

**3236**

### DXF Electronic Approval Form

DRB Project Case #: 1003236

Subdivision Name: VILLA DE LA CHAMISA UNIT 1

Surveyor: RUSS P HUGG

Contact Person: RUSS P HUGG

Contact Information: 897-3366

DXF Received: 12/16/2004

Hard Copy Received: 12/16/2004

Coordinate System: Ground rotated to NMSP Grid

  
\_\_\_\_\_  
Approved

12/16/04  
\_\_\_\_\_  
Date

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

**AGIS Use Only**  
Copied cov **3236** to agiscov on **12/16/2004** Contact person notified on **12/16/2004**



Complete 12/20/04 Bl

#12

DRB CASE ACTION LOG  
REVISED 2/5/04

Final Plat

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-01739(FP) Project # 1003236  
Project Name: Village La Chaussee  
Agent: Rio Grande Eng. Phone No.: 872-0999

Project Number

1003236

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 11/17/04 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: Cash in Lieu  
\_\_\_\_\_  
\_\_\_\_\_

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

**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: 12-20-04
- 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.

Called for P/U 12/20/04  
Cu  
P/U 12/20/04



#12

# DRB CASE ACTION LOG

*Final Plat*

REVISED 2/5/04

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

DRB Application No.: 04 DRB-01739 (FP) Project # 1003236  
 Project Name: Village La Chaussee  
 Agent: Rio Grande Eng'g. Phone No.: 872-0999

Project Number 1003236

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

UTILITIES: \_\_\_\_\_  
 \_\_\_\_\_  
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CITY ENGINEER / AMAFCA: \_\_\_\_\_  
 \_\_\_\_\_  
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PARKS / CIP: Cash in Lieu  
 \_\_\_\_\_  
 \_\_\_\_\_

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

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



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

November 17, 2004

9:00 a.m.

**MEMBERS:**

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

Wilfred Gallegos, Transportation Development  
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development  
Christina Sandoval, Parks & Recreation

\*\*\*\*\*

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

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

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

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

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

1. **Project # 1000029**  
04DRB-01650 Major-Vacation of Public Easements  
04DRB-01651 Minor-Extension of Preliminary Plat  
BOHANNAN HUSTON INC agent(s) for SAWMILL COMMUNITY LAND & TRUST request(s) the above action(s) for all or a portion of Lot(s) C & B-1-A-1 DUKE CITY LUMBER CO ADDITION and Lot(s) D-1-A, ARBOLERA DE VIDA, PHASE 2, zoned S-M1, S-DR, located on BELLAMAH AVE NW, between 19<sup>TH</sup> ST NW and 18<sup>TH</sup> ST NW containing approximately 26 acre(s). [REF: 03DRB01785, 03DRB01786] (H-13) VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.



2. **Project # 1001273**  
04DRB-01659 Major-SiteDev Plan BldPermit

TIERRA WEST LLC agent(s) for SEDBERRY & ASSOCIATES request(s) the above action(s) for all or a portion of Tract(s) 5B2C1B2A, **RENAISSANCE CENTER**, zoned SU-1 FOR C-2, located on MERCANTILE AVE NE, between I-25 FRONTAGE ROAD and CULTURE AVE NE containing approximately 4 acre(s). [REF: Z-94-13-1] [Deferred from 11/17/04] (F-16) **DEFERRED AT THE AGENT'S REQUEST TO 12/1/04.**

3. **Project # 1003420**  
04DRB-01657 Major-Vacation of Pub Right-of-Way

ISAACSON & ARFMAN PA agent(s) for WINDMILL MANOR PLACE LLC request(s) the above action(s) for all or a portion of Tract(s) B-2, VOLCANO CLIFFS SUBDIVISION (to be known as **SUNRISE RIDGE**, zoned R-LT residential zone, located on TESUQUE DR NW, between MONTANO RD NW and CRYSTAL ST NW containing approximately 1 acre(s). [REF: 04EPC00682, 04DRB01508, 04DRB01509] (E-10) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

- 04DRB-01508 Major-Preliminary Plat Approval  
04DRB-01509 Minor-Temp Defer SDWK

ISAACSON & ARFMAN PA agent(s) for WINDMILL MANOR PLACE LLC request(s) the above action(s) for all or a portion of Tract(s) B-2, VOLCANO CLIFFS UNIT 3, (to be known as **SUNRISE RIDGE SUBDIVISION**) zoned R-LT, located on MONTANO RD NW, between TESUQUE DR NW and SHADOW RIDGE DR NW containing approximately 5 acre(s). [REF: 04EPC00682] [Deferred from 10/27/04 & 11/11/04] (E-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 11/17/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 11/10/04 THE PRELIMINARY PLAT WAS APPROVED. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALK ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

4. **Project # 1003696**  
04DRB-01654 Major-Vacation of Pub Right-of-Way  
04DRB-01655 Major-Preliminary Plat Approval  
04DRB-01656 Minor-Temp Defer SDWK

RIO GRANDE ENGINEERING agent(s) for DAVID SOULE request(s) the above action(s) for all or a portion of Lot(s) 1-17, VINCINTI MONTANO SUBDIVISION AND Tract(s) A, B & C, JUANITA LOPEZ VIGIL SUBDIVISION, (to be known as **TORRENTINO SUBDIVISION**, zoned R-D residential and related uses zone, developing area, located on 97<sup>TH</sup> ST SW, between TOWER RD SW and SAN YGNACIO RD SW containing approximately 6 acre(s). [REF:04DRB01495] [Deferred from 11/17/04] (L-9) **DEFERRED AT THE AGENT'S REQUEST TO 12/1/04.**

5. **Project # 1003238**  
04DRB-01569 Major-Preliminary Plat Approval  
04DRB-01573 Minor-Vacation of Private Easements  
04DRB-01571 Minor-Sidewalk Waiver  
04DRB-01572 Minor-Temp Defer SDWK

TIERRA WEST LLC agent(s) for AMC DEVELOPMENT SERVICES request(s) the above action(s) for all or a portion of Lot(s) A, B C, Tract(s) 267, 268-B, 270-A-2, 270-A-1-C, 270-A-1-D, 270-B AND 315-A-1-A-1, M.R.G.C.D. MAP 35 AND LAND OF ALBERT PEREZ, TRACT(S) B1 AND B2, LAND OF MACIEL & TRUJILLO (to be known as **FLORAL MEADOWS SUBDIVISION**, zoned R-LT residential zone, located on INTERSTATE 40 between RIO GRANDE BLVD NW and MONTOYA ST NW containing approximately 8 acre(s). [REF: 04EPC00156, 04EPC00157, 04DRB00661, 04DRB01227] [Deferred from 11/3/04] (H-12/H-13) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 11/17/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 11/10/04 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

6. **Project # 1003571**  
04DRB-01517 Major-Vacation of Public Easements  
04DRB-01518 Major-Preliminary Plat Approval  
04DRB-01519 Minor-Sidewalk Waiver  
04DRB-01520 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) 9-B-1, 9-B-2 and 12-A-2, **EL RANCHO GRANDE 1, UNIT 9B**, zoned R-LT residential zone, located on BLAKE RD NW, between AMOLE CHANNEL and 98<sup>TH</sup> ST NW containing approximately 36 acre(s). [REF: 04DRB01134] [Deferred from 11/3/04 & 11/10/04 & 11/17/04] (N-9) **DEFERRED AT THE AGENT'S REQUEST TO 12/1/04.**

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

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

7. **Project # 1003775**  
04DRB-01745 Minor-SiteDev Plan BldPermit

SCHLEGEL LEWIS ARCHITECTS agent(s) for DGM LLC request(s) the above action(s) for all or a portion of Tract(s) G-1A-1, **SEVEN BAR RANCH**, zoned SU-1 FOR C-2 USES, located on COTTONWOOD DR NW, between COTTONWOOD PARK NW and OLD AIRPORT AVE NW containing approximately 2 acre(s). [REF: Z-96-92, AA-98-138] *[Deferred from 11/17/04]* (A-14) **DEFERRED AT THE AGENT'S REQUEST TO 12/1/04.**
  
8. **Project # 1003671**  
04DRB-01746 Minor-SiteDev Plan BldPermit

KIRA SOWANICK agent(s) for SOUTHWEST GLASS AND GLAZING request(s) the above action(s) for all or a portion of Tract(s) 27, **LADERA BUSINESS PARK**, zoned SU-1, located on UNSER BLVD NW, between LADERA DR NW and 98<sup>TH</sup> ST NW containing approximately 3 acre(s). [REF: 04DRB01422] **[Russell Brito for Lola Bird, EPC Case Planner]** (H-9/H-10) **THE INFRASTRUCTURE LIST DATED 11/17/04 WAS APPROVED. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND PLANNING FOR EPC COMMENTS AND INFRASTRUCTURE LIST LANGUAGE ON SIGNATURE BLOCK.**
  
9. **Project # 1001946**  
04DRB-01670 Minor-SiteDev Plan  
BldPermit/EPC

WADE-TRIM agent(s) for TARGET CORPORATION request(s) the above action(s) for all or a portion of Tract(s) A-1, **LOS ANGELES CENTER**, zoned M-1 light manufacturing zone, located on PASEO DEL NORTE NE, between I-25 and SAN PEDRO NE containing approximately 11 acre(s). [REF: 04EPC01032, 04DRB01177, 04DRB01178, 04DRB01176] **[Makita Hill, EPC Case Planner]** *[Deferred from 11/3/04 & 11/17/04]* (D-18) **DEFERRED AT THE AGENT'S REQUEST TO 12/15/04.**

10. **Project # 1003010**  
04DRB-01687 Minor-SiteDev Plan  
BldPermit/EPC

DEKKER/PERICH/SABATINI agent(s) for T. S. MCNANEY & ASSOCIATES request(s) the above action(s) for all or a portion of Tract(s) A, (to be known as **HOUSING @ ALBUQUERQUE LITTLE THEATRE**, zoned SU-2 CLD, located on CENTRAL AVE SW, between LAGUNA BLVD SW and SAN PASQUALE AVE SW containing approximately 2 acre(s). [REF: 02EPC01669, 03EPC0670, 02EPC01671, 03EPC01704, 04DRB00366, 04EPC00860] [11/10/04 NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT DEFERRED TO 11/17/04] [Makita Hill, EPC Case Planner] (J-13) **THE INFRASTRUCTURE LIST DATED 11/17/04 WAS APPROVED. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU AND CITY ENGINEER FOR SIA AND THREE COPIES OF THE SITE PLAN.**

11. **Project # 1002786**  
04DRB-01635 Minor-SiteDev Plan BldPermit

JIM MILLER & ASSOCIATES agent(s) for DEKE NOFTSKER request(s) the above action(s) for all or a portion of Lot(s) 2 & 3, Block(s) 5, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2 IP, located on SAN MATEO NE, between SAN DIEGO NE and BEVERLY HILLS AVE NE containing approximately 2 acre(s).[REF: 03DRB01075, 03DRB01508, 03DRB01457, 04DRB000365] [Deferred from 10/27/04 & 11/10/04] (B-18) **THE INFRASTRUCTURE LIST DATED 11/17/04 WAS APPROVED. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND PLANNING FOR REVIEW OF COMMENTS ON SITE PLAN.**

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

12. ~~Project # 1003236~~  
04DRB-01739 Major-Final Plat Approval

RIO GRANDE ENGINEERING agent(s) for CLEARBROOK INVESTMENTS INC request(s) the above action(s) for all or a portion of Lot(s) 1, MARIN SUBDIVISION, (to be known as **VILLA DE LA CHAMISA, UNIT 1**, zoned SU-1 FOR PRD, located on PARADISE BLVD NW, between VIVALDI TRAIL NW and BIG SAGE NW containing approximately 9 acre(s). [REF: 04DRB00801, 04DRB00802, 04DRB00799, 04DRB00800, 04DRB00804] (B-10) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU AND PLANNING FOR PERIMETER WALLS AND AGIS DXF FILE.**



13. **Project # 1001463**  
04DRB-01736 Minor-Prelim&Final Plat  
Approval

LLAVE CONSTRUCTION request(s) the above action(s) for all or a portion of Lot(s) 5 & 6, **VENTURA VILLAGE SUBDIVISION**, zoned SU-2 RT, located on VILLAGE AVE NE, between VENTURA NE and HOLBROOK NE containing approximately 1 acre(s). [REF: 0A2EPC01148, 02EPC01150, 02DRB01494, 02DRB01366, 02DRB01365, 01DRB0129, 03DRB00479, 02DRB01550, 02DRB01549] (C-20) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR ENCROACHMENT AGREEMENT AND CLARIFICATION OF DIMENSION ON PEDESTRIAN EASEMENTS.**

14. **Project # 1002858**  
04DRB-01744 Minor-Amended Prelim&Final  
Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Tract(s) G, H & I ARROWWOOD RANCH DEVELOPMENT, **MESA @ ANDERSON HILLS**, zoned R-2 residential zone, located on DENNIS CHAVEZ BLVD SW, between UNSER BLVD SW and GRACE VIGIL RD SW containing approximately 43 acre(s). [REF: Z-99-58, SPR-95-2-2, SD-87-4-1] (N-9/P-9) **THE AMENDED PRELIMINARY PLAT AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

15. **Project # 1001926**  
04DRB-01394 Major-Final Plat Approval

TIERRA WEST, LLC agent(s) for JD HOME, INC & JOHN LORENTZEN request(s) the above action(s) for all or a portion of Tract(s) 225, **MUSTANG MESA SUBDIVISION, TOWN OF ATRISCO GRANT, AIRPORT UNIT**, zoned R-2, located on 72<sup>ND</sup> PL NW, between INTERSTATE 40 WEST and GLEN RIO RD NW containing approximately 5 acre(s). [REF: 03DRB01224, 03DRB01115] *[Final Plat was Indefinitely Deferred for SIA on 10/13/04]*. (J-10) **THE FINAL PLAT WAS APPROVED AND DELEGATED TO PLANNING FOR PROPERTY MANAGEMENT'S SIGNATURE.**

16. **Project # 1003688**  
04DRB-01463 Minor-Prelim&Final Plat  
Approval

SURV-TEK INC., agent(s) for JAMES BAKER, THE TRAILS LLC, LONGFORD GROUP INC., request(s) the above action(s) for all or a portion of Tract(s) H, **THE TRAILS**, zoned RD, located on RAINBOW BLVD NW south of PASEO DEL NORTE NW containing approximately 6 acre(s). [*Deferred from 11/17/04*] (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 12/1/04.**

17. **Project # 1003231**  
04DRB-01743 Minor-Amnd Prelim Plat  
Approval

WILSON & COMPANY agent(s) for LONGFORD AT ARROWWOOD LLC request(s) the above action(s) for all or a portion of Tract(s) 30A-1 LANDS OF SALAZAR/QUATRO/J.S.J.HANNETT, **LONGFORD @ ARROWWOOD**, zoned R-LT residential zone, located on 98<sup>TH</sup> ST SW, between RIO BRAVO SW and BLAKE SW containing approximately 30 acre(s). [REF: 04DRB00261, 04DRB00263] (N-9) **THE AMENDED INFRASTRUCTURE LIST DATED 11/17/04 WAS APPROVED. THE AMENDED GRADING PLAN DATED 11/8/04 WAS APPROVED. THE AMENDED PRELIMINARY PLAT WAS APPROVED WITH CONDITION OF FINAL PLAT: TO REVISIT THE WIDTH OF COLOBEL AND AMOLE MESA AT THE INTERSECTION OF 98<sup>TH</sup> STREET. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT DATED 6/16/04.**

18. **Project # 1003774**  
04DRB-01742 Minor-Prelim&Final Plat  
Approval

COMMUNITY SCIENCES CORPORATION agent(s) for GEORGE MCCLELLAN request(s) the above action(s) for all or a portion of Tract(s) 5-A-1 and 5-A-2, **SANDIA MANOR SUBDIVISION**, zoned R-1 residential zone, located on PIEDRAS RD NE, between CAMINO DE LA SIERRA NE and OAXWOOD NE containing approximately 1 acre(s). (L-23) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

19. **Project # 1003187**  
04DRB-01704 Minor-Final Plat Approval  
04DRB-01705 Minor-Temp Defer SDWK

ABQ ENGINEERING INC agent(s) for AMERI-CONTRACTORS LLC request(s) the above action(s) for all or a portion of Lot(s) 5E, LANDS OF UNM AND PARADISE VALLEY SUBDIVISION, (to be known as **VISTA DEL RINCON SUBDIVISION**) zoned R-1 residential zone, located on the southeast corner of GOLF COURSE RD NW and MARNA LYNN AVE NW between PARADISE BLVD NW and PASEO DEL NORTE NW containing approximately 2 acre(s). [REF: 04DRB00037, 04DRB00910, 04DRB01365, 04DRB01366, 04DRB001586] *[11/10/04 NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT DEFERRED TO 11/17/04]* (C-12) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU RECEIPT. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

20. **Project # 1003673**  
04DRB-01637 Minor-Prelim&Final Plat Approval  
04DRB-01638 Minor-Temp Defer SDWK

RIO GRANDE ENGINEERING agent(s) for ERIMY PROPERTIES LTD request(s) the above action(s) for all or a portion of Lot(s) 7, 8 and 9, Block(s) 3, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **OAKLAND SOUTH SUBDIVISION**) zoned RD, located on OAKLAND AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 3 acre(s). [REF: 04DRB01424] *[Deferred from 10/27/04 & 11/3/04, [11/10/04 NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT DEFERRED TO 11/17/04]* (C-20) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 11/17/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 11/9/04 THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

21. **Project # 1002397**  
04DRB-01668 Minor-Prelim&Final Plat  
Approval

SURV-TEK INC agent(s) for LA ORILLA GROUP LLC request(s) the above action(s) for all or a portion of Tract(s) 10, **BOSQUE PLAZA**, zoned C-1 (SC), located on COORS BLVD NW, between COORS BLVD NW and LA ORILLA RD WEST containing approximately 3 acre(s). [REF: 02DRB-01925, 01926, 03DRB00634, 04DRB00768, 04DRB01588, 04DRB01587, 04DRB00707, 04DRB00798] [*Deferred from 11/3/04 & 11/10/04 NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT DEFERRED TO 11/17/04*](E-12) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

22. **Project # 1003634**  
04DRB-01297 Minor-Final Plat Approval

WAYJOHN SURVEYING INC agent(s) for HABITAT FOR HUMANITY request(s) the above action(s) for all or a portion of Lot(s) 4, 5 & 6, Block(s) 12, **EASTERN ADDITION**, zoned SU-2 MR, located on CROMWELL AVE SE, between HIGH ST SE and WALTER ST SE containing approximately 1 acre(s). [*Deferred from 9/1/04*] [*Final Plat indefinitely deferred for SIA, 11/10/04 NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT DEFERRED TO 11/17/04*](K-14) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

23. **Project # 1003668**  
04DRB-01414 Minor-Prelim&Final Plat  
Approval

TERRAMETRICS OF NEW MEXICO agent(s) for LLAVE CONSTRUCTION request(s) the above action(s) for all or a portion of Lot(s) 5, Block(s) 3, Tract(s) 3, Unit(s) 3, **NORTH ALBUQUERQUE ACRES**, zoned RD-3, located on OAKLAND AVE NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 1 acre(s). [*Was indefinitely deferred at the agent's request, 11/10/04 NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT DEFERRED TO 11/17/04*][*Deferred from 11/17/04*] (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 12/29/04.**



**NO ACTION IS TAKEN ON THESE CASES:**

APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

24. **Project # 1001685**  
04DRB-01741 Minor-Sketch Plat or Plan

WILSON & COMPANY agent(s) for the CITY OF ALBUQUERQUE AND GOLF COURSE MCMAHON LLC request(s) the above action(s) for all or a portion of Tract(s) 1B, **PARADISE NORTH SUBDIVISION**, zoned SU-1 IP, located on GOLF COURSE RD NW, between MCMAHON BLVD NW and IRVING BLVD NW containing approximately 24 acre(s). [REF: 02DRB00005, 04DRB01566] (A-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

25. Approval of the Development Review Board Minutes for November 3, 2004. **THE DRB MINUTES FOR NOVEMBER 3, 2004 WERE APPROVED.**

Other Matters:

The Development Review Board signed a plat for Project #1001785/04DRB-01775.

ADJOURNED: 11:55 a.m.

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
November 17, 2004  
DRB Comments**

**ITEM # 12**

**PROJECT # 1003236**

**APPLICATION # 04-01739**

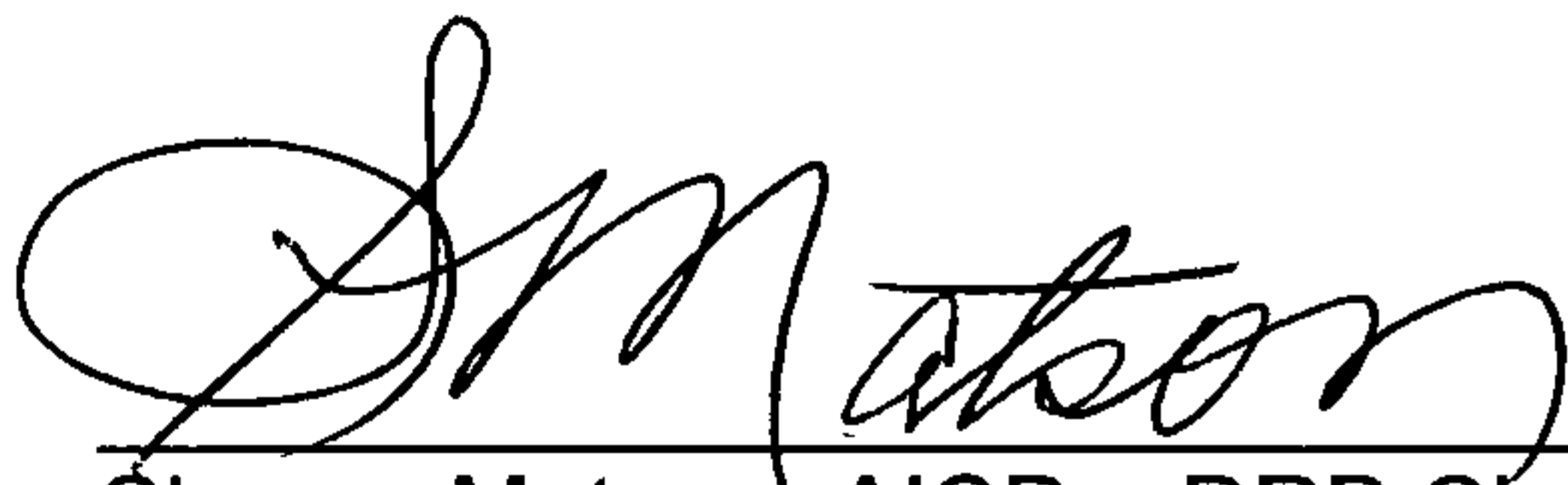
**RE: Villa de la Chamisa, Unit 1, final plat**

The approved wall design needs an amendment showing only a 3' wall eight for 20' from the front property line back to conform to the zone code.

Are there any changes from the preliminary plat?

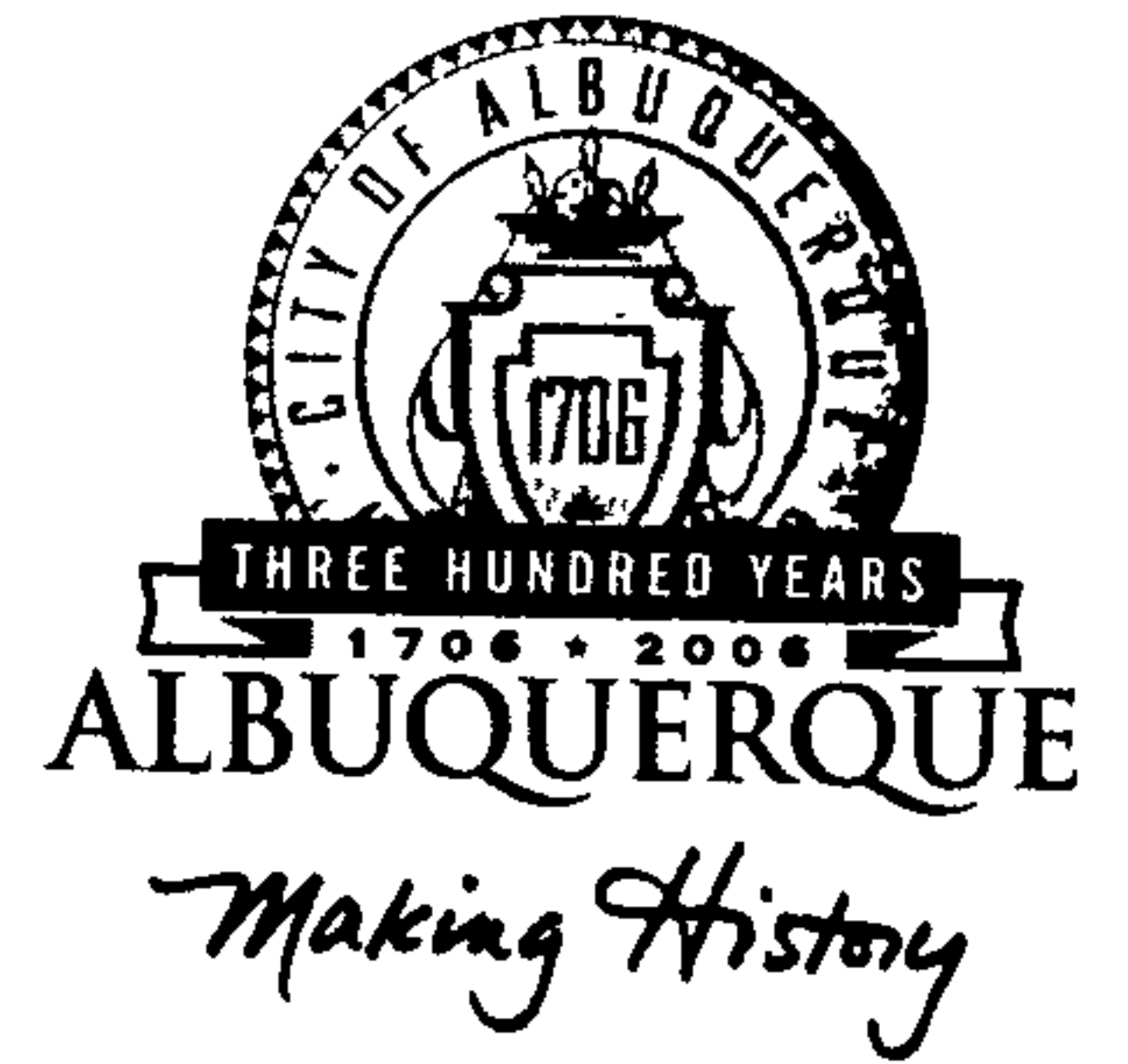
AGIS dxf approval is required.

Planning will file the plat.



---

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



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

**DEVELOPMENT REVIEW BOARD--SPEED MEMO**

**DRB CASE NO/PROJECT NO: 1003236**

**AGENDA ITEM NO: 12**

**SUBJECT:**

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

**ACTION REQUESTED:**

P.O. Box 1293

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

**ENGINEERING COMMENTS:**

Albuquerque

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

New Mexico 87103

**RESOLUTION:**

www.cabq.gov

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

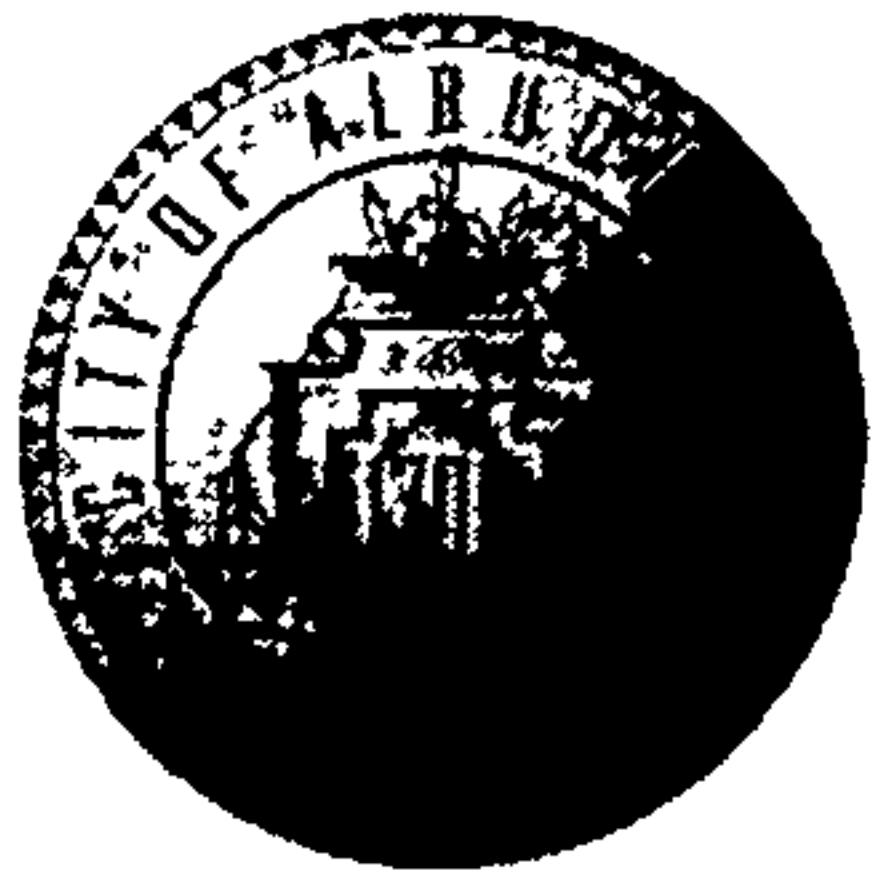
SIGNED-OFF: (SEC-PLN) (SP-SUB) (SP-BP) (FP) BY: (UD) (CE) (TRANS) (PKS) (PLNG)

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

FOR:

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

**DATE:** November 17, 2004



F

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

Development Review Board Comments

**Project Number:** 1003236  
**Application Number:** 04DRB-01739

**DRB Date:** 11/17/04  
**Item Number:** 12

**Subdivision:** Villa De La Chamisa, Unit 1  
 Lots 1, Marin Subdivision

**Zoning:** SU-1 for PRD

**Zone Page:** B-10

**New Lots (or units) :** 22

**Request for:**


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

**Parks and Recreation Comments:**

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

Prior to sign-off on the final plat, a fee in-lieu of and equal to the value of the required park land dedication for 22 new residential lots will be required. The fee will be based on an estimate of land value to be provided by the City Real Property office. Alternatively, the applicant may submit current appraisal information mutually acceptable to the applicant and the City.

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

**Signed:**   
 \_\_\_\_\_  
 Christina Sandoval, (DMD)

Phone: 768-3808





## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

June 23, 2004

### 7. Project # 1003236

04DRB-00802 Major-Vacation of Public Easements  
04DRB-00801 Major-Preliminary Plat Approval  
04DRB-00799 Minor-SiteDev Plan Subd/EPC  
04DRB-00800 Minor-SiteDev Plan BldPermit/EPC  
04DRB-00804 Minor-Temp Defer SDWK

RIO GRANDE ENGINEERING agent(s) for JENNIFER SOULE request(s) the above action(s) for all or a portion of Lot(s) 1, MARIN SUBDIVISION, (to be known as **VILLA DE LA CHAMISA**, zoned SU-1 special use zone, for PRD, located on PARADISE BLVD NW, between VIVALDI TRAIL NW and BIG SAGE NW containing approximately 9 acre(s). [REF: 04EPC-00150] (*Deferred from 6/16/04*) (B-10)

At the June 23, 2004, Development Review Board meeting, the vacation was approved as shown on Exhibit B in the Planning file, subject to these findings and conditions:

#### FINDINGS:

1. The public welfare is in no way served by retaining the rights-of-way and/or easements.
2. There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

#### CONDITIONS:

1. 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.
2. Affected utility companies shall acknowledge the vacation by their signatures on the replat.

With the signing of the infrastructure list dated 6/23/04 and approval of the grading plan engineer stamp dated 5/7/04 the preliminary plat was approved with the following condition of final plat:

The vacation action shall be shown along Paradise Blvd NW. The lots shall be labeled P-1.



## OFFICIAL NOTICE OF DECISION

PAGE 2

The site plan for subdivision and the site plan for building permit were approved and signed off by the Board.

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

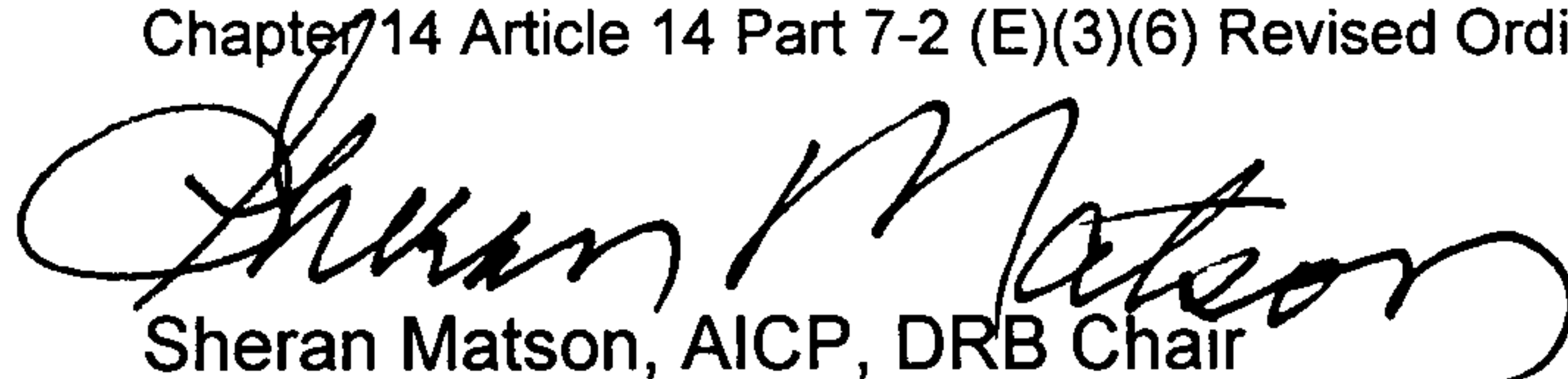
If you wish to appeal this decision, you must do so by July 8, 2004 in the manner described below.

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

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

Please note that 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: Jennifer Soule, 9101 Wilshire NE, 87122  
Rio Grande Engineering, 3500 Comanche NE, Suite E-5, 87107  
Marilyn Maldonado, 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: 1003236 AGENDA#: 7 DATE: 6/23/04

1. Name: David Sauls Address: Rt 6. Expt Zip: \_\_\_\_\_

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

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

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

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

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

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

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

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

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

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

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

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

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



# City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

## PLANNING DEPARTMENT DEVELOPMENT AND BUILDING SERVICES HYDROLOGY DEVELOPMENT SECTION

### DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1003236**

**AGENDA ITEM NO: 7**

**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 5-7-04 is on file for Preliminary Plat approval.

**RESOLUTION:**

*signed I.L.*

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

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

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

FOR:

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

**DATE:** June 23, 2004



**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT**

#3

**INTER-OFFICE MEMO**

**June 15, 2004**

**TO:** Sheran Matson, DRB Chair  
**FROM:** Carmen Marrone, Senior Planner  
**RE:** **Project #1003236, Villa de la Chamisa Subdivision**

On April 15, 2004, the EPC granted approval of Site Plan for Subdivision for Lot 1, Marin Subdivision, zoned SU-1 for PRD. The Site Plan for Subdivision and the Site Plan for Building Permit have been delegated to the DRB for final approval. I have reviewed the submitted site plans and find that the applicant has met most of the conditions imposed by the EPC except for the following:

1. Landscape Plan:
  - a. Identify middle-sized shrub (larger than the Chamisa) on the landscape legend
  - b. Provide scale/bar scale for each Tract
  
2. Amend Note #8 as follows: "All walls and fences must meet the Wall Design Standards per Section 14-16-3-19 of the Zoning Code."

If you have any questions regarding this case, please call me at 924-3814.

