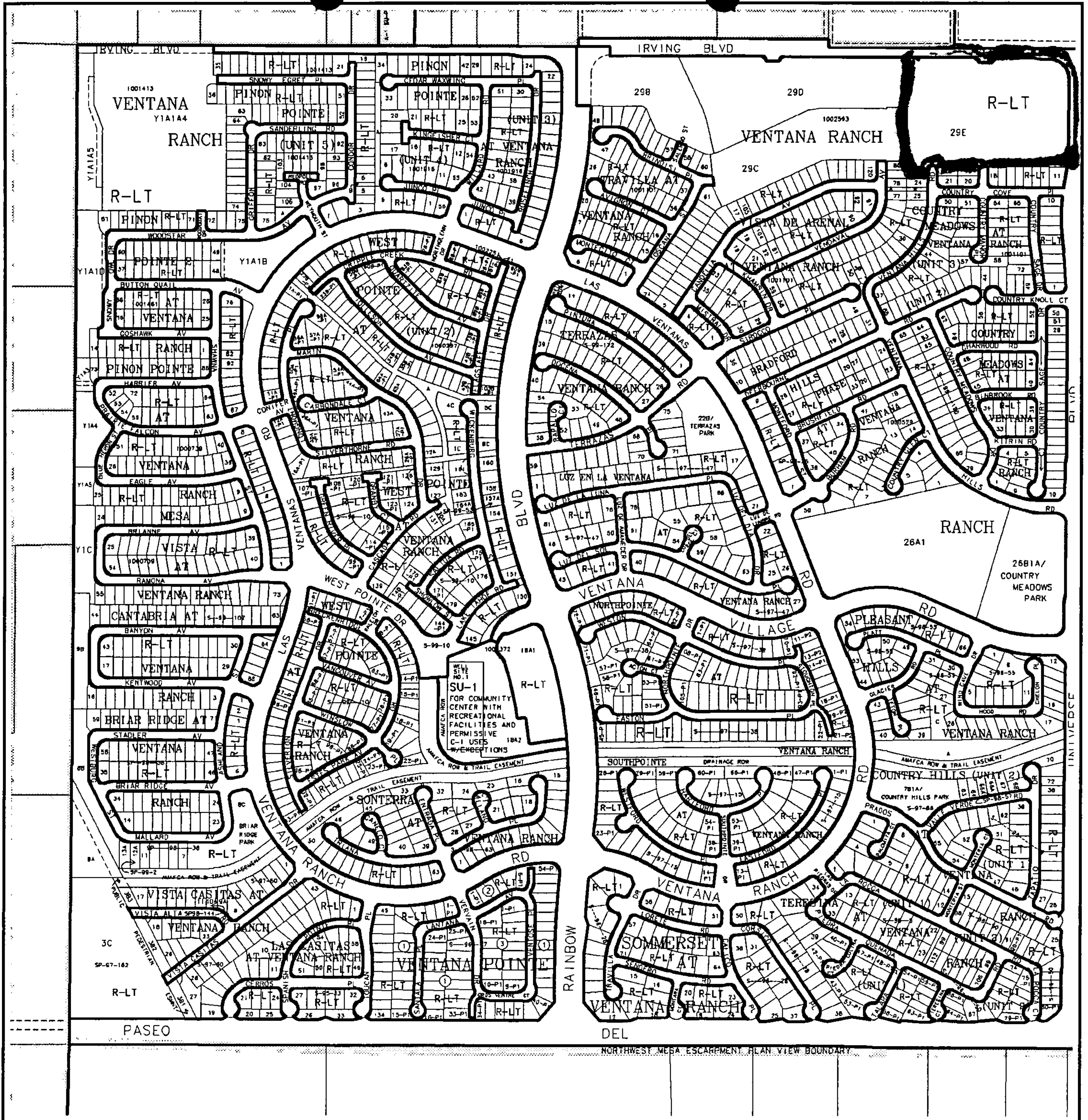


Form revised 10/03

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

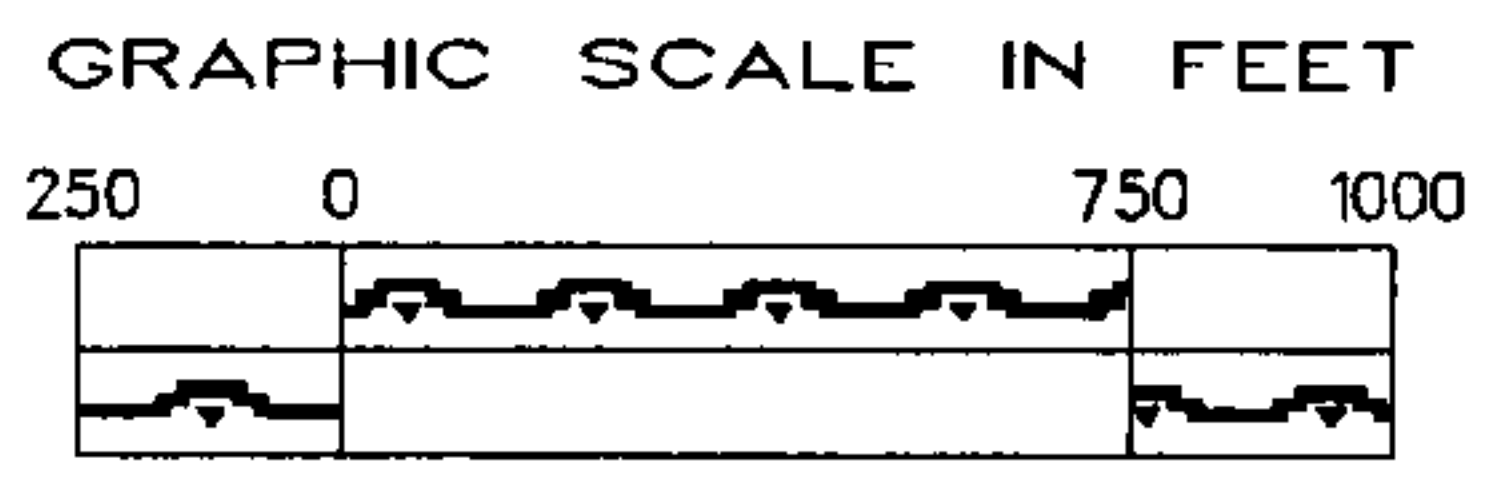
Application case numbers
04 DRB - 00357

Robert M 3/16/04
Planner signature / date
Project # 1003217



Albuquerque Geographic Information System
PLANNING DEPARTMENT

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Zone Atlas Page

B-9-Z

Map Amended through September 02, 2003

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

March 15, 2004

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

Re: Final Plat Approval - Country Meadows Unit 4; DRB Project # 1003217

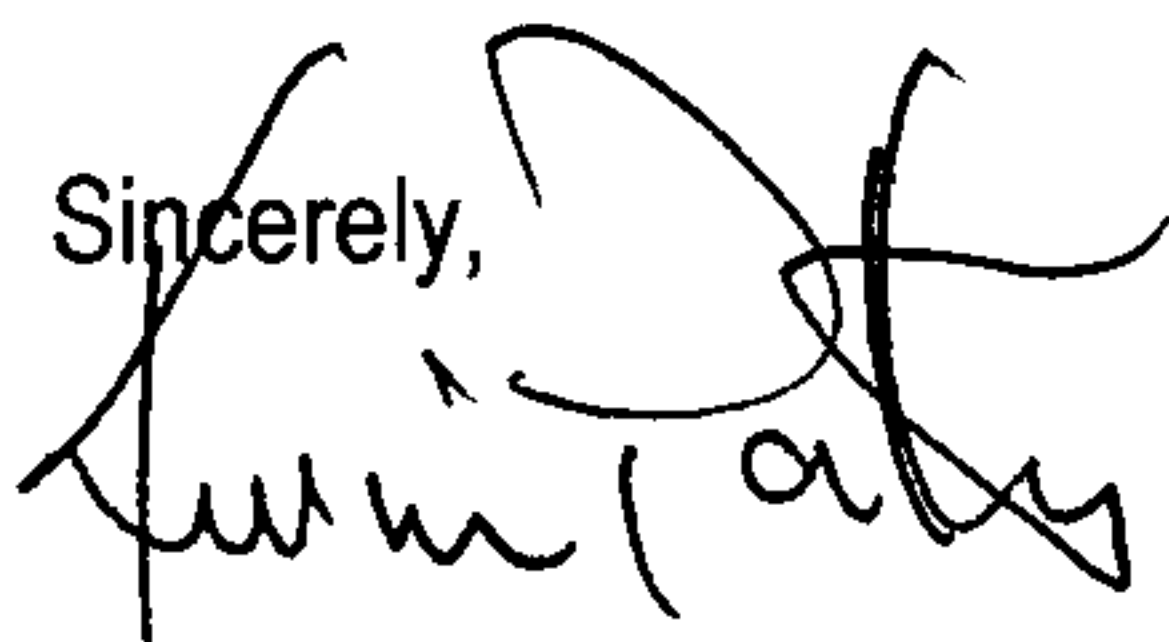
Dear Sheran:

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

- Development Review Applications
- A copy of the Official Notice of Decision for Preliminary Plat Approval
- Six (6) copies of the Final Plat,
- Zone Atlas Map showing the location of the property
- \$20.00 Conflict Management Fee

The preliminary plat was approved at the February 18, 2004 Development Review Board Meeting. The perimeter walls and landscaping were also approved at this meeting. The final plat is in accordance with the approved preliminary plat. Please place this item on the DRB Agenda to be heard on March 24, 2004. If you have any questions or require additional information, please contact me.

Sincerely,



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

SS
Enclosure

Cc: Kurt Browning, LVLP (w/ enclosures)

ENGINEERING ▲

SPATIAL DATA ▲

ADVANCED TECHNOLOGIES ▲

COUNTRY MEADOWS UNIT 4

No. of Lots: 69
Nearest Major Streets
IRVING BLVD. & UNIVERSE BLVD.

FIGURE 12

**SUBDIVISION IMPROVEMENTS
AGREEMENT-PUBLIC AND/OR PRIVATE
(Procedure B)**

**AGREEMENT TO CONSTRUCT
PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS**

THIS AGREEMENT is made this 15th day of MARCH, 2004, 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 SANDIA PROPERTIES LTD., CO. ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] LIMITED LIABILITY CO., whose address is 10 TRAMWAY LOOP, NE, ABQ., NM 87122 and whose telephone number is 856-6419, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

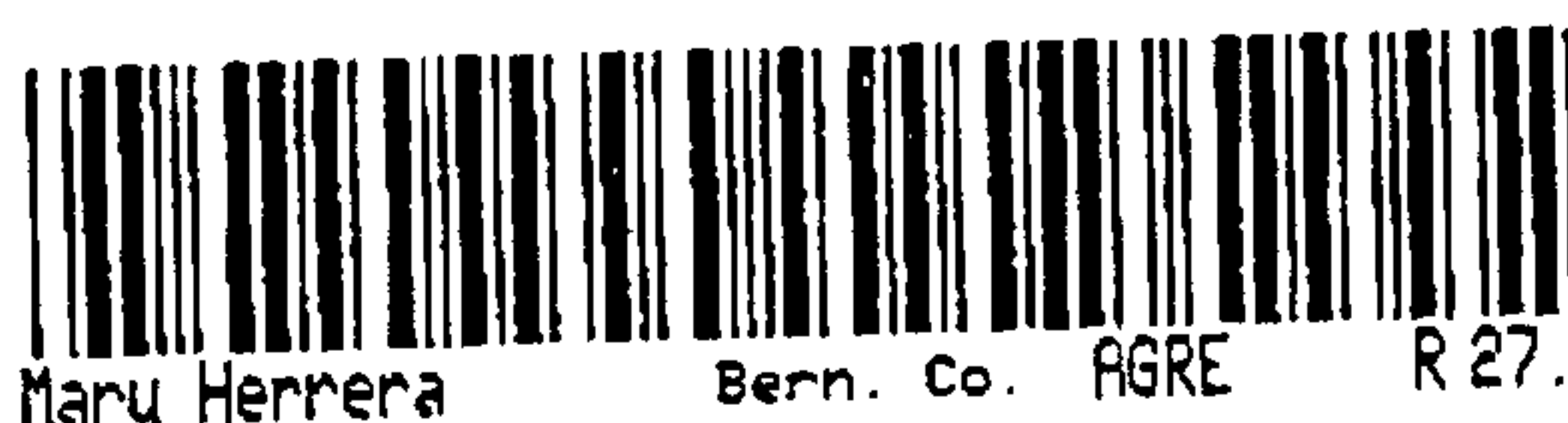
1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [existing legal description:] TRACT 29-E VENTANA RANCH, recorded on JUNE 3, 2003 in the records of the Bernalillo County Clerk at Book 2003-C, pages 159 through N/A (the "Subdivision"). 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:] LAS VENTANAS LIMITED PARTNERSHIP ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as COUNTRY MEADOWS UNIT 4 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 3RD day of MARCH, 2005 ("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. 688882.

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





OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

FEBRUARY 18, 2004

- 2. Project # 1003217**
04DRB-00098 Major-Vacation of Public Easements
04DRB-00097 Major-Preliminary Plat Approval
04DRB-00100 Minor-Sidewalk Waiver
04DRB-00099 Minor-Temp Defer SDWK

BOHANNAN HUSTON, INC agent(s) for SANDIA PROPERTIES request(s) the above action(s) for all or a portion of Tract(s) 29-E, VENTANA RANCH, (to be known as COUNTRY MEADOWS) zoned R-LT, located on UNIVERSE BLVD NW, between IRVING BLVD NW and PASEO DEL NORTE NW, containing approximately 12 acre(s). [REF: 1000529, 1001101, 1002593, 1003022] (B-9)

At the February 18, 2004, Development Review Board meeting, the Vacation was approved as shown on Exhibit B in the Planning file, subject to these provisions:

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

With the signing of the infrastructure list dated 2/18/04 and approval of the grading plan engineer stamp dated 1/14/04 the preliminary plat was approved. The sidewalk waiver was withdrawn at the agent's request. 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 March 4, 2004 in the manner described below.



**OFFICIAL NOTICE OF DECISION
PAGE 2**

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

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

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

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


Sheran Matson, AICP, DRB Chair

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

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

PAID RECEIPT

APPLICANT NAME LAS VENTANAS LTD PARTNERSHIP.
AGENT SHI
ADDRESS 7500 JEFFERSON ST. NE.
PROJECT & APP # 1003217 / 040RB-00357
PROJECT NAME _____

\$ 20⁰⁰ 469099/4916000 Conflict Management Fee
\$ _____ 441006/4983000 DRB Actions
\$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals
\$ _____ 441018/4971000 Public Notification
\$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
() Major/Minor Subdivision () Site Development Plan () Bldg Permit
() Letter of Map Revision () Conditional Letter of Map Revision
() Traffic Impact Study
\$ 20⁰⁰ TOTAL AMOUNT DUE

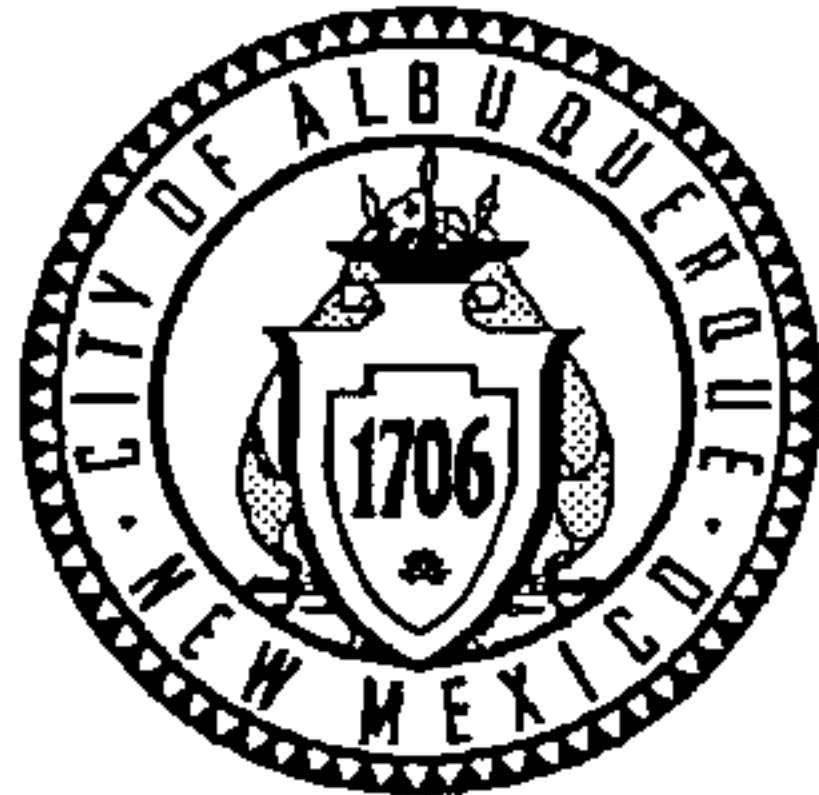
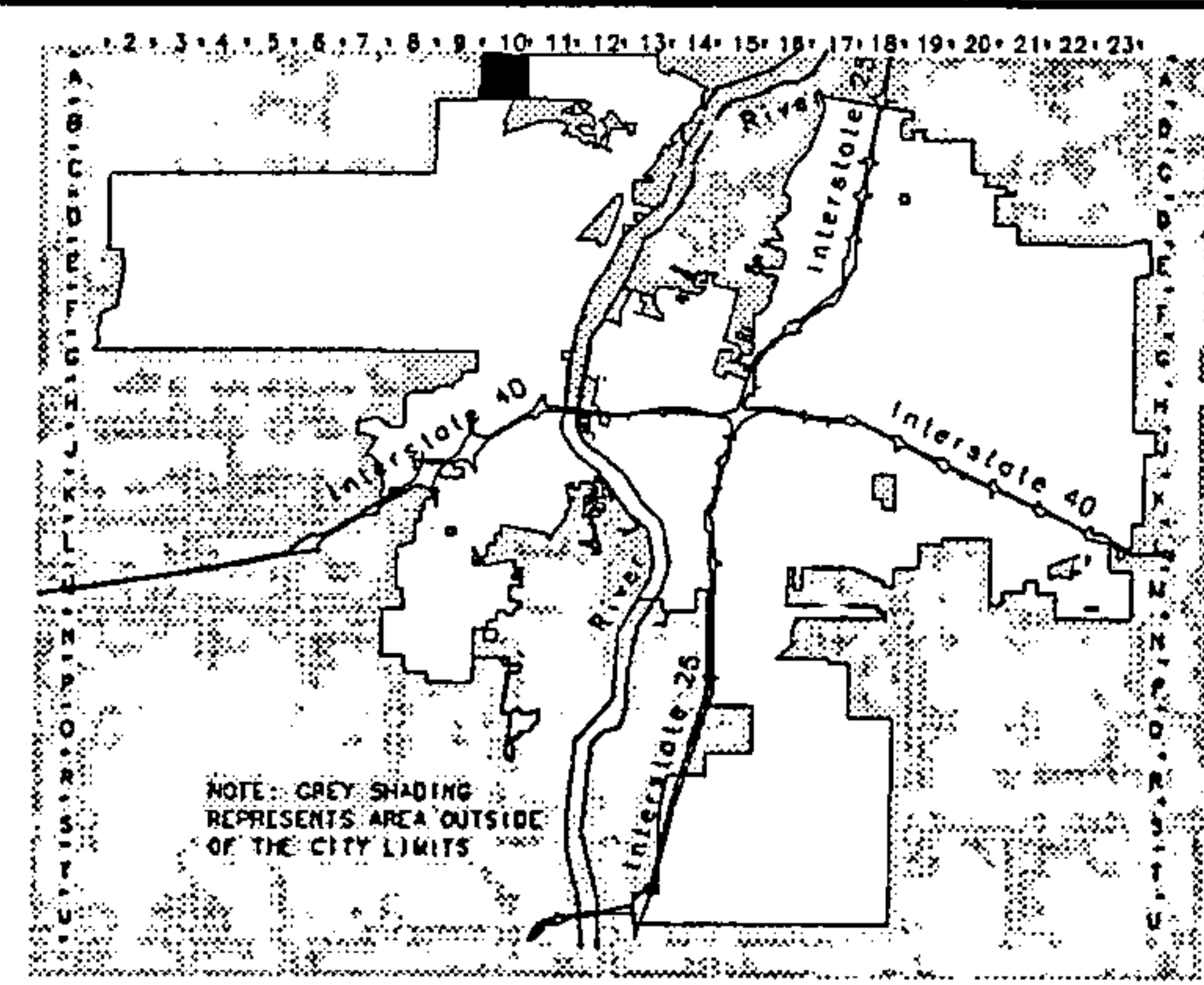
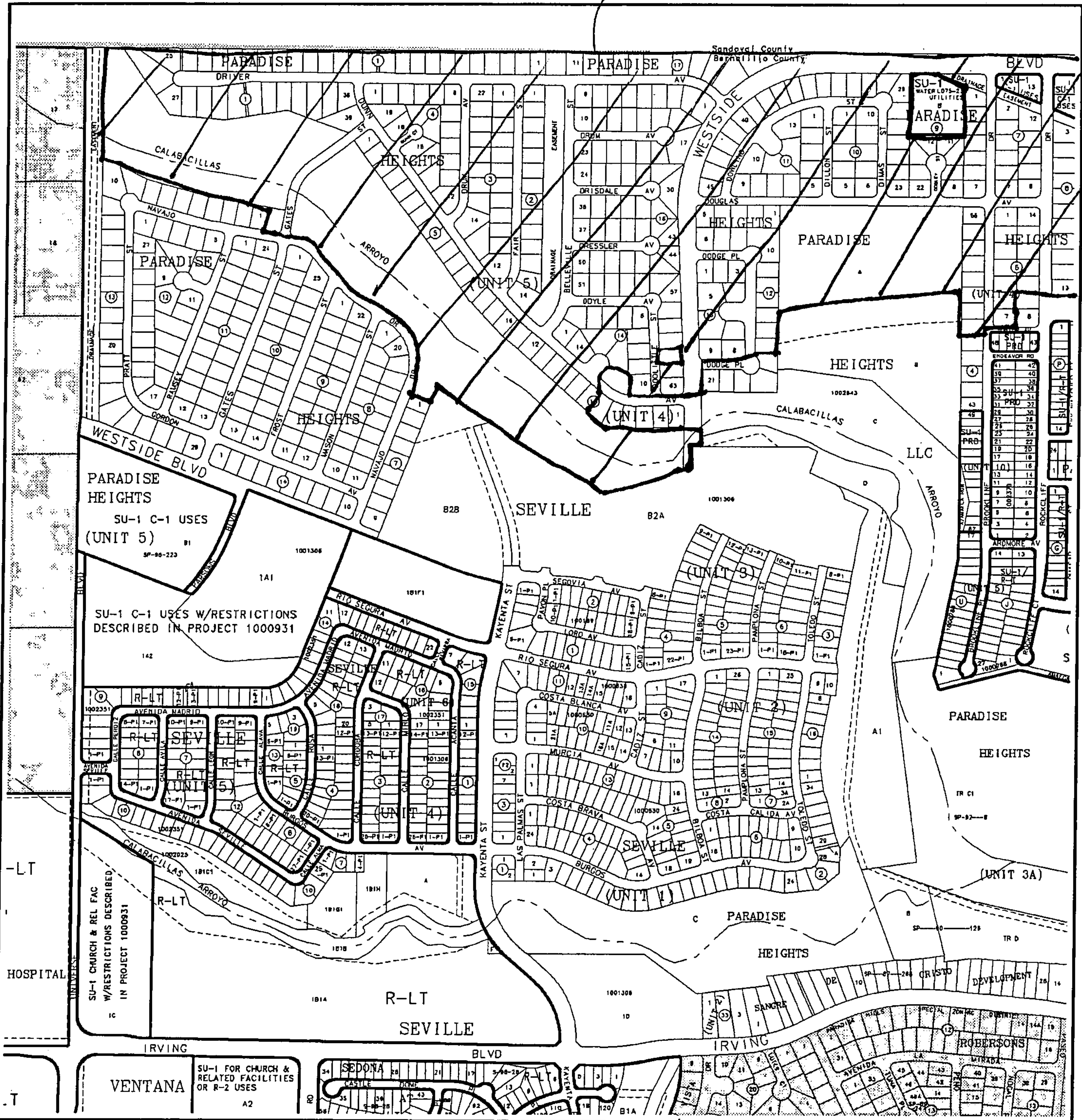
***NOTE: If a subsequent submittal is required, bring a copy of this paid receipt with you to avoid an additional charge.

DUPLICATE
City of Albuquerque
Treasury Division

Counterreceipt.doc 12/29/03

03/16/2004 11:42AM LOC: ANN
X
RECEIPT# 00022169 WSH# 007 TRANSH# 0022
Account 469099 Fund 0110
Activity 4916000 TRSLJS
Trans Amt \$20.00
J24 Misc \$20.00
CA \$20.00
CHANCE \$0.00

SITE



Zone Atlas Page

A-10-Z

Map Amended through November 01, 2003

A G I S
 Albuquerque Geographic Information System
 PLANNING DEPARTMENT
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Figure 12

INFRASTRUCTURE LIST

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

ORIGINAL

**COUNTRY MEADOWS UNIT IV AT VENTANA RANCH
(TRACT 29E, VENTANA RANCH)**

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 ROADWAY IMPROVEMENTS									
		20' F-F (IN) 24' F-F (OUT) W/ 8' MEDIAN	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES	COUNTRY MANOR PL (ENTRANCE ROAD)	IRVING BOULEVARD	PAESE PLACE	/	/	/
		32' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	COUNTRY MANOR PL	PAESE PLACE	SOUTHERN PROPERTY BOUNDARY	/	/	/
		32' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	PAESE PLACE	WEST PROPERTY BOUNDARY	COUNTRY MANOR PL	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	PAESE PLACE	COUNTRY MANOR PL	EAST CUL-DE-SAC TERMINUS	/	/	/
		32' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	VENTANA HILL ROAD	PAESE PLACE	SOUTHERN PROPERTY BOUNDARY	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	COUNTRY HILLS COURT	COUNTRY MANOR PL	EAST CUL-DE-SAC TERMINUS	/	/	/
		8' WIDE	ASPHALT TRAIL	PEDESTRIAN EASEMENT	PAESE PLACE CUL-DE-SAC	IRVING BLVD	/	/	/
		8' WIDE	ASPHALT TRAIL	PEDESTRIAN EASEMENT	COUNTRY HILLS COURT CUL-DE-SAC	UNIVERSE BLVD	/	/	/
			*SIDEWALKS TO BE DEFERRED STREET LIGHTS AS PER COA DPM				/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
PUBLIC IMPROVEMENTS									
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
<p>NOTE: OFFSITE TRAFFIC MITIGATION IS NOT REQUIRED AND HAS BEEN MET VIA THE APPROVED OFFSITE TRANSPORTATION IMPROVEMENTS CONSTRUCTION AGREEMENT BETWEEN LVLP AND COA (FOR VENTANA RANCH) DATED MAY 31, 1998 (RECORDED DOCUMENT # 1998067843) AND RELEASED BY COA AUGUST 12, 1999 (RECORDED DOC # 1999108968). SEE CITY LEGAL OR CITY ENGINEER FOR FUTHER DETAILS.</p> <p>NOTE: THAT PORTION OF UNIVERSE BLVD. INFRASTRUCTURE IMPROVEMENTS ADJACENT TO THIS DEVELOPMENT WAS CONSTRUCTED AND ACCEPTED BY THE CITY OF ALBUQUERQUE UNDER COA WORK ORDER 702381</p> <p>NOTE: THAT PORTION OF IRVING BLVD. INFRASTRUCTURE IMPROVEMENTS ADJACENT TO THIS DEVELOPMENT WAS CONSTRUCTED AND ACCEPTED BY THE CITY OF ALBUQUERQUE UNDER COA WORK ORDER 706381.</p> <p>NOTE: LANDSCAPING WITHIN THE PUBLIC RIGHT OF WAY WILL BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED STREETScape-GIFT AND FREE WORK AGREEMENT. A FINANCIAL GUARANTY WILL NOT BE REQUIRED FOR LANDSCAPING WITHIN PUBLIC RIGHT OF WAY. IRRIGATION FOR LANDSCAPING EXISTS FROM PREVIOUSLY APPROVED STREETScape.</p>									
PUBLIC (NMUI) SANITARY SEWER IMPROVEMENTS									
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	COUNTRY MANOR PL	IRVING BOULEVARD	SOUTHERN PROPERTY BOUNDARY	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	PAESE PLACE	WEST PROPERTY BOUNDARY	EAST CUL-DE-SAC TERMINUS	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	VENTANA HILL ROAD	PAESE PLACE	SOUTHERN PROPERTY BOUNDARY	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	COUNTRY HILLS COURT	COUNTRY MANOR PL	EAST CUL-DE-SAC TERMINUS	/	/	/
PUBLIC (NMUI) WATERLINE IMPROVEMENTS									
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	COUNTRY MANOR PL	IRVING BOULEVARD	SOUTHERN PROPERTY BOUNDARY	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	PAESE PLACE	WEST PROPERTY BOUNDARY	COUNTRY MANOR PL	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	PAESE PLACE	COUNTRY MANOR PL	EAST CUL-DE-SAC TERMINUS	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	VENTANA HILL ROAD	PAESE PLACE	SOUTHERN PROPERTY BOUNDARY	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	COUNTRY HILLS PLACE	COUNTRY MANOR PL	EAST CUL-DE-SAC TERMINUS	/	/	/
PUBLIC STORM SEWER IMPROVEMENTS - CURRENTLY BEING CONSTRUCTION UNDER EXISTING WORK ORDERS									
							/	/	/
							/	/	/

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
PUBLIC STORM SEWER IMPROVEMENTS									
		24" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	PAESE PLACE	VENTANA HILL ROAD	COUNTRY MANOR PL	/	/	/
		18" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	COUNTRY MANOR PL	PAESE PLACE	50' SOUTH OF INTERSECTION	/	/	/
		24" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	VENTANA HILLS ROAD	PAESE PLACE	125' SOUTH OF INTERSECTION	/	/	/
			NOTE:	A GRADING AND DRAINAGE CERTIFICATION OF THE APPROVED GRADING PLAN IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTEES.					