May 19, 2004

Mr. Brad Bingham  
Chief- Hydrology Section  
City of Albuquerque  
600 Second Street NW  
Albuquerque, NM 87102


**RE: Drainage Agreement  
Villa de la Chamisa Subdivision  
Project # 1003236**

Dear Mr. Bingham:

The purpose of this letter is to satisfy the Environmental Planning Commission's condition #11 for construction to take place on the referenced subdivision. This will serve as an interim agreement between the developer and land owners to the east for the construction of drainage facilities. The 19 lots comprising Phase 1 will not drain to the Chamisa Storm drain. They are to drain to the west to an existing storm drain and conveyed to the Ventana Regional Detention Facility. The development of phase 2 is dependent on a joint storm drain development of the adjacent landowners. David and Jennifer Soule are actively participating in the solution and agree to fully participate in the solution. By signing on the concurrence line Builders Investment Company, the major land owner in the Chamisa basin to the east, agree that the Soule's are to participate in the construction of this drainage facility

  
\_\_\_\_\_  
David Soule

  
\_\_\_\_\_  
Jennifer Soule

  
\_\_\_\_\_  
Builders Investment Company

**RIO GRANDE ENGINEERING**

3500 COMANCHE, SUITE E-5  
ALBUQUERQUE, NEW MEXICO 87107  
505-872-0999 Office  
505-872-2205 Fax  
505-321-9099 Cellular  
david@riograndeengineering.com

# Fax

<b>To:</b> Carmen Marone	<b>From:</b> David Soule
<b>Fax:</b> 924-3607	<b>Date:</b> June 15, 2004
<b>Phone:</b>	<b>Pages:</b> 2
<b>Re:</b> Villa De La Chamisa	<b>CC:</b>

Urgent     For Review     Please Comment     Please Reply     Please Recycle

**Please find the attached agreement signed by the majority land owner east of this site..  
Please contact me should you have any questions. Thanks!**

Current DRC  
Project Number: \_\_\_\_\_

FIGURE 12

**INFRASTRUCTURE LIST**

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

Date Submitted: \_\_\_\_\_  
Date Site Plan Approved: \_\_\_\_\_  
Date Preliminary Plat Approved: \_\_\_\_\_  
Date Preliminary Plat Expires: \_\_\_\_\_  
DRB Project No.: 1998225  
DRB Application No.: \_\_\_\_\_

VILLA DE LA CHANISA SUBDIVISION, PHASE 1  
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

LOT 1, MARI SUBDIVISION  
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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 apartment items and/or unforsaken 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 apartment or non-apartment items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantee. All such revisions require approval by the DRC Chair, the User Department and applicant. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforsaken items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cost Engineer
		26' F-F	Residential Road with Curb and Gutter including 4' wide Sidewalk 3'-6"	Calle Chanisa	Paradise Blvd	tract A	/	/	/
		30' F-E	Arterial Road with Curb and Gutter including left turn bay including 6' Sidewalk or 8' trail	Paradise Boulevard	West Property Line	East Property Line	/	/	/
		30' radius	temporary asphalt turn around	temp. access easement	beginning	end	/	/	/
		8'	Waterline	Calle Chanisa	Paradise Boulevard	Tract A	/	/	/
		8'	Sewerline	Calle Chanisa	Paradise Boulevard	Tract A	/	/	/
		N/A	Traffic Mitigation Fee	N/A	N/A	N/A	/	/	/
		100'	Turn Bay	Paradise Blvd	Calle Chanisa	100' End.	/	/	/



REVISION	DATE	DRG CHAIR	USER DEPARTMENT	AGENT OWNER

DESIGN REVIEW COMMITTEE REVISIONS

EXTENSION:

MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRG

NAME (PRINT) David Sork

TITLE Asst. City Engineer

SIGNATURE - date MM 6/22/04

CITY ENGINEER - date \_\_\_\_\_

UTILITY DEVELOPMENT - date \_\_\_\_\_

TRANSPORTATION DEVELOPMENT - date \_\_\_\_\_

DRB CHAIR - date \_\_\_\_\_

\_\_\_\_\_ - date \_\_\_\_\_

AMFCA - date \_\_\_\_\_

5-22-04

New Mexico Utilities, Inc - date \_\_\_\_\_

PARKS & GENERAL SERVICES - date \_\_\_\_\_

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

AGENT / OWNER

1 Grading certification required prior to release of financial guarantee

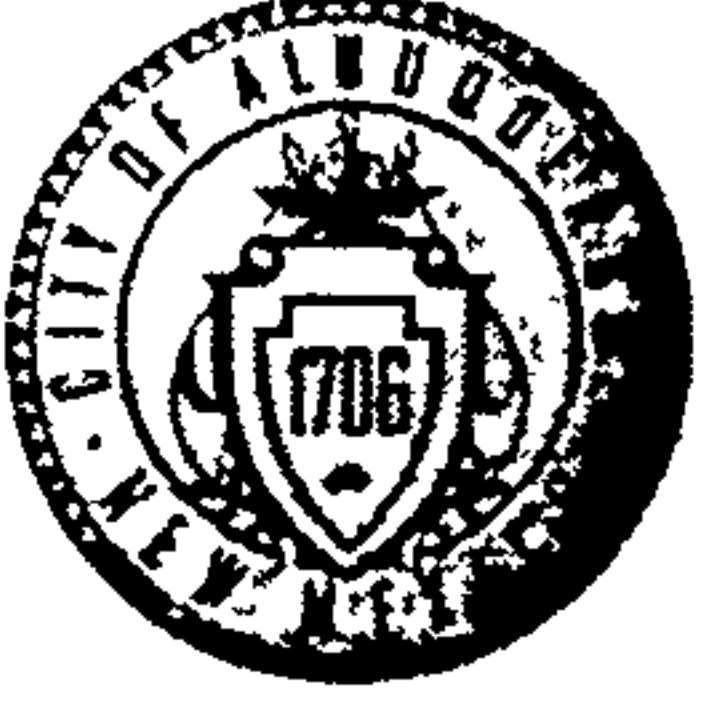
2 \* Internal Sidewalks shall be done

3 Water and Sewer are in New Mexico Utilities Franchise Area and will not be bonded to City of Albuquerque

NOTES

Sequence #	COA DRG Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Eng

NAME OF PLAT AND/OR SITE PLAN V.lla de la Chynisa



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

June 16, 2004

9:00 a.m.

**MEMBERS:**

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

Wilfred Gallegos, Transportation Development  
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development  
Christina Sandoval, Parks & Recreation

\*\*\*\*\*

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

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

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

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

Adjourned: 12:55 P.M.

**CASES WHICH REQUIRE PUBLIC NOTIFICATION**

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

1. **Project # 1002002**  
04DRB-00803 Major-Vacation of  
Public Easements  
04DRB-00805 Minor-Prelim&Final Plat  
Approval

ADVANCED ENGINEERING & CONSULTING LLC agent(s) for RETAIL DEVELOPMENT INC, LLC request(s) the above action(s) for a Portion of Drainage Easement, **BEAR CANYON ARROYO**, zoned C-3 heavy commercial zone, located on SAN MATEO BLVD NE, between SAN MATEO BLVD NE and I-25 containing approximately 5 acre(s). [REF: 03DRB-00168, 03DRB-00605, 02DRB-01743] (E-17) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/16/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 12/17/02 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITION. FINAL PLAT WAS INDEFINITELY DEFERRED.**
  
2. **Project # 1002397**  
04DRB-00798 Major-Vacation of  
Public Easements  
04DRB-00797 Minor-Vacation of  
Private Easements

TIERRA WEST, LLC agent(s) for SHULL REALTY & WATERS EDGE LLC request(s) the above action(s) for all or a portion of Lot(s) 1-9, **LANDS OF TAYLOR - MARTIN L.**, zoned C-1 neighborhood commercial zone, located on LA ORILLA RD NW, between COORS BLVD NW and CORRALES DRAIN containing approximately 12 acre(s). [REF: Z-87-56, DRB-87-200, 04DRB-00762] (E-12) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

3. **Project # 1003236**  
04DRB-00802 Major-Vacation of  
Public Easements  
04DRB-00801 Major-Preliminary Plat  
Approval  
04DRB-00799 Minor-SiteDev Plan  
Subd/EPC  
04DRB-00800 Minor-SiteDev Plan  
BldPermit/EPC  
04DRB-00804 Minor-Temp Defer  
SDWK

RIO GRANDE ENGINEERING agent(s) for JENNIFER SOULE request(s) the above action(s) for all or a portion of Lot(s) 1, MARIN SUBDIVISION, (to be known as **VILLA DE LA CHAMISA**, zoned SU-1 special use zone, for PRD, located on PARADISE BLVD NW, between VIVALDI TRAIL NW and BIG SAGE NW containing approximately 9 acre(s). [REF: 04EPC-00150] (*Deferred from 6/16/04*) (B-10) **DEFERRED AT THE AGENT'S REQUEST TO 6/23/04.**

4. **Project # 1002632**  
04DRB-00760 Major-Bulk Land  
Variance  
04DRB-00761 Minor-Prelim&Final Plat  
Approval

TIERRA WEST, LLC agent(s) for BUILDERS INVESTMENT CO. OF NM request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, PARAGON RESOURCES, (to be known as **SUNDANCE ESTATES**) zoned R-D residential and related uses zone, developing area FOR R-LT, located on PARADISE BLVD. NW, between LYONS BLVD. NW and BLANDA COURT NW containing approximately 122 acre(s). [REF: 03EPC-00690, 03DRB-01306] [*Deferred from 6/9/04*] (B-11) **THE BULK LAND VARIANCE WAS APPROVED. THE PRELIMINARY AND FINAL PLAT WERE APPROVED WITH FINAL PLAT DELEGATED TO PLANNING FOR AGIS DXF FILE AND THE 15-DAY APPEAL PERIOD AND TO CITY ENGINEER FOR AMAFCA SIGNATURE.**



5. **Project # 1002718**  
04DRB-00758 Major-Preliminary Plat  
Approval  
04DRB-00759 Minor-Temp Defer  
SDWK

TIERRA WEST, LLC agent(s) for TS MCNANEY & ASSOCIATES request(s) the above action(s) for all or a portion of Tract(s) 334B2A1 TRACT 334B2B, 334B1, **RIVERVIEW ACRES, UNIT 2**, zoned RA-1 residential and agricultural zone, semi-urban area, located on GABALDON RD NW, between RIVERSIDE DRAIN CANAL and GABALDON RD NW containing approximately 10 acre(s). [Deferred from 6/9/04]. (H-12) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/16/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 6/8/04 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITION. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

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

WILSON & COMPANY INC agent(s) for LONGFORD @ ARROWWOOD LLC request(s) the above action(s) for all or a portion of Tract(s) 29A & 30A1, **LANDS OF SALAZAR/QUATRO/SJ HANNETT**, 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 5/19/04 & 6/9/04] (N-9) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/16/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 6/3/04 THE PRELIMINARY PLAT WAS APPROVED. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE**

7. **Project # 1002739**  
04DRB-00641 Major-Preliminary Plat Approval  
04DRB-00642 Major-Vacation of Pub Right-of-Way  
04DRB-00645 Major-Vacation of Public Easements  
04DRB-00646 Minor-Sidewalk Waiver  
04DRB-00647 Minor-Subd Design (DPM) Variance  
04DRB-00648 Minor-Temp Defer SDWK  
04DRB-00818 Minor-Subd Design (DPM) Variance

MARK GOODWIN & ASSOCIATES PA agent(s) for ANDERSON HEIGHTS LLC request(s) the above action(s) for all or a portion of Block(s) PARA & 2D, Tract(s) B-1 LANDS OF RIO BRAVO PARTNERS, ROSNER TRACTS, **ANDERSON HEIGHTS**, zoned R-D residential and related uses zone, developing area, located on 118TH STREET SW, between DENNIS CHAVEZ BLVD SW and GIBSON BLVD SW containing approximately 249 acre(s). [REF: 03DRB-00983, 04DRB-00179] [*Deferred from 5-19-04 & 6-2-04*] (P-8/N-8) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/16/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 4/23/04 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITION. THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE SIDEWALK VARIANCE FOR WAIVER OF SIDEWALK WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE SIDEWALK VARIANCE FROM DESIGN STANDARDS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE SIDEWALK VARIANCE FROM DESIGN STANDARDS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

04DRB-00894 Minor-SiteDev Plan Subd

MARK GOODWIN & ASSOCIATES, PA agent(s) for ANDERSON HEIGHTS, LLC request(s) the above action(s) for all or a portion of Tract(s) 2-D, LANDS OF RIO BRAVO PARTNERS, **ANDERSON HEIGHTS**, zoned R-D residential and related uses zone, developing area, located on 118<sup>TH</sup> ST SW, between DENNIS CHAVEZ BLVD SW and GIBSON BLVD SW containing approximately 119 acre(s). [REF: 04DRB00641, 00642-00645,00646,00647 & 0064848, 04DRB00818] (N-8/P-8) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD.**

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

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

8. **Project # 1002792**  
04DRB-00896 Minor-SiteDev Plan  
Subd  
04DRB-00897 Minor-SiteDev Plan  
BldPermit
- GEORGE RAINHART ARCHITECTS & ASSOCIATES, agent(s) for TRUST OF ALBERT & MARY BLACK (JOHN BLACK), request(s) the above action(s) for all or a portion of Tract(s) 14A & 14B, **BLACK RANCH**, zoned SU-1 FOR C3 (Restaurant w/full service liquor) & SU-1 FOR 0-1, located on COORS BLVD NW, between SEVEN BAR LOOP NW and ALAMEDA BLVD NW containing approximately 10 acre(s). REF: 04DRB-00184, 03DRB-01945, 03DRB-1946, 03DRB-02884, 03DRB017880, 03EPC02037, 03EPC02036, 03EPC02034, 0EPC02035, 3EPC01085, 03EPC01086, 0AA00222] [**Debbie Stover, EPC Case Planner**] (*Deferred from 6/16/04*) (B-14) **DEFERRED AT THE AGENT'S REQUEST TO 6/30/04.**
9. **Project # 1003239**  
04DRB-00900 Minor-SiteDev Plan  
BldPermit  
04DRB-00899 Minor-SiteDev Plan  
Subd/EPC  
04DRB-00947 Minor-Prelim&Final Plat  
Approval
- BRASHER & LORENZ, INC agent(s) for LEE SMITH request(s) the above action(s) for all or a portion of Tract(s) 264, **TOWN OF ATRISCO GRANT, AIRPORT UNIT**, zoned SU-1 FOR C-3 USES, located on HANOVER RD NW, between 64<sup>th</sup> STREET NW and COORS BLVD NW containing approximately 5 acre(s). [REF: 04EPC00164, 04EPC00165] [**Makita Hill, EPC Case Planner**] (*Deferred from 6/16/04*) (H-10 & J-10) **DEFERRED AT THE AGENT'S REQUEST TO 6/23/04.**

10. **Project # 1000418**  
04DRB-00824 Minor-SiteDev Plan  
BldPermit

LPDJ ARCHITECTS, LLC, LELAND GRAY agent(s) for VICTORY LOVE FELLOWSHIP CHURCH request(s) the above action(s) for all or a portion of Tract(s) A-1 VICTORY LOVE FELLOWSHIP CHURCH (to be known as **LEGACY CHURCH**, zoned SU-1 FOR CHURCH & RELATED FACILITIES, located on CENTRAL AVE NW, between COORS BLVD NW and UNSER BLVD NW [REF: 00128-00459, 02EPC-01952, 03EPC 01471] [*Deferred from 6/2/04*] [**Makita Hill, EPC Case Planner**] K-10) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA. AN INFRASTRUCTURE LIST DATED 6/16/04 WAS APPROVED.**

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

11. **Project # 1002247**  
04DRB-00890 Minor-Prelim&Final Plat  
Approval

BOHANNAN HUSTON, INC agent(s) for HUNT UPTOWN, LLC request(s) the above action(s) for all or a portion of Tract(s) A, **ABQ UPTOWN SITE, ST. PIUS X**, zoned SU-3 special center zone, located on INDIAN SCHOOL RD NE, between LOUISIANA BLVD NE and ESPANOLA ST NE containing approximately 18 acre(s). [REF: 1001164, 04DRB-00830] (*Deferred from 6/16/04*) (H-19) **DEFERRED AT THE AGENT'S REQUEST TO 6/23/04.**

12. **Project # 1002404**  
04DRB-00904 Minor-Final Plat Approval

TIERRA WEST LLC agent(s) for AMC DEVELOPMENT SERVICES request(s) the above action(s) for all or a portion of Lot(s) 1, **LADERA INDUSTRIAL CENTER**, zoned SU-1 FOR I-P, located on UNSER BLVD NW, between OLD OURAY RD NW and VISTA ORIENTE ST NW containing approximately 10 acre(s). [REF: Z-92-45, Z-81-49-1, DRB-99-102, 02EPC01948, 03EPC10192, 03EPC-01211, 03EPC01116, 04DRB00673, 04DRB00672] (H-9) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR SPS LOT ACREAGE – AA SUBMITTED TO AMEND TO MATCH PLAT.**



13. **Project # 1002520**  
04DRB-00893 Minor-Prelim&Final Plat  
Approval  
04DRB-00895 Minor-Temp Defer SDWK

RIO GRANDE ENGINEERING agent(s) for JENNIFER SOULE request(s) the above action(s) for all or a portion of Lot(s) 15 & 16, Tract(s) 2, Block(s) 4, **NORTH ALBUQUERQUE ACRES, UNIT 3**, zoned R-D residential and related uses zone, developing area, located on ALAMEDA BLVD NE, between WYOMING BLVD NE and LOUISIANA BLVD NE containing approximately 2 acre(s). [REF: 04DRB00705] (C-19) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/16/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 5/31/04 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

14. **Project # 1003469**  
04DRB-00891 Minor-Prelim&Final Plat  
Approval  
04DRB-00892 Minor-Temp Defer SDWK

RIO GRANDE ENGINEERING agent(s) for ERIMY PROPERTIES, LTD request(s) the above action(s) for all or a portion of Lot(s) 25, 26 & 27, Tract(s) 3, Block(s) 2, **NORTH ALBUQUERQUE ACRES, UNIT 9**, (to be known as **OAKLAND SUBDIVISION**) zoned R-D residential and related uses zone, developing area, located on OAKLAND AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 3 acre(s). [REF: 04DRB-00821] (*Deferred from 6/16/04*) (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 6/23/04.**

15. **Project # 1002743**  
04DRB-00888 Minor-Prelim&Final Plat  
Approval

BORDENAVE DESIGNS agent(s) for HARVEST HOMES LLC request(s) the above action(s) for all or a portion of Tract(s) C, **LA LUZ DEL OESTE, UNIT 4**, zoned SU-1 PRD, located on COORS BLVD NW, between WESTERN TRAILS NW and DELLYNE NW containing approximately 2 acre(s). [REF: Z-03-01007, 03DRB00989] (F-11) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/16/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 5/17/79 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITION. THE FINAL PLAT WAS INDEFINITELY DEFERRED.**

04DRB-00886 Minor-Prelim&Final Plat  
Approval

BORDENAVE DESIGNS agent(s) for HARVEST HOMES LLC request(s) the above action(s) for all or a portion of Tract(s) H, **LA LUZ DEL OESTE, UNIT 4**, zoned SU-1 PRD, located on COORS BLVD NW, between WESTERN TRAILS NW and DELLYNE NW containing approximately 2 acre(s). [REF: 03DRB-00989, 03DRB01544, 03DRB02083, 04DRB00399] (F-11) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD WITH THE FINDING THAT THE REPLAT DOES NOT REQUIRE A REVISED INFRASTRUCTURE LIST OR SUBDIVISION IMPROVEMENTS AGREEMENT.**

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

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

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

ALDRICH LAND SURVEYING INC agent(s) for RONALD L. & JERI J. NASCI request(s) the above action(s) for all or a portion of Lot(s) 14A, Block(s) 03, **CRYSTAL RIDGE**, zoned R-LT, located on BARRETT AV E NW, between LOREN AVE. NW and LA CANADA DR. NW containing approximately 1 acre(s). [*Deferred from 5/19/04 & 6/2/04*] [REF: DRB 97-298, DRB 98-410] (Deferred from 6/16/04) (B-13) **DEFERRED AT THE AGENT'S REQUEST TO 6/30/04.**

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

18. **Project # 1003486**  
04DRB-00887 Minor-Sketch Plat or Plan

SURVEYS SOUTHWEST agent(s) for SERGIO ROMAN request(s) the above action(s) for all or a portion of Lot(s) 3, 4 & 4A, Block(s) 1, **APODACA & SEDILLO ADDITION**, zoned SU-2 special neighborhood zone, R-1 & LCR, located on EIGHTH ST SW, between BELL AVE. SW and LEWIS SW containing approximately 1 acre(s). (L-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

19. **Project # 1003475**  
04DRB-00842 Minor-Sketch Plat or Plan

WILSON & COMPANY, INC. agent(s) for FELIX RABADI request(s) the above action(s) for an UNPLATTED PORTION of Tract(s) 7, **HORIZON LAND CORPORATION**, zoned SU-1 special use zone, PRD - FAR 0.5, located on the south side of PARADISE BLVD NW, between LYON BLVD NW and CONEFLOWER DR NW containing approximately 18 acre(s). [REF: Z-94-83, DRB-94-120] (*Deferred from 6/16/04*) (B-10 & B-11) **DEFERRED AT THE AGENT'S REQUEST TO 6/23/04.**

20. **Project # 1003488**  
04DRB-00898 Minor-Sketch Plat or Plan

JEFF HENRY request(s) the above action(s) for all or a portion of Tract(s) 2A-2A-3, **JOURNAL CENTER BUSINESS PARK**, zoned IP, located on JOURNAL CENTER BLVD NW, between PAN AMERICAN and I-25 FRONTAGE RD containing approximately 7 acre(s). [REF: DRB-94-324, DRB-94-563, V-94-97] (D-17 & D-18) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

21. **Project # 1003487**  
04DRB-00901 Minor-Sketch Plat or Plan

COMMUNITY SCIENCES CORPORATION, agent(s) for PETERSON PROPERTIES REAL ESTATE SERVICES INC. request(s) the above action(s) for all or a portion of Tract(s) 8 - 15 **BELMONT ADDITION AND** Tract(s) 10, **HARWOOD ADDITION**, zoned C-2 community commercial zone & P, located on 4<sup>TH</sup> ST NW, between SAN CLEMENTE NW and FREEMAN ST NW containing approximately 2 acre(s). (G-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

22. Other Matters:

- Project # 1003403**  
04DRB-00634 Minor-Sidewalk Waiver

ISAACSON & ARFMAN, P.A. agent(s) for CENTEX HOMES request(s) the above action(s) for all or a portion of Tract(s) F, **THE TRAILS** (to be known as **THE RESERVE AT THE TRAILS**), zoned R-D, located on RAINBOW BLVD NW, between PASEO DEL NORTE NW and TOWN OF ALAMEDA GRANT SOUTH BOUNDARY containing approximately 18 acre(s). [REF: 1002962, 03DRB-01528] (Deferred from 5/19/04, 6/2/04) [On 6/9/04 the Preliminary Plat, Vacation of Public Easements and Temporary Deferral of Sidewalks was approved. The above request was omitted in error.] (C-9) **A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALK WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

ADJOURNED: 12:55 P.M.



DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1003236 AGENDA#: 3 DATE: 6.16.04

1. Name: David Saule Address: R.G. Engle Zip: \_\_\_\_\_

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

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

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

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

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

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

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

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

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

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

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

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

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



# City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

## PLANNING DEPARTMENT DEVELOPMENT AND BUILDING SERVICES HYDROLOGY DEVELOPMENT SECTION

### DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1003236**

**AGENDA ITEM NO: 3**

**SUBJECT:**

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

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

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

**RESOLUTION:**

6-23-04

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

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

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

FOR:

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

**DATE:** June 16, 2004



**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, June 16, 2004, beginning at 9:00 a.m. for the purpose of considering the following:

**Project # 1002002**

04DRB-00803 Major-Vacation of Public Easements  
04DRB-00805 Minor-Prelim&Final Plat Approval

ADVANCED ENGINEERING & CONSULTING LLC agent(s) for RETAIL DEVELOPMENT INC, LLC request(s) the above action(s) for a Portion of Drainage Easement, **BEAR CANYON ARROYO**, zoned C-3 heavy commercial zone, located on SAN MATEO BLVD NE, between SAN MATEO BLVD NE and I-25 containing approximately 5 acre(s). [REF: 03DRB-00168, 03DRB-00605, 02DRB-01743 ] (E-17)

**Project # 1002397**

04DRB-00798 Major-Vacation of Public Easements  
04DRB-00797 Minor-Vacation of Private Easements

TIERRA WEST, LLC agent(s) for SHULL REALTY & WATERS EDGE LLC request(s) the above action(s) for all or a portion of Lot(s) 1-9, **LANDS OF TAYLOR-MARTIN L.**, zoned C-1 neighborhood commercial zone, located on LA ORILLA RD NW, between COORS BLVD NW and CORRALES DRAIN containing approximately 12 acre(s). [REF: Z-87-56, DRB-87-200, 04DRB-00762 ] (E-12)

**Project # 1003236**

04DRB-00802 Major-Vacation of Public Easements  
04DRB-00799 Minor-SiteDev Plan Subd/EPC  
04DRB-00800 Minor-SiteDev Plan BldPermit/EPC  
04DRB-00801 Major-Preliminary Plat Approval  
04DRB-00804 Minor-Temp Defer SDWK

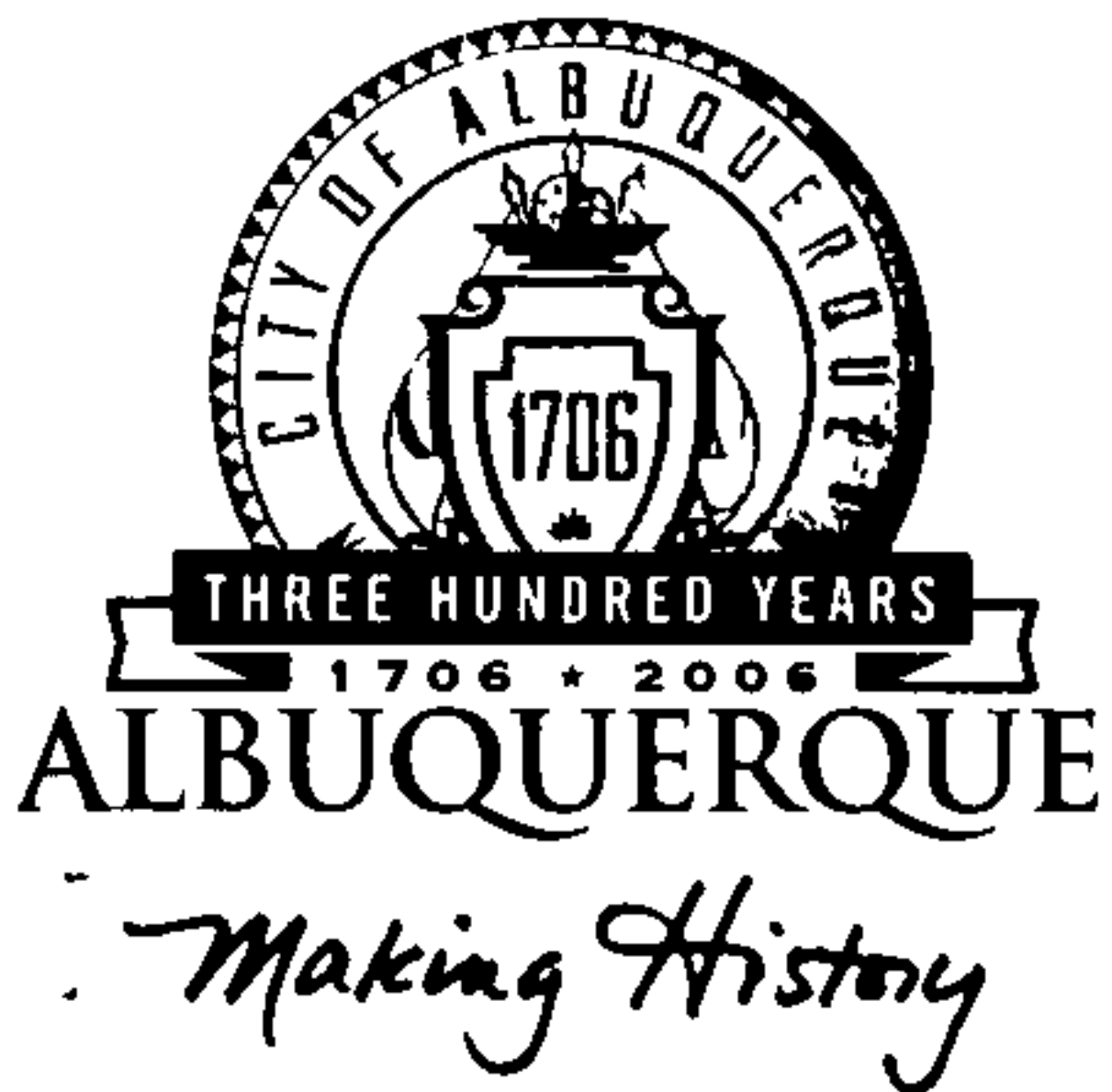
RIO GRANDE ENGINEERING agent(s) for JENNIFER SOUL request(s) the above action(s) for all or a portion of Lot(s) 1, **MARIN S/D, TBKA VILLA DE LA CHAMISA**, zoned SU-1 special use zone, FOR PRD, located on PARADISE BLVD NW, between VIVALDI TRAIL NW and BIG SAGE NW containing approximately 9 acre(s). [REF: 04EPC-00150 ] (B-10)

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

  
Sheran Matson, AICP, DRB Chair  
Development Review Board

**TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, May 31, 2004.**

# CITY OF ALBUQUERQUE



Planning Department

P.O. Box 1293

Albuquerque, NM 87103

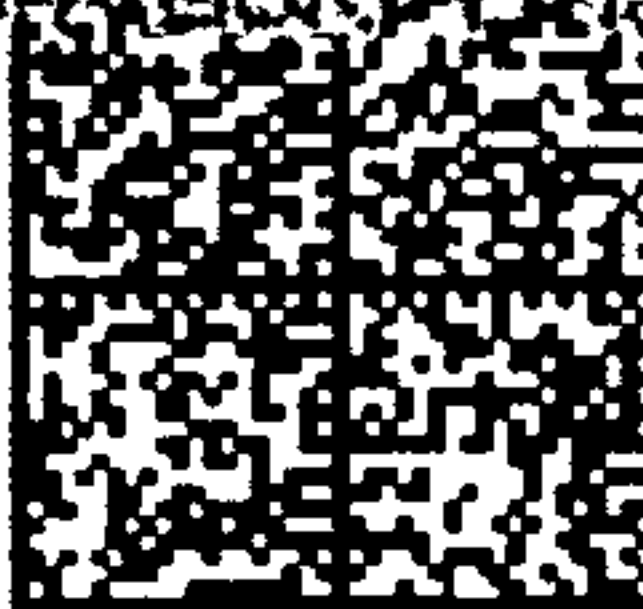
101006515414231602

MITCHELL ERIN WATTIE & OLSEN SC  
6328 MICHELANGELO LN NW  
ALBUQUERQUE NM

MITC455 970623050 IN 16 06/14/04  
RETURN TO SENDER

NO FORWARD ORDER ON FILE  
UNABLE TO FORWARD  
RETURN TO SENDER

06/19/04



02 1A \$ 00.37<sup>0</sup>  
0004329277 JUN 07 2004  
MAILED FROM ZIP CODE 87102





#3  
#12



Completed 11/9/04  
[Signature]

# DRB CASE ACTION LOG (SITE PLAN SUB & SITE PLAN B. P.)

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-00799 (SPS) & 04-00800 (SBP)

Project # 1003236

Project Name: VILLA DE LA CHAMISA

Agent: Rio Grande Engineering

Phone No.: 321-9099

Project Number

1003236

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 6/23/04 by the DRB with delegation of signature(s) to the following departments.  
**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

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

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

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

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

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

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



PNM approves the 12' reserved street vacation but retains all easement rights to cover existing gas and electric lines that run along Paradise Blvd. A ten-foot wide PUE granted with the new plat would suffice in lieu of the easement retention.

Comcast No comments received

QWEST No comments received

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

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

Open Space Division No adverse comments.

City Engineer

An approved drainage report and master development agreement is required for Preliminary Plat approval. No objection to the vacation request.

Transportation Development

No objection to vacation request. Is Calle Chamisa being dedicated as a public road? Where are the 4 parcels being created? Home Owners Association signature? Not clear how pedestrian 3' access on sides of gate will work with sidewalk to be built? Does the stub street meet DPM criteria for length and number of lots served? (Are lots 33 & 26 taking access from stub or main street?) Unclear about right-of-way at end of cul-de-sac and its width for future connection south. Sidewalk at the end of this cul-de-sac should be waived. Infrastructure list should have a 30' section for Paradise Blvd. List the turn bay as a separate item including landscaping requirements. Asterisk the sidewalk on Calle Chamisa and note that portions are being deferred. Standard lighting per DPM should be noted on the infrastructure list.

Parks & Recreation

Who will maintain parcels A & B?

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

Prior to sign-off on the final plat, a fee in-lieu of and equal to the value of the required park land dedication for 22 new residential lots will be required. The fee will be based on an estimate of land value to be provided by the City Real Property office.

## Parks & Recreation

Alternatively, the applicant may submit current appraisal information mutually acceptable to the applicant and the City.

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

Note # 10 on the Site Plan for building permit needs to add maintenance.

Is the existing trail adjacent to the site 8' wide? If not then the trail needs to be 10' wide.

## Utilities Development

No objection to Vacation request. No objection to Site Plan approvals. Infrastructure List must include water/sewer lines. No objection to Sidewalk Deferral.

## Planning Department

✓ The preliminary plat needs the existing zoning listed under General Notes per the Subdivision Ordinance. The plat for Unit 1 appears to match the approved site plans.

✓ The EPC case planner will provide comments on whether the EPC conditions of approval are met with the revised site plans.

✓ The perimeter wall design needs these corrections: (1) The 3 copies need the DRB #, nearest intersection & Zone Atlas page (2) The only walls that require Planning's approval are the ones adjacent to a street. It appears that the screen wall detail using the colored CMU block are for walls not fronting on a street. If so, this design should be removed from the submittal. The 12' block pilaster on the stucco wall should project 2" beyond the wall on the public side. Also, is it to be stucco covered? The drawing indicates that it is. Please make these corrections.

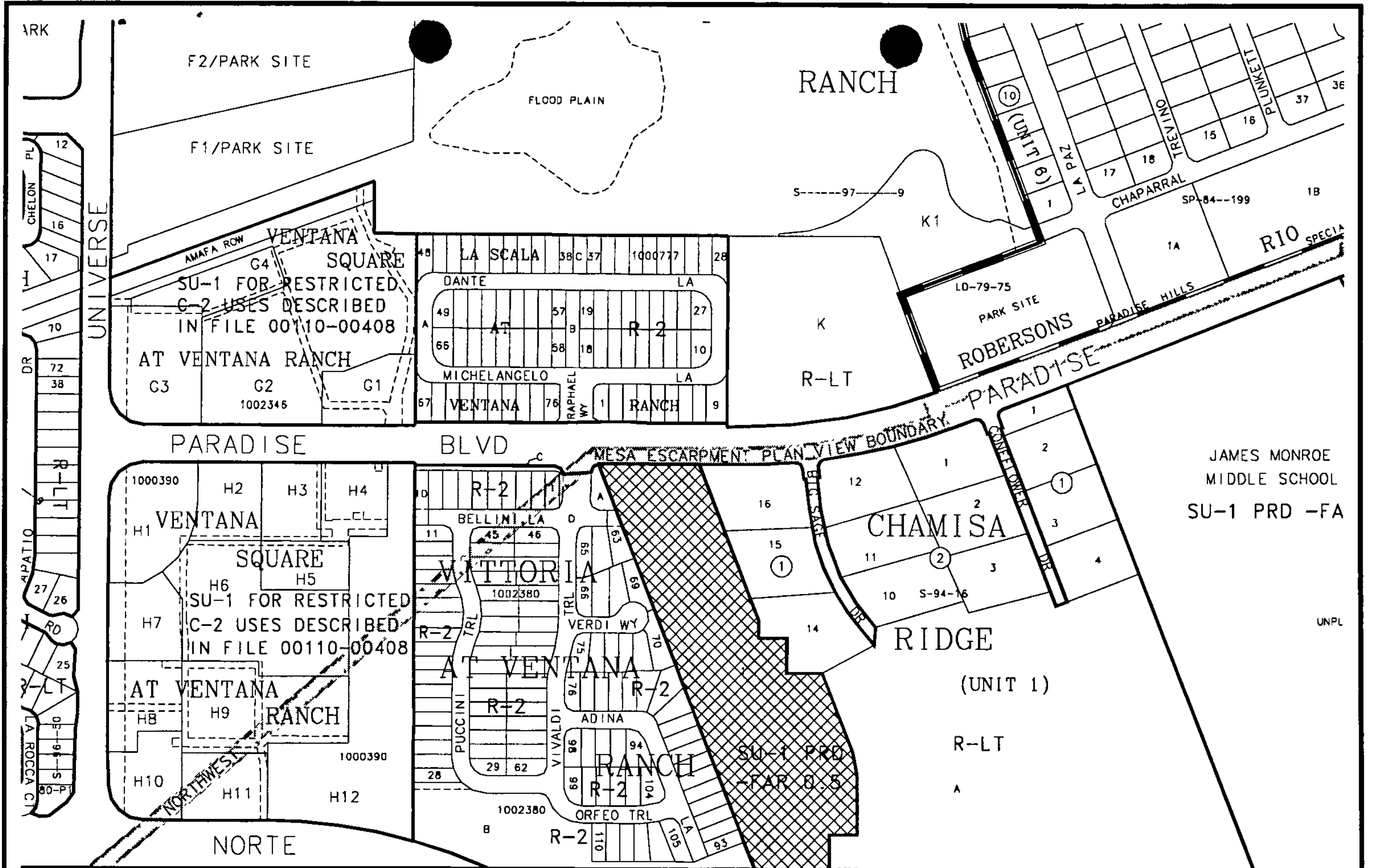
✓ No objection to the vacation action nor the sidewalk deferrals.

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

cc:Jennifer Soule, 9101 Wilshire NE, 87122

Rio Grande Engineering, 3500 Comanche NE, Suite #E-5, 87107





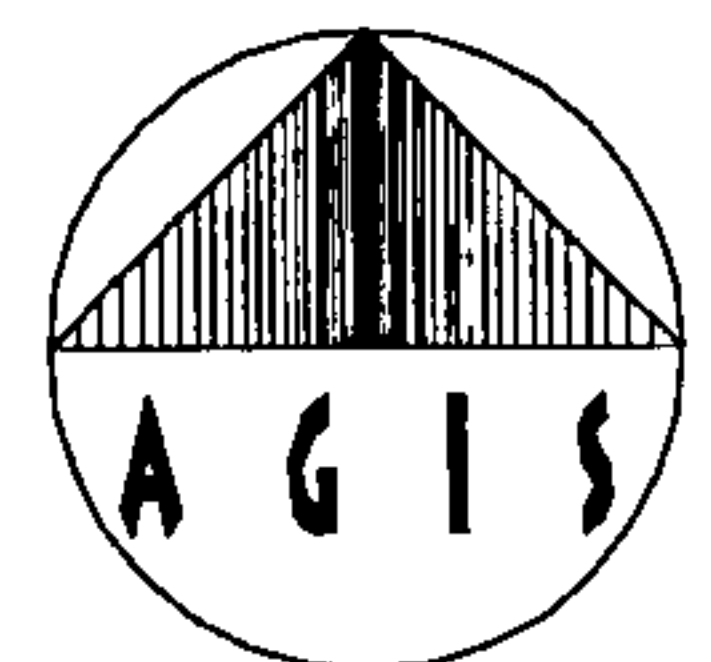
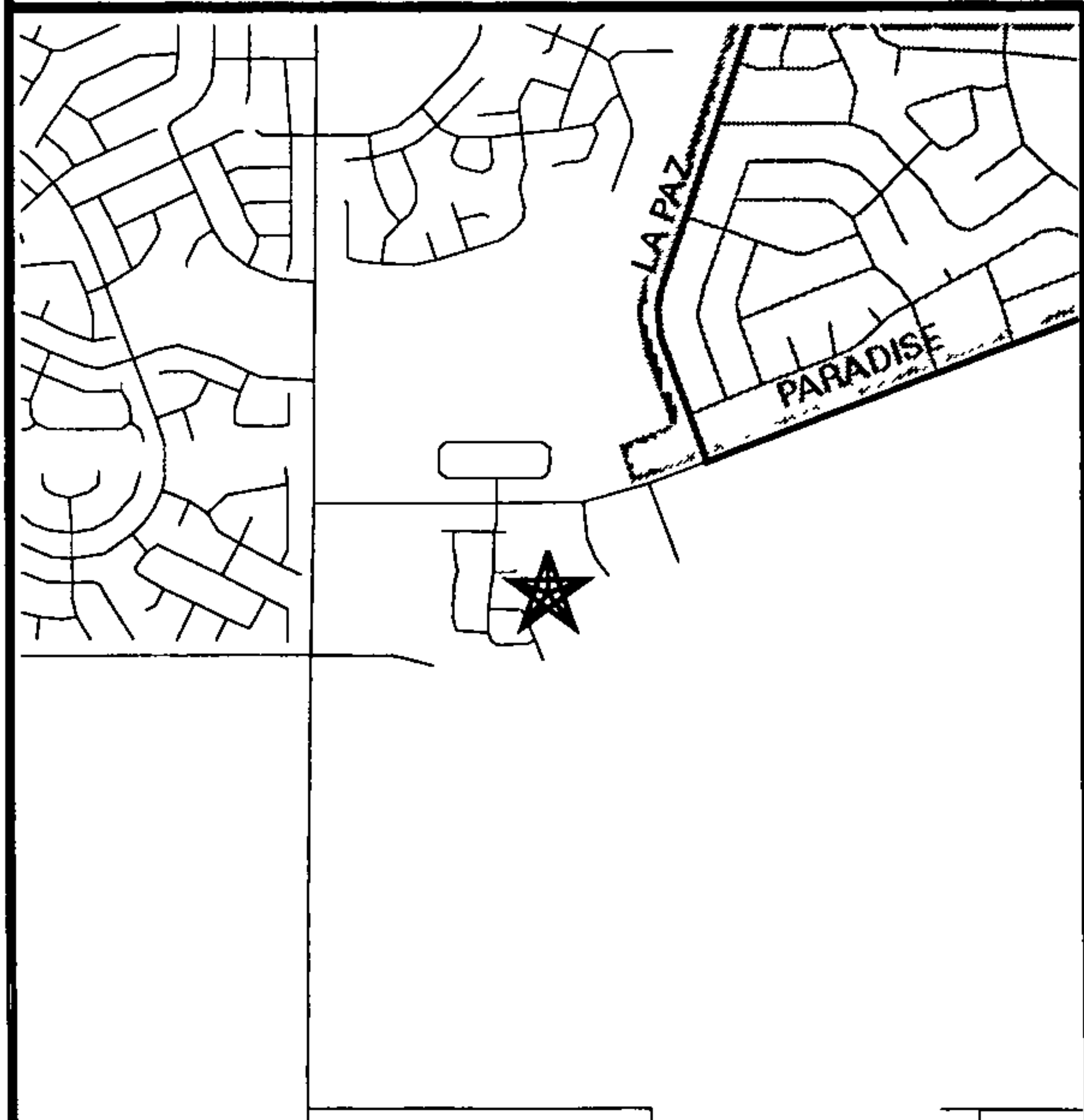
JAMES MONROE  
MIDDLE SCHOOL  
SU-1 PRD -FA

PARADISE HILLS

R-D

R-D

ZONING MAP



Scale 1"= 488'

PROJECT NO.  
1003236

HEARING DATE  
6-16-04

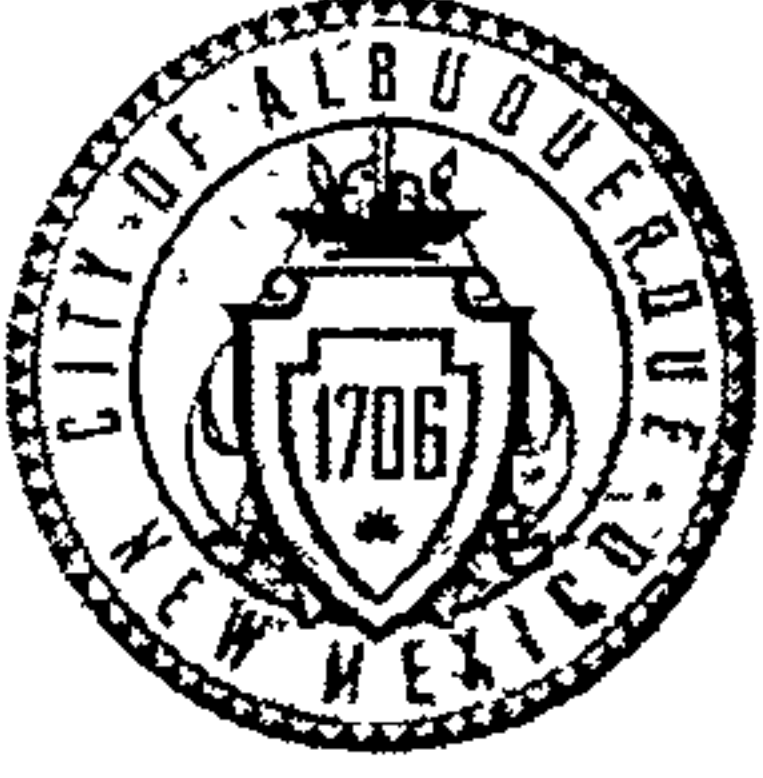
MAP NO.  
B-10

ADDITIONAL CASE NUMBER(S)  
04DRB-00802  
04DRB-00799  
04DRB-00800

04DRB-00801  
04DRB-00804

Note: Shaded area indicates County

Not to Scale



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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW, on Wednesday, June 16, 2004, beginning at 9:00 a.m. for the purpose of considering the following:

**Project # 1002002**

04DRB-00803 Major-Vacation of Public Easements  
04DRB-00805 Minor-Prelim&Final Plat Approval

ADVANCED ENGINEERING & CONSULTING LLC agent(s) for RETAIL DEVELOPMENT INC, LLC request(s) the above action(s) for a Portion of Drainage Easement, **BEAR CANYON ARROYO**, zoned C-3 heavy commercial zone, located on SAN MATEO BLVD NE, between SAN MATEO BLVD NE and I-25 containing approximately 5 acre(s). [REF: 03DRB-00168, 03DRB-00605, 02DRB-01743 ] (E-17)

**Project # 1002397**

04DRB-00798 Major-Vacation of Public Easements  
04DRB-00797 Minor-Vacation of Private Easements

TIERRA WEST, LLC agent(s) for SHULL REALTY & WATERS EDGE LLC request(s) the above action(s) for all or a portion of Lot(s) 1-9, **LANDS OF TAYLOR-MARTIN L.**, zoned C-1 neighborhood commercial zone, located on LA ORILLA RD NW, between COORS BLVD NW and CORRALES DRAIN containing approximately 12 acre(s). [REF: Z-87-56, DRB-87-200, 04DRB-00762 ] (E-12)

**Project # 1003236**

04DRB-00802 Major-Vacation of Public Easements  
04DRB-00799 Minor-SiteDev Plan Subd/EPC  
04DRB-00800 Minor-SiteDev Plan BldPermit/EPC  
04DRB-00801 Major-Preliminary Plat Approval  
04DRB-00804 Minor-Temp Defer SDWK

RIO GRANDE ENGINEERING agent(s) for JENNIFER SOUL request(s) the above action(s) for all or a portion of Lot(s) 1, **MARIN S/D, TBKA VILLA DE LA CHAMISA**, zoned SU-1 special use zone, FOR PRD, located on PARADISE BLVD NW, between VIVALDI TRAIL NW and BIG SAGE NW containing approximately 9 acre(s). [REF: 04EPC-00150 ] (B-10)

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

Sheran Matson, AICP, DRB Chair  
Development Review Board

**TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, May 31, 2004.**

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

**Meeting Date:** JUNE 16, 2004  
**Zone Atlas Page:** ~~E-12-2~~ B-10-2  
**Notification Radius:** 100 Ft.

**Project#** 1003236  
**App#** 04DRB-00799  
**App#** 04DRB-00800  
**App#** 04DRB-00801  
**App#** 04DRB-00802  
**App#** 04DRB-00804

**Cross Reference and Location:**

**Applicant:** JENNIFER SOULE  
**Address:** 9101 WILSHIRE NE  
ALBUQUERQUE NM 87122

**Agent:** RIO GRANDE ENGINEERING  
**Address:** 3500 COMANCHE NE, STE# E-5  
ALBUQUERQUE NM 87107

**Special Instructions:**

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

**Date Mailed:** MAY 28, 2004

**Signature:** KYLE TSETHLIKAI



## RECORDS WITH LABELS

PAGE 1

101006514315031701	LEGAL: TRAC T A PLAT OF LA SCALA SUBDIVISION AT VENTANA RA LAND USE: PROPERTY ADDR: 00000 OWNER NAME: VENTANA RANCH COMMUNITY ASSOCI OWNER ADDR: 00010 TRAMWAY	LP NE ALBUQUERQUE NM	87122
101006518314131609	LEGAL: LOT 9 PL AT OF LA SCALA SUBDIVISION AT VENTANA RANC LAND USE: PROPERTY ADDR: 00000 MICHELANGELO OWNER NAME: JOHNSON EDWARD E & SHANNON OWNER ADDR: 06300 MICHELANGELO	LN NW ALBUQUERQUE NM	87114
101006512714231503	LEGAL: LOT 74 P LAT OF LA SCALA SUBDIVISION AT VENTANA RAN LAND USE: PROPERTY ADDR: 00000 MICHELANGELO OWNER NAME: THOMPSON JESSE W OWNER ADDR: 06408 MICHELANGELO	LN NW ALBUQUERQUE NM	87114
101006513114231502	LEGAL: LOT 75 P LAT OF LA SCALA SUBDIVISION AT VENTANA RAN LAND USE: PROPERTY ADDR: 00000 MICHELANGELO OWNER NAME: KRAEMER NICHOLAS M & HEATHER R OWNER ADDR: 06404 MICHELANGELO	LN NW ALBUQUERQUE NM	87114
101006513514231501	LEGAL: LOT 76 P LAT OF LA SCALA SUBDIVISION AT VENTANA RAN LAND USE: PROPERTY ADDR: 00000 MICHELANGELO OWNER NAME: D R HORTON INC OWNER ADDR: 04400 ALAMEDA	BL NE ALBUQUERQUE NM	87113
101006515014231601	LEGAL: LOT 1 PL AT OF LA SCALA SUBDIVISION AT VENTANA RANC LAND USE: PROPERTY ADDR: 00000 MICHELANGELO OWNER NAME: D R HORTON INC OWNER ADDR: 04400 ALAMEDA	BL NE ALBUQUERQUE NM	87113
101006515414231602	LEGAL: LOT 2 PL AT OF LA SCALA SUBDIVISION AT VENTANA RANC LAND USE: PROPERTY ADDR: 00000 MICHELANGELO OWNER NAME: MITCHELL ERIN KATIE & OLSEN SC OWNER ADDR: 06328 MICHELANGELO	LN NW ALBUQUERQUE NM	87114
101006515814231603	LEGAL: LOT 3 PL AT OF LA SCALA SUBDIVISION AT VENTANA RANC LAND USE: PROPERTY ADDR: 00000 MICHELANGELO OWNER NAME: LANTANA TRINA R & PLATERO JERR OWNER ADDR: 06324 MICHELANGELO	NW ALBUQUERQUE NM	87114
101006516214231604	LEGAL: LOT 4 PL AT OF LA SCALA SUBDIVISION AT VENTANA RANC LAND USE: PROPERTY ADDR: 00000 MICHELANGELO OWNER NAME: TROUT MICHAEL J & STACY R OWNER ADDR: 06320 MICHELANGELO	LN NW ALBUQUERQUE NM	87114
101006516614231605	LEGAL: LOT 5 PL AT OF LA SCALA SUBDIVISION AT VENTANA RANC LAND USE: PROPERTY ADDR: 00000 MICHELANGELO OWNER NAME: HOWARD-BRADLEY REBECCA A OWNER ADDR: 06316 MICHELANGELO	LN NW ALBUQUERQUE NM	87114
101006517014231606	LEGAL: LOT 6 PL AT OF LA SCALA SUBDIVISION AT VENTANA RANC LAND USE: PROPERTY ADDR: 00000 MICHELANGELO OWNER NAME: FIKHMAN GEORGE OWNER ADDR: 05236 YARMOUTH	AV ENCINO CA	91316

## RECORDS WITH LABELS

PAGE 2

101006517414231607	LEGAL: LOT 7 PL AT OF LA SCALA SUBDIVISION AT VENTANA RANC LAND USE: PROPERTY ADDR: 00000 MICHELANGELO OWNER NAME: DE LANGE JON PAUL M OWNER ADDR: 06308 MICHELANGELO	LN NW ALBUQUERQUE NM	87114
101006517814131608	LEGAL: LOT 8 PL AT OF LA SCALA SUBDIVISION AT VENTANA RANC LAND USE: PROPERTY ADDR: 00000 MICHELANGELO OWNER NAME: MALDONADO CHRISTOPHER P & ARAC OWNER ADDR: 06304 MICHELANGELO	LN NW ALBUQUERQUE NM	87114
101006519511530901	LEGAL: LT 1 6 BL K 1 PLAT OF CHAMISA RIDGE SUBD UNIT 1 CONT LAND USE: PROPERTY ADDR: 00000 BIG SAGE OWNER NAME: TATE STEVEN D & JEANNETTE D OWNER ADDR: 09709 BIG SAGE	DR NW ALBUQUERQUE NM	87114
101006514611030568	LEGAL: TR A PLA T OF VITTORIA SUBDIVISION AT VENTANA RANCH LAND USE: PROPERTY ADDR: 00000 OWNER NAME: VENTANA RANCH COMMUNITY ASSOC OWNER ADDR: 00010 TRAMWAY	LP NE ALBUQUERQUE NM	87122
101006518006030219	LEGAL: TR 1 LAN D DIV PLAT FOR MARIN SUB'D TR 1 THRU 4 BEI LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: LAHUSEN LARRY OWNER ADDR: 00000		
101006511711530501	LEGAL: TR C PLA T OF VITTORIA SUBDIVISION AT VENTANA RANCH LAND USE: PROPERTY ADDR: 00000 OWNER NAME: VENTANA RANCH COMMUNITY ASSOC OWNER ADDR: 00010 TRAMWAY	LP NE ALBUQUERQUE NM	87122
101006512411030504	LEGAL: LT 3 PLA T OF VITTORIA SUBDIVISION AT VENTANA RANCH LAND USE: PROPERTY ADDR: 00000 BELLINI OWNER NAME: LAS VENTANAS LTD PARTNERSHIP OWNER ADDR: 00010 TRAMWAY	LP NE ALBUQUERQUE NM	87122
101006513311030502	LEGAL: LT 1 PLA T OF VITTORIA SUBDIVISION AT VENTANA RANCH LAND USE: PROPERTY ADDR: 00000 BELLINI OWNER NAME: LAS VENTANAS LTD PARTNERSHIP OWNER ADDR: 00010 TRAMWAY	LP NE ALBUQUERQUE NM	87122
101006512811030503	LEGAL: LT 2 PLA T OF VITTORIA SUBDIVISION AT VENTANA RANCH LAND USE: PROPERTY ADDR: 00000 BELLINI OWNER NAME: LAS VENTANAS LTD PARTNERSHIP OWNER ADDR: 00010 TRAMWAY	LP NE ALBUQUERQUE NM	87122
101006515005032001	LEGAL: TR D R/W PLAT OF VITTORIA SUBDIVISION AT VENTANA R LAND USE: PROPERTY ADDR: 00000 OWNER NAME: VENTANA RANCH COMMUNITY ASSOC OWNER ADDR: 00010 TRAMWAY	LP NE ALBUQUERQUE NM	87122
101006515209630567	LEGAL: LT 6 3 PL AT OF VITTORIA SUBDIVISION AT VENTANA RANC LAND USE: PROPERTY ADDR: 00000 BELLINI OWNER NAME: D R HORTON INC OWNER ADDR: 04400 ALAMEDA	NE ALBUQUERQUE NM	87113



RECORDS WITH LABELS

PAGE 3

101006514209230565	LEGAL: LT 6 5 PL AT OF VITTORIA SUBDIVISION AT VENTANA RANC LAND USE: PROPERTY ADDR: 00000 BELLINI OWNER NAME: D R HORTON INC OWNER ADDR: 04400 ALAMEDA	BL NE ALBUQUERQUE NM	87113
101006514709330566	LEGAL: LT 6 4 PL AT OF VITTORIA SUBDIVISION AT VENTANA RANC LAND USE: PROPERTY ADDR: 00000 BELLINI OWNER NAME: D R HORTON INC OWNER ADDR: 04400 ALAMEDA	BL NE ALBUQUERQUE NM	87113
101006520009530902	LEGAL: LT 1 5 BL K 1 PLAT OF CHAMISA RIDGE SUBD UNIT 1 CONT LAND USE: PROPERTY ADDR: 00000 BIG SAGE OWNER NAME: GARRITY MARK E & NANCY A OWNER ADDR: 09705 BIG SAGE	DR NW ALBUQUERQUE NM	87114
101006515608230561	LEGAL: LT 6 9 PL AT OF VITTORIA SUBDIVISION AT VENTANA RANC LAND USE: PROPERTY ADDR: 00000 VERDI OWNER NAME: LAS VENTANAS LTD PARTNERSHIP OWNER ADDR: 00010 TRAMWAY	LP NE ALBUQUERQUE NM	87122
101006515108230562	LEGAL: LT 6 8 PL AT OF VITTORIA SUBDIVISION AT VENTANA RANC LAND USE: PROPERTY ADDR: 00000 VERDI OWNER NAME: LAS VENTANAS LTD PARTNERSHIP OWNER ADDR: 00010 TRAMWAY	LP NE ALBUQUERQUE NM	87122
101006514708030563	LEGAL: LT 6 7 PL AT OF VITTORIA SUBDIVISION AT VENTANA RANC LAND USE: PROPERTY ADDR: 00000 VERDI OWNER NAME: LAS VENTANAS LTD PARTNERSHIP OWNER ADDR: 00010 TRAMWAY	LP NE ALBUQUERQUE NM	87122
101006527404531018	LEGAL: TR A PLA T OF CHAMISA RIDGE SUBD UNIT 1 CONT 17.780 LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: GELTMORE LAND LTD OWNER ADDR: 04408 CANYON	CT NE ALBUQUERQUE NM	87111
101006521007630903	LEGAL: LT 1 4 BL K 1 PLAT OF CHAMISA RIDGE SUBD UNIT 1 CONT LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: BARAJAS RAMIRO & MARIA G OWNER ADDR: 07115 WESTFORD	PL NW ALBUQUERQUE NM	87114
101006516306530560	LEGAL: LT 7 0 PL AT OF VITTORIA SUBDIVISION AT VENTANA RANC LAND USE: PROPERTY ADDR: 00000 VERDI OWNER NAME: LAS VENTANAS LTD PARTNERSHIP OWNER ADDR: 00010 TRAMWAY	LP NE ALBUQUERQUE NM	87122
101006515806430559	LEGAL: LT 7 1 PL AT OF VITTORIA SUBDIVISION AT VENTANA RANC LAND USE: PROPERTY ADDR: 00000 VERDI OWNER NAME: LAS VENTANAS LTD PARTNERSHIP OWNER ADDR: 00010 TRAMWAY	LP NE ALBUQUERQUE NM	87122
101006515306430558	LEGAL: LT 7 2 PL AT OF VITTORIA SUBDIVISION AT VENTANA RANC LAND USE: PROPERTY ADDR: 00000 VERDI OWNER NAME: LAS VENTANAS LTD PARTNERSHIP OWNER ADDR: 00010 TRAMWAY	LP NE ALBUQUERQUE NM	87122

RECORDS WITH LABELS

PAGE 4

101006516505330548	LEGAL: LT 8 2 PL AT OF VITTORIA SUBDIVISION AT VENTANA RANC LAND USE: PROPERTY ADDR: 00000 ADINA OWNER NAME: D R HORTON INC OWNER ADDR: 04400 ALAMEDA	BL NE ALBUQUERQUE NM	87113
101006516005330549	LEGAL: LT 8 1 PL AT OF VITTORIA SUBDIVISION AT VENTANA RANC LAND USE: PROPERTY ADDR: 00000 ADINA OWNER NAME: D R HORTON INC OWNER ADDR: 04400 ALAMEDA	BL NE ALBUQUERQUE NM	87113
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101006516904330546	LEGAL: LT 8 4 PL AT OF VITTORIA SUBDIVISION AT VENTANA RANC LAND USE: PROPERTY ADDR: 00000 ADINA OWNER NAME: D R HORTON INC OWNER ADDR: 04400 ALAMEDA	BL NE ALBUQUERQUE NM	87113
101006517003930545	LEGAL: LT 8 5 PL AT OF VITTORIA SUBDIVISION AT VENTANA RANC LAND USE: PROPERTY ADDR: 00000 ADINA OWNER NAME: D R HORTON INC OWNER ADDR: 04400 ALAMEDA	BL NE ALBUQUERQUE NM	87113
101006517103530544	LEGAL: LT 8 6 PL AT OF VITTORIA SUBDIVISION AT VENTANA RANC LAND USE: PROPERTY ADDR: 00000 ADINA OWNER NAME: D R HORTON INC OWNER ADDR: 04400 ALAMEDA	BL NE ALBUQUERQUE NM	87113
101006517303230543	LEGAL: LT 8 7 PL AT OF VITTORIA SUBDIVISION AT VENTANA RANC LAND USE: PROPERTY ADDR: 00000 ADINA OWNER NAME: D R HORTON INC OWNER ADDR: 04400 ALAMEDA	BL NE ALBUQUERQUE NM	87113
101006517402830542	LEGAL: LT 8 8 PL AT OF VITTORIA SUBDIVISION AT VENTANA RANC LAND USE: PROPERTY ADDR: 00000 ADINA OWNER NAME: D R HORTON INC OWNER ADDR: 04400 ALAMEDA	BL NE ALBUQUERQUE NM	87113
101006517602430541	LEGAL: LT 8 9 PL AT OF VITTORIA SUBDIVISION AT VENTANA RANC LAND USE: PROPERTY ADDR: 00000 ADINA OWNER NAME: D R HORTON INC OWNER ADDR: 04400 ALAMEDA	BL NE ALBUQUERQUE NM	87113
101006511701330530	LEGAL: TR B PLA T OF VITTORIA SUBDIVISION AT VENTANA RANCH LAND USE: PROPERTY ADDR: 00000 OWNER NAME: VENTANA RANCH COMMUNITY ASSOC OWNER ADDR: 00010 TRAMWAY	LP NE ALBUQUERQUE NM	87122
101006517702030540	LEGAL: LT 9 0 PL AT OF VITTORIA SUBDIVISION AT VENTANA RANC LAND USE: PROPERTY ADDR: 00000 ADINA OWNER NAME: D R HORTON INC OWNER ADDR: 04400 ALAMEDA	BL NE ALBUQUERQUE NM	87113

101006517901730539	LEGAL: LT 9 1 PL AT OF VITTORIA SUBDIVISION AT VENTANA RANC LAND USE: PROPERTY ADDR: 00000 ADINA OWNER NAME: D R HORTON INC OWNER ADDR: 04400 ALAMEDA	BL NE ALBUQUERQUE NM	87113
101006518001330538	LEGAL: LT 9 2 PL AT OF VITTORIA SUBDIVISION AT VENTANA RANC LAND USE: PROPERTY ADDR: 00000 ADINA OWNER NAME: D R HORTON INC OWNER ADDR: 04400 ALAMEDA	BL NE ALBUQUERQUE NM	87113
101006518100930537	LEGAL: LT 9 3 PL AT OF VITTORIA SUBDIVISION AT VENTANA RANC LAND USE: PROPERTY ADDR: 00000 ADINA OWNER NAME: D R HORTON INC OWNER ADDR: 04400 ALAMEDA	BL NE ALBUQUERQUE NM	87113
101006418050820110	LEGAL: THE N1/2 OF LT 6 OF SEC 15 T11N R2E CDNT 3.00 AC M LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: RANSOM RICHARD E TRSUTEES RICH OWNER ADDR: 00000	ALBUQUERQUE NM	87103
101006421449220136	LEGAL: TR 0 F LAND IN SEC 15 T11N R2E IN W NE NE NW CONT 5 LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: MYSTIC LLC OWNER ADDR: 05715 CENTRAL	NE ALBUQUERQUE NM	87108

# **"Attachment A"**

David Soule, Rio Grande Engineering  
Zone Map: B-10

**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.**



**Water and Sanitary Sewer Availability**

Mr. David Soule  
Rio Grande Engineering  
3500 Comanche NE, Suite E-5  
Albuquerque, NM 87107

Re: Lot 1 Marin Subdivision

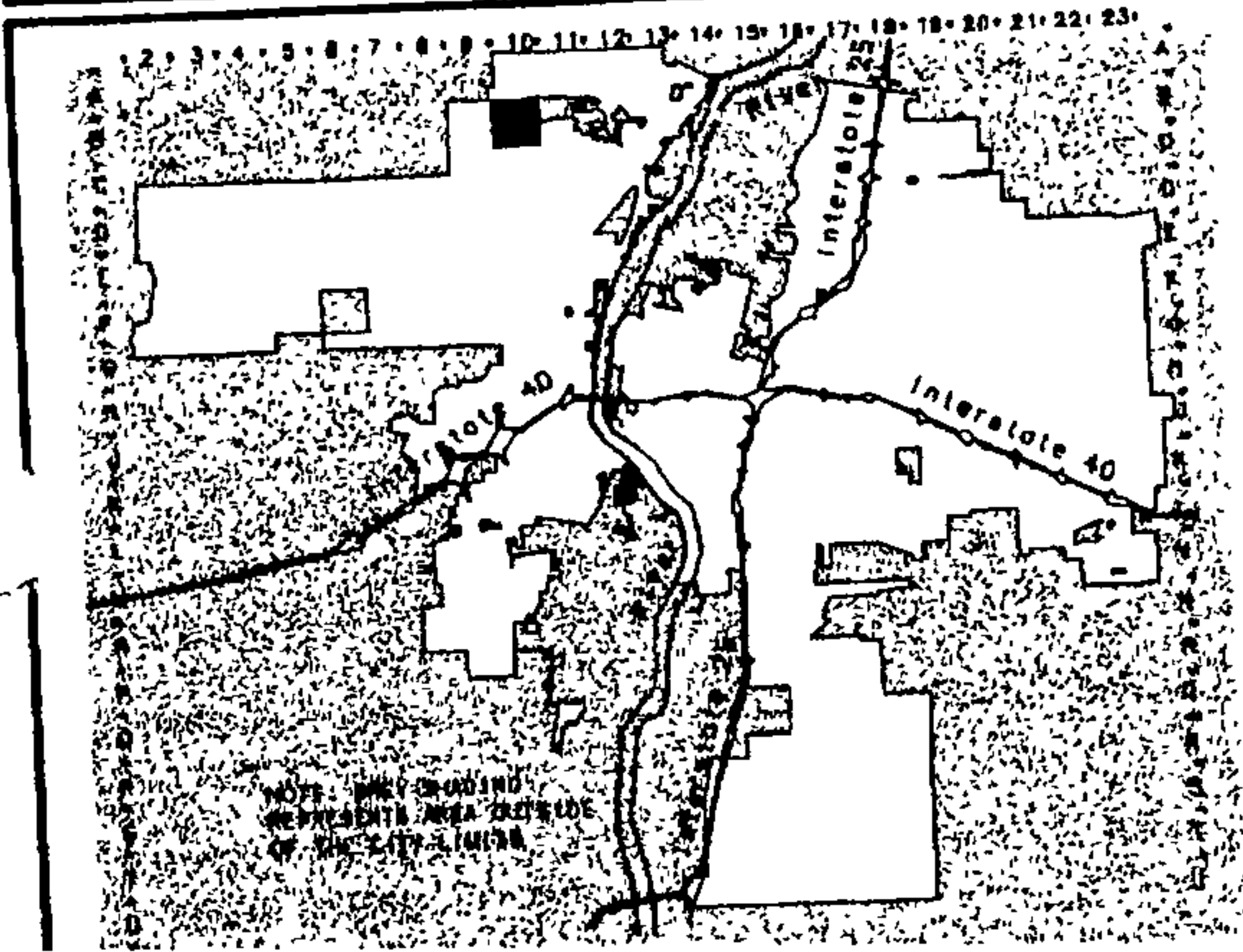
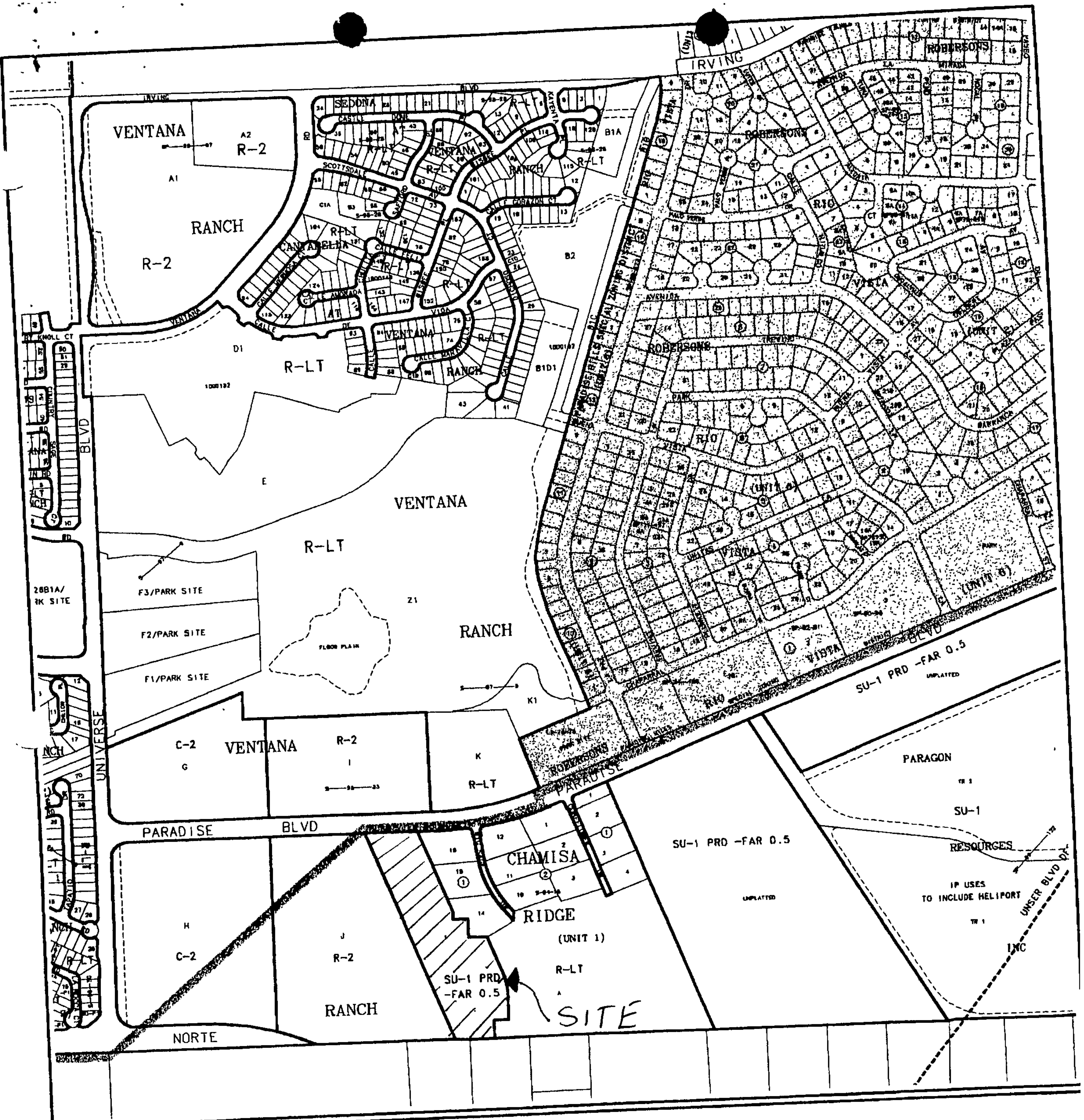
Dear Mr. Soule:

New Mexico Utilities, Inc., will be able to provide water and wastewater service to the above referenced site located in Albuquerque, New Mexico, County of Bernalillo, subject to the rules and regulations of the New Mexico Public Regulation Commission and the tariffs and policies of New Mexico Utilities, Inc.