AGENT/OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

KEVIN PATTON, P.E.
PREPARED BY: PRINT NAME

Sharon Matson 2/18/04
DRB CHAIR DATE

Christina Sandoval 2/18/04
PARKS & GENERAL SERVICES - Recreation Department DATE

BOHANNAN HUSTON INC.
FIRM

[Signature] 2-18-04
TRANSPORTATION DEVELOPMENT DATE

AMAFCA
DATE

[Signature] 2-16-04
SIGNATURE

Roger Green 2/18/04
UTILITY DEVELOPMENT DATE

[Signature] 2-17-04
NEW MEXICO UTILITIES INCORPORATED DATE

MAXIMUM TIME ALLOW TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION
[]

Bruce D. Bigham 2/18/04
CITY ENGINEER DATE

DATE



DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

A City of Albuquerque



DEVELOPMENT PLAN REVIEW APPLICATION

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

Supplemental form

S

V

P

L

Supplemental form

ZONING & PLANNING

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

APPEAL / PROTEST of...

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

Z

A

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

APPLICANT INFORMATION:

NAME: SANDIA PROPERTIES LTD.

ADDRESS: 10 TRAMWAY LOOP NE

CITY: ALBUQUERQUE

STATE NM

ZIP 87111

PHONE: 856-6419

FAX: 856-6335

E-MAIL: _____

Proprietary interest in site: OWNER

AGENT (if any): BOHANNAN HUSTON, INC.

ADDRESS: 7500 JEFFERSON NE

STATE NM

ZIP 87109

PHONE: 823-1000

FAX: 798-7988

E-MAIL: _____

DESCRIPTION OF REQUEST: PRELIMINARY PLAT, VACATION OF PUBLIC EASEMENT, SIDEWALK WAIVER AND DEFERRAL

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

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

Lot or Tract No. TRACT 29-E VENTANA RANCH

Block: _____

Unit: 4

Subdiv. / Addn. COUNTRY MEADOWS

Current Zoning: RLT

Proposed zoning: _____

Zone Atlas page(s): B-9

No. of existing lots: 1

No. of proposed lots: 69

Total area of site (acres): 11.1044

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. 100906539850412901

MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: UNIVERSE BLVD. NW

Between: IRVING BLVD. NW

and Parasol del Norte

CASE HISTORY:

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

1000529, 1001106, 1002543, 1003022

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

SIGNATURE

[Signature]

DATE 1/22/04

(Print) KEVIN PATTON

Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 10/03

INTERNAL ROUTING

- All checklists are complete 04400
- All fees have been collected
- All case #s are assigned 04500
- 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

04DRB - 00097
0402B - 00098
0402B - 60099
04DRB - 00100 (SW)

Action

PP
VPE
TDS
fontier
Adv. Fee

S.F.

Fees

\$ 1,980.⁰⁰
\$ 45.⁰⁰
\$ 50.⁰⁰
\$ 20.⁰⁰
\$ 75.⁰⁰
Total
\$ 2,170.⁰⁰

Hearing date Feb. 18, 2004

Melita Hill 1/23/04
 Planner signature / date

Project # 1003217

FORM V: SUBDIVISION VARIANCES & VACATIONS

BULK LAND VARIANCE (Public Hearing Case)

- Application for subdivision (Plat) on FORM S-3, including those submittal requirements. Variance and subdivision should be applied for simultaneously. (24 copies)
 - Letter briefly describing and explaining: the request, compliance with criteria in the Development Process Manual, and any improvements to be waived
 - Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Fee (see schedule) Fee is for Variance. Plat fee is listed on FORM-S.
 - Any original and/or related file numbers are listed on the cover application
- DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

VACATION OF PUBLIC RIGHT-OF-WAY

VACATION OF PUBLIC EASEMENT

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

SUBDIVISION DESIGN VARIANCE (VARIANCE FROM MINIMUM STANDARDS OF THE DEVELOPMENT PROCESS MANUAL)

SIDEWALK DESIGN VARIANCE

SIDEWALK WAIVER

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

TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

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

VACATION OF PRIVATE EASEMENT

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

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

KEVIN DILLON
[Signature]

Applicant name (print)

1/22/04
 Applicant signature / date



Form revised April 2003

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- | | |
|--------------------------|---------|
| Application case numbers | |
| 04DRR - | - 00098 |
| 04DRB - | - 00099 |
| 04DRB - | - 00100 |
| 04DRB | 00097 |

Mae Gita Hill 1/23/04
 Planner signature / date

Project # 1003217

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

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

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

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

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

- 1 copy of each of the following items
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Plat or plan reduced to 8.5" x 11"
- Official D.R.B. Notice of the original approval
- Approved Infrastructure List. If not applicable, please initial. _____
- Previous SIA extension notice, if one has been issued. If not applicable, please initial. _____
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Any original and/or related file numbers are listed on the cover application
- 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 Patton
 Applicant name (print)
Kevin Patton
 Applicant signature / date
 1/22/04

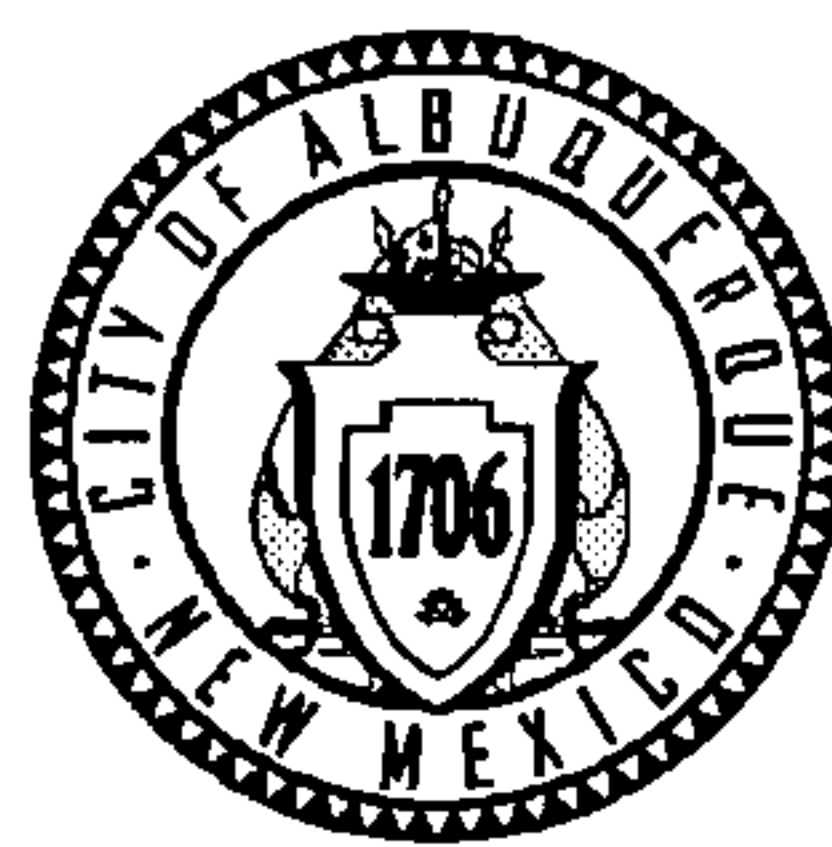
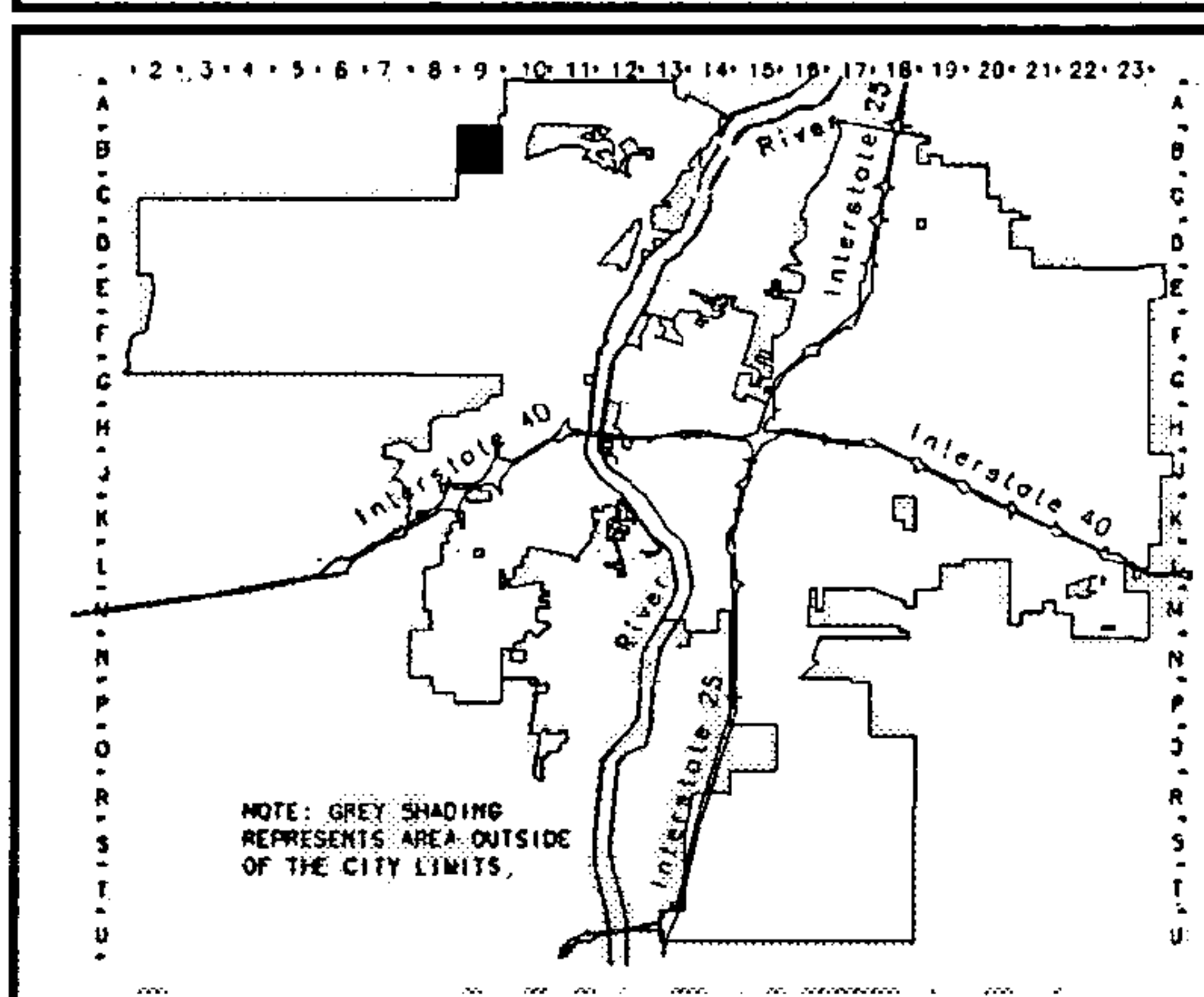
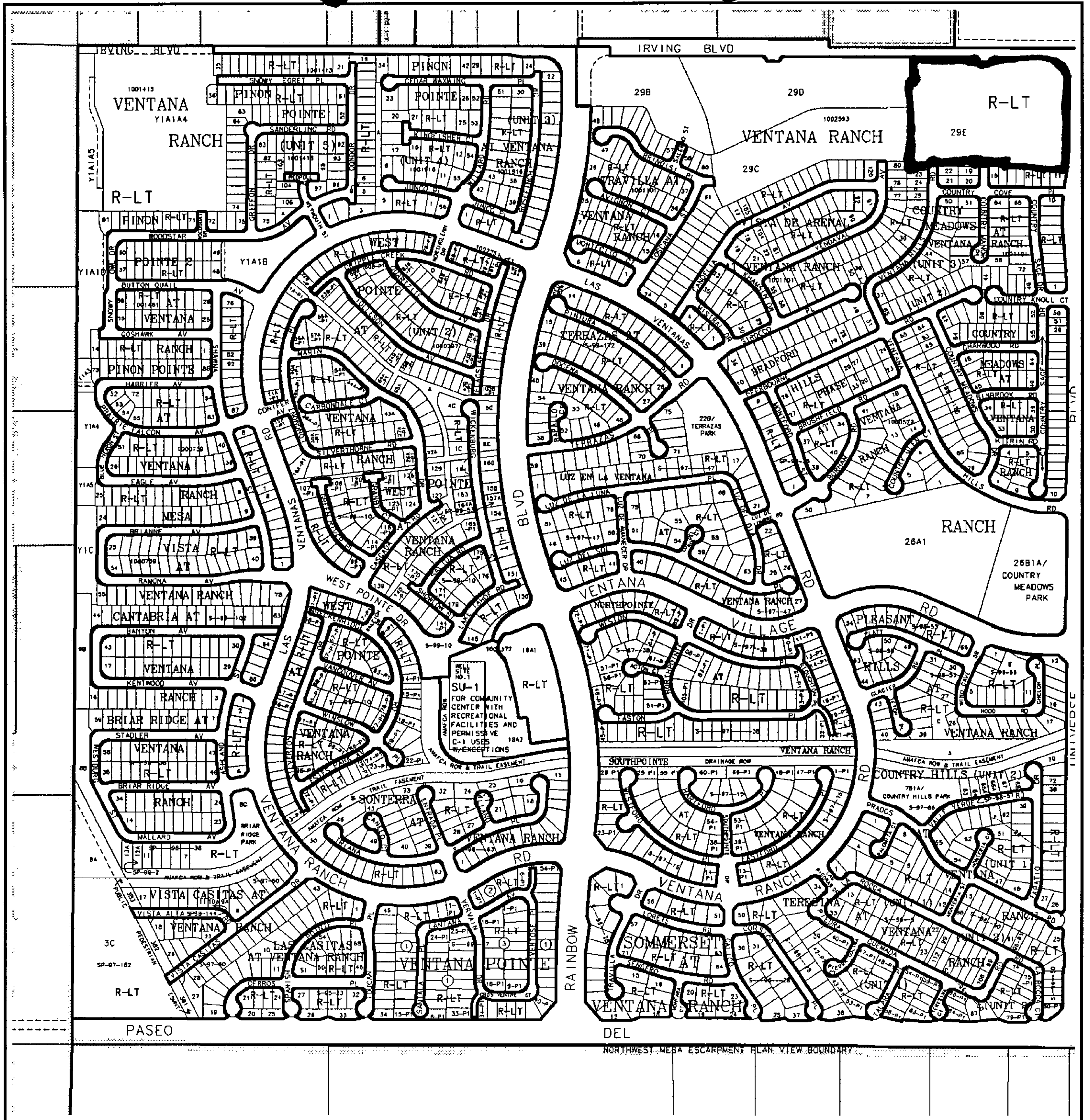