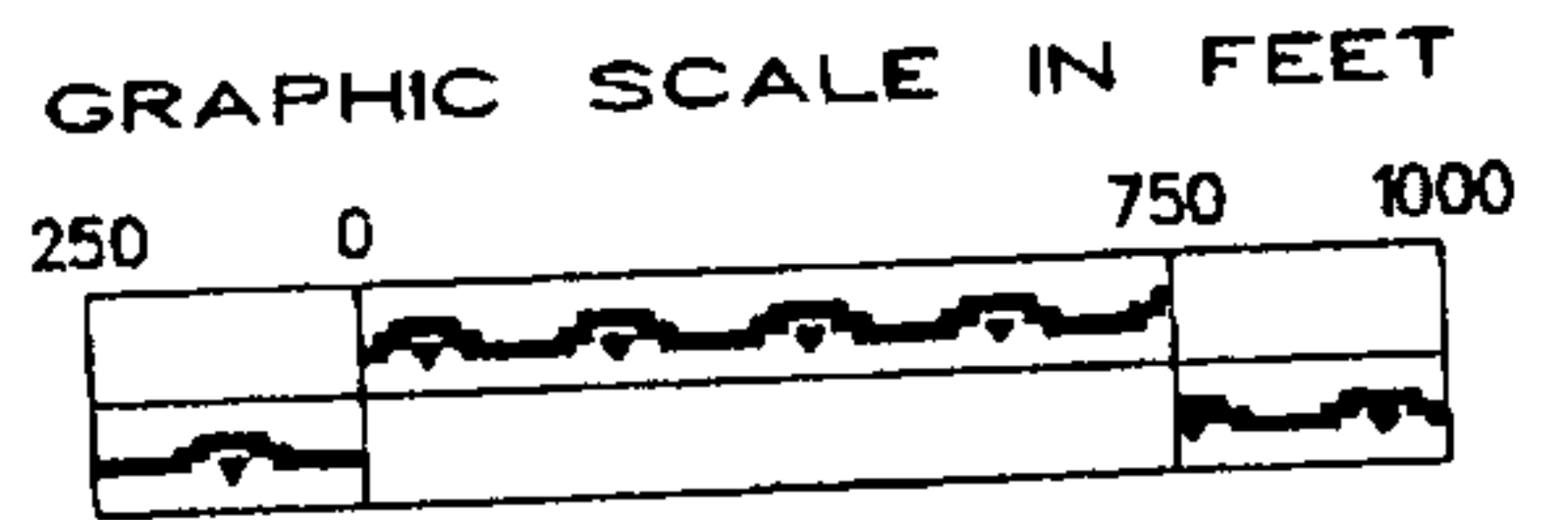
Sincerely,  
New Mexico Utilities, Inc.

  
Bob Gay  
Vice President





**CITY OF Albuquerque**  
**Albuquerque Geographic Information System**  
**PLANNING DEPARTMENT**  
 © Copyright 2001

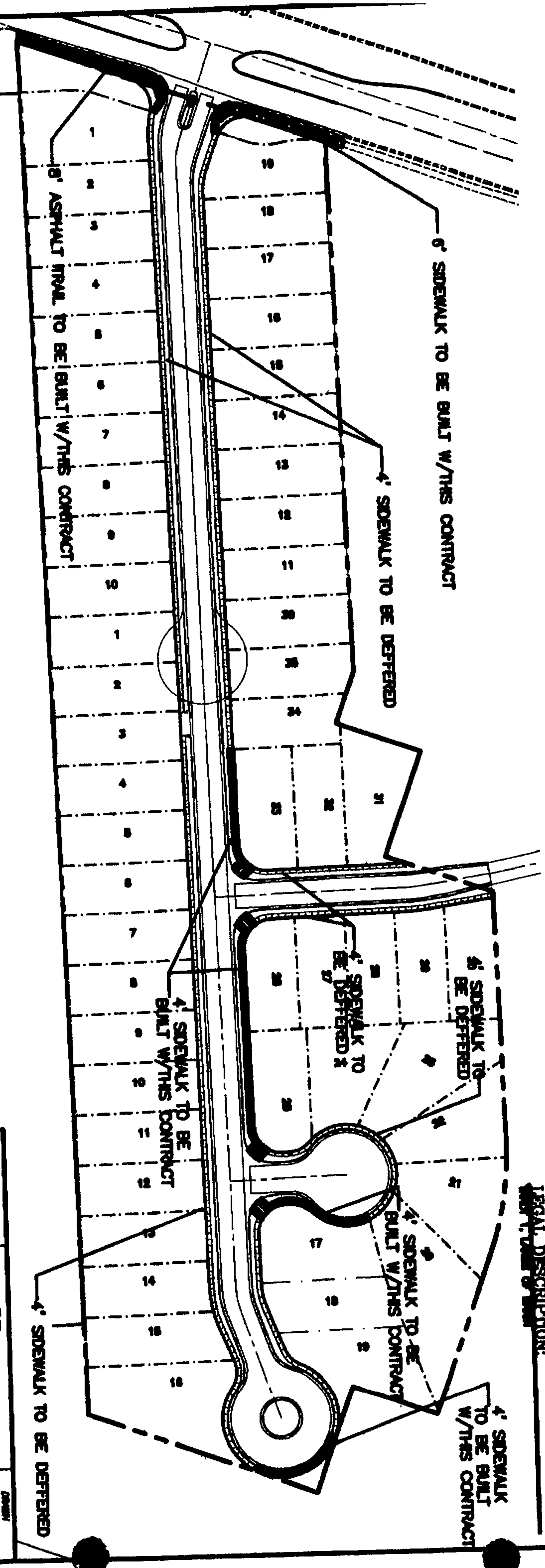
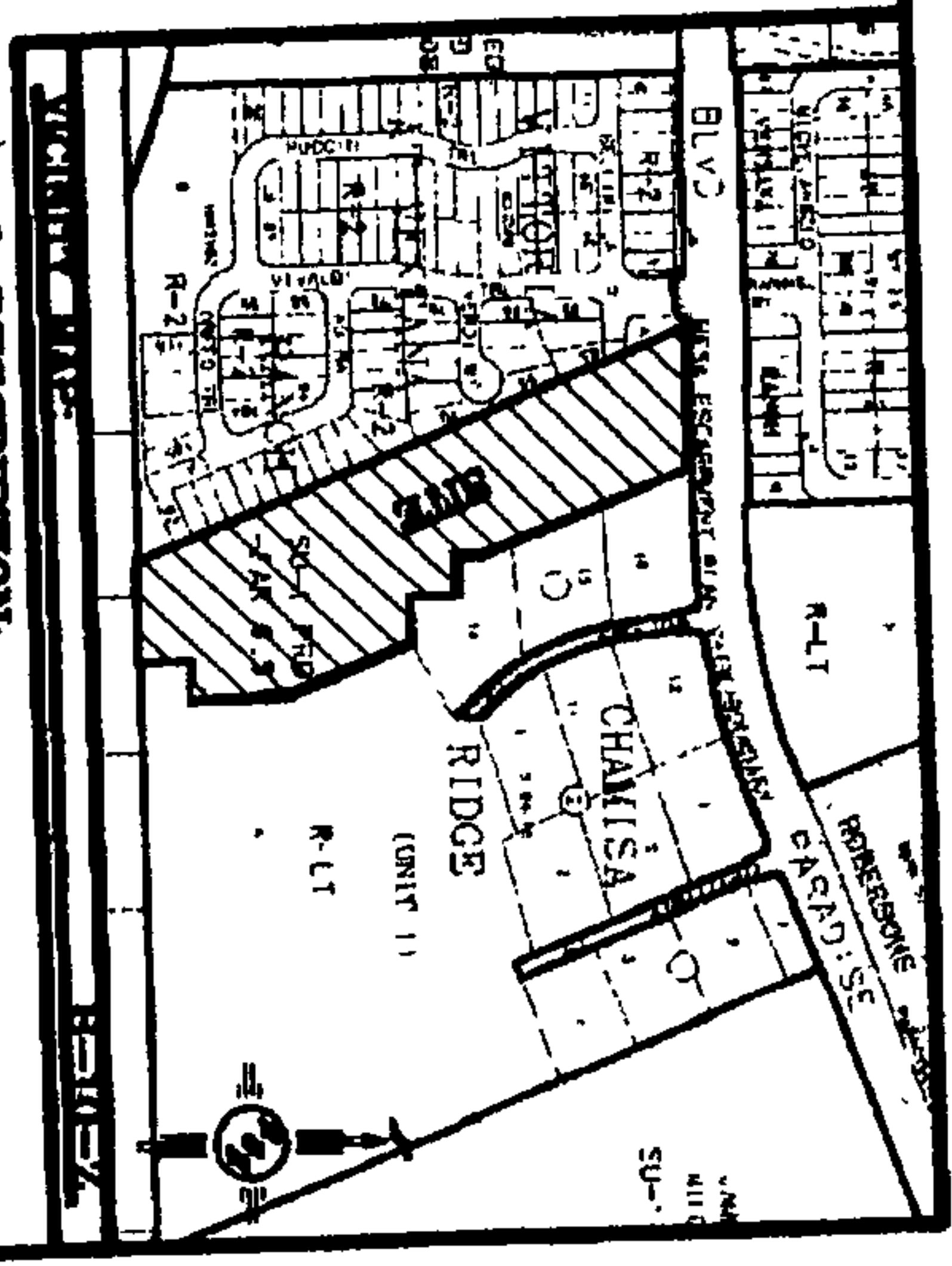


**Zone Atlas Page**





**B-10-Z**

Map Amended through July 20, 2001






**LEGEND**

-  4' SIDEWALK TO BE DEFERRED
-  4' SIDEWALK TO BE BUILT W/THIS CONTRACT
-  6' SIDEWALK TO BE BUILT W/THIS CONTRACT
-  6' ASPHALT TRAIL TO BE BUILT W/THIS CONTRACT



OWNER'S SHEET	VILLA DE LA CHAMISA	DATE 7-18-04
SIDEWALK DEFERRAL EXHIBIT		
 <b>Rio Grande</b> <i>Engineering</i> <small>INCORPORATED</small>		SHEET 1
DATE SOLD P.E. NUMBER		JOB # 2004

**3236**

### DXF Electronic Approval Form

DRB Project Case #: 1003236

Subdivision Name: VILLA DE LA CHAMISA UNIT 2

Surveyor: RUSS P HUGG

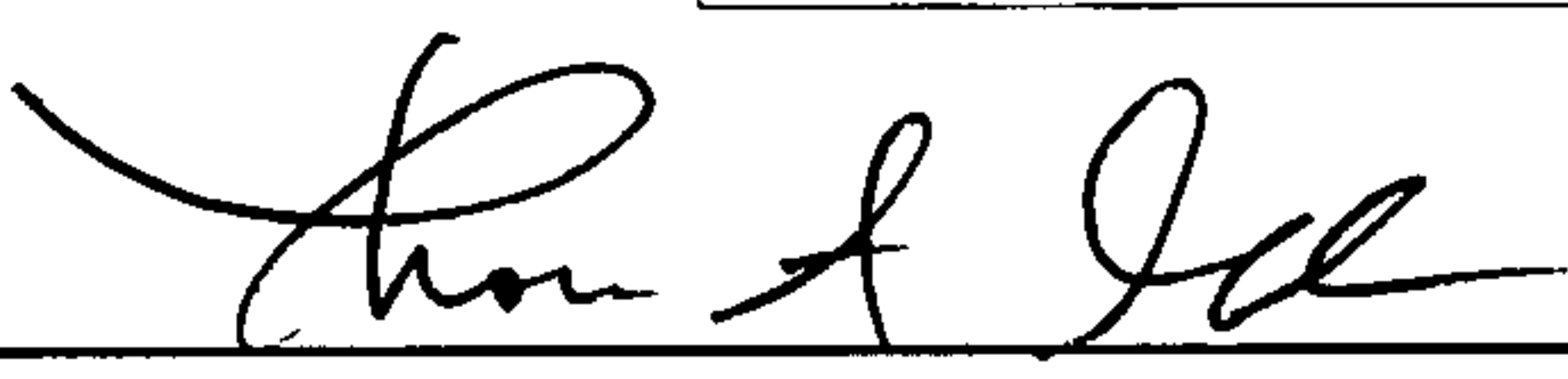
Contact Person: RENE RYAN

Contact Information: 872-0999

DXF Received: 7/5/2005

Hard Copy Received: 7/5/2005

Coordinate System: Ground rotated to NMSP Grid

  
\_\_\_\_\_  
Approved

7/5/05  
\_\_\_\_\_  
Date

---

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

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**AGIS Use Only**

Copied fc **3236** to agiscov on **7/5/2005** Contact person notified on **7/5/2005**

# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

**SUBDIVISION** **S**

Major Subdivision action

Minor Subdivision action

Vacation **V**

Variance (Non-Zoning)

**SITE DEVELOPMENT PLAN** **P**

...for Subdivision Purposes

...for Building Permit

IP Master Development Plan

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

Supplemental form

**ZONING & PLANNING** **Z**

Annexation

County Submittal

EPC Submittal

Zone Map Amendment (Establish or Change Zoning)

Sector Plan (Phase I, II, III)

Amendment to Sector, Area, Facility or Comprehensive Plan

Text Amendment (Zoning Code/Sub Regs)

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

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

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

**APPLICANT INFORMATION:**

NAME: CLEARBROOK INVESTMENTS, INC PHONE: 505-858-1800

ADDRESS: 8901 ADAMS NE FAX: 505-858-1811

CITY: ALBUQUERQUE STATE NM ZIP 87114 E-MAIL: WWW.STILLBROOKE.COM

Proprietary interest in site: OWNER List all owners: SOLE OWNER BY CONTRACT

AGENT (if any): RIO GRANDE ENGINEERING PHONE: 505-321-9099

ADDRESS: 1606 CENTRAL SE, SUITE 201 FAX: 505-872-2205

CITY: ALBUQUERQUE STATE NM ZIP 87106 E-MAIL: david@riograndeengineering.com

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. lot 1 Block:  Unit: 1

Subdiv. / Addn. Marin Subdivision TBK Villa de la Charrisa

Current Zoning: SU-1 for PRD Proposed zoning: SU-1 for PRD

Zone Atlas page(s): B-10 No. of existing lots: 1 No. of proposed lots: 22

Total area of site (acres): 8.7 Density if applicable: dwellings per gross acre: .5far dwellings per net acre: 7

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

UPC No. 101006518006030219 MRGCD Map No.

LOCATION OF PROPERTY BY STREETS: On or Near: Paradise blvd. NW

Between: Vivaldi Trail NW and Big Sage 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.): 1003236.7

0400801, 0400802, 0400799, 0400800, 0400804

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: 11.9.04

SIGNATURE DSM DATE 11.9.04

(Print) DAVID SOULE, PE  Applicant  Agent

**FOR OFFICIAL USE ONLY**

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

INTERNAL ROUTING

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

Application case numbers	Action	S.F.	Fees
<u>04DRB - 01739</u>	<u>FP</u>		\$ <u>-0-</u>
		<u>CMF</u>	\$ <u>20.00</u>
			\$
			\$
			\$
			\$
Hearing date <u>11.17.04</u>			Total \$ <u>20.00</u>

*Chase Senora 11/9/04*

PROSECT 1003236



**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.

*St. Pl. M.A.*

- Design elevations & cross sections of perimeter walls
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
- Property owner's and City Surveyor's signatures on the Mylar drawing
- SIA financial guaranty verification *was submitted per David Soule*
- 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.

David Soule  
Applicant name (print)  
MM  
Applicant signature / date  
11/9/04



Form revised 10/03

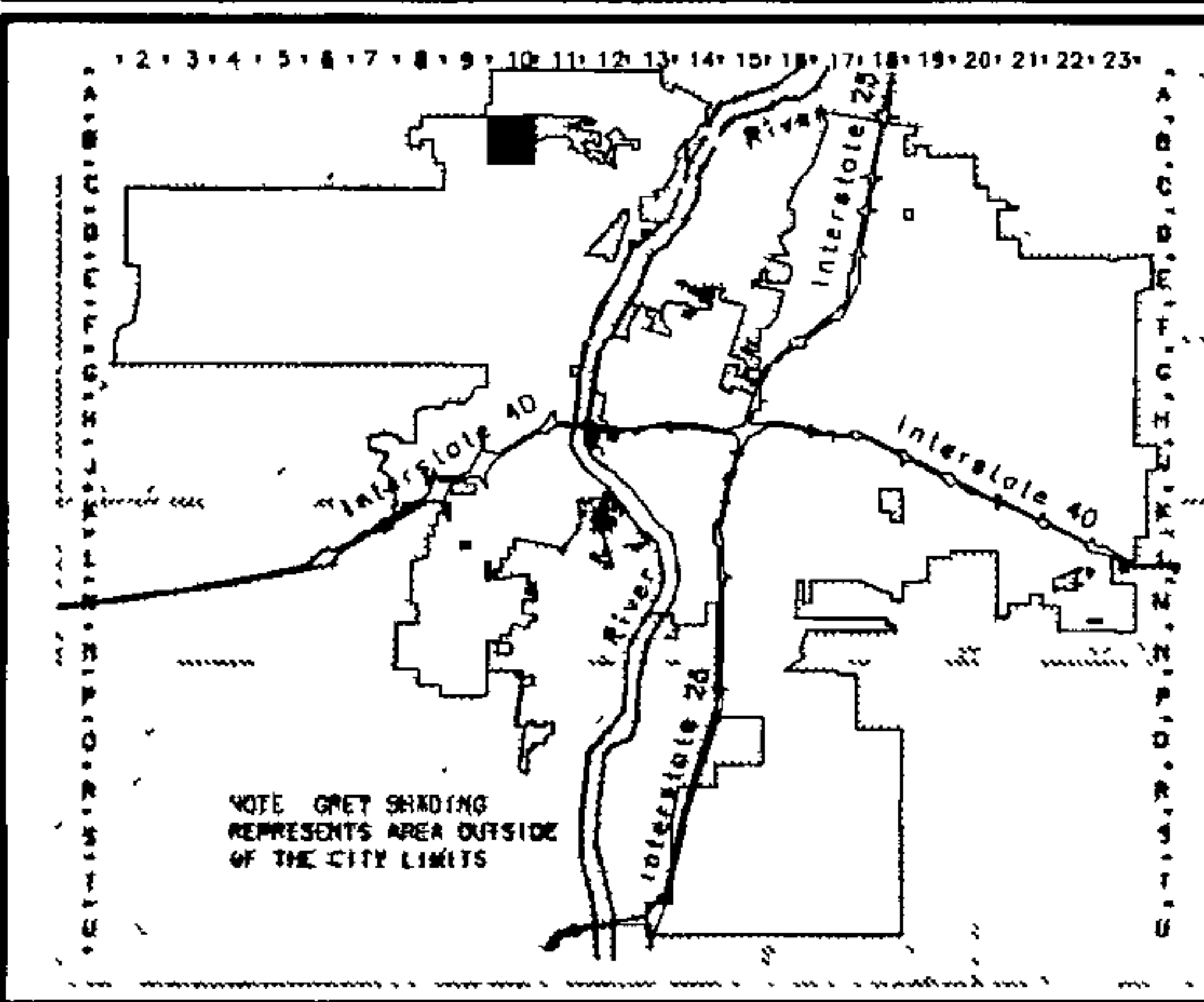
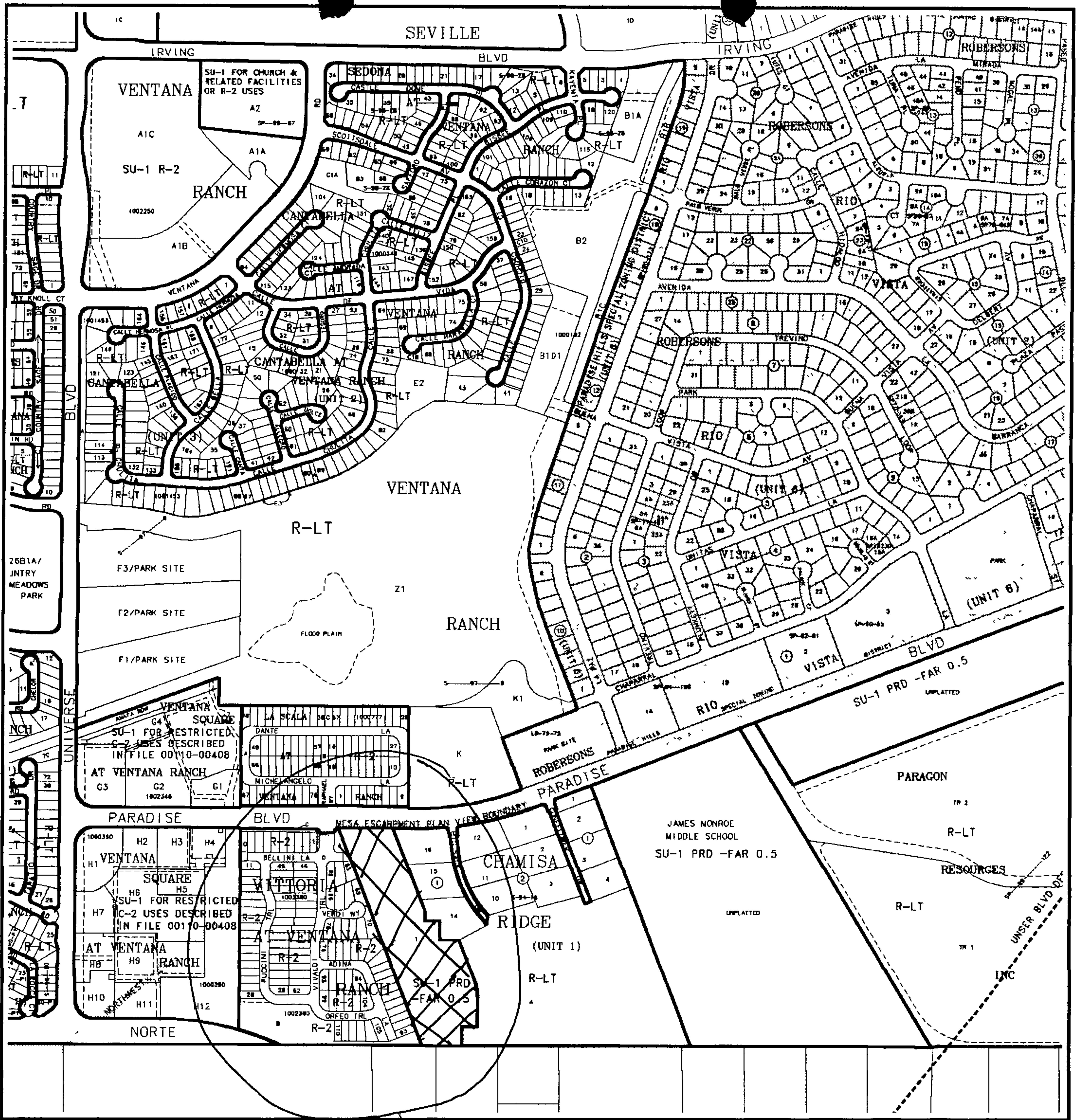
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers  
040RB - 01737

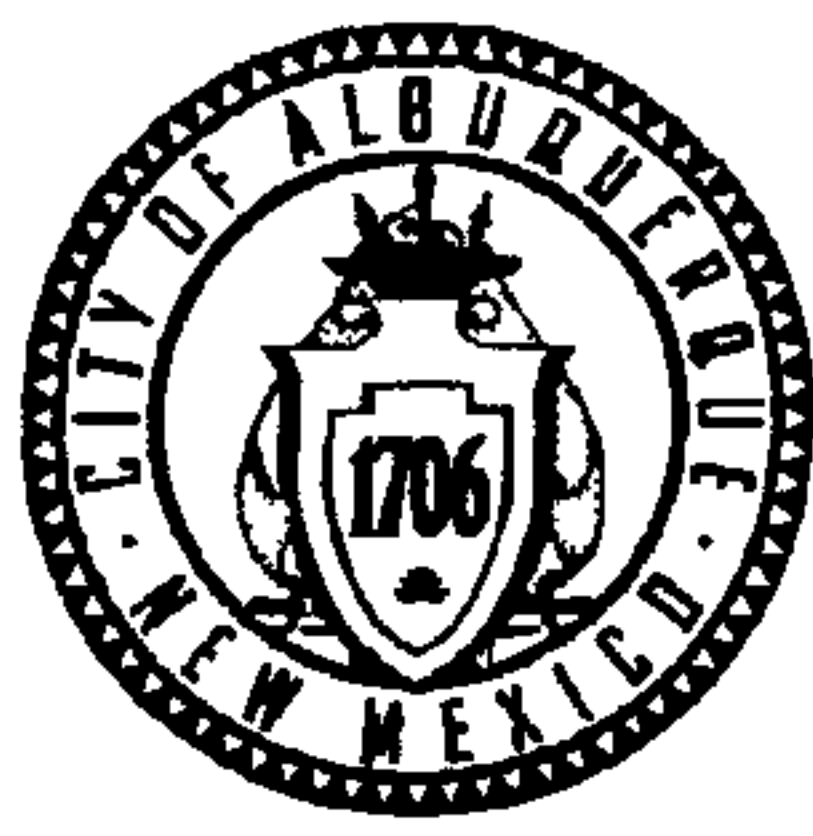
Clare Senora 11/9/04  
Planner signature / date

**Project #** 100 3236

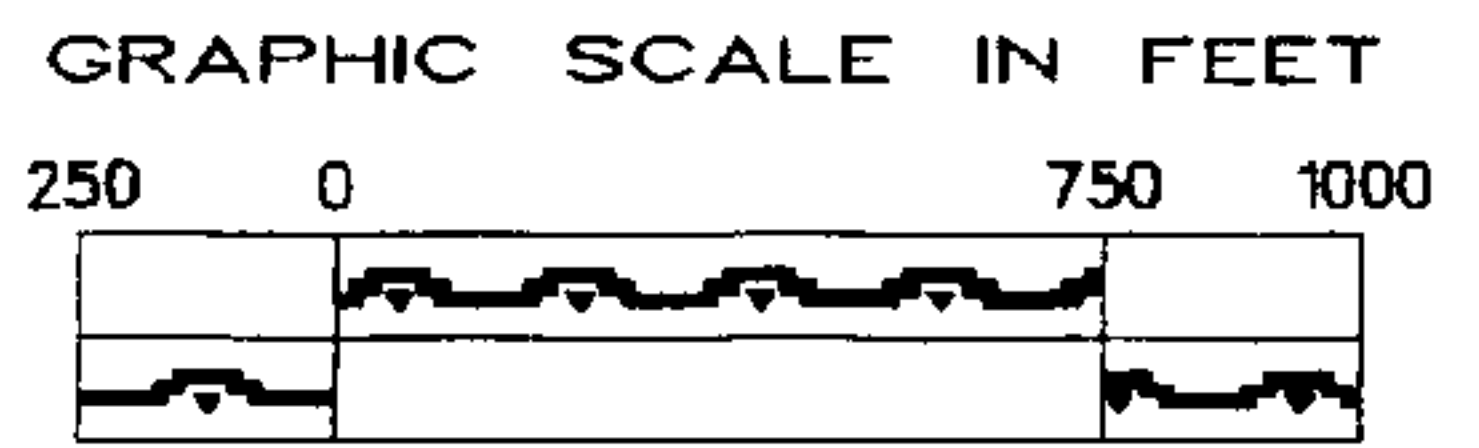




site



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



**Zone Atlas Page**

**B-10-Z**

Map Amended through February 03, 2004

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

PAID RECEIPT

APPLICANT NAME

Clearbrook Investments

AGENT

Geo Frank Engineering

ADDRESS

PROJECT & APP #

1003236 / 04DRB-01739

PROJECT NAME

Map Revision

\$ 20.00 441032/3424000 Conflict Management Fee

\$ \_\_\_\_\_ 441006/4983000 DRB Actions

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

\$ \_\_\_\_\_ 441018/4971000 Public Notification

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

\$ 20.00 TOTAL AMOUNT DUE

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

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

11/9/2004 9:10AM LOC: ANX  
RECEIPT# 00034405 WSH 007 TRAN# 0007  
Account 441032 Fund 0110  
Activity 3424000 TRSLJS  
Trans Amt \$20.00  
J24 Misc \$20.00  
MC \$20.00  
CHANGE \$0.00



Current DRC  
Project Number: \_\_\_\_\_

FIGURE 12

*Claire*

Date Submitted: 6/23/04  
 Date Site Plan Approved: 5/22/04  
 Date Preliminary Plat Approved: 6/23/04  
 Date Preliminary Plat Expires: 6/23/04  
 DRB Project No.: 1003236  
 DRB Application No.: 04-00801

**ORIGINAL**

INFRASTRUCTURE LIST

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

VILLA DE LA CHAMISA SUBDIVISION- PHASE 1  
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

LOT 1- MARIN SUBDIVISION  
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		20' F-F	Residential Road with Curb and Gutter including 4' wide Sidewalk **	Calle Chamisa	Paradise blvd	tract A	/	/	/
		24'-26' F-F	Arterial Road with Curb and Gutter including left turn bay including 6' Sidewalk or 8' trail	Paradise Boulevard	West Propety Line	East Property Line	/	/	/
		30' radius	temporary asphalt turn around	temp. access easement	beginning	end	/	/	/
		8"	Waterline*	Calle Chamisa	Paradise Boulevard	Tract A	/	/	/
		8"	Sewerline*	Calle Chamisa	Paradise Boulevard	Tract A	/	/	/
		XXX N/A	Traffic Mitigation Fee	N/A	N/A	N/A	/	/	/
		100'	Turn Bay	Paradise Blvd	Calle Chamisa	100' East.	/	/	/
							/	/	/



ORIGINAL

NAME OF PLAT AND/OR SITE PLAN Villa de la Chumisa

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/

**Engineers**

**NOTES**

- Grading certification required prior to release of financial guarantee  
\* Water and Sewer are in New Mexico Utilities Franchise Area and will not be bonded to City of Albuquerque
- \*\* Internal sidewalks shall be deferred  
Standard lighting per DPM shall be required
- XXX mitigation fee shall be \$565.00/LOT

**AGENT / OWNER**

**DEVELOPMENT REVIEW BOARD MEMBER APPROVALS**

David Sork  
NAME (print)

[Signature] 6/23/04  
DRB CHAIR - date

Christina Sandoval 6/23/04  
PARKS & GENERAL SERVICES - date

Rio Grande Engineering  
FIRM

[Signature] 6-23-04  
TRANSPORTATION DEVELOPMENT - date

\_\_\_\_\_  
AMAFCA - date

[Signature] 6-22-04  
New Mexico Utilities, Inc - date

MM 6/22/04  
SIGNATURE - date

[Signature] 6/23/04  
CITY ENGINEER - date

\_\_\_\_\_  
- date

MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION: \_\_\_\_\_

**DESIGN REVIEW COMMITTEE REVISIONS**

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER
Δ	8/26/04	<u>[Signature]</u>	<u>[Signature]</u>	<u>[Signature]</u>

*M*

**ORIGINAL**

**INFRASTRUCTURE LIST**

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

**VILLA DE LA CHAMISA SUBDIVISION- PHASE 1**  
**PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN**

**LOT 1- MARIN SUBDIVISION**  
**EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION**

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		20' F-F	Residential Road with Curb and Gutter including 4' wide Sidewalk	Calle Chamisa	Paradise blvd	tract A	/	/	/
		30' F-E	Arterial Road with Curb and Gutter including left turn bay including 6' Sidewalk or 8' trail	Paradise Boulevard	West Propety Line	East Property Line	/	/	/
		30' radius	temporary asphalt turn around	temp. access easement	beginning	end	/	/	/
		8"	Waterline*	Calle Chamisa	Paradise Boulevard	Tract A	/	/	/
		8"	Sewerline*	Calle Chamisa	Paradise Boulevard	Tract A	/	/	/
		<del>XXX</del> N/A	Traffic Mitigation Fee	N/A	N/A	N/A	/	/	/
		100'	Turn Bay	Paradise Blvd	Calle Chamisa	100' East.	/	/	/
							/	/	/

ORIGINAL

NAME OF PLAT AND/OR SITE PLAN Villa de la Chumisa

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/

NOTES

- Engineers  
Grading certification required prior to release of financial guarantee  
\* Water and Sewer are in New Mexico Utilities Franchise Area and will not be bonded to City of Albuquerque
- \*\* Internal sidewalks shall be deferred  
Standard lighting per DPM shall be required
- XXX Mitigation fee shall be \$565.00/LOT

AGENT / OWNER

David Sork  
NAME (print)

Rio Grande Engineers  
FIRM

MMM 6/22/04  
SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

[Signature] 6/23/04  
DRB CHAIR - date

Christina Sandoval 6/23/04  
PARKS & GENERAL SERVICES - date

[Signature] 6-23-04  
TRANSPORTATION DEVELOPMENT - date

[Signature] 6/23/2004  
UTILITY DEVELOPMENT - date

[Signature] 6/23/04  
CITY ENGINEER - date

[Signature] 6-22-04  
New Mexico Utilities, Inc - date

\_\_\_\_\_ - date

MAXIMUM TIME ALLOWED TO CONSTRUCT  
THE IMPROVEMENTS WITHOUT A DRB  
EXTENSION: \_\_\_\_\_

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER



# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

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

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

**APPLICANT INFORMATION:**

NAME: Jennifer Soule PHONE: 505-321-4700  
 ADDRESS: 9101 Wilshire NE FAX: 505-797-8914  
 CITY: Alb. STATE NM ZIP 87122 E-MAIL: -  
 Proprietary interest in site: owner List all owners: David & Jennifer Soule  
 AGENT (if any): Rio Grande Engineering PHONE: 505-321-9099  
 ADDRESS: 3500 Comanche NE, Suite E-5 FAX: 505-872-2205  
 CITY: Alb STATE NM ZIP 87107 E-MAIL: david@riograndeengineering.com

DESCRIPTION OF REQUEST: Site plan for subdivision, site plan for building permit, vacation of public Easement, Preliminary Plat for phase I, Defers of Intergovernmental  
 Is the applicant seeking incentives pursuant to the Family Housing Development Program?  Yes.  No. Defers of Intergovernmental

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

Lot or Tract No. Lot 1 Block: - Unit: -  
 Subdiv. / Addn. Marin Sub. TBKA VILLA DELA CHAMISA  
 Current Zoning: SU-1 for PRD Proposed zoning: SU-1 for PRD  
 Zone Atlas page(s): B-10.2 No. of existing lots: 1 No. of proposed lots: 27  
 Total area of site (acres): 8.7 Density if applicable: dwellings per gross acre: .5 FAR dwellings per net acre: 7  
 Within city limits?  Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO  
 UPC No. 101006518006030219 MRGCD Map No. -  
 LOCATION OF PROPERTY BY STREETS: On or Near: Paradise Blvd NW  
 Between: Vivaldi trail NW and Big Sage 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.): 1003236  
04EPC-00150

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: 5/20/04

SIGNATURE <u>DM</u>	DATE <u>5/20/04</u>
FOR OFFICIAL USE ONLY	Form revised 9/01, 3/03, 7/03, 10/03, 3/04
(Print) <u>David Soule</u>	Applicant _____ Agent _____
<input type="checkbox"/> INTERNAL ROUTING	Application case numbers
<input type="checkbox"/> All checklists are complete	<u>04DRB - 00799</u> Action <u>SPS</u> S.F. <u>P(3)</u> Fees \$ <u>0</u>
<input type="checkbox"/> All fees have been collected	<u>04DRB - 00800</u> <u>SBP</u> <u>P(3)</u> \$ <u>0</u>
<input type="checkbox"/> All case #s are assigned	<u>04DRB - 00801</u> <u>PP</u> <u>CME</u> \$ <u>20.00</u>
<input type="checkbox"/> AGIS copy has been sent	<u>04DRB - 00802</u> <u>VPE</u> <u>V</u> \$ <u>990.00</u>
<input type="checkbox"/> Case history #s are listed	<u>04DRB - 00804</u> <u>TDSW</u> <u>V</u> <u>Su</u> \$ <u>45</u>
<input type="checkbox"/> Site is within 1000ft of a landfill	Hearing date <u>JUNE 16 04</u> <u>Adv NOT FEE</u> <u>1130.00</u> <u>TOTAL</u>
<input type="checkbox"/> F.H.D.P. density bonus	
<input type="checkbox"/> F.H.D.P. fee rebate	
<u>B Soule</u> <u>5/21/04</u>	Project # <u>1003236</u>
Planner signature / date	



**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.

David Sault  
 Applicant name (print)  
DSM 5/19/04  
 Applicant signature / date



Form revised 10/03

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

Application case numbers  
040RB - 00801  
 \_\_\_\_\_  
 \_\_\_\_\_

Borbert 5/21/04  
 Planner signature / date  
**Project # 1003230**

**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.

David Soule  
Applicant name (print)

MM  
Applicant signature / date

5/19/04  
Applicant signature / date



Form revised April 2003

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

Application case numbers

04 DRB - 00802

04 DRB - 00804

B. Barber 5/21/04  
Planner signature / date

**Project #** 1003236



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

**SKETCH PLAN REVIEW AND COMMENT**

- Scaled site sketch and related drawings showing proposed land use including structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etc. (folded to fit into an 8.5" by 14" pocket) 6 copies
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the request
  - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

**SITE DEVELOPMENT PLAN FOR SUBDIVISION**

- Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies.
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the request
  - Letter of authorization from the property owner if application is submitted by an agent
  - Copy of the document delegating approval authority to the DRB
  - Infrastructure List, if relevant to the site plan
  - 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
  - Fee (see schedule)
  - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

**SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**

- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies.
  - Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. 6 copies.
  - Solid Waste Management Department signature on Site Plan
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the request
  - Letter of authorization from the property owner if application is submitted by an agent
  - Copy of the document delegating approval authority to the DRB
  - Infrastructure List, if relevant to the site plan
  - Completed Site Plan for Building Permit Checklist
  - 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
  - Blue-line copy of Site Plan with Fire Marshal's stamp
  - Fee (see schedule)
  - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

**AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION**

**AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**

- Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) 6 copies.
  - DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) Copies as needed above
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the request
  - Letter of authorization from the property owner if application is submitted by an agent
  - Infrastructure List, if relevant to the site plan
  - Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
  - Fee (see schedule)
  - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

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

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

- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies.
  - Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" pocket) 6 copies.
  - Solid Waste Management Department signature on Site Plan (not required for SDP for Subdivision)
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter carefully explaining how each EPC condition has been met and a copy of the EPC Notification of Decision
  - Infrastructure List, if relevant to the site plan
  - 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
  - Blue-line copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)
  - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

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

David Sork  
Applicant name (print)  
5/17/04  
Applicant signature / date

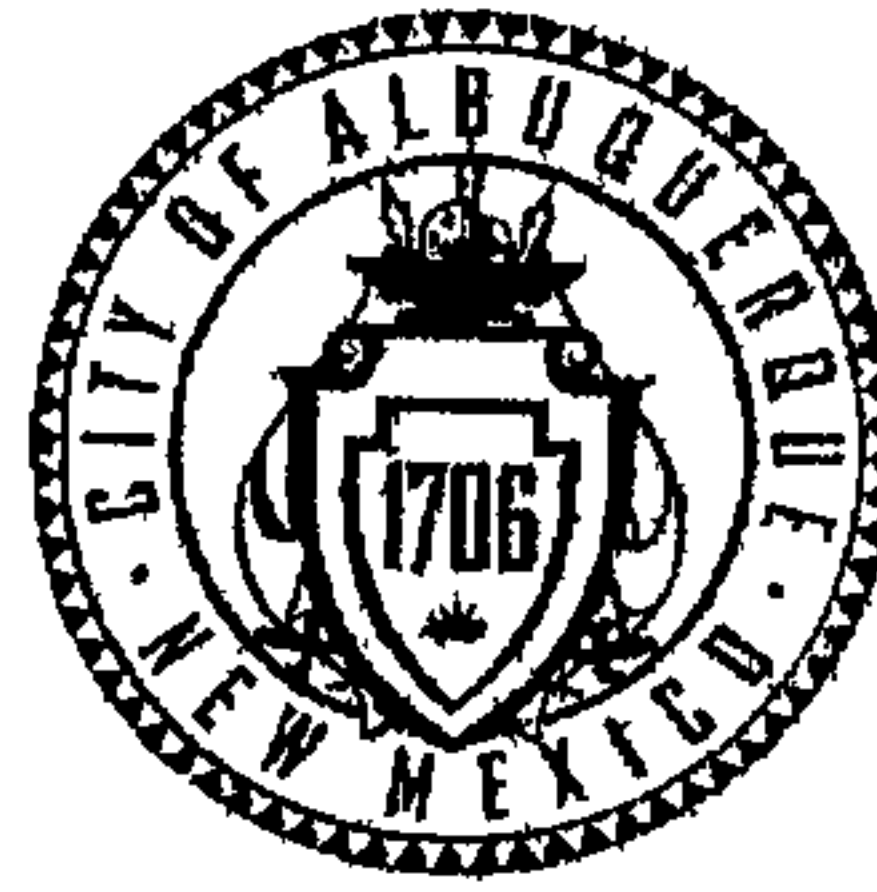


Form revised September 2001

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

Application case numbers  
04DRB - 00799  
04DRB - 00780

Robert 5/21/04  
Planner signature / date  
**Project # 1003236**



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

Date: April 16, 2004

## OFFICIAL NOTIFICATION OF DECISION

FILE: Project # 1003236  
04EPC-00150 EPC Site Development Plan-  
Subdivision

Jennifer Soule  
9101 Wilshire Blvd. NE  
Albuq. NM 87122

**LEGAL DESCRIPTION:** for all or a portion of Lot(s) 1, **Marin Subdivision**, zoned SU-1 for PRD, located on PARADISE BLVD. NW, between VIVALDI TRAIL NW and BIG SAGE DR. NW, containing approximately 9 acres. (B-10) Carmen Marrone, Staff Planner

On April 15, 2004 the Environmental Planning Commission voted to approve Project 1003236/ 04EPC 00150, a Site Plan for Subdivision, for Lot 1, Marin Subdivision, zoned SU-1 PRD, based on the following Findings and subject to the following Conditions:

### FINDINGS:

1. This is a request for a site plan for subdivision and delegation of site plan for building permit to the DRB for approximately 8.7 acres described as Lot 1, Marin Subdivision and located on Paradise Boulevard between Vivaldi and Big Sage Drive NW. The site is currently zoned SU-1 PRD, FAR 0.5. The applicant proposes to subdivide the tract into 55 lots for single family homes.
2. This request was heard by the EPC on March 18, 2004 but was deferred for 30 days to resolve questions regarding access, density, grading and drainage. Since the March 18, 2004 EPC hearing, the applicant has submitted additional material to clarify the request and a Facilitated Meeting has taken place.
3. A queuing analysis was completed by the applicant demonstrating that left turn access to the site from Paradise Boulevard may be permitted. The cul-de-sac at the southern end of the site is temporary; therefore, the mid-block connection to Big Sage Drive, east of the site, is not necessary and will serve as an emergency access only and will be gated.



OFFICIAL NOTICE OF DECISION  
APRIL 15, 2004  
PROJECT #1003236  
PAGE 2 OF 5

4. The site plan for subdivision is in conformance with the policies for Established Urban Areas of the Comprehensive Plan, particularly Policy 5d that calls for intensity and design of new development to respect existing neighborhood values. The proposed development is compatible with surrounding development and will not destabilize the surrounding neighborhoods.
5. The site plan for subdivision is also supported by Policy 5e for Established Urban Areas because the site is contiguous to existing and programmed urban facilities including a new APS Elementary School ½ mile from the site that is scheduled to go on line in August of this year.
6. The site plan for subdivision meets the requirements for View Areas in the *Northwest Mesa Escarpment Plan* by providing building colors that will blend with the natural colors of the mesa and by limiting the height of buildings to 26 feet.
7. The site plan for subdivision contains enough details for delegation of the site plan for building permit to the DRB.
8. The applicant has met with the interested neighbors at a Facilitated Meeting on March 31, 2004. According to the Facilitator's Report, consensus was reached between the applicant and the neighbors.

**CONDITIONS:**

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. All lighting shall be built to COA standards for public right-of-way.
3. Re: Landscaping:
  - Replace the Ponderosa Pine trees on Tracts A and B with Austrian Pine trees.
  - Provide additional landscaping along Paradise Boulevard that is consistent with the landscaping west of the site
  - Full access from Paradise Boulevard will require a large portion of the existing median and landscaping to be removed. The applicant is required to re-establish the landscaping on both sides of the median to be consistent with existing landscaping in the median.
4. All walls and fences must meet the *draft* design standards for walls that are being prepared by the Planning Department, as mandated by the City Council on March 1, 2004.

OFFICIAL NOTICE OF DECISION

APRIL 15, 2004

PROJECT #1003236

PAGE 3 OF 5

5. The entry sign shall sit back far enough so as not to interfere with pedestrian movement along Paradise Boulevard.
6. Provide notes on the site plan regarding 15' minimum front yard setback and 2' variation in the front yard setback from the adjacent home as agreed to by the applicant.
7. RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT, PUBLIC WORKS and NMDOT:
  - a. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for building permit. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
  - b. Site plan shall comply and be designed per DPM Standards.
  - c. Dedication of a minimum 53 feet of right-of-way from the centerline of Paradise Boulevard, a minor arterial as designated on the Long Range Roadway System.
  - d. Provide for the southerly extension of the north-south subdivision street to access undeveloped lands south of the site (provide temporary cul-de-sac for turn around).
  - e. Platting should be a concurrent DRB action.
8. Future subdivision plats will be subject to the requirements of the City Park Dedication and Development Ordinance, which include the dedication of land suitable for the development of a neighborhood park and/or the payment of a fee in lieu of and equal to the value of the required park land dedication prior to sign-off on the related plat. The park development requirement will be met via the payment of a fee prior to issuance of building permit for each new dwelling unit.
9. Provide storage area for residential automated carts, not visible from street or stored inside garage.
10. New construction, building additions or reconstruction will require a "Fire Flow Statement" to determine the number of fire hydrants required and their spacing. Fire flow statements for construction must be obtained prior to DRB. (No fire hydrants indicated on submittal.)
11. Prior to construction, an agreement among the landowners to the east for construction of drainage facilities must be executed.
12. The Site Plan shall include a note indicating that the public access easement is "for emergency access only, to be grated".
13. A minimum 3' wide pedestrian connection shall be maintained within the public roadway easement.



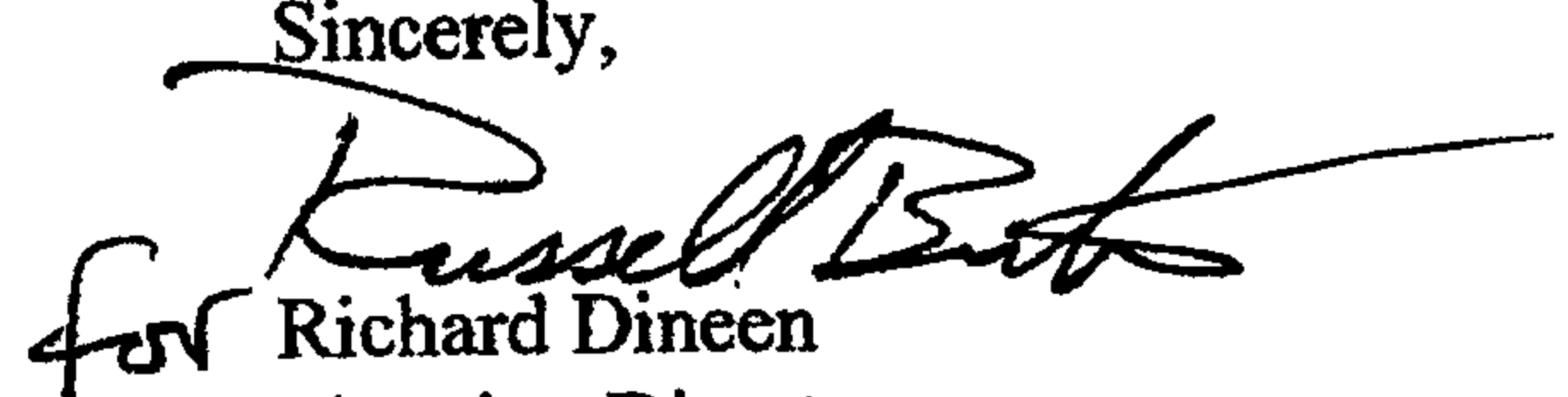
14. The common wall between the Chamisa Ridge Subdivision and the Proposed Villa de la Chamisa Subdivision shall be a minimum of 6' in height and shall not exceed 8' in height above the lowest grade on the lower side within the required rear yard setback.

**IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY APRIL 30, 2004 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED.**

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

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

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

Sincerely,  
  
for Richard Dineen  
Planning Director

OFFICIAL NOTICE OF DECISION

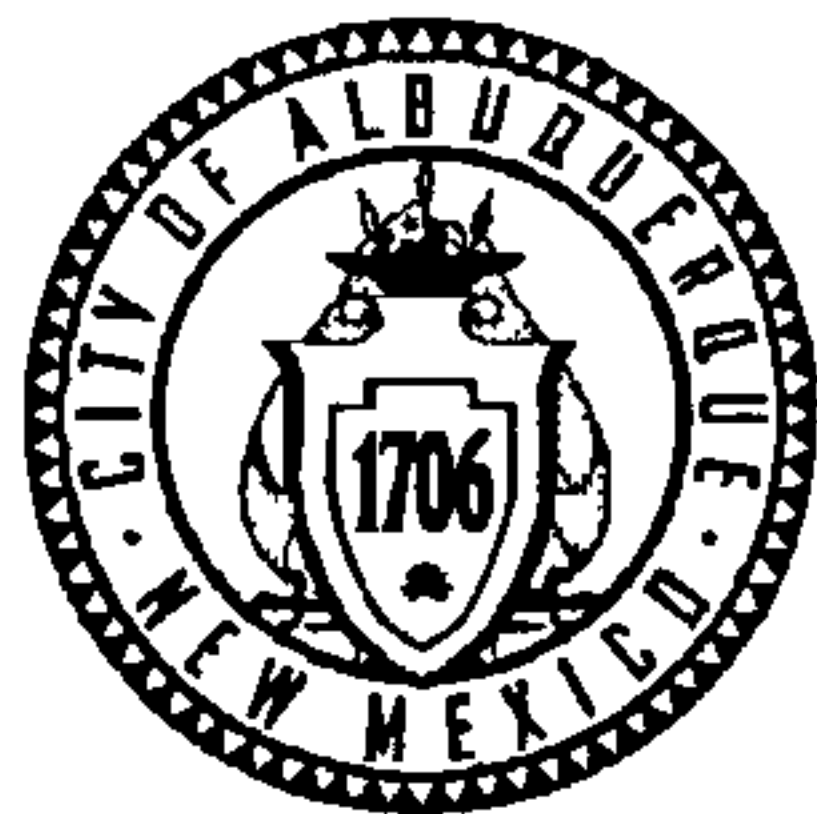
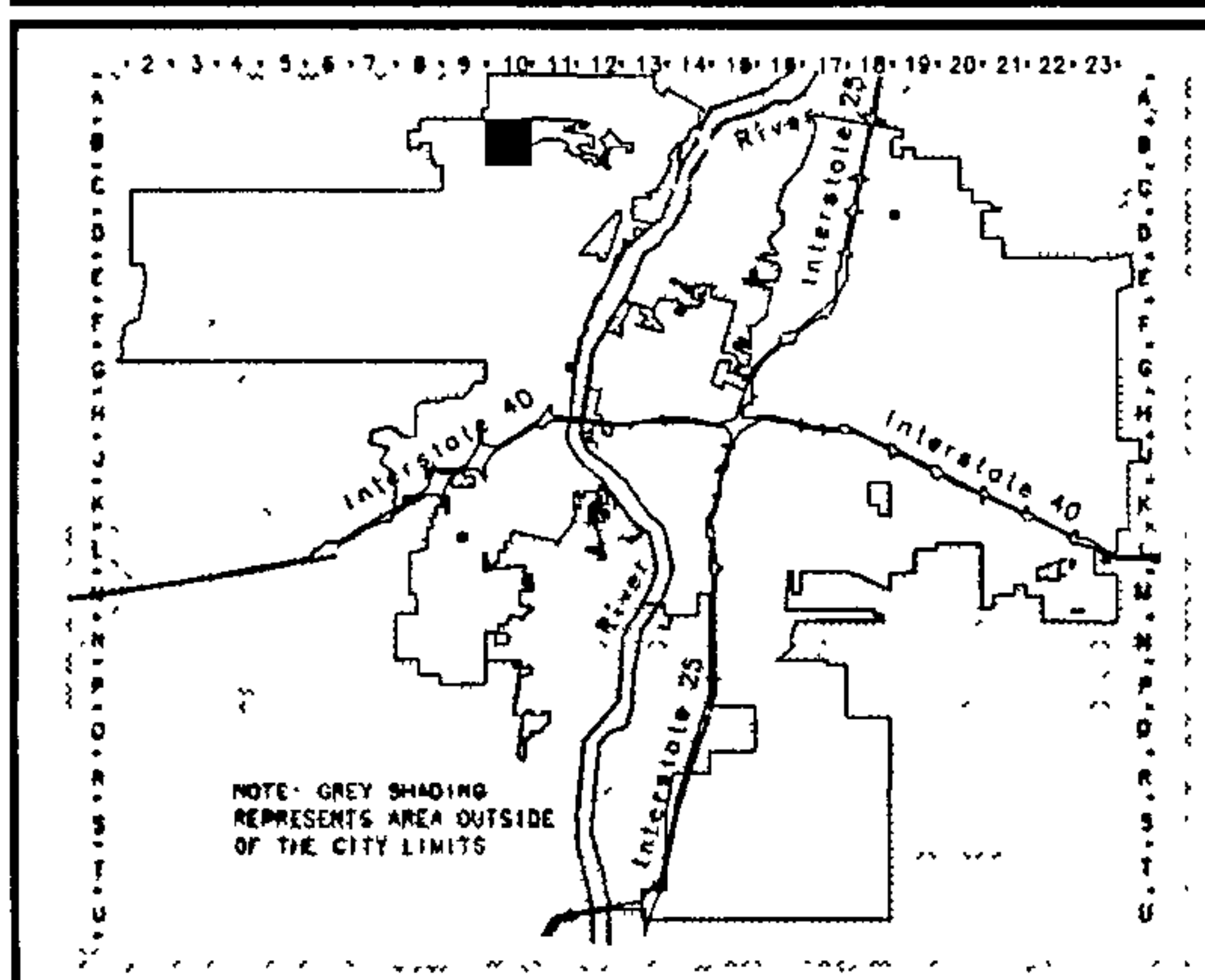
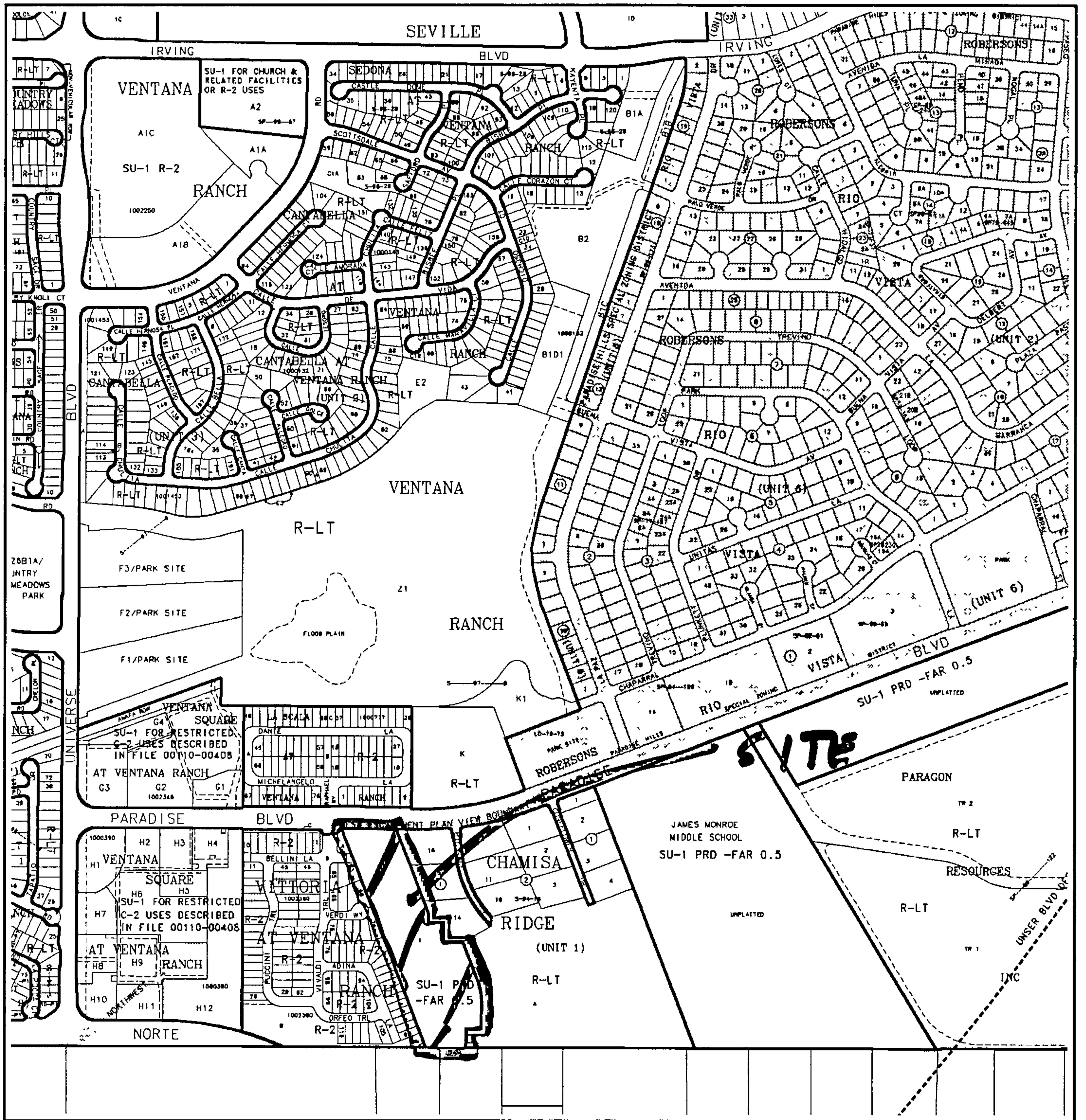
APRIL 15, 2004

PROJECT #1003236

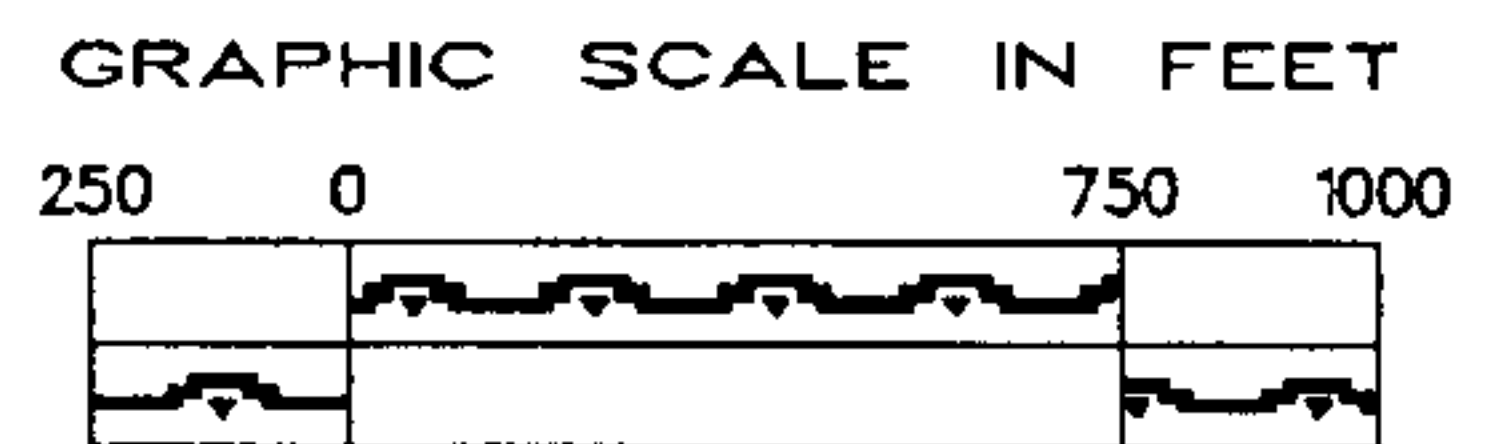
PAGE 5 OF 5

cc: Rio Grande Engineering, 3500 Comanche Blvd. NE, Suite E-5, Albuquerque, NM 87107  
Laura Horton, Ventana Ranch NA, 7224 Cascada Rd. NW, Albuquerque, NM 87114  
Bruce Nyberg, Ventana Ranch NA, 6824 Brushfield Rd. NW, Albuquerque, NM 87114  
Robert L. Sporhase, 9700 Big Sage Dr. NW, Albuquerque, NM 87114  
Nancy Garrity, 9705 Big Sage Dr. NW, Albuquerque, NM 87114  
Steve & Jeanette Tate, 9709 Big Sage Dr. NW, Albuquerque, NM 87114  
Sam Bregman, Esq., 111 Lomas NW, St 230, Albuquerque, NM 87102  
Ron Bohannon, 8509 Jefferson, Albuquerque, NM 87109  
Harry Silverman, 11901 Oryx Pl. NE, Albuquerque, NM 87111





**A** Albuquerque **G** Geographic **I** Information **S** System  
**PLANNING DEPARTMENT**  
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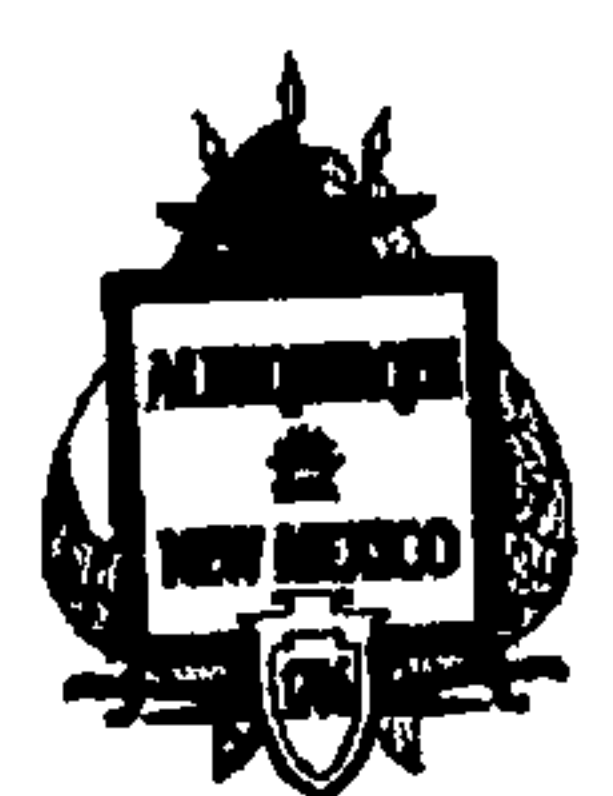
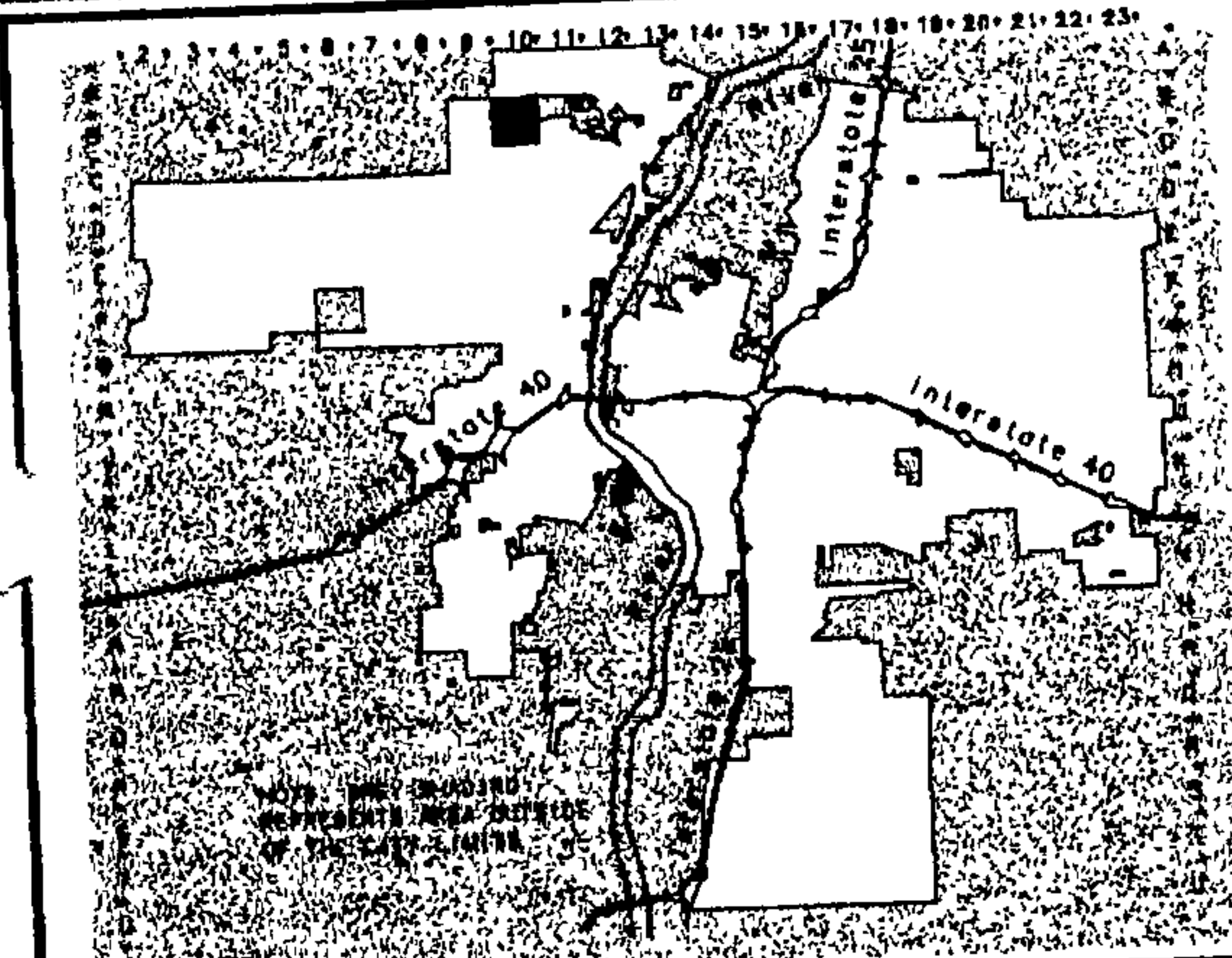
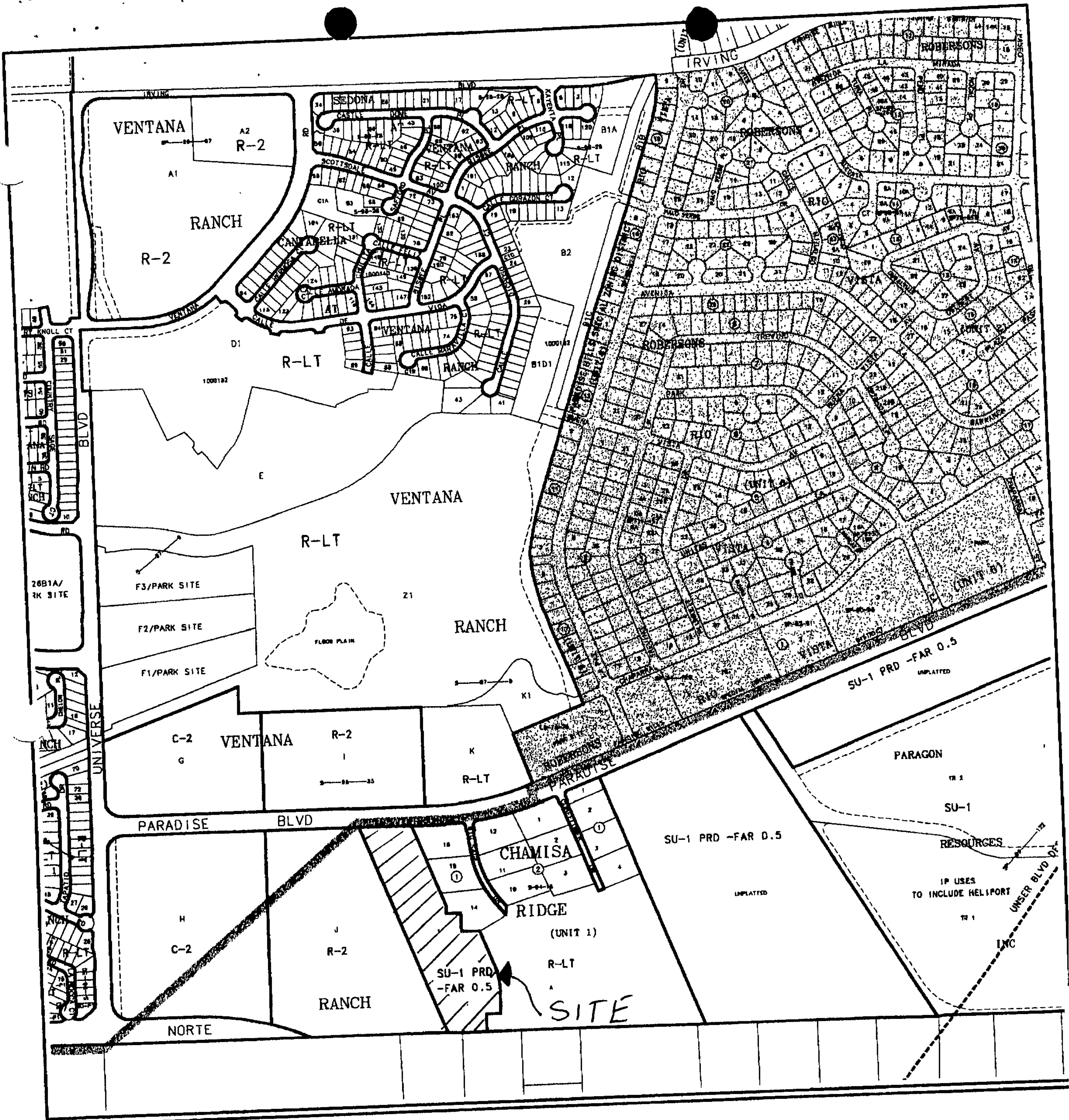


**Zone Atlas Page**

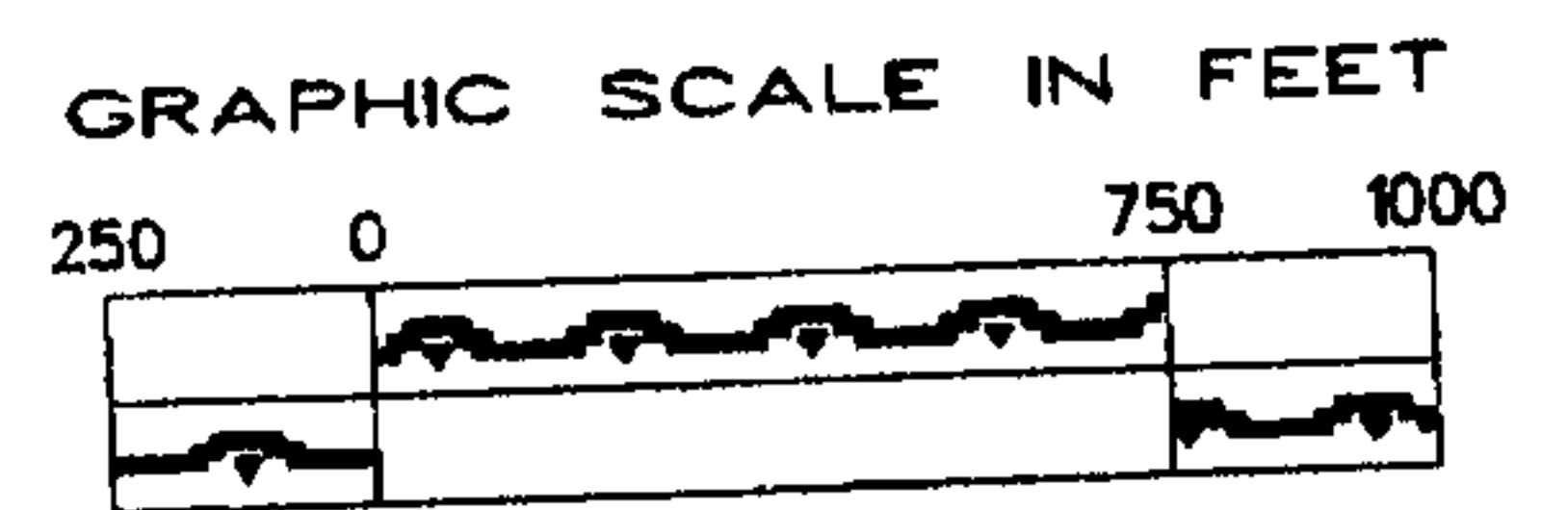
**B-10-Z**

Map Amended through May 04, 2004





**CITY OF Albuquerque**  
**Albuquerque Geographic Information System**  
**PLANNING DEPARTMENT**  
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**Zone Atlas Page**

**B-10-Z**

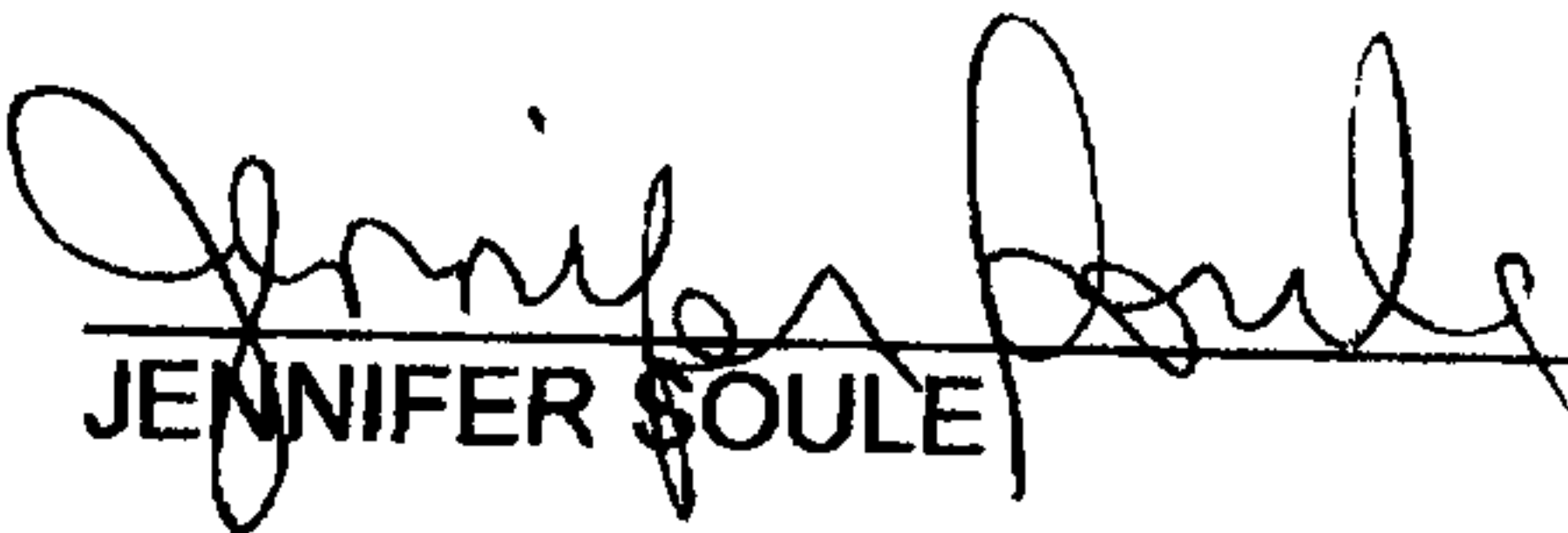
Map Amended through July 20, 2001

January 29, 2004

Re: LOT 1  
LANDS OF MARIN  
ALBUQUERQUE, NEW MEXICO

To Whom It May Concern:

As the OWNER/DEVELOPER by contract, I hereby grant David Soule and Rio Grande Engineering to act as agent on behalf of JENNIFER SOULE on matters pertaining to the development of LOT 1 LANDS OF MARIN project.