Form revised 10/03

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

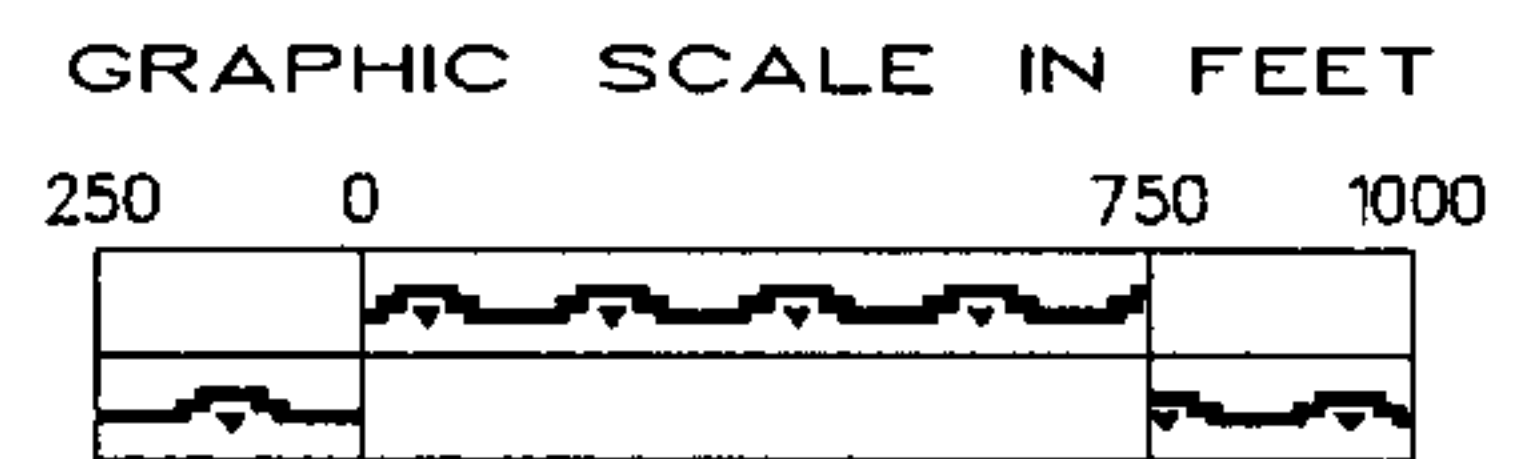
Application case numbers
 04923 - - 00097

Margie Hill 1/23/04
 Planner signature / date
Project # 1003217



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

© Copyright 2003



Zone Atlas Page

B-9-Z

Map Amended through September 02, 2003



4

January 23, 2003

Courtyard I
7500 Jefferson NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
fax: 505.798.7988
toll free: 800.877.5332

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

Re: Preliminary Plat, vacations of public easement and Sidewalk waiver and deferral
Tract 29-E Ventana Ranch; Country Meadows Unit 4

Dear Sheran:

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

- Applications for Development Review
- Twenty-four (24) copies each of the Preliminary Plat and Grading Plan
- 1 copy of the Infrastructure List (Exhibit "A")
- Twenty-four (24) copies of the Reason/Location of Request for easement vacation (Exhibit "C")
- Letter from the Office of Neighborhood Coordination
- Sidewalk exhibits for deferral and waiver
- Forms DRWS and TIS, and
- Fee in the amount of \$2910.00

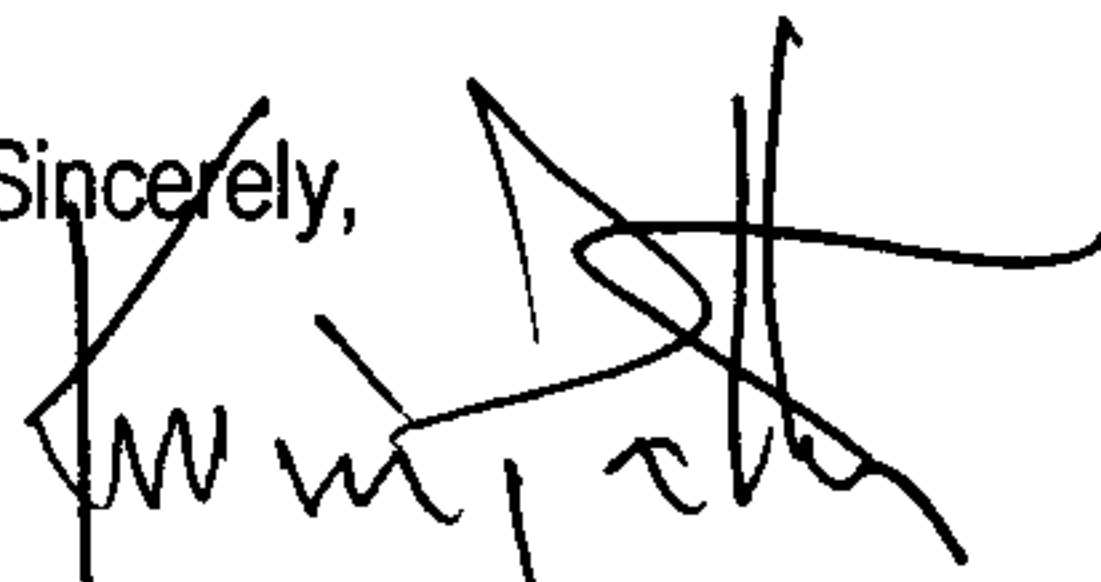
We are requesting preliminary plat approval for 69 signal family detached lots. Along with our preliminary plat application we are requesting to defer sidewalks along each lot frontage.

At this time we are also requesting to vacate a public blanket drainage easement within our development. We believe this easement is no longer required because we are developing the site as well as building storm drain which will accept runoff from this site as well as from future developments.

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

Please place this item on the DRB Agenda to be heard on February 18, 2004. If you have any questions or require further information, please call me at 823-1000.

Sincerely,



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

Enclosures

Cc: Kurt Browning, LVLP (w/ enclosures)

69 LOTS

75
565
1035
380
50
45
20
50

640
74

020270

690

2910

040132

\$ 75 = 75 del.

\$ 565 = 565

\$ 15 x 69 = 1035

~~95 x 4 = 380~~

\$ 50 \$ 50

~~\$ 45 \$ 45~~

\$ 20 \$ 20

50

1,790

740

Bohannon & Huston INC.

PROJECT NAME _____ SHEET _____ OF _____

PROJECT NO. _____ BY _____ DATE _____

SUBJECT _____ CH'D _____ DATE _____

ENGINEERING ▲
SPATIAL DATA ▲
ADVANCED TECHNOLOGIES ▲

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

January 15, 2004

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

RE: Preliminary Plat approval, Vacation of public easement & Sidewalk waiver and deferral.
Tract 29-E Ventana Ranch

Dear Ms. Horton:

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

This letter is to advise you that Bohannan Huston, Inc., agent for Las Ventanas Limited Partnership, is seeking approval of Preliminary Plat, vacation of public easement and sidewalk waiver and deferral for Tract 29-E Ventana Ranch from the City of Albuquerque's Development Review Board (DRB).

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

Sincerely,



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

SS
Enclosure

Courtyard
7500 Jefferson NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
fax: 505.798.7988
toll free: 800.877.5332

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

January 15, 2004

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

RE: Preliminary Plat approval, Vacation of public easement and Sidewalk waiver and deferral.
Tract 29-E Ventana Ranch

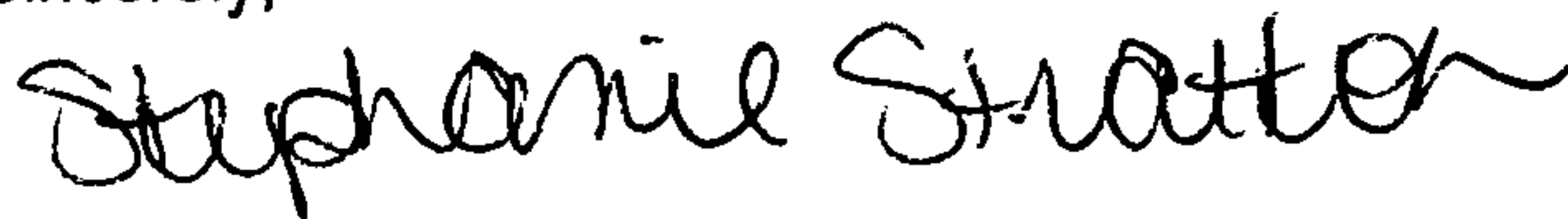
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Sincerely,



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)

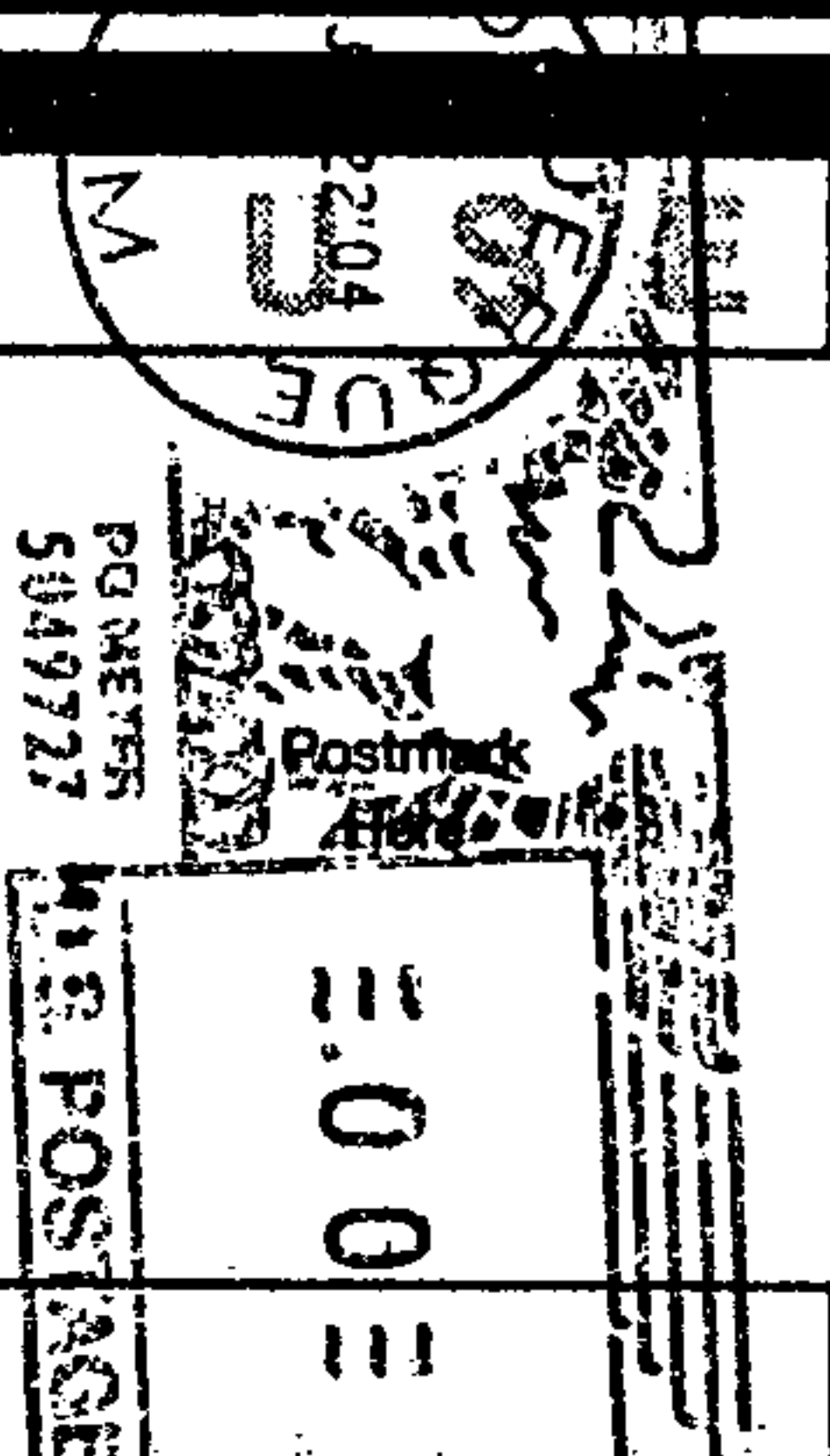
**U.S. Postal Service
CERTIFIED MAIL RECEIPT**
(Domestic Mail Only; No Insurance Coverage Provided)

OFFICIAL MAIL

Postage	\$ 60
Certified Fee	230
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	175
Total Postage & Fees	\$ 465

Sent To Laura Holden
 Street, Apt. No.; or PO Box No. 4224 Cascada Rd. NW
 City, State, ZIP+4 Albuquerque, NM 87114