  
JENNIFER SOULE

January 29, 2004  
(Date)





May 18, 2004

Ms. Sheran Matson  
Chair- Development Review Board  
City of Albuquerque  
600 Second Street NW  
Albuquerque, NM 87102

**RE: Site Plan for Subdivision  
Villa de la Chamisa Subdivision  
Project # 1003236**

Dear Ms. Matson:

The purpose of this letter is to introduce and explain the proposed Site Plan for Subdivision, Site Plan for Building Permit and Preliminary Plat for Villa de la Chamisa. The Site Plan for Subdivision was approved and the approval of the Site Plan for <sup>Building Permit</sup> Subdivision was delegated to the DRB by the EPC on April 15, 2004. This approval was based upon 14 conditions. The following is a list of the conditions of approval along with a brief narrative as to how the plans have been modified to meet the conditions:

1. The EPC delegates final sign-off authority of this site development plan to the DRB. The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off may result in forfeiture of approvals.

**This letter satisfies this condition.**

2. All lighting shall be built to COA standards for public right-of-way  
**Note # 9 on the Site plan for subdivision and Building Permit satisfies this condition.**

3. Re: landscaping:

A. Replace the Ponderosa Pine trees on Tracts A and B with Austrian Pine trees  
**As shown on the Landscape plan, the Ponderosa Pine trees have been replaced with Austrian Pine Trees.**

B. Provide additional landscaping along Paradise Boulevard that is consistent with the landscaping west of the site.

**As shown on the Landscape plan additional landscaping has been added such that the landscaping is consistent with the landscaping to the west.**

C. Full access from Paradise Boulevard will require a large portion of the existing median and landscaping to be removed. The applicant is required to re-establish the landscaping on both side of the median to be consistent with existing landscaping in the median.

**As shown on the landscape plan, notes have been added at the medians such that the re-establishment of the landscaping is required.**

4. All walls and fences must meet the draft design standards for walls that are being prepared by the Planning Department, as mandated by the City Council on March 1, 2004.

**Note # 8 on the Site plan for subdivision and Building Permit satisfies this condition.**

5. The entry sign shall site back far enough so as not to interfere with pedestrian movement along Paradise Boulevard.

**Note # 12 on the Site plan for subdivision and Building Permit satisfies this condition.**

6. Provide notes on the site plan regarding 15' minimum front yard setback and a 2' variation in the front yard setback from the adjacent home as agreed to by the applicant.  
**Note # 7 on the Site plan for subdivision and Building Permit satisfies this condition.**

7. Recommended conditions from city engineer, municipal development, public works and NMDOT:

A. The developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for building permit. *Those improvements will included any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided fro. All public infrastructure constructed within public right-of way or public easements shall be to City Standards. Those standards will include but are not limited to sidewalks, driveways, private entrances and wheel chair ramps.*

**The inclusion of the infrastructure list satisfies this Condition.**

B. Site Plan shall comply and be designed per DPM Standards

**The Site plan does conform to DPM Standards.**

C. Dedication of a minimum 53 of right-of-way from the centerline of Paradise Boulevard, a minor arterial as designated on the Long Range Roadway System.

**As shown on the Site Plan and Preliminary plat, the Paradise boulevard right-of-way is 106'. Therefore no dedication of right-of-way is required.**

D. Provide for the southerly extension of the north-south subdivision street to access undeveloped lands south of this site (provide temporary cul-de-sac for turn around.

**The site plan shows this access has been extended.**



E. Platting should be a concurrent DRB action

**The approval of the Preliminary Plat is included in this package.**

8. Future subdivision plats will be subject to the requirements of the City Park Dedication and Development Ordinance, which include the dedication of land suitable for the development of a neighborhood park and/or the payment of a fee in lieu of and equal to the value of the required park land dedication prior to sign-off on the related plat. The park development requirement will be met via the payment of a fee prior to issuance of building permit for each new dwelling unit.

**This fee will be paid at time of Platting and issuance of building permit for each dwelling.**

9. Provide storage area for residential automated carts, not visible from street or stored inside garage.

**Note # 11 on the Site plan for subdivision and Building Permit satisfy this condition.**

10. New construction, building additions or reconstruction will require a "Fire Flow Statement" to determine the number of fire hydrants required and their spacing. Fire flow statements for construction must be obtained prior to DRB. (No fire hydrants indicated on submittal)

**A Fire flow statement and Stamp on plans is included with this submittal.**

11. Prior to construction and agreement among landowners to the east for construction of drainage facilities must be executed.

**Phase 1 does not drain to this system. An interim agreement letter has been included.**

12. The Site Plan shall include a note indicating that the public access easement is "for emergency access only, to be gated".

**Note # 10 on the Site plan for subdivision and Building Permit satisfies this condition.**

13. A minimum 3' wide pedestrian connection shall be maintained within the public roadway easement.

**Note # 10 on the Site plan for subdivision and Building Permit satisfies this condition.**

14. The common wall between the Chamisa Ridge Subdivision and the Proposed Villa de la Chamisa Subdivision shall be a minimum of 6' in height and shall not exceed 8' in height above the lowest grade on the lower side within the required rear yard setback.

**Note # 13 on the Site plan for subdivision and Building Permit satisfies this condition.**

In addition to Site Plan approvals and Preliminary Plat approvals, we request vacation of the 'future 12' right-of-way dedication' along Paradise Boulevard. As shown on the Preliminary Plat the right of way is currently the required 106'. We also request temporary deferral of internal sidewalks, as shown on the enclose 'Sidewalk Deferral Exhibit'.

Should you have any questions regarding this submittal, feel free to contact me.

Sincerely,

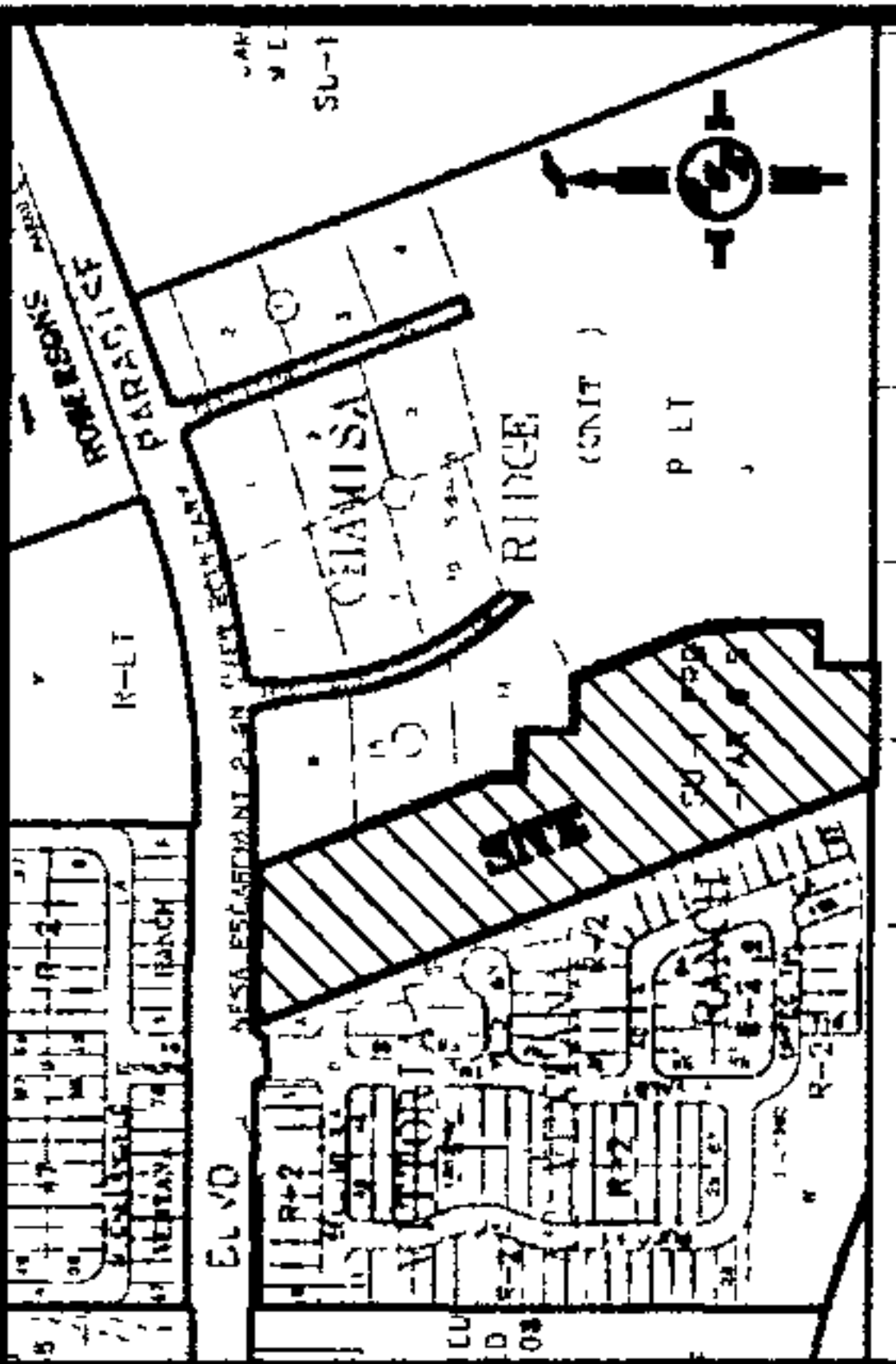


David Soule, PE

cc: Jennifer Soule  
Laura Horton, VRNA  
~~David Soule, VRNA~~







**LEGAL DESCRIPTION:**

**NOTES:**

1. THE BOUNDARIES OF THIS PROJECT SHALL BE SHOWN AS SHOWN ON THIS PLAN.
2. THE USE OF THE PROPERTY SHALL BE LIMITED TO THE DEVELOPMENT OF THE PROJECT AS SHOWN ON THIS PLAN.
3. THE PROJECT SHALL BE CONSIDERED AS A SINGLE UNIT AND SHALL NOT BE DIVIDED INTO SMALLER LOTS.
4. THE PROJECT SHALL BE CONSIDERED AS A SINGLE UNIT AND SHALL NOT BE DIVIDED INTO SMALLER LOTS.
5. THE PROJECT SHALL BE CONSIDERED AS A SINGLE UNIT AND SHALL NOT BE DIVIDED INTO SMALLER LOTS.
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10. THE PROJECT SHALL BE CONSIDERED AS A SINGLE UNIT AND SHALL NOT BE DIVIDED INTO SMALLER LOTS.
11. THE PROJECT SHALL BE CONSIDERED AS A SINGLE UNIT AND SHALL NOT BE DIVIDED INTO SMALLER LOTS.
12. THE PROJECT SHALL BE CONSIDERED AS A SINGLE UNIT AND SHALL NOT BE DIVIDED INTO SMALLER LOTS.

**LEGEND**

-----	PROPERTY LINE
-----	PROPOSED CURB & GUTTER
-----	EXISTING CURB & GUTTER
-----	PROPOSED DRIVE
-----	EXISTING DRIVE
-----	PROPOSED SIDEWALK
-----	EXISTING SIDEWALK
-----	PROPOSED WALKWAY
-----	EXISTING WALKWAY
-----	PROPOSED DRIVEWAY
-----	EXISTING DRIVEWAY
-----	PROPOSED SIDEWALK
-----	EXISTING SIDEWALK
-----	PROPOSED DRIVE
-----	EXISTING DRIVE
-----	PROPOSED CURB & GUTTER
-----	EXISTING CURB & GUTTER

**VILLA DE LA CHAMISA**

**SITE PLAN FOR BUILDING PERMIT**

2 OF 12

*Ro Grando*  
Ro Grando Engineering

**PROJECT NUMBER:**

**APPLICATION NUMBER:**

**DATE:**

**SCALE:**

**PROJECT NAME:**

**CLIENT:**

**DESIGNER:**

**DATE:**

**SCALE:**

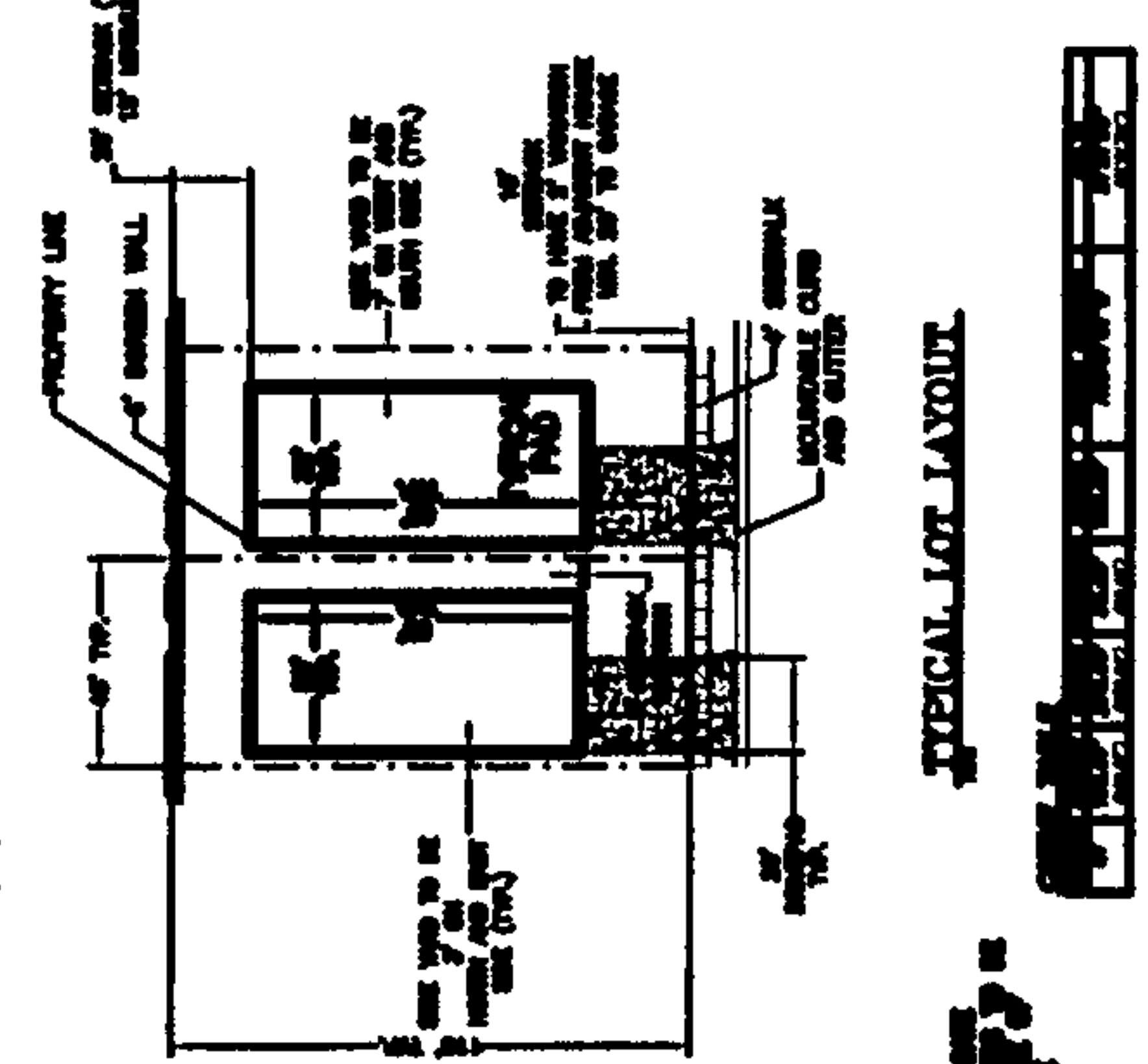
**PROJECT NAME:**

**CLIENT:**

**DESIGNER:**

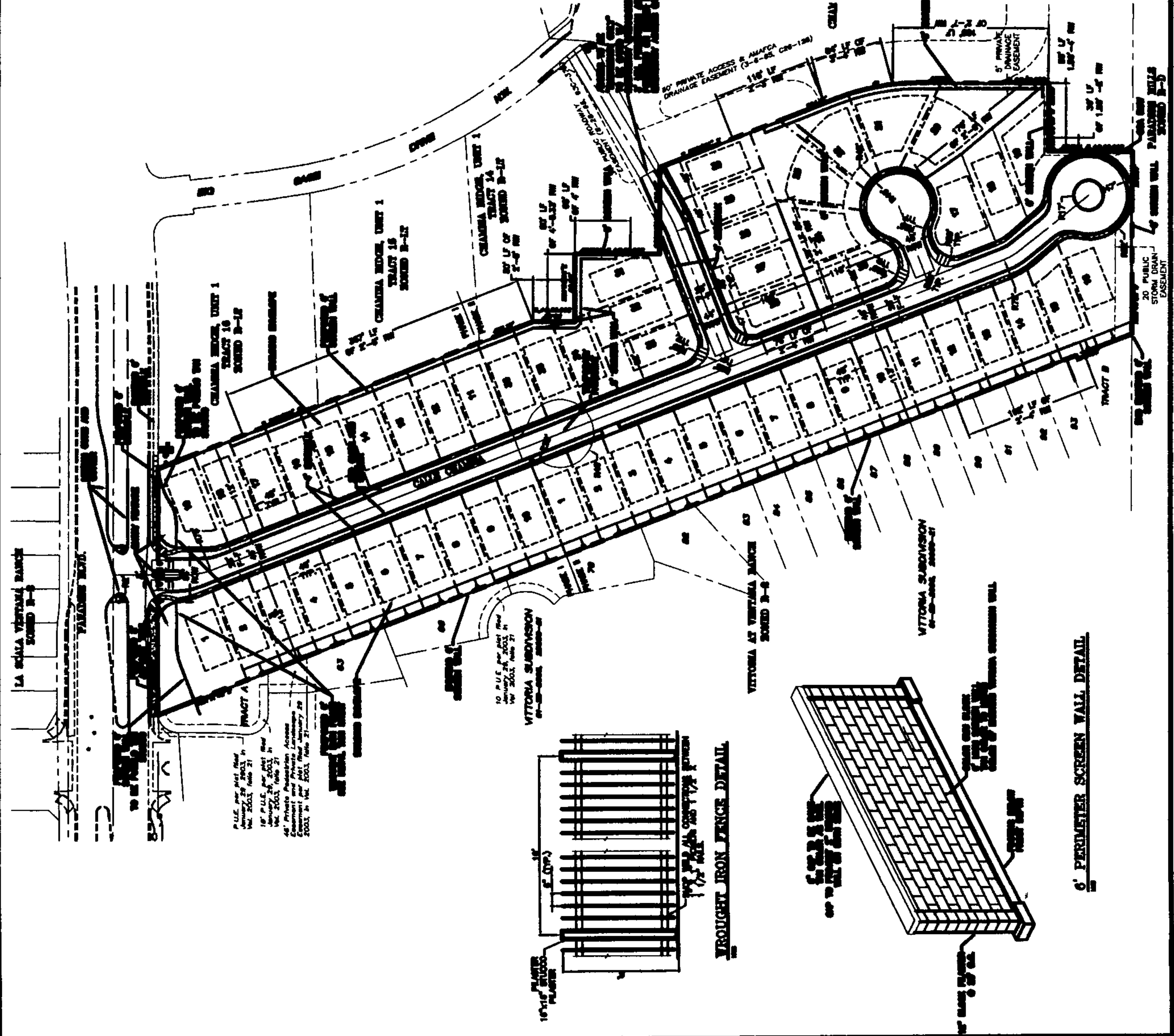
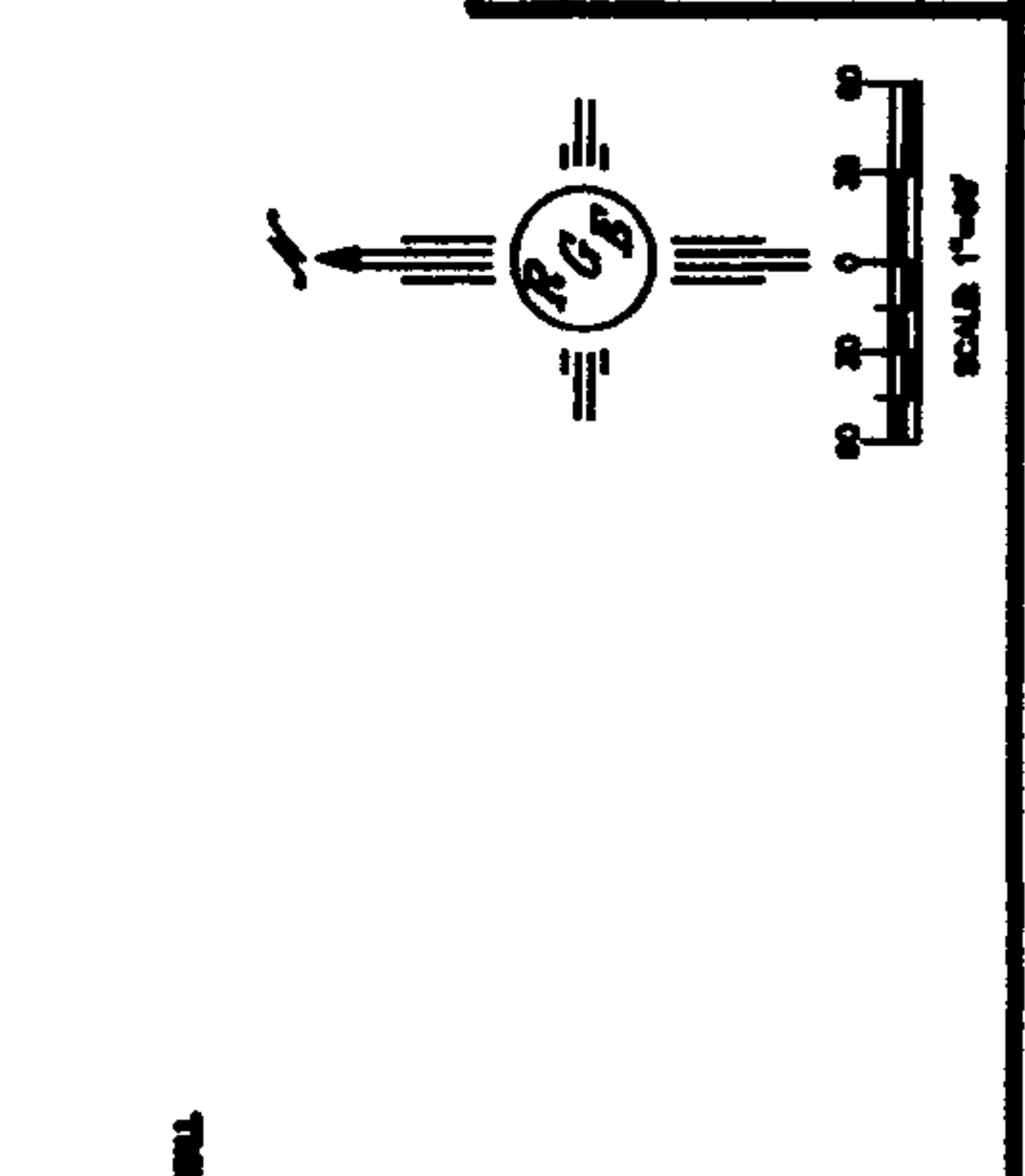
**DATE:**

**SCALE:**



**SITE DATA**

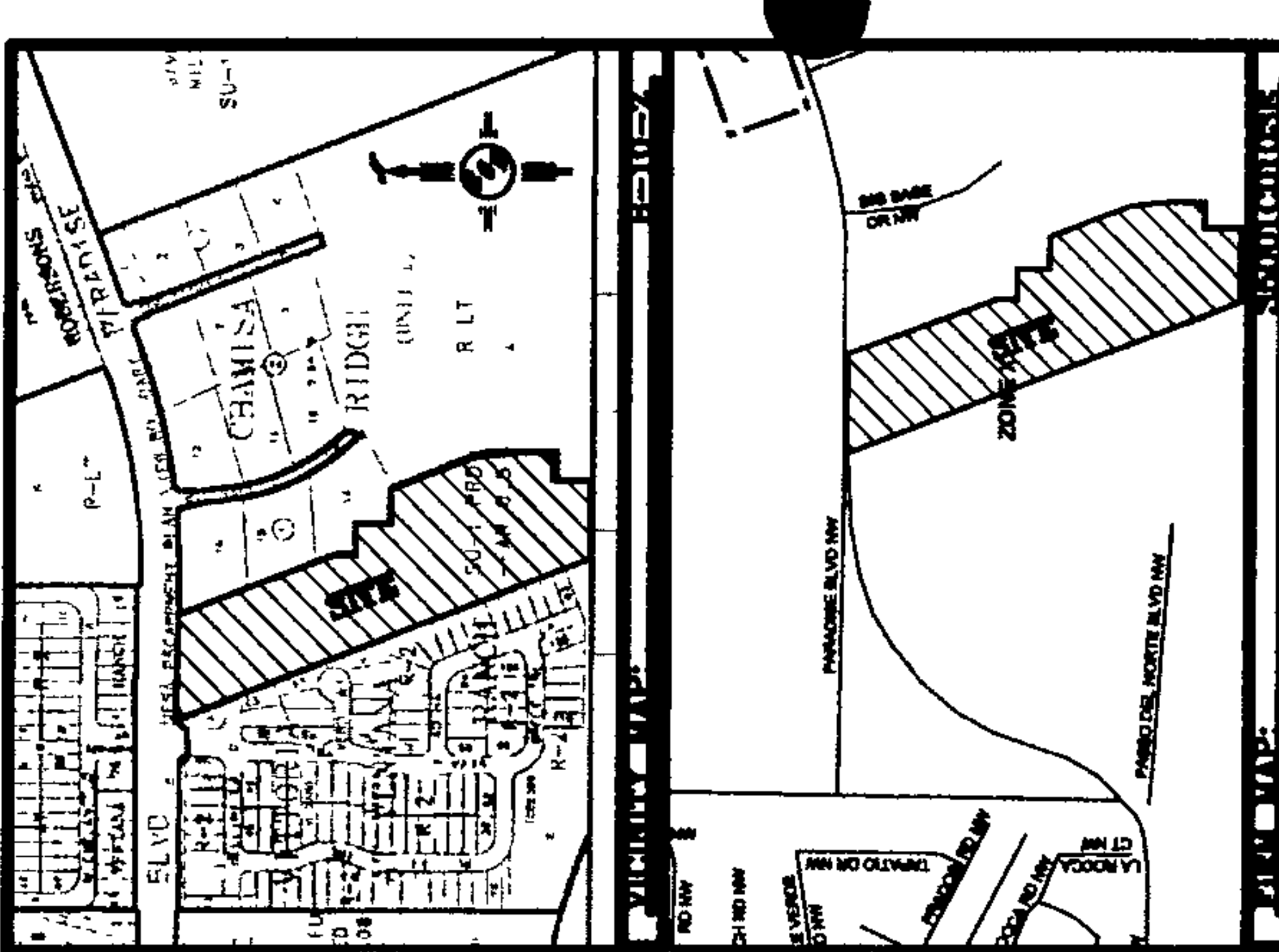
LOT AREA	10,000 SQ. FT.
PERMITS	10,000 SQ. FT.
PERMITS	10,000 SQ. FT.
PERMITS	10,000 SQ. FT.
PERMITS	10,000 SQ. FT.





**LEGEND**

---	10' P.U.E. PER LOT
---	15' P.U.E. PER LOT
---	20' P.U.E. PER LOT
---	25' P.U.E. PER LOT
---	30' P.U.E. PER LOT
---	35' P.U.E. PER LOT
---	40' P.U.E. PER LOT
---	45' P.U.E. PER LOT
---	50' P.U.E. PER LOT
---	55' P.U.E. PER LOT
---	60' P.U.E. PER LOT
---	65' P.U.E. PER LOT
---	70' P.U.E. PER LOT
---	75' P.U.E. PER LOT
---	80' P.U.E. PER LOT
---	85' P.U.E. PER LOT
---	90' P.U.E. PER LOT
---	95' P.U.E. PER LOT
---	100' P.U.E. PER LOT
---	105' P.U.E. PER LOT
---	110' P.U.E. PER LOT
---	115' P.U.E. PER LOT
---	120' P.U.E. PER LOT
---	125' P.U.E. PER LOT
---	130' P.U.E. PER LOT
---	135' P.U.E. PER LOT
---	140' P.U.E. PER LOT
---	145' P.U.E. PER LOT
---	150' P.U.E. PER LOT
---	155' P.U.E. PER LOT
---	160' P.U.E. PER LOT
---	165' P.U.E. PER LOT
---	170' P.U.E. PER LOT
---	175' P.U.E. PER LOT
---	180' P.U.E. PER LOT
---	185' P.U.E. PER LOT
---	190' P.U.E. PER LOT
---	195' P.U.E. PER LOT
---	200' P.U.E. PER LOT
---	205' P.U.E. PER LOT
---	210' P.U.E. PER LOT
---	215' P.U.E. PER LOT
---	220' P.U.E. PER LOT
---	225' P.U.E. PER LOT
---	230' P.U.E. PER LOT
---	235' P.U.E. PER LOT
---	240' P.U.E. PER LOT
---	245' P.U.E. PER LOT
---	250' P.U.E. PER LOT
---	255' P.U.E. PER LOT
---	260' P.U.E. PER LOT
---	265' P.U.E. PER LOT
---	270' P.U.E. PER LOT
---	275' P.U.E. PER LOT
---	280' P.U.E. PER LOT
---	285' P.U.E. PER LOT
---	290' P.U.E. PER LOT
---	295' P.U.E. PER LOT
---	300' P.U.E. PER LOT
---	305' P.U.E. PER LOT
---	310' P.U.E. PER LOT
---	315' P.U.E. PER LOT
---	320' P.U.E. PER LOT
---	325' P.U.E. PER LOT
---	330' P.U.E. PER LOT
---	335' P.U.E. PER LOT
---	340' P.U.E. PER LOT
---	345' P.U.E. PER LOT
---	350' P.U.E. PER LOT
---	355' P.U.E. PER LOT
---	360' P.U.E. PER LOT
---	365' P.U.E. PER LOT
---	370' P.U.E. PER LOT
---	375' P.U.E. PER LOT
---	380' P.U.E. PER LOT
---	385' P.U.E. PER LOT
---	390' P.U.E. PER LOT
---	395' P.U.E. PER LOT
---	400' P.U.E. PER LOT
---	405' P.U.E. PER LOT
---	410' P.U.E. PER LOT
---	415' P.U.E. PER LOT
---	420' P.U.E. PER LOT
---	425' P.U.E. PER LOT
---	430' P.U.E. PER LOT
---	435' P.U.E. PER LOT
---	440' P.U.E. PER LOT
---	445' P.U.E. PER LOT
---	450' P.U.E. PER LOT
---	455' P.U.E. PER LOT
---	460' P.U.E. PER LOT
---	465' P.U.E. PER LOT
---	470' P.U.E. PER LOT
---	475' P.U.E. PER LOT
---	480' P.U.E. PER LOT
---	485' P.U.E. PER LOT
---	490' P.U.E. PER LOT
---	495' P.U.E. PER LOT
---	500' P.U.E. PER LOT
---	505' P.U.E. PER LOT
---	510' P.U.E. PER LOT
---	515' P.U.E. PER LOT
---	520' P.U.E. PER LOT
---	525' P.U.E. PER LOT
---	530' P.U.E. PER LOT
---	535' P.U.E. PER LOT
---	540' P.U.E. PER LOT
---	545' P.U.E. PER LOT
---	550' P.U.E. PER LOT
---	555' P.U.E. PER LOT
---	560' P.U.E. PER LOT
---	565' P.U.E. PER LOT
---	570' P.U.E. PER LOT
---	575' P.U.E. PER LOT
---	580' P.U.E. PER LOT
---	585' P.U.E. PER LOT
---	590' P.U.E. PER LOT
---	595' P.U.E. PER LOT
---	600' P.U.E. PER LOT
---	605' P.U.E. PER LOT
---	610' P.U.E. PER LOT
---	615' P.U.E. PER LOT
---	620' P.U.E. PER LOT
---	625' P.U.E. PER LOT
---	630' P.U.E. PER LOT
---	635' P.U.E. PER LOT
---	640' P.U.E. PER LOT
---	645' P.U.E. PER LOT
---	650' P.U.E. PER LOT
---	655' P.U.E. PER LOT
---	660' P.U.E. PER LOT
---	665' P.U.E. PER LOT
---	670' P.U.E. PER LOT
---	675' P.U.E. PER LOT
---	680' P.U.E. PER LOT
---	685' P.U.E. PER LOT
---	690' P.U.E. PER LOT
---	695' P.U.E. PER LOT
---	700' P.U.E. PER LOT
---	705' P.U.E. PER LOT
---	710' P.U.E. PER LOT
---	715' P.U.E. PER LOT
---	720' P.U.E. PER LOT
---	725' P.U.E. PER LOT
---	730' P.U.E. PER LOT
---	735' P.U.E. PER LOT
---	740' P.U.E. PER LOT
---	745' P.U.E. PER LOT
---	750' P.U.E. PER LOT
---	755' P.U.E. PER LOT
---	760' P.U.E. PER LOT
---	765' P.U.E. PER LOT
---	770' P.U.E. PER LOT
---	775' P.U.E. PER LOT
---	780' P.U.E. PER LOT
---	785' P.U.E. PER LOT
---	790' P.U.E. PER LOT
---	795' P.U.E. PER LOT
---	800' P.U.E. PER LOT
---	805' P.U.E. PER LOT
---	810' P.U.E. PER LOT
---	815' P.U.E. PER LOT
---	820' P.U.E. PER LOT
---	825' P.U.E. PER LOT
---	830' P.U.E. PER LOT
---	835' P.U.E. PER LOT
---	840' P.U.E. PER LOT
---	845' P.U.E. PER LOT
---	850' P.U.E. PER LOT
---	855' P.U.E. PER LOT
---	860' P.U.E. PER LOT
---	865' P.U.E. PER LOT
---	870' P.U.E. PER LOT
---	875' P.U.E. PER LOT
---	880' P.U.E. PER LOT
---	885' P.U.E. PER LOT
---	890' P.U.E. PER LOT
---	895' P.U.E. PER LOT
---	900' P.U.E. PER LOT
---	905' P.U.E. PER LOT
---	910' P.U.E. PER LOT
---	915' P.U.E. PER LOT
---	920' P.U.E. PER LOT
---	925' P.U.E. PER LOT
---	930' P.U.E. PER LOT
---	935' P.U.E. PER LOT
---	940' P.U.E. PER LOT
---	945' P.U.E. PER LOT
---	950' P.U.E. PER LOT
---	955' P.U.E. PER LOT
---	960' P.U.E. PER LOT
---	965' P.U.E. PER LOT
---	970' P.U.E. PER LOT
---	975' P.U.E. PER LOT
---	980' P.U.E. PER LOT
---	985' P.U.E. PER LOT
---	990' P.U.E. PER LOT
---	995' P.U.E. PER LOT
---	1000' P.U.E. PER LOT



**LEGAL DESCRIPTION:**

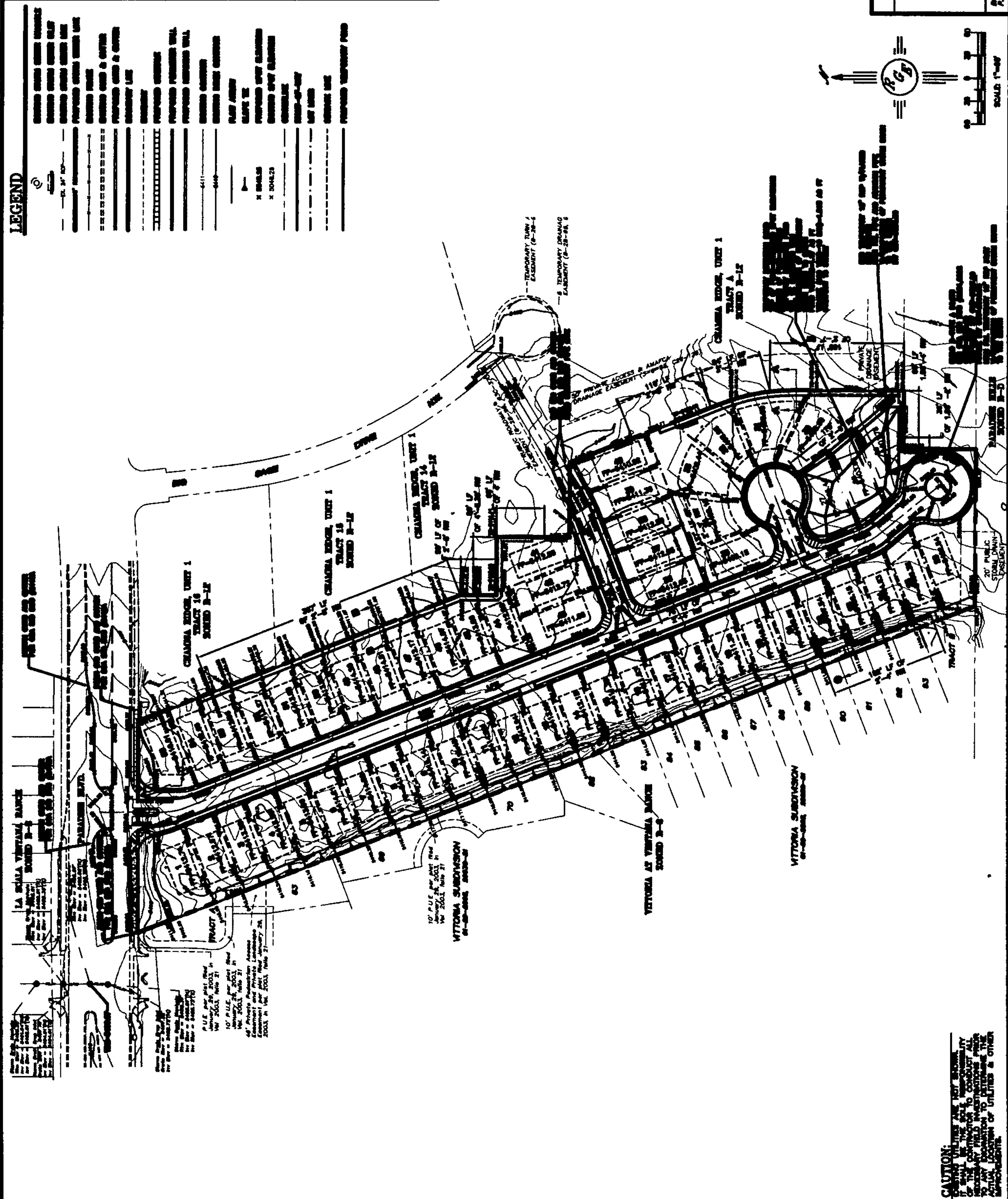
**NOTES:**

1. ALL DISTANCES SHOWN ARE TO BE MEASURED PER THE CENTER LINE OF THE ROAD.
2. ALL DISTANCES SHOWN ARE TO BE MEASURED PER THE CENTER LINE OF THE ROAD.
3. ALL DISTANCES SHOWN ARE TO BE MEASURED PER THE CENTER LINE OF THE ROAD.
4. ALL DISTANCES SHOWN ARE TO BE MEASURED PER THE CENTER LINE OF THE ROAD.
5. ALL DISTANCES SHOWN ARE TO BE MEASURED PER THE CENTER LINE OF THE ROAD.
6. ALL DISTANCES SHOWN ARE TO BE MEASURED PER THE CENTER LINE OF THE ROAD.
7. ALL DISTANCES SHOWN ARE TO BE MEASURED PER THE CENTER LINE OF THE ROAD.
8. ALL DISTANCES SHOWN ARE TO BE MEASURED PER THE CENTER LINE OF THE ROAD.
9. ALL DISTANCES SHOWN ARE TO BE MEASURED PER THE CENTER LINE OF THE ROAD.
10. ALL DISTANCES SHOWN ARE TO BE MEASURED PER THE CENTER LINE OF THE ROAD.

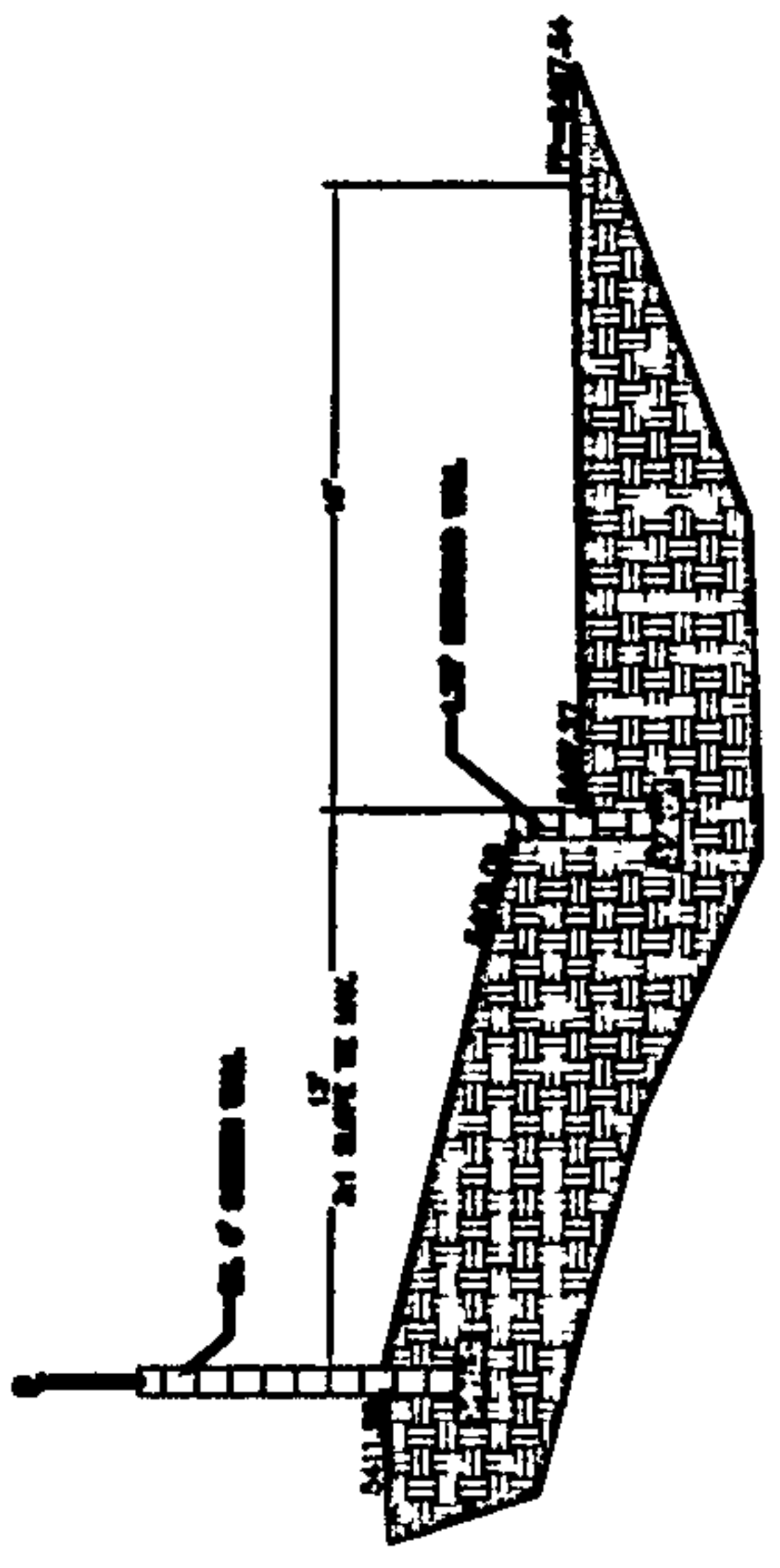
**EROSION CONTROL NOTES:**

1. ALL DISTANCES SHOWN ARE TO BE MEASURED PER THE CENTER LINE OF THE ROAD.
2. ALL DISTANCES SHOWN ARE TO BE MEASURED PER THE CENTER LINE OF THE ROAD.
3. ALL DISTANCES SHOWN ARE TO BE MEASURED PER THE CENTER LINE OF THE ROAD.
4. ALL DISTANCES SHOWN ARE TO BE MEASURED PER THE CENTER LINE OF THE ROAD.
5. ALL DISTANCES SHOWN ARE TO BE MEASURED PER THE CENTER LINE OF THE ROAD.
6. ALL DISTANCES SHOWN ARE TO BE MEASURED PER THE CENTER LINE OF THE ROAD.
7. ALL DISTANCES SHOWN ARE TO BE MEASURED PER THE CENTER LINE OF THE ROAD.
8. ALL DISTANCES SHOWN ARE TO BE MEASURED PER THE CENTER LINE OF THE ROAD.
9. ALL DISTANCES SHOWN ARE TO BE MEASURED PER THE CENTER LINE OF THE ROAD.
10. ALL DISTANCES SHOWN ARE TO BE MEASURED PER THE CENTER LINE OF THE ROAD.

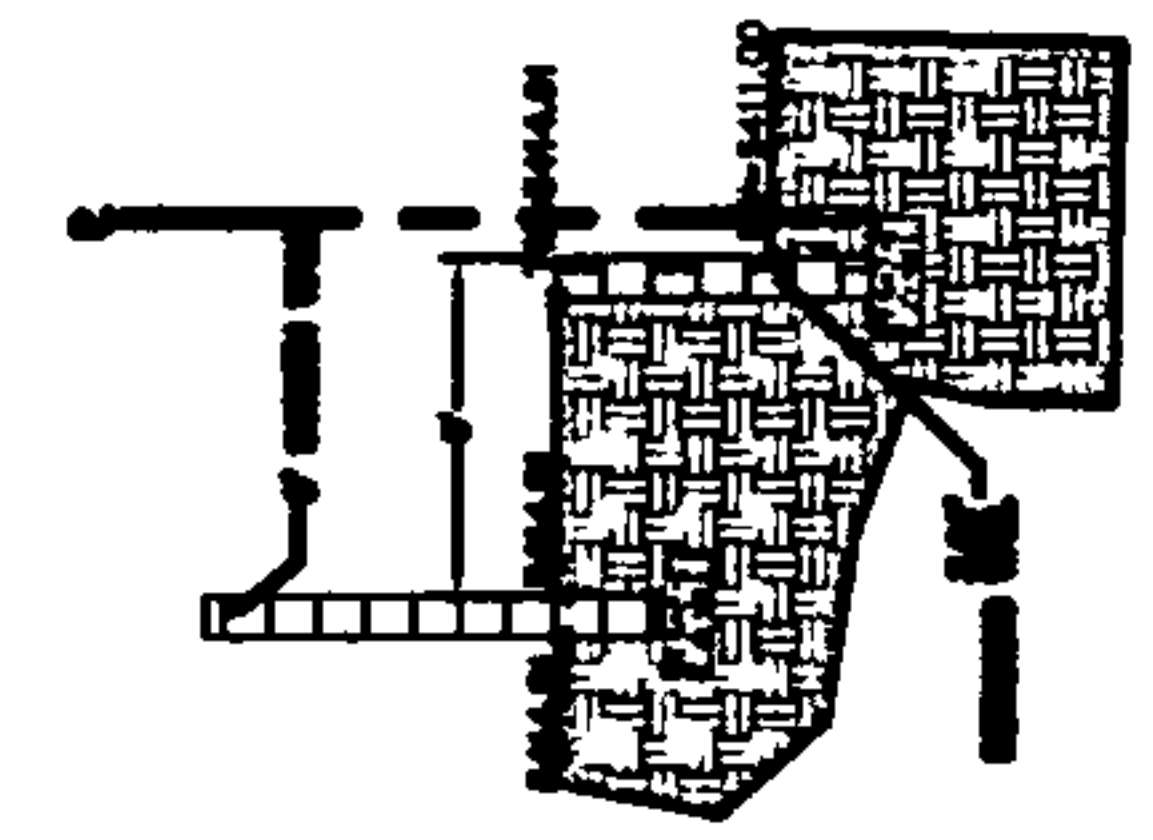
VILLA DE LA CHAMISA		DATE	4-28-64
GRADING AND DRAINAGE PLAN		PROJECT NO.	64-00-00-00
P. G. & E. ENGINEERS		SHEET /	3 OF 12
P. G. & E. ENGINEERS		DATE /	4-28-64
P. G. & E. ENGINEERS		SCALE	1" = 40'



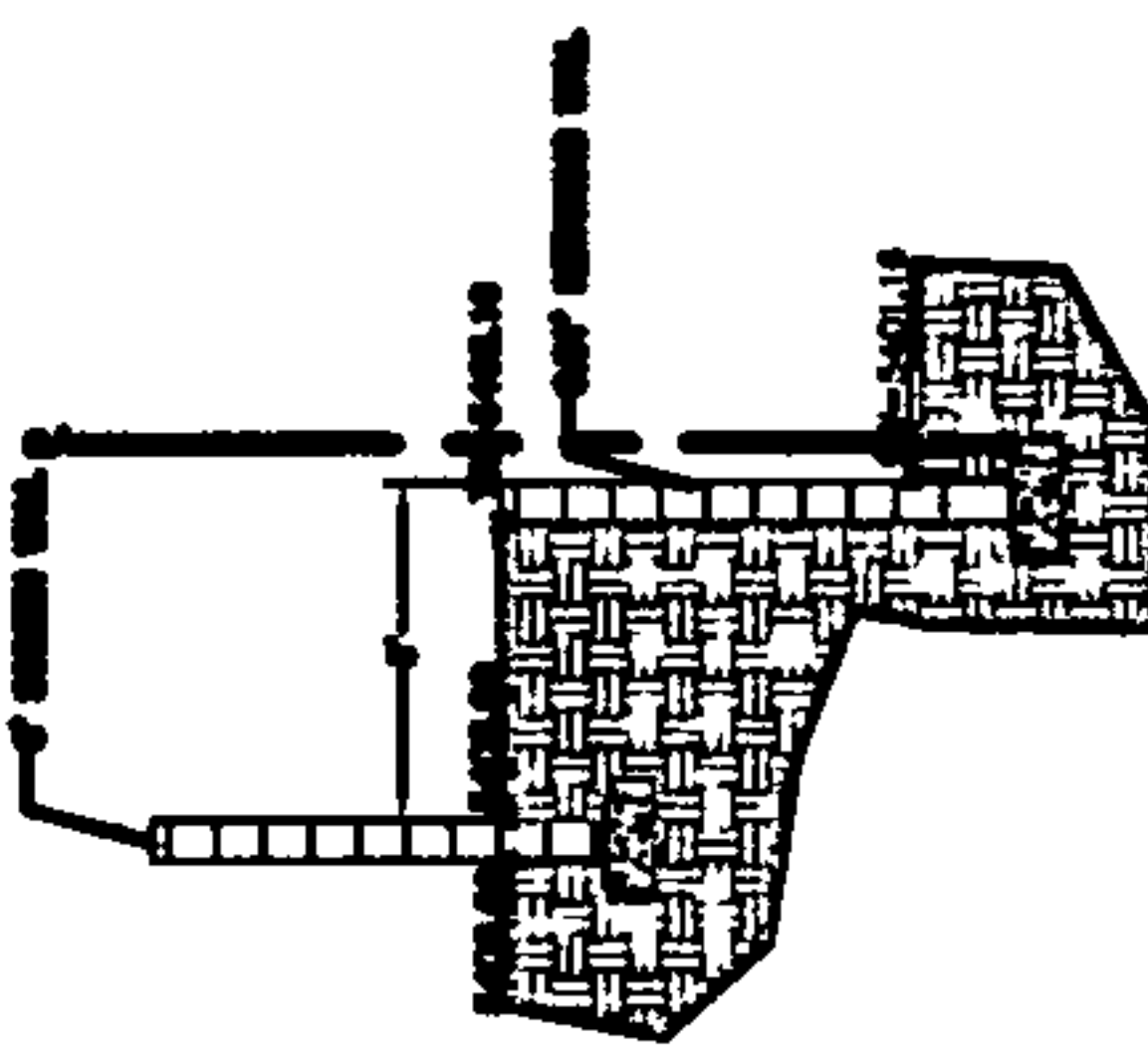
**CAUTION:** THESE ARE NOT BARRIERS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO ANY LOCATION OF UTILITIES & OTHER OBSTRUCTIONS.



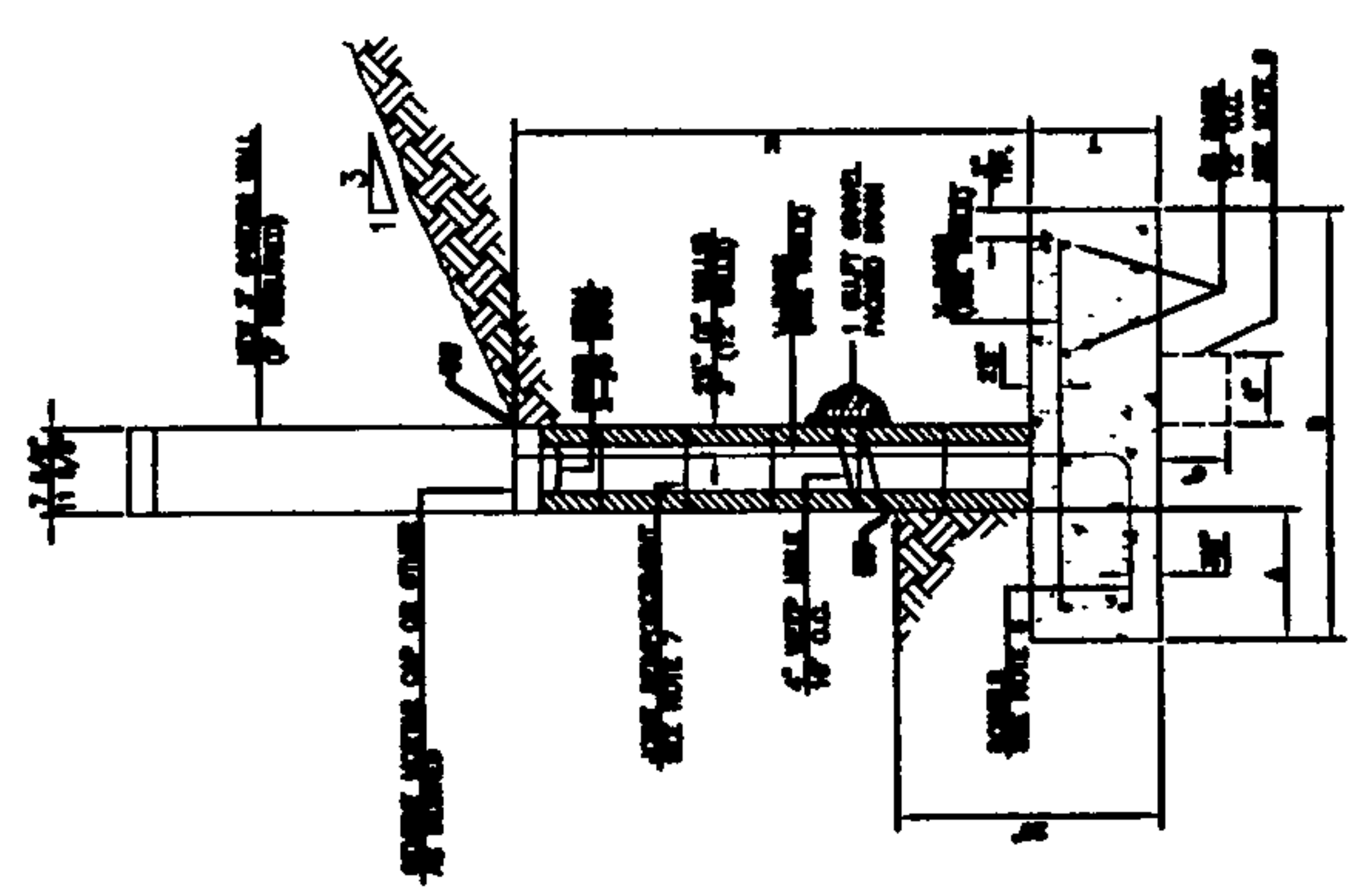
SECTION C-C



SECTION B-B



SECTION A-A

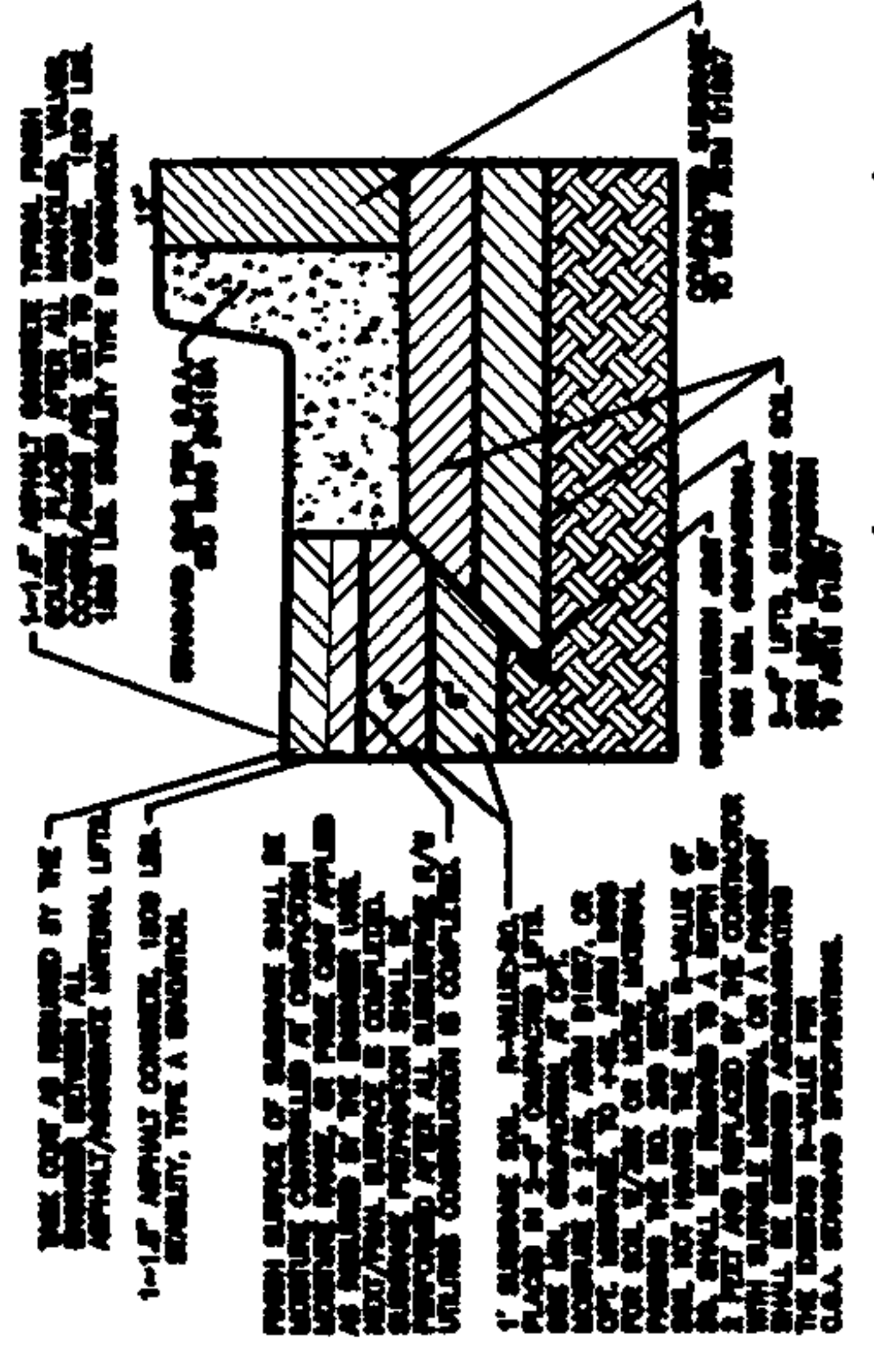


RETAINING WALL DETAIL

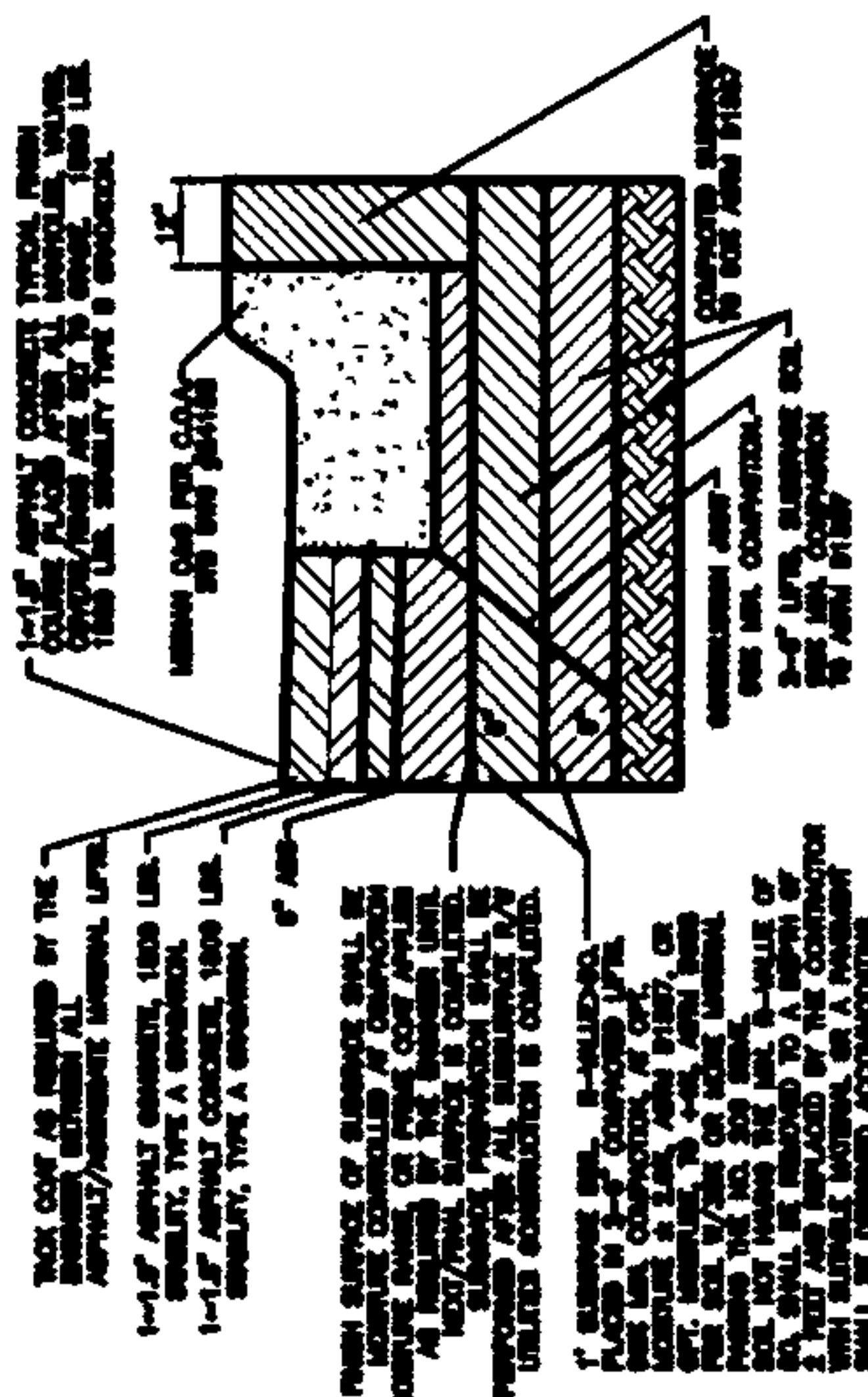
A. MAX. ALLOWED GRADE, HORIZ. DIST.		B. MAX. ALLOWED GRADE, HORIZ. DIST.	
H	D	H	D
10'-0"	10'	10'-0"	10'
12'-0"	12'	12'-0"	12'
14'-0"	14'	14'-0"	14'
16'-0"	16'	16'-0"	16'
18'-0"	18'	18'-0"	18'
20'-0"	20'	20'-0"	20'

A. MAX. ALLOWED GRADE, HORIZ. DIST.		B. MAX. ALLOWED GRADE, HORIZ. DIST.	
H	D	H	D
10'-0"	10'	10'-0"	10'
12'-0"	12'	12'-0"	12'
14'-0"	14'	14'-0"	14'
16'-0"	16'	16'-0"	16'
18'-0"	18'	18'-0"	18'
20'-0"	20'	20'-0"	20'

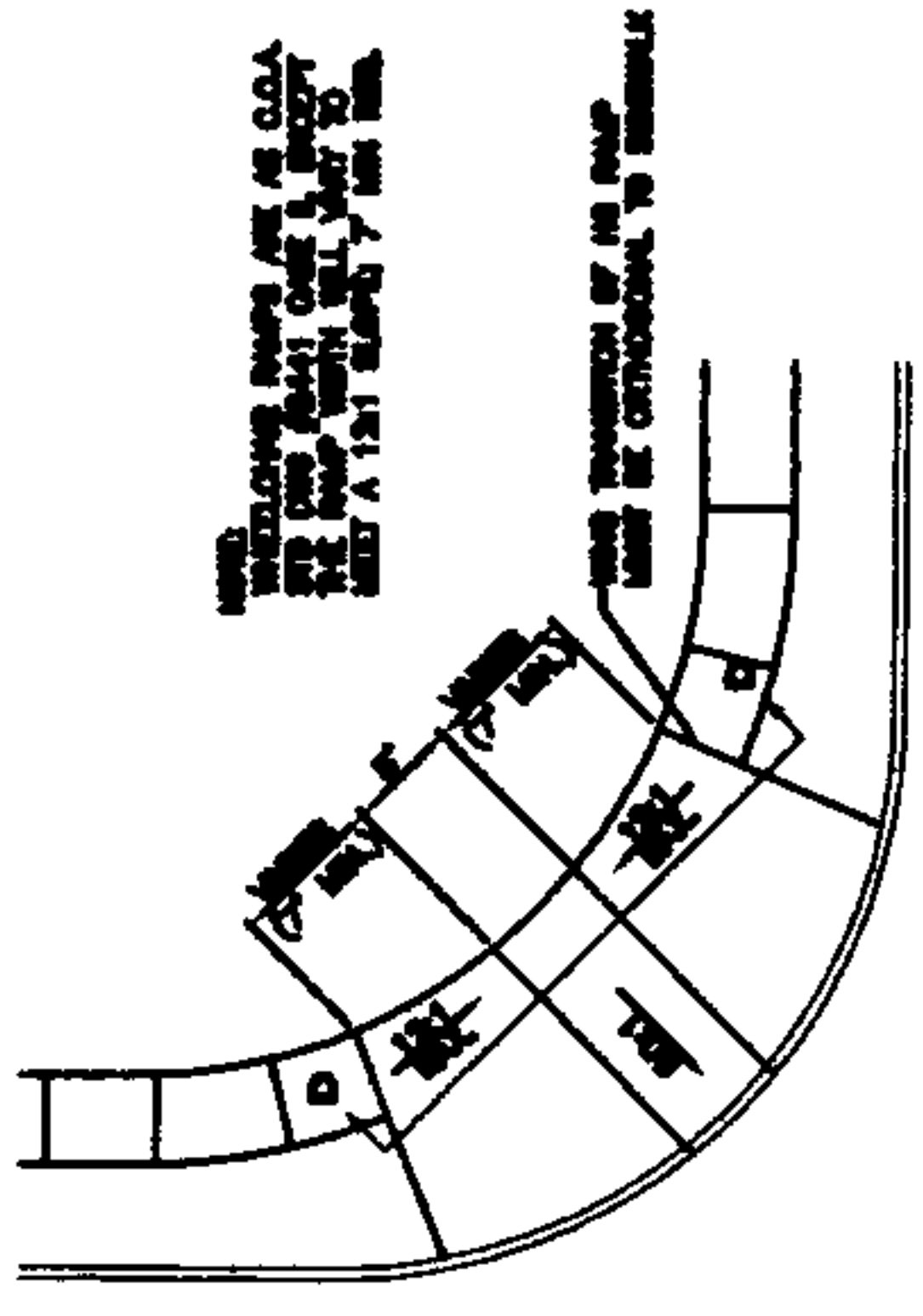
- GENERAL NOTES:**
- ALL CONCRETE TO BE CAST IN PLACE.
  - ALL CONCRETE TO BE CAST IN PLACE.
  - ALL CONCRETE TO BE CAST IN PLACE.
  - ALL CONCRETE TO BE CAST IN PLACE.
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  - ALL CONCRETE TO BE CAST IN PLACE.