PS Form 3800, January 2001 See Reverse for Instructions

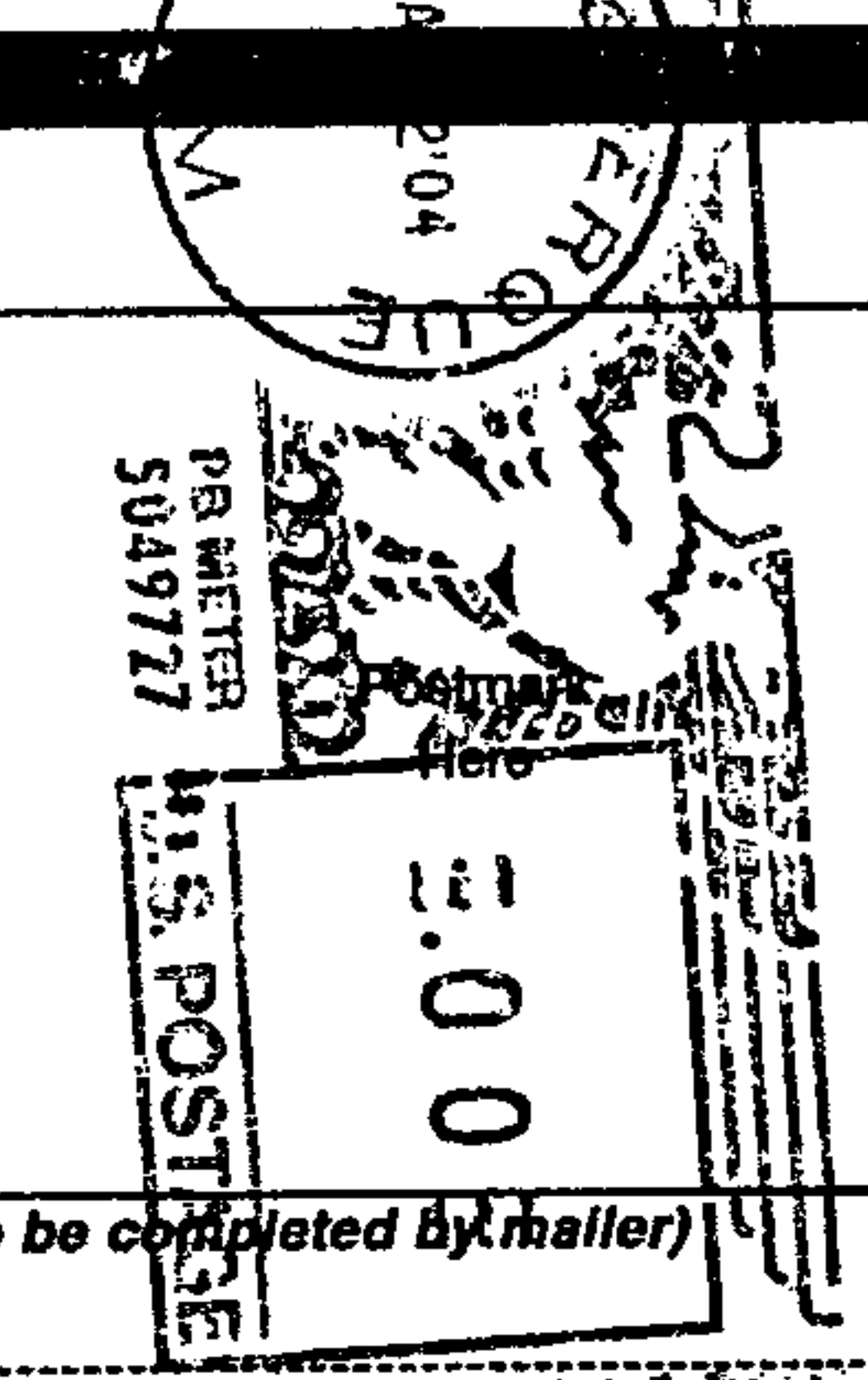


OFFICIAL MAIL

Postage	\$ 60
Certified Fee	230
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	1.75
Total Postage & Fees	\$ 465

Recipient's Name (Please Print Clearly) (To be completed by mailer) Bruce Nyberg
 Street, Apt. No.; or PO Box No. 6824 Brushfield NW
 City, State, ZIP+4 Albuquerque, NM 87114

PS Form 3800, February 2000 See Reverse for Instructions



"Attachment A"

Stephanie Stratton, Bohannan Huston
Zone Map: B-9

VENTANA RANCH N.A. (R)

***Laura Horton**

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

Bruce Nyberg

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

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

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) / ENVIRONMENTAL HEALTH INFORMATION FORM

APPLICANT: LOS VENTANOS Date of request: 1/23/04 Zone atlas page(s): B-9

CURRENT:
Zoning RLT
Parcel Size (acres / sq.ft.) 11.1044

Legal Description -
Lot or Tract # TRACT 29E Block # _____
Subdivision Name COUNTRY MEADOWS UNIT 4

REQUESTED CITY ACTION(S):

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

PROPOSED DEVELOPMENT:

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

GENERAL DESCRIPTION OF ACTION: 1

of units - 69
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 Deborah Sutton Date 1-23-04
(To be signed upon completion of processing by Traffic Engineer and Environmental Health)

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [] 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 [] 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.

TRAFFIC ENGINEER

DATE

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

TO BE COMPLETED BY APPLICANT

TRANSPORTATION DEVELOPMENT

ENVIRONMENTAL HEALTH

s to subdivide TRACTS X-1-A and 25B of the
25A, 25B, 26B-1-A & X-1-A VENTANA RANCH,
is the same is shown and designated on the
the office of the County Clerk of Bernalillo
ember 16, 1998 in Book 98C, Page 281 as
into 4 Tracts, to dedicate additional Public
to the City of Albuquerque, to vacate easements and

UTILITY EASEMENTS

on this plat are for the common joint

the installation, maintenance
and electrical lines, transformers,
structures, and related
equipment necessary to provide electrical

installation, maintenance, and
services, valves and other equipment
necessary to provide natural

installation, maintenance, and service
lines and other related
equipment reasonably necessary to provide
including but not limited to above
services.

installation, maintenance, and
equipment, and other related equipment
necessary to provide Cable TV

the installation, maintenance
and water and sanitary sewer lines
(not parallel within).

to rebuild, construct, reconstruct,
move, modify, renew, operate, and
purposes described above, together
with over said easements, including
equipment for electric transformers, with the
and remove trees, shrubs or bushes
as set forth herein. No building,
(subsurface), hot tub, concrete or
structure shall be erected or
used, nor shall any well be drilled or
owners shall be solely responsible for
violations of the National Electric Safety Code caused
by wiring, or any structures adjacent to
this plat.

said Tract 25B, also being a point on the westerly boundary line of
said Tract X-1-A, thence running along the westerly boundary line of
said Tract X-1-A,
S65°16'56"W, a distance of 618.84 feet to a point; thence,
S53°25'41"W, a distance of 50.00 feet to a point of curvature (non-
tangent); thence,
889.98 feet along the arc of a curve to the left having a radius of
1500.00 feet and a chord which bears N53°00'09"W, a distance of
876.99 feet to a point of tangency; thence,
N70°00'00"W, a distance of 245.20 feet to a point; thence,
N20°00'00"E, a distance of 100.00 feet to a point of curvature;
thence,
771.84 feet along the arc of a curve to the left having a radius of
2250.00 feet and a chord which bears N10°10'22"E, a distance of
768.06 feet to a point of tangency; thence,
N00°20'43"E, a distance of 300.00 feet to the northwest corner of
said Tract X-1-A, a point on the Section line common to projected
Sections 4 and 9, Township 11 North, Range 2 East, New Mexico
Principal Meridian, thence running along the northerly boundary
line of said Tract X-1-A and also along said Section line,
S89°47'00"E, a distance of 2648.69 feet to the northeast corner of
said Tract X-1-A, thence leaving said Section line and running
thence along the easterly boundary line of said Tract X-1-A,
S00°16'51"W, a distance of 3094.19 feet to the point and place of
beginning.

Tract contains 115.7254 Acres, more or less.

NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone) NAD 1927.
2. Distances are ground distances.
3. All easements of record are shown.
4. These properties are within the New Mexico Utilities, Inc. (NMU, Inc.) franchise area. Water and Sanitary Sewer infrastructure improvements must be approved by both the City of Albuquerque and NMU, Inc.
5. Temporary easements are in accordance with Las Ventanas Subdivision Drainage Master Plan, April 1995, and the Las Ventanas Interior Drainage Facilities Plan, July, 1995 and the drainage easements are subject to adjustment in size, dimension, and location as plans and designs become more firm. Reversion of any temporary easement or portion of easement not required for the drainage improvements shall require the approval of the City of Albuquerque by way of a vacation action. Reversion by AMAFCA shall be by Quit Claim Deed or assignment to the City of Albuquerque.
6. Park dedication requirements shall be met with the Park Site within Tract 25B-1-A in accordance with the Park Dedication Agreement between the City of Albuquerque and Las Ventanas Limited Partnership Dated: October 23, 1995, or otherwise agreed to.
7. A temporary blanket drainage easement on Tract 25B-1 is granted to the City of Albuquerque with the filing of this plat. Future subdivision actions may further define this easement. Maintenance of this temporary easement will be the responsibility of the property owner.
8. In the event Grantor constructs any City-approved temporary improvements (i.e., ponds) within the Temporary Blanket Drainage easement, the City has the right to enter upon Grantor's property at any time and perform whatever inspection, installation, maintenance, repair, modification or removal ("Work") it deems appropriate without liability to the City. If the work affects any improvements or Encroachments made by the Grantor, the City will not be financially or otherwise responsible for rebuilding or repairing of improvements or Encroachments. If, in the opinion of the City, the work to be performed by the City could endanger the structural integrity or otherwise damage the improvements or Encroachments, the Grantor shall, at its own expense, take whatever protective measures are required to safeguard the improvements or Encroachments. Maintenance of any Grantor temporary improvement is the responsibility of the Grantor.

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

PAID RECEIPT

APPLICANT NAME Saudia Properties
AGENT Bokanan Houston, Inc.
ADDRESS 7500 Jefferson Ave 87109
PROJECT & APP # 1003217 04 DRB 60097 (60098) (60099) / 100100
PROJECT NAME Country Meadows

\$ 20.00 469099/4916000 Conflict Management Fee
\$ 2,075.00 441006/4983000 DRB Actions
\$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals
\$ 75.00 441018/4971000 Public Notification
\$ 740.00 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
\$ 2,910.00 TOTAL AMOUNT DUE

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

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

Las Ventanas LTD Partnership
10 Tramway Loop
Albuquerque, NM 87122

Wells Fargo Bank
11199 Montgomery Blvd NE
Albuquerque, NM 87111

95-219/1070

CHECK NO.
008376

Two Thousand Nine Hundred Ten Dollars And 00 Cents

DATE

AMOUNT

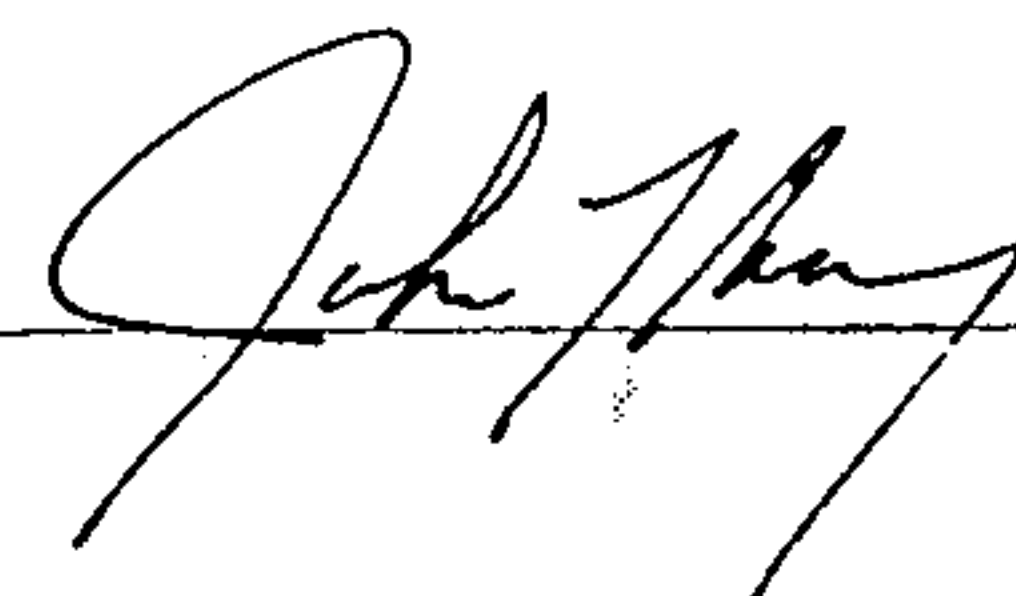
01/16/2004

\$2,910.00

Void after 90 days

Pay to the Order of:

CITY OF ALBUQUERQUE
TREASURY DIVISION
P O BOX 27801
ALBUQUERQUE, NM 87125-7801



Two signatures required over \$50,000.00

EXPLANATION OF ADDITIONAL SECURITY FEATURES INDICATED ON REVERSE SIDE

008376 1070021921 10602915921

City Of Albuquerque
Treasury Division

01/23/2004 10:47AM LOC: ANN
X
RECEIPT# 00018804 WSH 008 TRANSH 0011
Account 441006 Fund 0110
Activity 4983000 TRSTAM
Trans Amt \$2,910.00
J24 Misc \$740.00
CK \$2,910.00
CHANGE \$0.00

Thank You

DUPLICATE
City Of Albuquerque
Treasury Division

01/23/2004 10:47AM LOC: ANN
X
RECEIPT# 00018803 WSH 008 TRANSH 0011
Account 441018 Fund 0110
Activity 4971000 TRSTAM
Trans Amt \$2,910.00
J24 Misc \$75.00

Thank You

DUPLICATE
City Of Albuquerque
Treasury Division

01/23/2004 10:46AM LOC: ANN
X
RECEIPT# 00018802 WSH 008 TRANSH 0011
Account 441006 Fund 0110
Activity 4983000 TRSTAM
Trans Amt \$2,910.00
J24 Misc \$2,075.00

Thank You

DUPLICATE
City Of Albuquerque
Treasury Division

01/23/2004 10:46AM LOC: ANN
X
RECEIPT# 00018801 WSH 008 TRANSH 0011
Account 469099 Fund 0110
Activity 4916000 TRSTAM
Trans Amt \$2,910.00
J24 Misc \$20.00

Thank You

City of Albuquerque
Planning Department
505-924-3900 (main number)
505-924-3864 (fax number - 2nd Level)
505-924-3440 (fax number - 4th Floor)
Development and Building Services (One Stop Shop)
600 2nd Street NW
Albuquerque, NM 87102

**City of Albuquerque
Planning Dept.
Dev. & Bldg. Svcs.**

Fax

To: Stephanie Stratton **From:** Melita Hill
Fax: _____ **Pages Sent:** (including this page) 2
Phone: 823-1000 **Date:** 1/23/04
Time: 1:00

Urgent For Review Please Comment Please Reply Please Recycle

Re: Ventura Ranch Tract 246
Comments:
Please note new case # 04028-00100 for
Sidewalk Waiver. Meeting date for DEB is
Feb 18, not 23. Sign posting dates are
Feb 3 to Feb 18.
M-H.

*** TX REPORT ***

TRANSMISSION OK

TX/RX NO 0718
CONNECTION TEL 97987988
SUBADDRESS
CONNECTION ID BOHANNAN HUSTON
ST. TIME 01/23 12:56
USAGE T 00'26
PGS. 1
RESULT OK

City of Albuquerque
Planning Department
505-924-3900 (main number)
505-924-3864 (fax number - 2nd Level)
505-924-3440 (fax number - 4th Floor)
Development and Building Services (One Stop Shop)
600 2nd Street NW
Albuquerque, NM 87102

**City of Albuquerque
Planning Dept.
Dev. & Bldg. Svcs.**

Fax

To: Stephanie Stratton From: Melita Hill

Fax: Pages Sent: (including this page) 2

Phone: 823-1000 Date: 1/23/04

Time: 1:00

Urgent For Review Please Comment Please Reply Please Recycle

Re: Ugentina Ranch Tract 24E

Comments:

Please note new case # 0402B-00100 for
Sidewalk Waiver. Meeting date for OPR is
Feb 18, not 23. Sign posting dates are
Feb 3 to Feb. 18.

M-H.

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from Feb. 3, 04 To Feb. 18 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)

1-23-04
(Date)

I issued 3 signs for this application, 1/23/04, Maricita Hill
(Date) (Staff Member)

DRB PROJECT NUMBER: 1003217

EXHIBIT ~~A~~

REASON FOR REQUEST/LOCATION OF REQUEST
SIDEWALK DEFERRAL

 SIDEWALK TO BE DEFERRED

 SIDEWALK TO BE BUILT

DEFERRED SIDEWALKS TO BE BUILT ON A LOT-BY-LOT BASIS AS HOME
CONSTRUCTION IS COMPLETED.

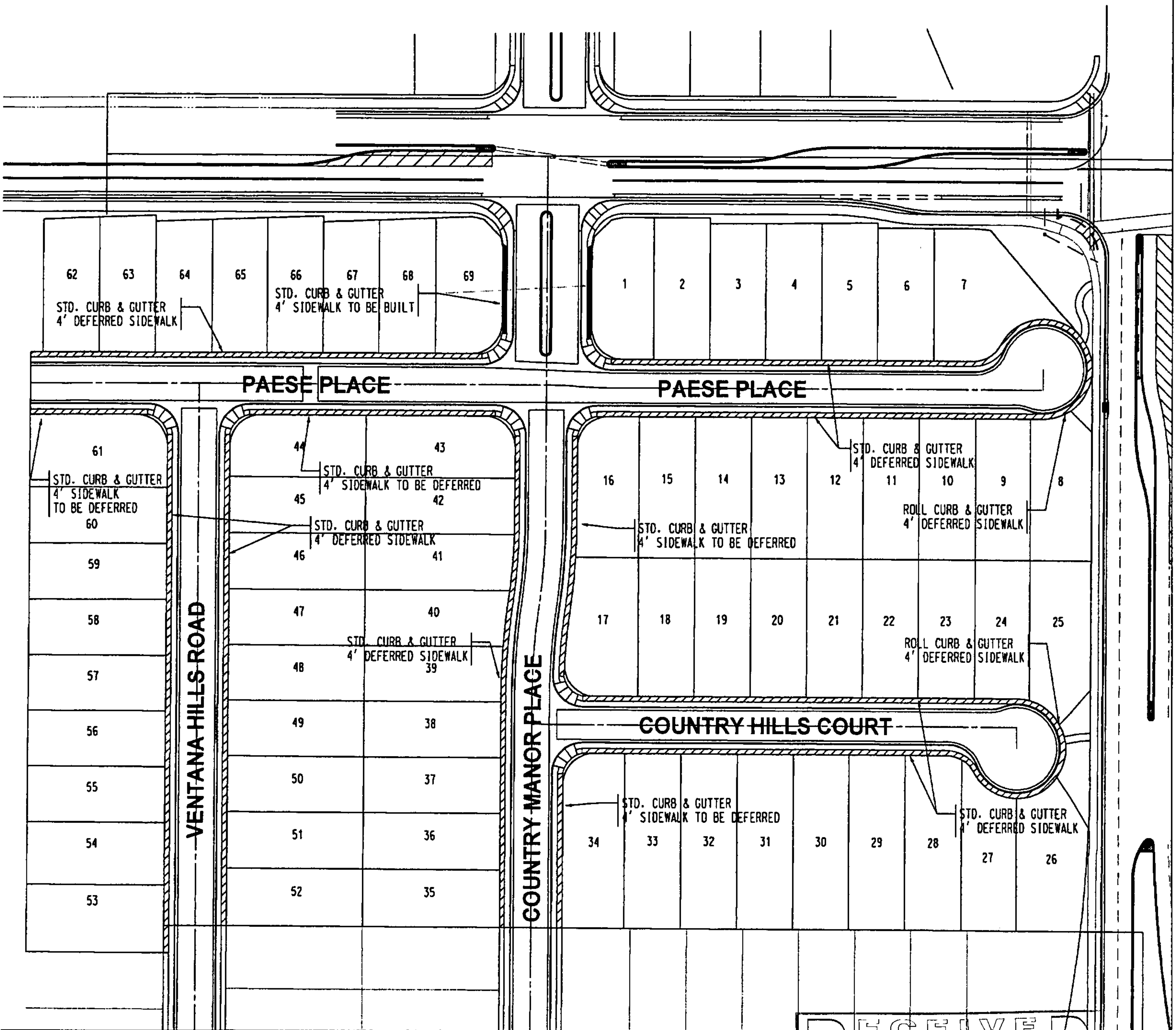


EXHIBIT C
Date 2/18/04
#1003217

RECEIVED
FEB 05 2004
HYDROLOGY SECTION

1002217

Judy D. Woodward
Bern. Co. PLAT
R 12. 88
BX-99C Pg-189
05/18/1999 02:08P
Page 2 of 2
5222368
851298661



200 100 0 200
SCALE: 1" = 200'
(HORIZ.)

BULK LAND PLAT FOR TRACTS 25B-1, 28A, 28B, & X-1-A-1 VENTANA RANCH (A REPLAT OF TRACTS 25B & X-1-A, VENTANA RANCH) ALBUQUERQUE, NEW MEXICO APRIL, 1999

UNPLATTED LAND

CENTERLINE EXISTING 10' PNM & MST&T EASEMENT
FILED: SEPTEMBER 2, 1960 (BK. D560, PGS. 47-48)
DOCUMENT NO. 35395
VACATED BY VACATION ACTION V-99-34

FUTURE IRVING BOULEVARD

TRACT 13A
BULK LAND PLAT FOR TRACTS
13A, 15, 16, 17A, 18A, & Y-1
VENTANA RANCH
Filed: August 14, 1988 (98C-242)

FUTURE RAINBO W BOULEVARD

EXISTING 10' GAS LINE EASEMENT
FILED: MAY 8, 1995
(BK. 95-11, PGS. 1782-1784)
DOC. NO. 95045529
VACATED BY VACATION ACTION
V-99-34

EXISTING 20' WATERLINE EASEMENT
FILED: FEBRUARY 23, 1995
(BK. 95-5, PGS. 1209-1212)
DOC. NO. 95018488

EXISTING 43' PUBLIC ROADWAY,
DRAINAGE, & UTILITY EASEMENT
FILED: NOVEMBER 30, 1995 (95C-430)

EXISTING 20' TEMPORARY ACCESS
EASEMENT FOR WELL SITE
FILED: MARCH 7, 1994
(BK. 94-8, PGS. 0142-0145)
DOCUMENT NO. 94030716
FIRST AMENDMENT
FILED: APRIL 14, 1994
(BK. 94-12, PGS. 3303-3305)
DOCUMENT NO. 94049365

ACS BRASS TABLET STAMPED "1-B9-1980".
GEOGRAPHIC POSITION (NAD 1927)
N.M. STATE PLANE COORDINATES (CENTRAL ZONE)
X=355.077.00 Y=1.529.056.93
GROUND TO GRID FACTOR = 0.99966334
DELTA ALPHA = -00°16'47"
NGVD 1929 ELEVATION = 5450.51

TEMPORARY BLANKET DRAINAGE EASEMENT
ON TRACT X-1-A-1 TO BE GRANTED TO THE
CITY OF ALBUQUERQUE WITH THE FILING
OF THIS PLAT. SEE NOTE 8.

Now to
be vacated

TRACT X-1-A-1

EXISTING 100' TEMPORARY DRAINAGE, PUBLIC
UTILITY & TRAIL EASEMENT GRANTED BY PLAT
FILED: SEPTEMBER 16, 1998 (98C-281)

EXHIBIT

Date 2/28/01

EXISTING 156' PUBLIC ROADWAY,
DRAINAGE AND UTILITY EASEMENT
FILED: NOVEMBER 30, 1995 (95C-430)

CENTERLINE EXISTING 86' PUBLIC
ROADWAY, DRAINAGE & UTILITY
EASEMENT
FILED: NOVEMBER 30, 1995
(95C-430)

TRACT X-1-A

EXISTING TEMPORARY TURNAROUND EASEMENT
GRANTED BY PLAT FILED: SEPTEMBER 16, 1998
(98C-281)

TEMPORARY TURNAROUND EASEMENT
TO BE GRANTED WITH THE FILING
OF THIS PLAT

TRACT 28B

EXISTING 100' PUBLIC ROADWAY,
DRAINAGE AND UTILITY EASEMENT

PLAT OF VENTANA RANCH FILED: NOVEMBER 30, 1995 (95C-430)

**DEVELOPMENT REVIEW BOARD
TRANSPORTATION DEVELOPMENT
Standard Comment Sheet**

DRB- ³²¹⁷ 1003022 Item No. 18 Zone Atlas B-9
DATE ON AGENDA

INFRASTRUCTURE REQUIRED () 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
-----	---------

If you have any questions or comments please call ~~Richard Dourte~~ *Richard Dourte* at 924-3990. Meeting notes: *3991*

- (1) *PROVIDE TRAFFIC DISTRIBUTION MAP*
- (2) *SHOW PI LOT DESIGNATIONS*
- (3) *BIKE FACILITIES & X-SECTIONS ON IRVING & UNIVERSITY*
- (4) *SIGHT DISTANCE ONTO IRVING & WIDTH OF R-O-W & THROAT*



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

Development Review Board Comments

3217
Project Number: 1003022
Application Number: 03DRB-01708

DRB Date: 10/15/03
Item Number: 18

Subdivision: Country Meadows Unit 4
Tracts 29E, Ventana Ranch

Zoning: R-LT

Zone Page: B-9

New Lots (or units) : 67

Request for:

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

Parks and Recreation Comments:

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

These requirements have been met through the dedication and construction of Country Meadows Park.

Signed: 

Christina Sandoval, (DMD)

Phone: 768-3808



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: ~~1003022~~ ³²¹⁷

AGENDA ITEM NO: 18

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

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

RESOLUTION:

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: October 15, 2003

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
Development Review Board
October 15, 2003 Comments**

ITEM # 18

PROJECT # 1003022

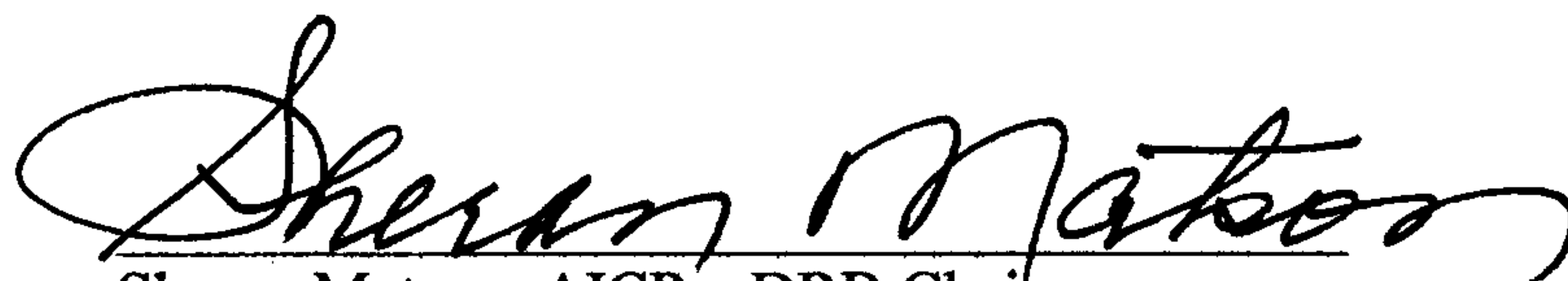
3217

APPLICATION # 03DRB-01708

RE: Tract 29E, Ventana Ranch/sketch plat

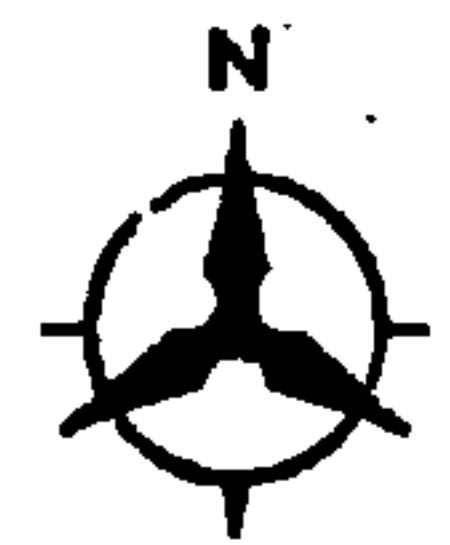
The lots meet minimum size requirements for RLT zoning.

Approval of perimeter walls is required at preliminary plat application.



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

1999062158
 5222368
 Page: 2 of 2
 05/18/1999 02:08
 BK-99C Pg-189
 R 12.08
 PLAT
 Bern. Co.
 Judy D. Woodward



200 100 0 200
 SCALE: 1" = 200'
 (HORIZ.)

BULK LAND PLAT FOR
TRACTS 25B-1, 28A, 28B, & X-1-A-1
VENTANA RANCH
 (A REPLAT OF TRACTS 25B & X-1-A, VENTANA RANCH)
 ALBUQUERQUE, NEW MEXICO
 APRIL, 1999

CENTERLINE EXISTING 10' PNM & MST&T EASEMENT
 FILED: SEPTEMBER 2, 1960 (BK. 0560, PGS. 47-48)
 DOCUMENT NO. 35395
 VACATED BY VACATION ACTION V-99-34

UNPLATTED LAND

FUTURE IRVING BOULEVARD

TRACT 13A
 BULK LAND PLAT FOR TRACTS
 13A, 15, 16, 17A, 18A, & Y-1
 VENTANA RANCH
 Filed: August 14, 1988 (98C-242)

FUTURE RAINBO W BOULEVARD

EXISTING 10' GAS LINE EASEMENT
 FILED: MAY 8, 1995
 (BK. 95-11, PGS. 1782-1784)
 DOC. NO. 95045529
 VACATED BY VACATION ACTION
 V-99-34

EXISTING 20' WATERLINE EASEMENT
 FILED: FEBRUARY 23, 1995
 (BK. 95-5, PGS. 1209-1212)
 DOC. NO. 95018488

EXISTING 43' PUBLIC ROADWAY,
 DRAINAGE, & UTILITY EASEMENT
 FILED: NOVEMBER 30, 1995 (95C-430)

EXISTING 20' TEMPORARY ACCESS
 EASEMENT FOR WELL SITE
 FILED: MARCH 7, 1994
 (BK. 94-8, PGS. 0142-0145)
 DOCUMENT NO. 94030716
 FIRST AMENDMENT
 FILED: APRIL 14, 1994
 (BK. 94-12, PGS. 3303-3305)
 DOCUMENT NO. 94049365

ACS BRASS TABLET STAMPED "1-89-1980".
 GEOGRAPHIC POSITION (NAD 1927)
 N.M. STATE PLANE COORDINATES (CENTRAL ZONE)
 X=355,077.00 Y=1,529,056.93
 GROUND TO GRID FACTOR = 0.99966334
 DELTA ALPHA = -00°16'47"
 NGVD 1929 ELEVATION = 5450.51

TEMPORARY BLANKET DRAINAGE EASEMENT
 ON TRACT X-1-A-1 TO BE GRANTED TO THE
 CITY OF ALBUQUERQUE WITH THE FILING
 OF THIS PLAT. SEE NOTE 8.

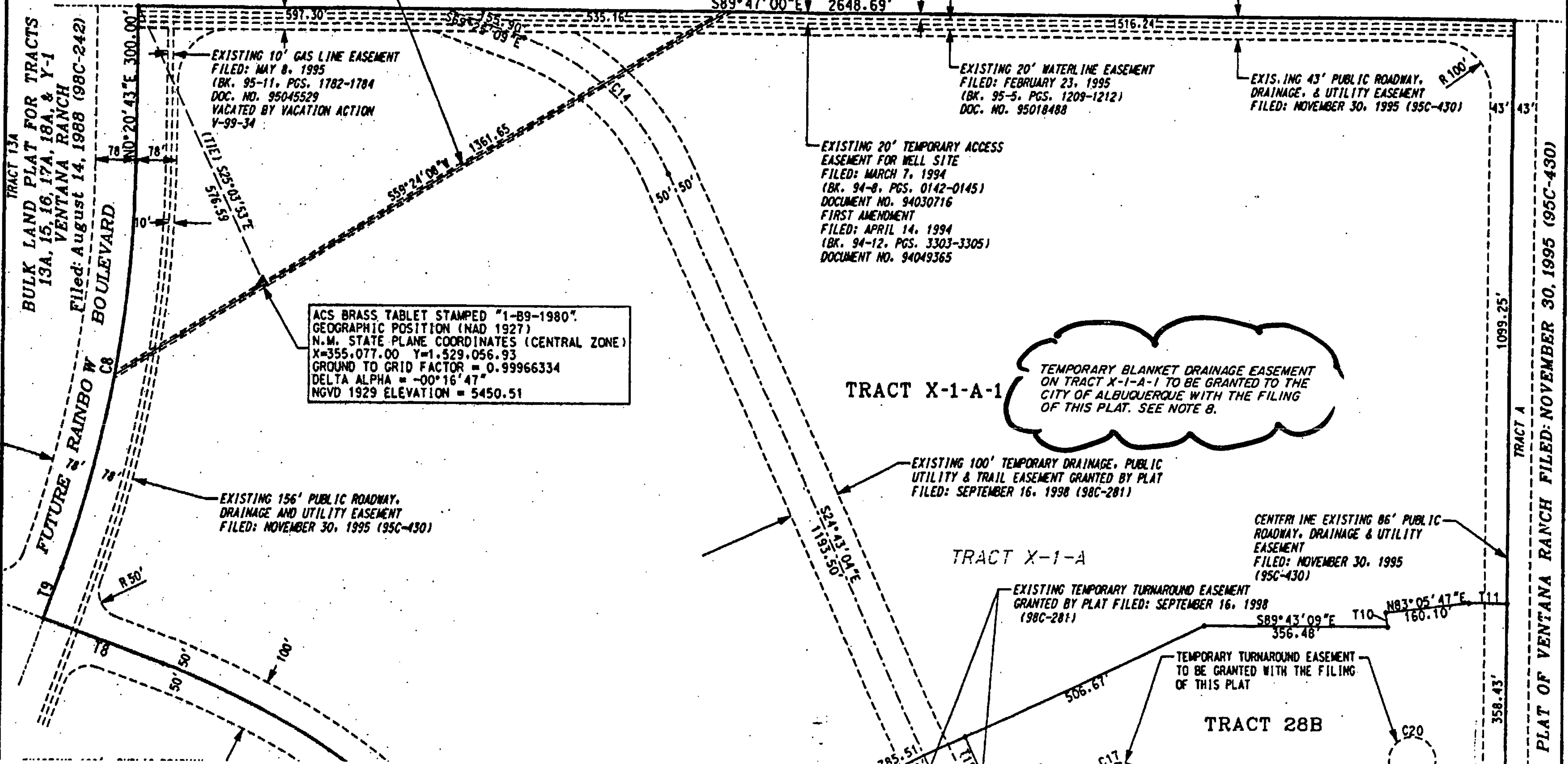
EXISTING 156' PUBLIC ROADWAY,
 DRAINAGE AND UTILITY EASEMENT
 FILED: NOVEMBER 30, 1995 (95C-430)

EXISTING 100' TEMPORARY DRAINAGE, PUBLIC
 UTILITY & TRAIL EASEMENT GRANTED BY PLAT
 FILED: SEPTEMBER 16, 1998 (98C-281)

CENTERLINE EXISTING 86' PUBLIC
 ROADWAY, DRAINAGE & UTILITY
 EASEMENT
 FILED: NOVEMBER 30, 1995
 (95C-430)

EXISTING TEMPORARY TURNAROUND EASEMENT
 GRANTED BY PLAT FILED: SEPTEMBER 16, 1998
 (98C-281)

TEMPORARY TURNAROUND EASEMENT
 TO BE GRANTED WITH THE FILING
 OF THIS PLAT



TRACT A
 PLAT OF VENTANA RANCH FILED: NOVEMBER 30, 1995 (95C-430)

A City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

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

Supplemental form

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

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

APPLICANT INFORMATION:

NAME: LAS VENTANAS LIMITED PARTNERSHIP PHONE: 856-6419

ADDRESS: 10 TRAMWAY LOOP NE FAX: _____

CITY: ALBUQUERQUE STATE NM ZIP 87122 E-MAIL: _____

Proprietary interest in site: OWNER

AGENT (if any): BOHANNAN HUSTON, INC. PHONE: 823-1000

ADDRESS: 7500 JEFFERSON NE FAX: 798-7988

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

DESCRIPTION OF REQUEST: SKETCH PLAT REVIEW AND 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. TRACT 29E VENTANA RANCH Block: _____ Unit: _____

Subdiv. / Addn. VENTANA RANCH

Current Zoning: R-LT Proposed zoning: _____

Zone Atlas page(s): B-9 No. of existing lots: 1 No. of proposed lots: 67

Total area of site (acres): 11.1044 Density if applicable: dwellings per gross acre: 6.03 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. 100906544349510101 MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: IRVING BLVD NW

Between: UNIVERSE BLVD. NW and RAINBOW BLVD. NW

CASE HISTORY:

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

DRB# 1001101, 1000629, 1002593

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

SIGNATURE [Signature] DATE 10-7-03

(Print) KEVIN PATTON Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 9/01, 3/03

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>03DRB - 01708</u>	<u>Sketch</u>	<u>5(B)</u>	<u>\$ 0</u>
<input type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
Hearing date <u>OCT. 15th '03</u>				Total <u>\$ 0</u>
Planner signature / date <u>B. Oberbent 10-07-03</u>				Project # <u>1003217</u> <u>1003022</u>

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

SKETCH PLAT REVIEW AND COMMENT

YOUR ATTENDANCE IS REQUIRED.

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

MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT

Your attendance is required.

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

Extensions are not reviewed through internal routing.

Extension of preliminary plat approval expires after one year.

MAJOR SUBDIVISION FINAL PLAT APPROVAL

Your attendance is required.

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

MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL

Your attendance is required.

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

AMENDMENT TO PRELIMINARY PLAT (with minor changes)

Your attendance is required.

AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)

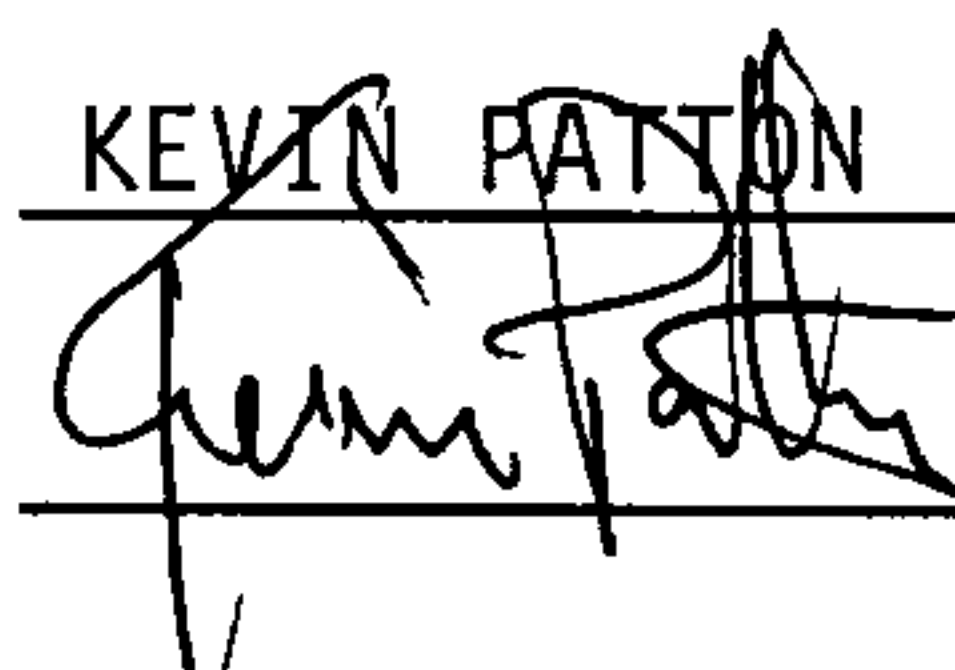
AMENDMENT TO GRADING PLAN (with minor changes)

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

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

Amended preliminary plat approval expires after one year.

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

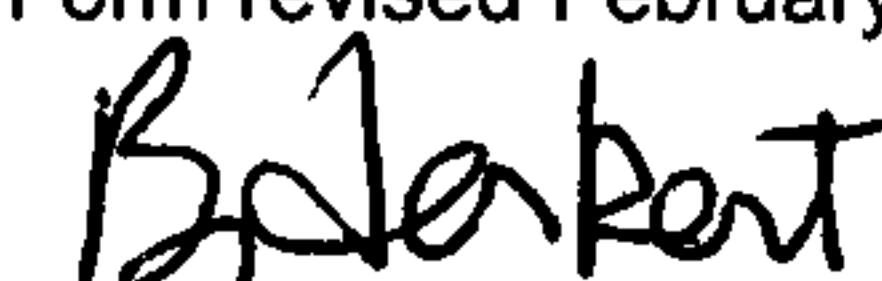
KEVIN PATTON

 Applicant name (print)
 Applicant signature / date 10-7-03

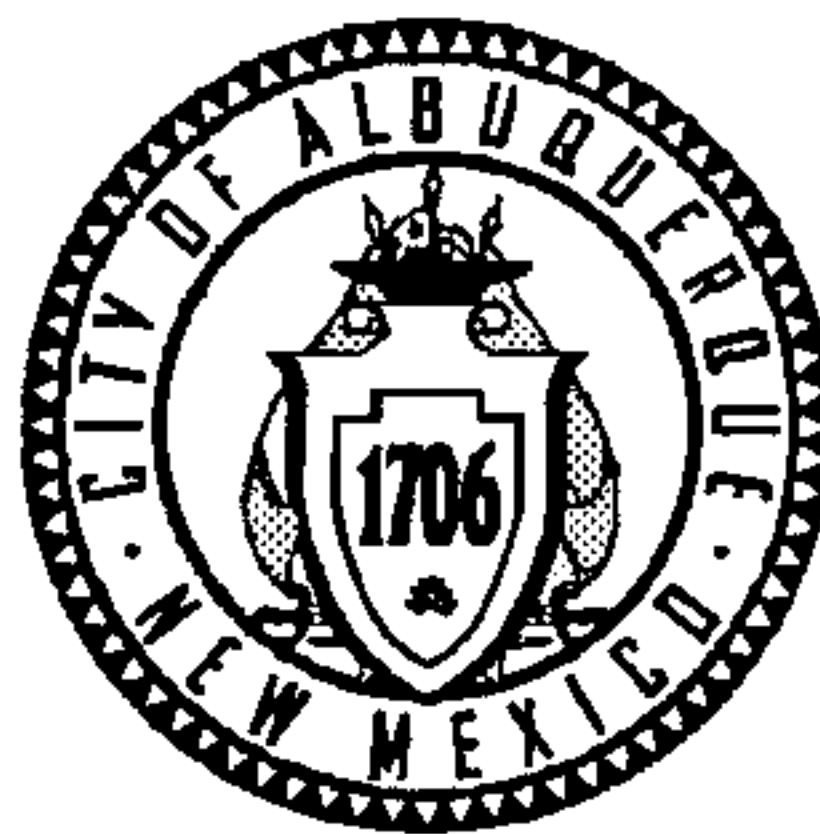
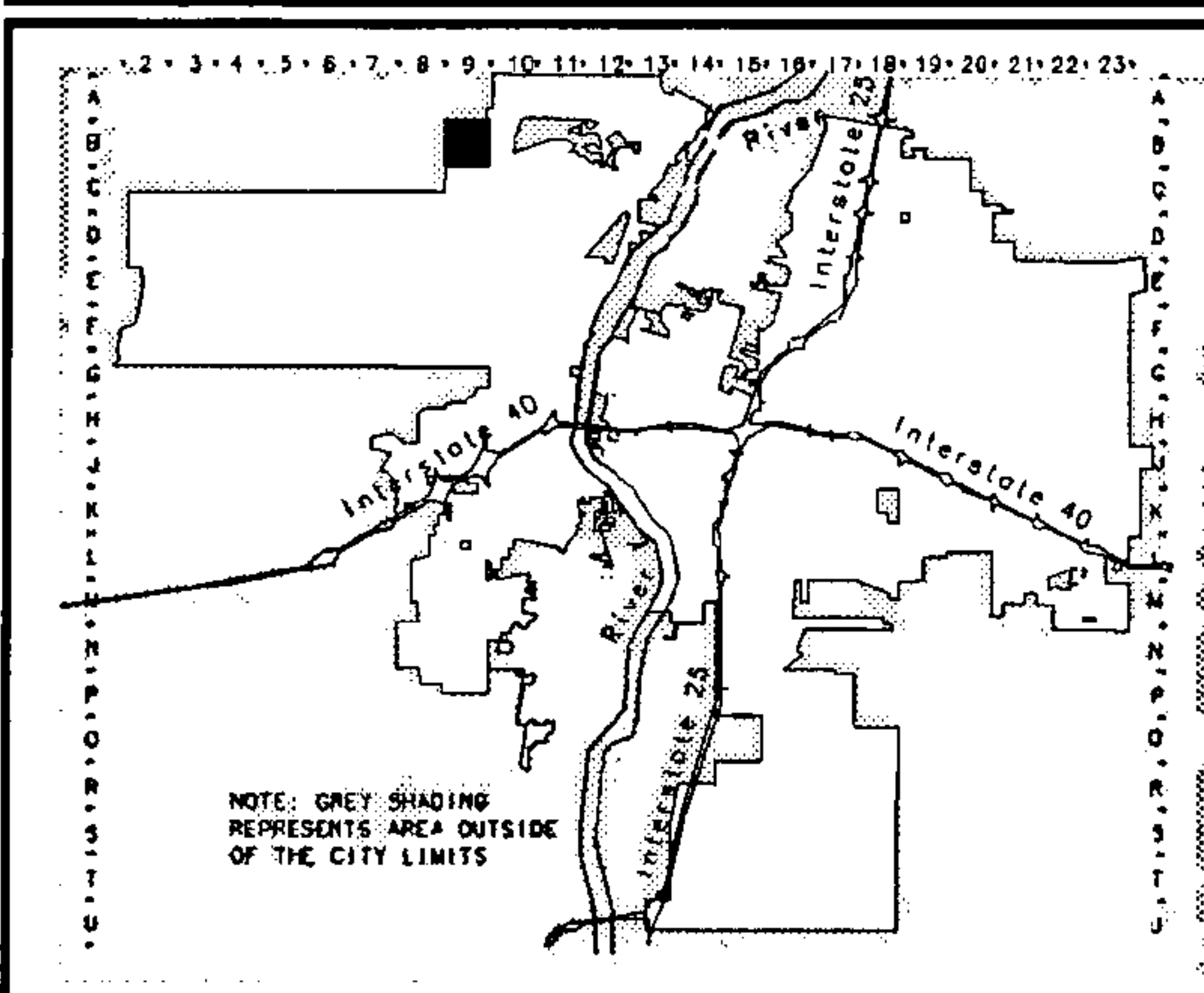
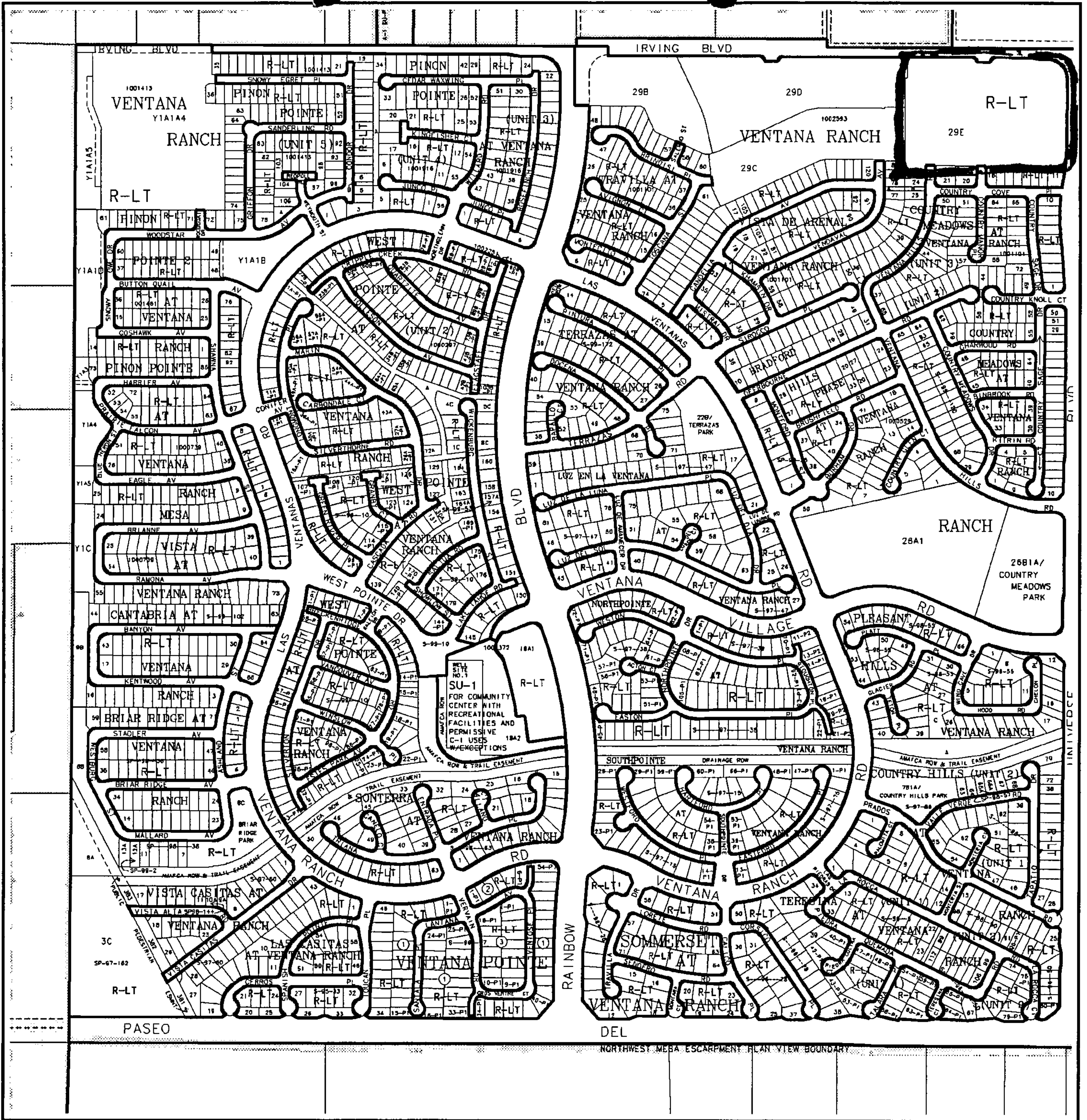


Form revised February 2003

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

Application case numbers
 03DRB- _____ - 01708
 _____ - _____
 _____ - _____

 10-07-03
 Planner signature / date
Project # 1003022
 1003217



Albuquerque Geographic Information System
PLANNING DEPARTMENT

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GRAPHIC SCALE IN FEET



Zone Atlas Page

B-9-Z

Map Amended through September 02, 2003

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

October 6, 2003

Sheron Matson, Chair
Development Review Board
City of Albuquerque
Albuquerque, New Mexico 87103

Re: Sketch Plat Review and Comment
Country Meadows Unit 4; Tract 29E, Ventana Ranch

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 67, 45' min wide x 110' min. depth typical lots. The subject property consists of approximately 11.10 acres. Tract 29E is located on the southwest corner of Irving Blvd and Universe Blvd and is zoned R-LT.

We are requesting the cul-de-sacs for Street "A" and Street "B" have a 40' right-of-way radius, which would be allowed under the Intermittent Parking Criteria. It is my understanding the lots fronting the cul-de-sacs would require a P-1 designation (Lots 7-8, Street "A"; Lots 25-27, Street "B"). Streets "A" and "B" are the required standard width and the lots fronting them would not require a P-1 designation.

The grading and drainage for this tract will be address in a separate drainage submittal to the City Hydrology department for their review and approval. Irving Boulevard and the existing storm drain were built with Irving Blvd Construction Plans (CPN 706381) and Vista de Arenal Unit 2 (CPN664382) thorough this proposed subdivision to serve this tract as well as future Tracts 29C & D at Ventana Ranch upstream. Design of the waterline and sanitary sewer will be coordinated with Bob Gay of NMUI.

ENGINEERING ▲

SPATIAL DATA ▲

ADVANCED TECHNOLOGIES ▲

I would appreciate any comments you would have on the enclosed sketch plat and the information I have mentioned above. Please place this item on the DRB Agenda to be heard on October 15, 2003.

Sincerely,



Yolanda Padilla, P.E.
Project Engineer
Community Development and Planning

yp
Enclosures

Cc: Kevin Patton, BHI (w/o enclosures)
Kurt Browning, Sandia Properties (w/ enclosures)

TRACT A

CANTA CIELO SUBDIVISION

IRVING BOULEVARD

TRACT 29D

62 63 64 65 66 67 68 69
EX. 8" WL
EX. 8" SAS
EX 66" SD

1 2 3 4 5 6 7

STREET "A" 50' RW EX 66" SD

STREET "A" 46' RW R 40

EX. 8" WL
EX. 42" SD
EX. 8" SAS

61
60
59
58
57
56
55
54
53

VENTANA HILLS ROAD

44 43
45 42
46 41
47 40
48 39
49 38
50 37

COUNTRY MANOR PLACE

16 15 14 13 12 11 10 9 8
17 18 19 20 21 22 23 24 25

R 500'

STREET "B" 46' RW R 40

UNIVERSE BOULEVARD

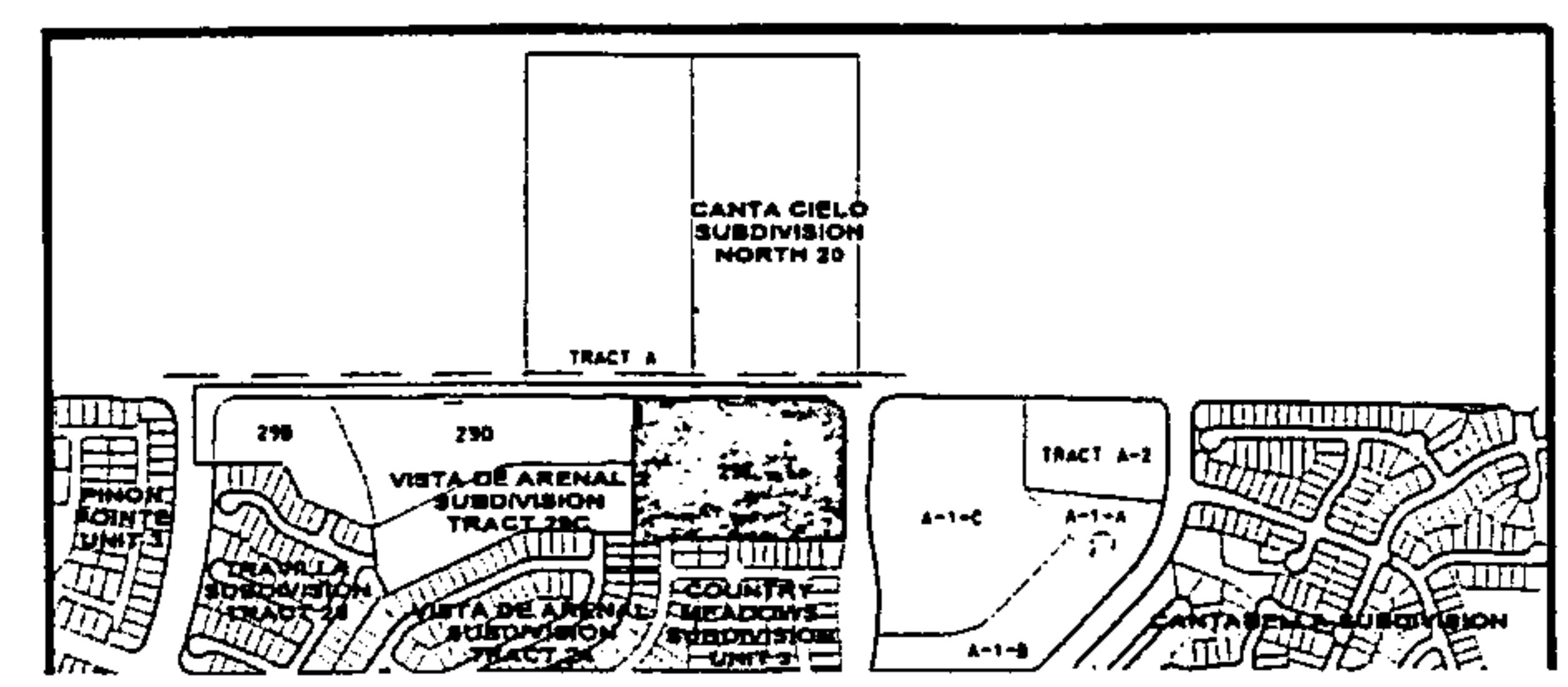
34 33 32 31 30 29 28 27 26

51 36
EX. 8" WL EX. 8" WL
EX. 8" SAS EX. 8" SAS
52 35

VISTA DE ARENAL SUBDIVISION UNIT 2

VISTA DE ARENAL SUBDIVISION

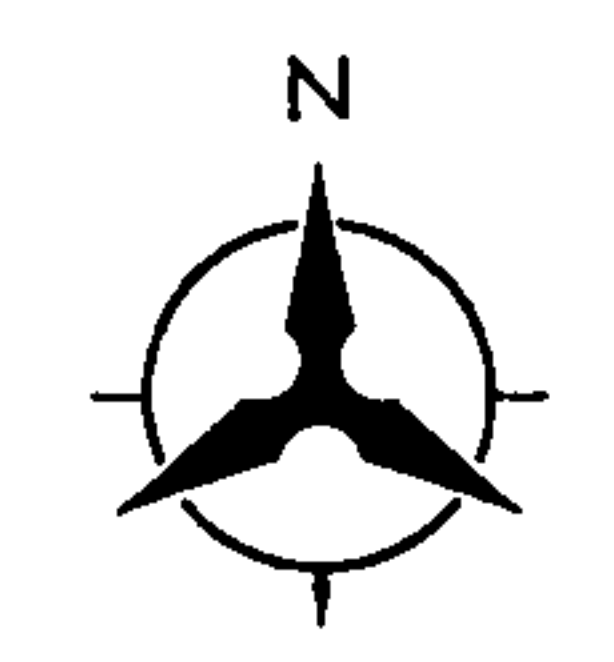
COUNTRY MEADOWS SUBDIVISION UNIT 3



LOCATION MAP
ZONE ATLAS MAP NO. B-9
NOT TO SCALE

SKETCH PLAT COUNTRY MEADOWS SUBDIVISION UNIT 4 (REPLAT OF TRACT 29E)

ALBUQUERQUE, NEW MEXICO
OCTOBER, 2003



100 50 0 100
SCALE: 1" = 100'

1003022