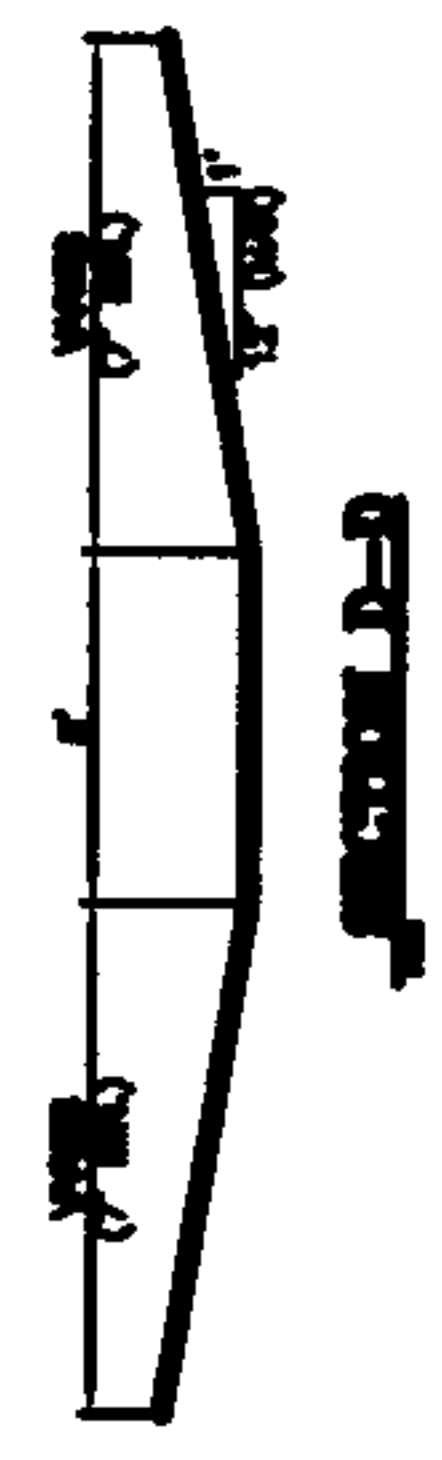
STANDARD CURB SECTION (STANDARD CURB)



STANDARD CURB SECTION (STANDARD CURB)



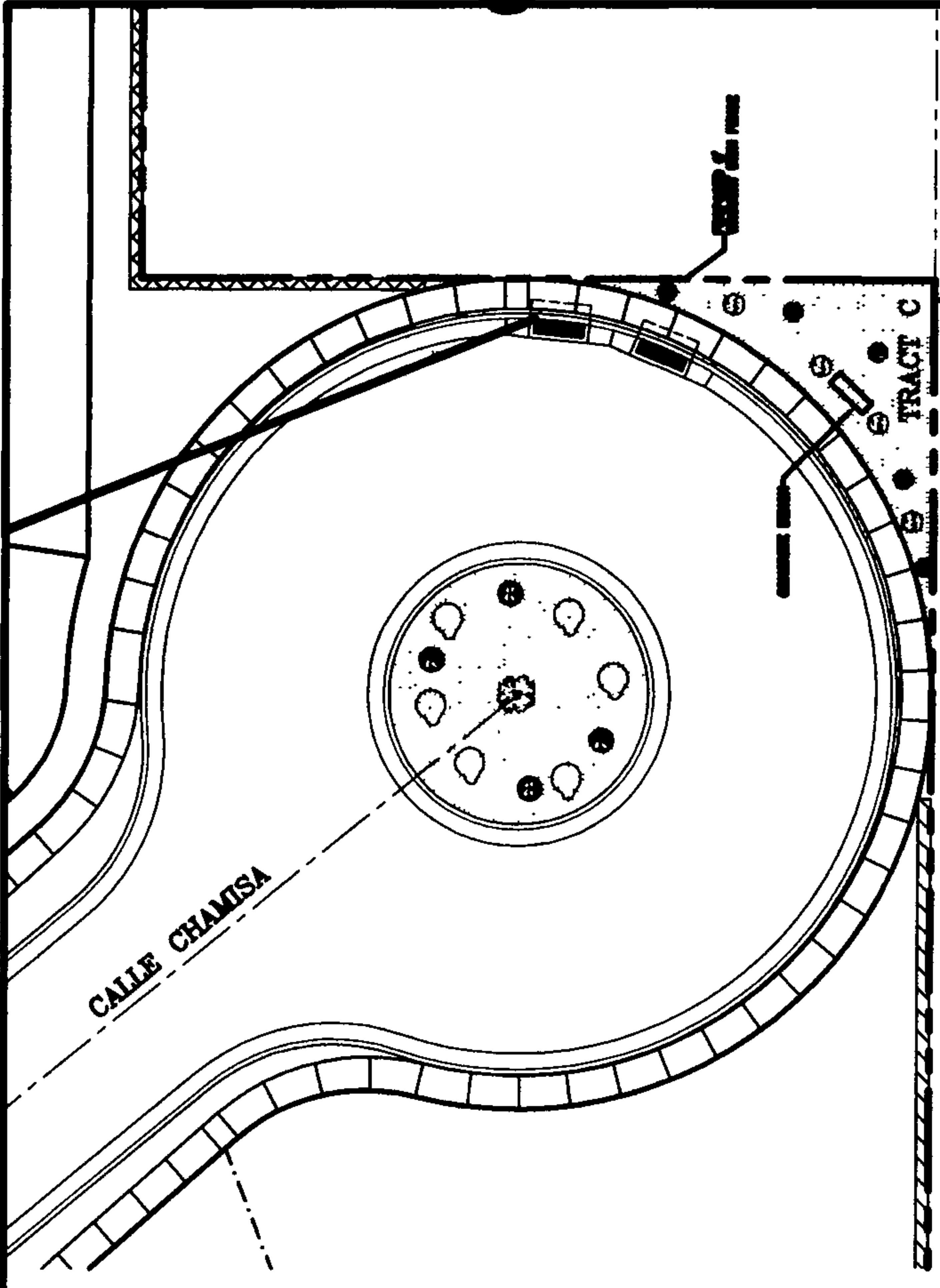
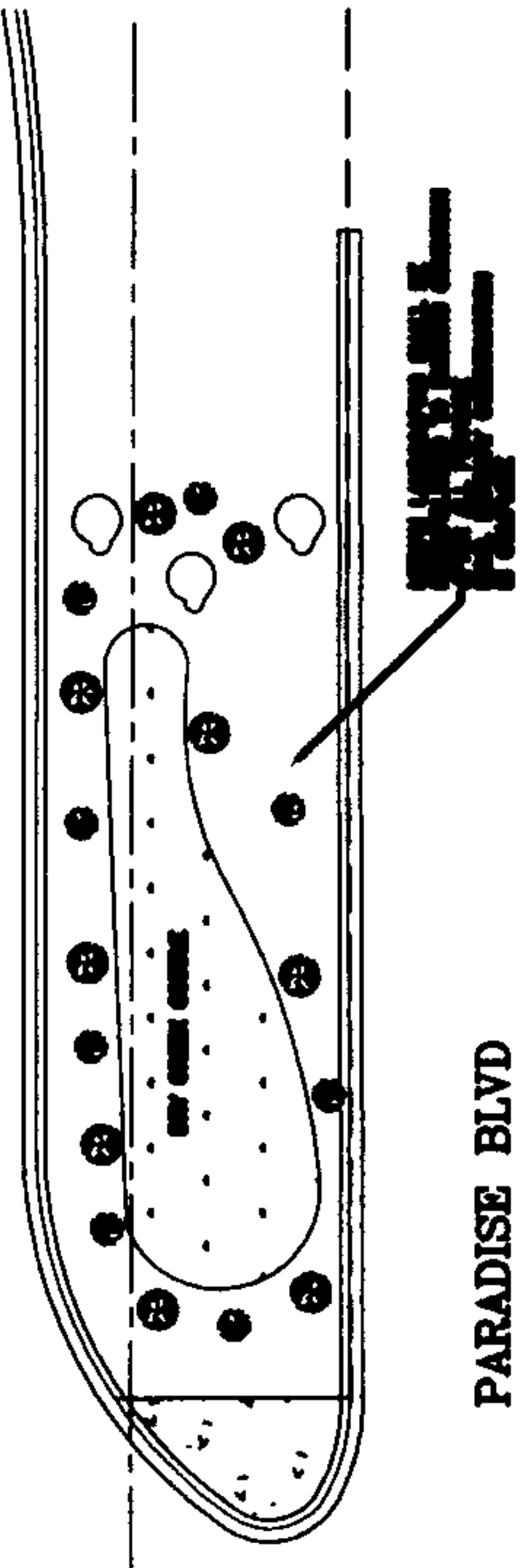
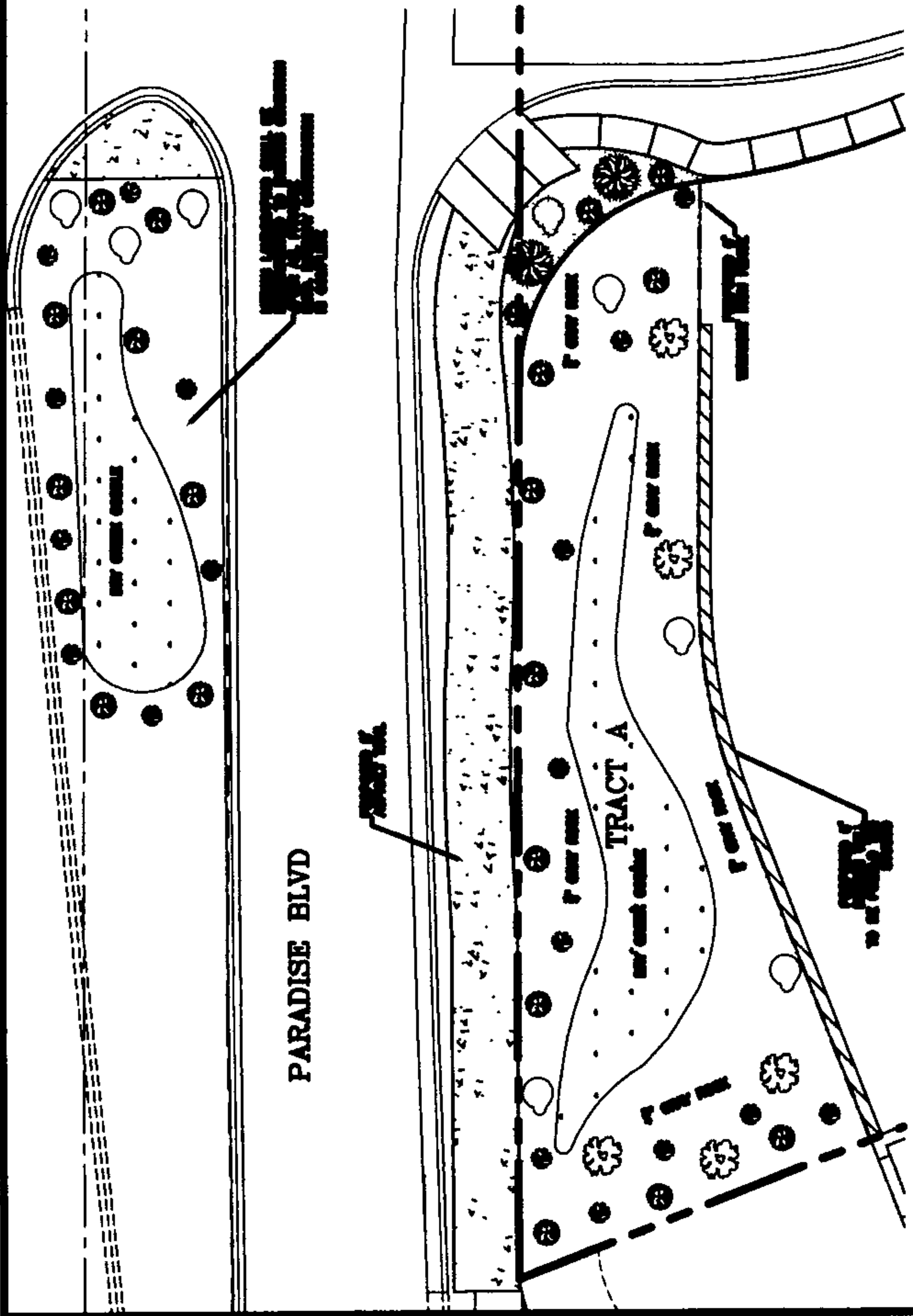
STANDARD CURB DETAIL (TOP)



SECTION D-D

VILLA DE LA CHAMISA		DATE	4-28-64
GRADING AND DRAINAGE DETAILS		SCALE	AS SHOWN
R. G. GIBSON		SHEET 4 OF 12	
Engineering		JOB / 120	
1234 5th St.		DATE	





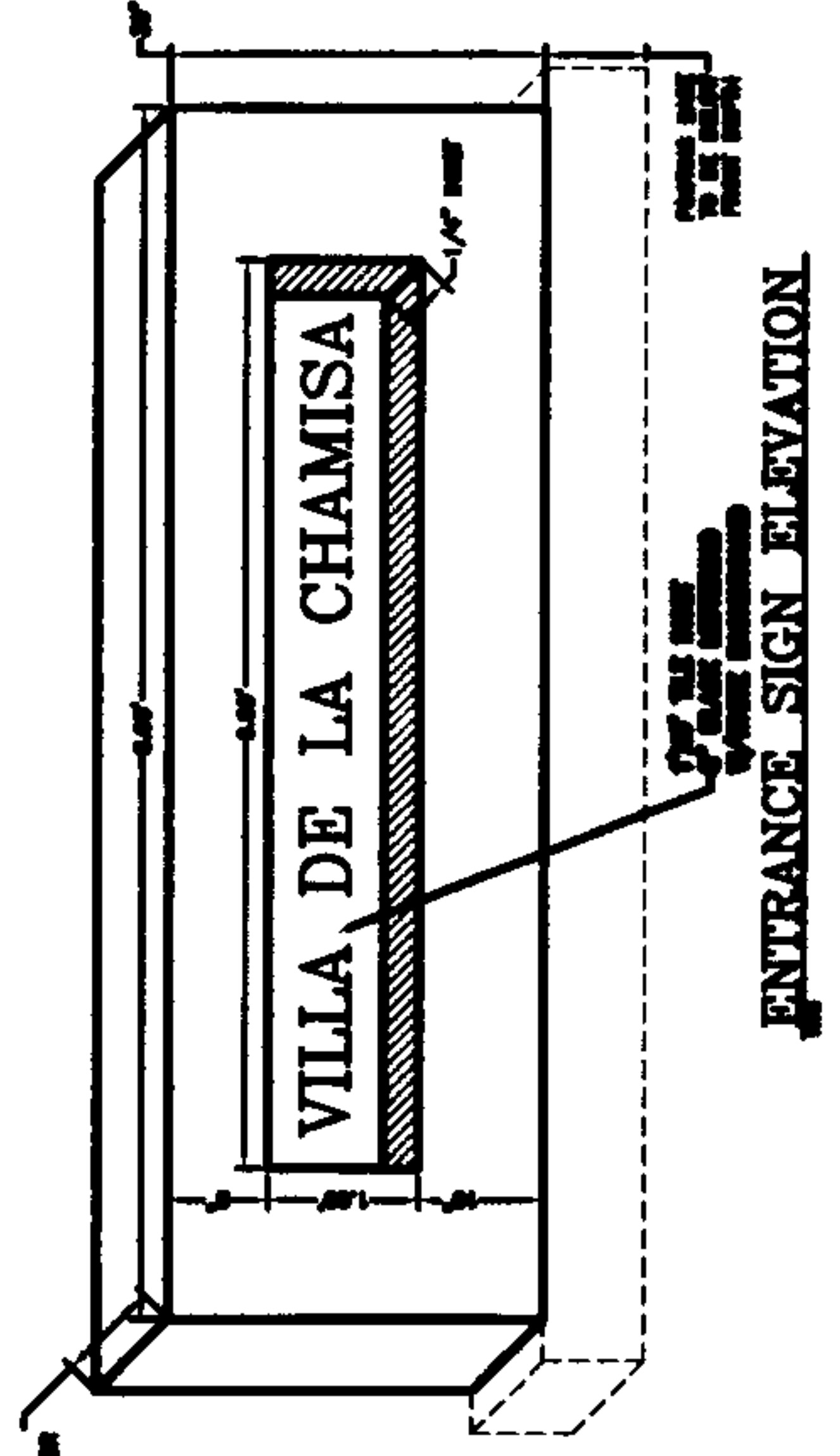
TRACT C LANDSCAPE DETAIL

LANDSCAPE SYMBOLS

Symbol	DESCRIPTION	SIZE
Circle with radiating lines	SHRUB	4'-6"
Circle with cross-hatch	SMALL TREE	6'-8"
Circle with vertical lines	MEDIUM TREE	8'-10"
Circle with horizontal lines	LARGE TREE	10'-12"
Circle with diagonal lines	SMALL SHRUB	4'-6"
Circle with dots	FLORAL	4'-6"
Circle with solid black	SMALL TREE	4'-6"

GENERAL NOTES:

1. ALL PLANTINGS TO BE INSTALLED IN ACCORDANCE WITH THE LANDSCAPE PLAN AND SIGN ELEVATION. 2. ALL PLANTINGS TO BE INSTALLED IN ACCORDANCE WITH THE LANDSCAPE PLAN AND SIGN ELEVATION. 3. ALL PLANTINGS TO BE INSTALLED IN ACCORDANCE WITH THE LANDSCAPE PLAN AND SIGN ELEVATION.



PROJECT	VILLA DE LA CHAMISA	DATE	8-18-84
DESIGNER	LANDSCAPE PLAN / SIGN ELEVATION	SHEET #	6 OF 12
SCALE	AS SHOWN	DATE	8-18-84
PREPARED BY	R. G. Grooms	PROJECT NO.	100-100-100
CHECKED BY	Engineering	SCALE	AS SHOWN

### LEGEND

---	10' P.U.E. ON TYPE OF USE
---	20' P.U.E. ON TYPE OF USE
---	30' P.U.E. ON TYPE OF USE
---	40' P.U.E. ON TYPE OF USE
---	50' P.U.E. ON TYPE OF USE
---	60' P.U.E. ON TYPE OF USE
---	70' P.U.E. ON TYPE OF USE
---	80' P.U.E. ON TYPE OF USE
---	90' P.U.E. ON TYPE OF USE
---	100' P.U.E. ON TYPE OF USE
---	110' P.U.E. ON TYPE OF USE
---	120' P.U.E. ON TYPE OF USE
---	130' P.U.E. ON TYPE OF USE
---	140' P.U.E. ON TYPE OF USE
---	150' P.U.E. ON TYPE OF USE
---	160' P.U.E. ON TYPE OF USE
---	170' P.U.E. ON TYPE OF USE
---	180' P.U.E. ON TYPE OF USE
---	190' P.U.E. ON TYPE OF USE
---	200' P.U.E. ON TYPE OF USE
---	210' P.U.E. ON TYPE OF USE
---	220' P.U.E. ON TYPE OF USE
---	230' P.U.E. ON TYPE OF USE
---	240' P.U.E. ON TYPE OF USE
---	250' P.U.E. ON TYPE OF USE
---	260' P.U.E. ON TYPE OF USE
---	270' P.U.E. ON TYPE OF USE
---	280' P.U.E. ON TYPE OF USE
---	290' P.U.E. ON TYPE OF USE
---	300' P.U.E. ON TYPE OF USE
---	310' P.U.E. ON TYPE OF USE
---	320' P.U.E. ON TYPE OF USE
---	330' P.U.E. ON TYPE OF USE
---	340' P.U.E. ON TYPE OF USE
---	350' P.U.E. ON TYPE OF USE
---	360' P.U.E. ON TYPE OF USE
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---	380' P.U.E. ON TYPE OF USE
---	390' P.U.E. ON TYPE OF USE
---	400' P.U.E. ON TYPE OF USE
---	410' P.U.E. ON TYPE OF USE
---	420' P.U.E. ON TYPE OF USE
---	430' P.U.E. ON TYPE OF USE
---	440' P.U.E. ON TYPE OF USE
---	450' P.U.E. ON TYPE OF USE
---	460' P.U.E. ON TYPE OF USE
---	470' P.U.E. ON TYPE OF USE
---	480' P.U.E. ON TYPE OF USE
---	490' P.U.E. ON TYPE OF USE
---	500' P.U.E. ON TYPE OF USE

**NOTICE TO CONTRACTORS**

1. ALL WORK SHALL BE ACCORDING WITH THE SPECIFICATIONS AND DRAWINGS.

2. ALL WORK SHALL BE ACCORDING TO THE SPECIFICATIONS AND DRAWINGS.

3. ALL WORK SHALL BE ACCORDING TO THE SPECIFICATIONS AND DRAWINGS.

4. ALL WORK SHALL BE ACCORDING TO THE SPECIFICATIONS AND DRAWINGS.

5. ALL WORK SHALL BE ACCORDING TO THE SPECIFICATIONS AND DRAWINGS.

6. ALL WORK SHALL BE ACCORDING TO THE SPECIFICATIONS AND DRAWINGS.

7. ALL WORK SHALL BE ACCORDING TO THE SPECIFICATIONS AND DRAWINGS.

8. ALL WORK SHALL BE ACCORDING TO THE SPECIFICATIONS AND DRAWINGS.

9. ALL WORK SHALL BE ACCORDING TO THE SPECIFICATIONS AND DRAWINGS.

10. ALL WORK SHALL BE ACCORDING TO THE SPECIFICATIONS AND DRAWINGS.

**NOTICE TO CONTRACTORS**

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4. ALL WORK SHALL BE ACCORDING TO THE SPECIFICATIONS AND DRAWINGS.

5. ALL WORK SHALL BE ACCORDING TO THE SPECIFICATIONS AND DRAWINGS.


6. ALL WORK SHALL BE ACCORDING TO THE SPECIFICATIONS AND DRAWINGS.

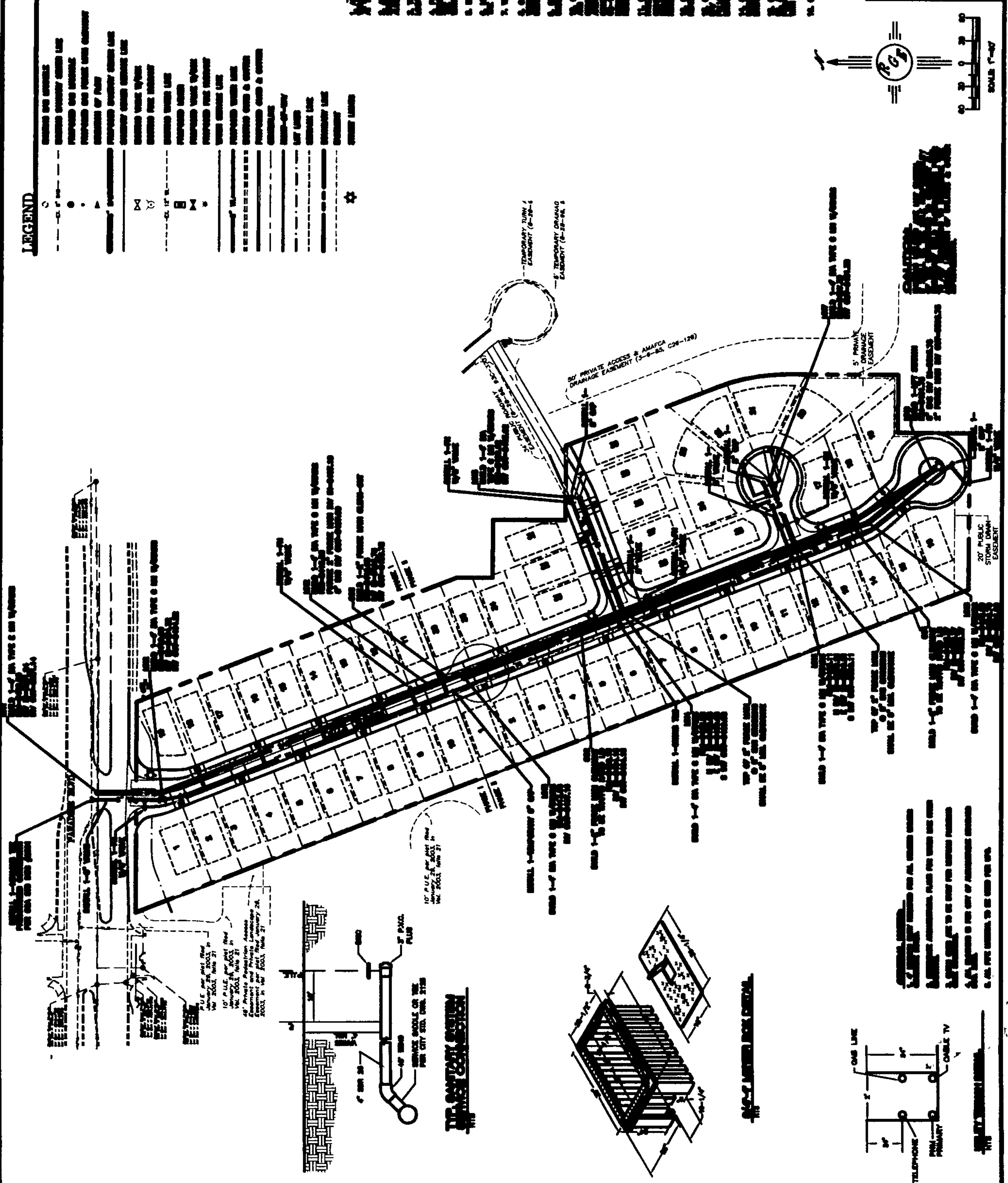
7. ALL WORK SHALL BE ACCORDING TO THE SPECIFICATIONS AND DRAWINGS.

8. ALL WORK SHALL BE ACCORDING TO THE SPECIFICATIONS AND DRAWINGS.

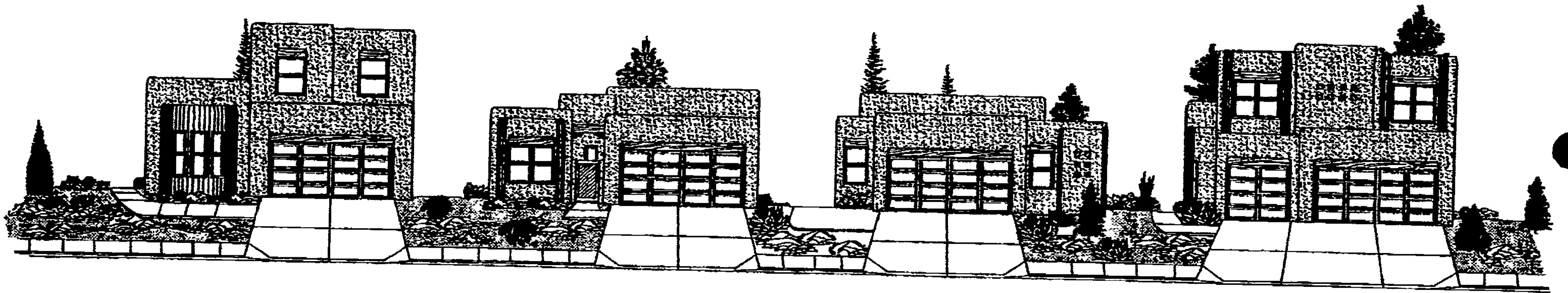
9. ALL WORK SHALL BE ACCORDING TO THE SPECIFICATIONS AND DRAWINGS.

10. ALL WORK SHALL BE ACCORDING TO THE SPECIFICATIONS AND DRAWINGS.

PROJECT NO.	DATE	SCALE
VILLA DE LA CHAMISA	4-10-66	1"=20'
MASTER UTILITY PLAN	6 OF 12	
		
<b>RA Granda</b> Engineering 1000 N. 10th St. Phoenix, Arizona 85006		

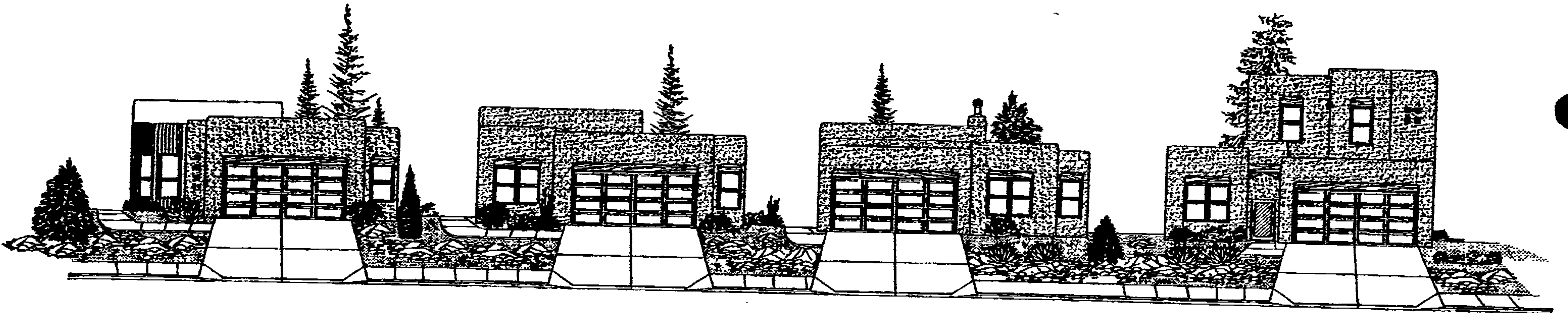






Stillbrooke  
H O M E S  
© 1987 STILLBROOKE HOMES, INC.

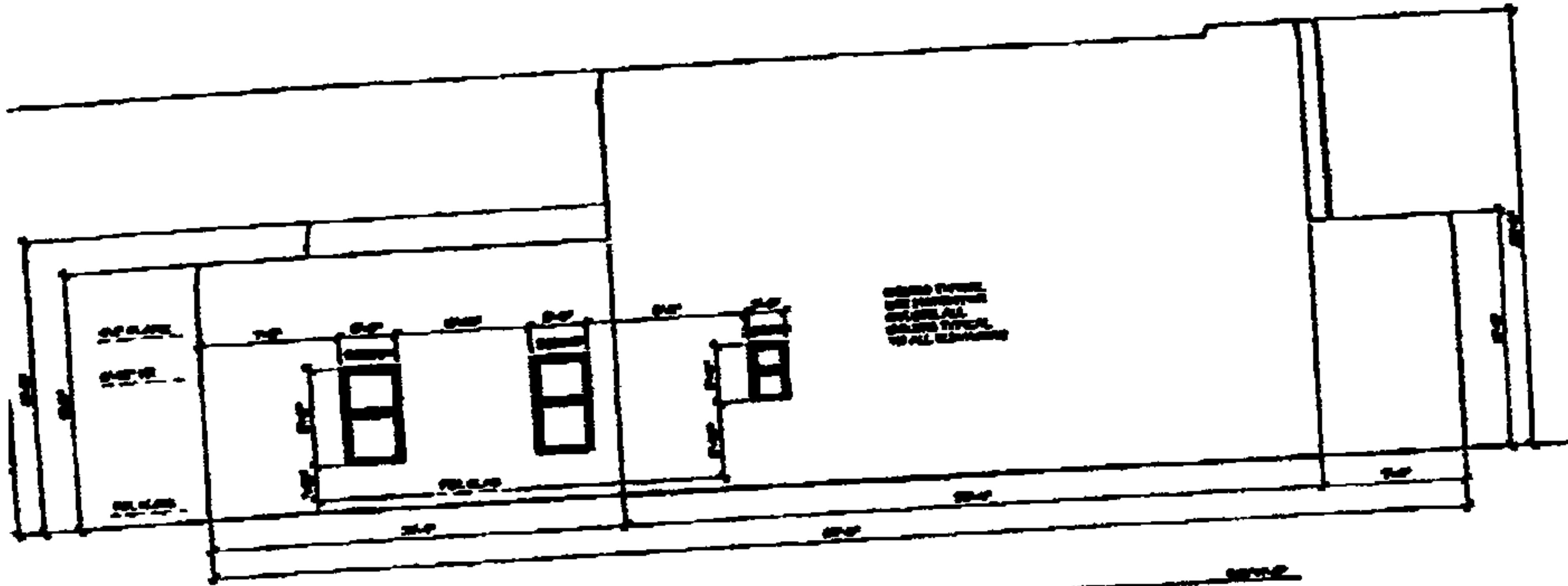
VILLA DE LA CHAMISA



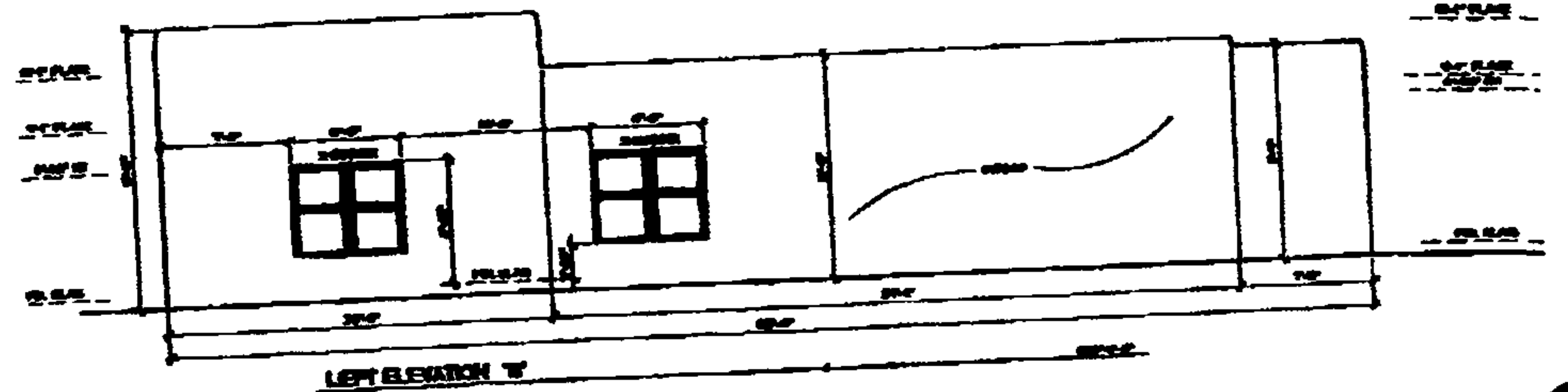
Streetscape

SHEET 4  
7 of 12





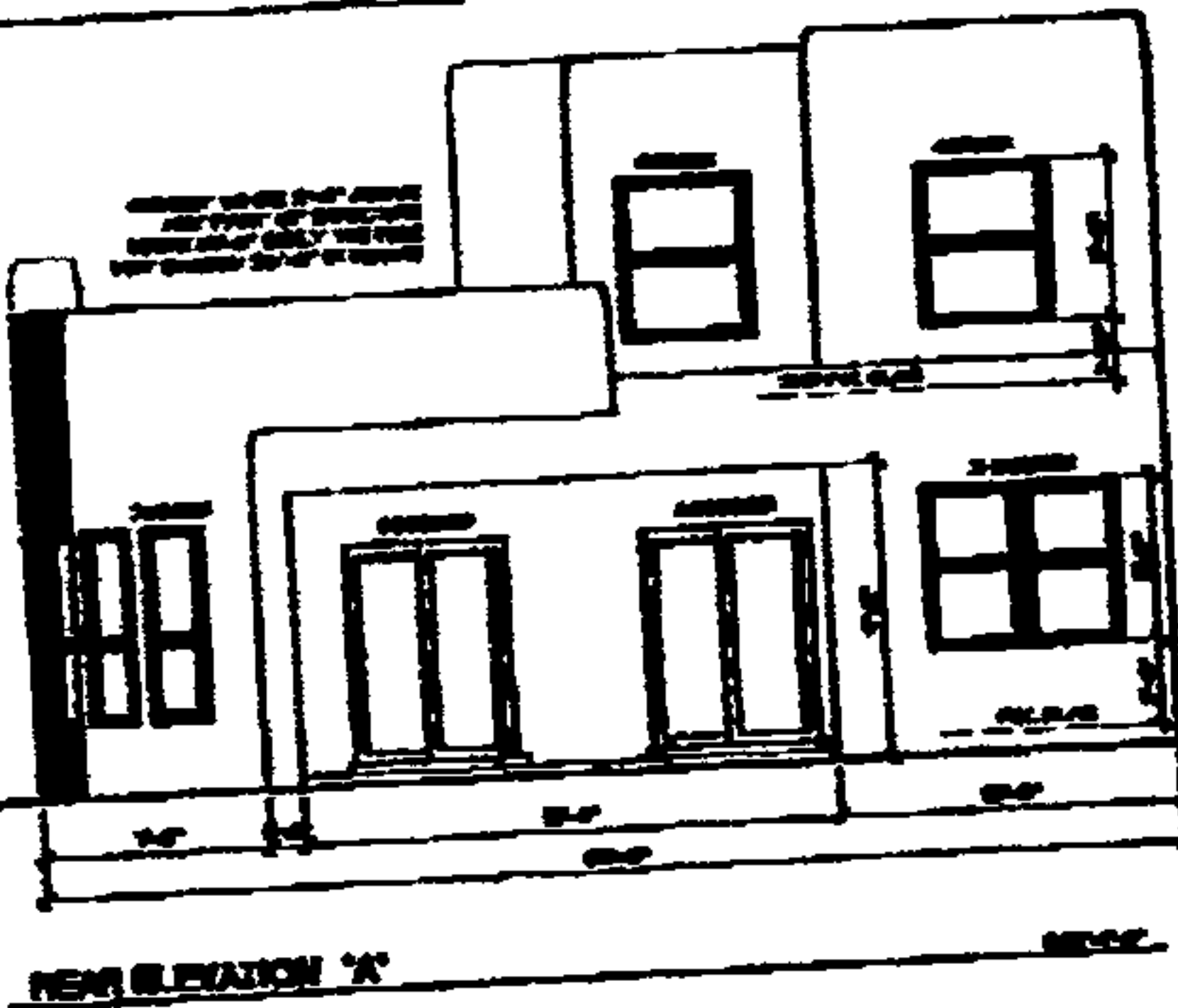
LEFT ELEVATION 'A'



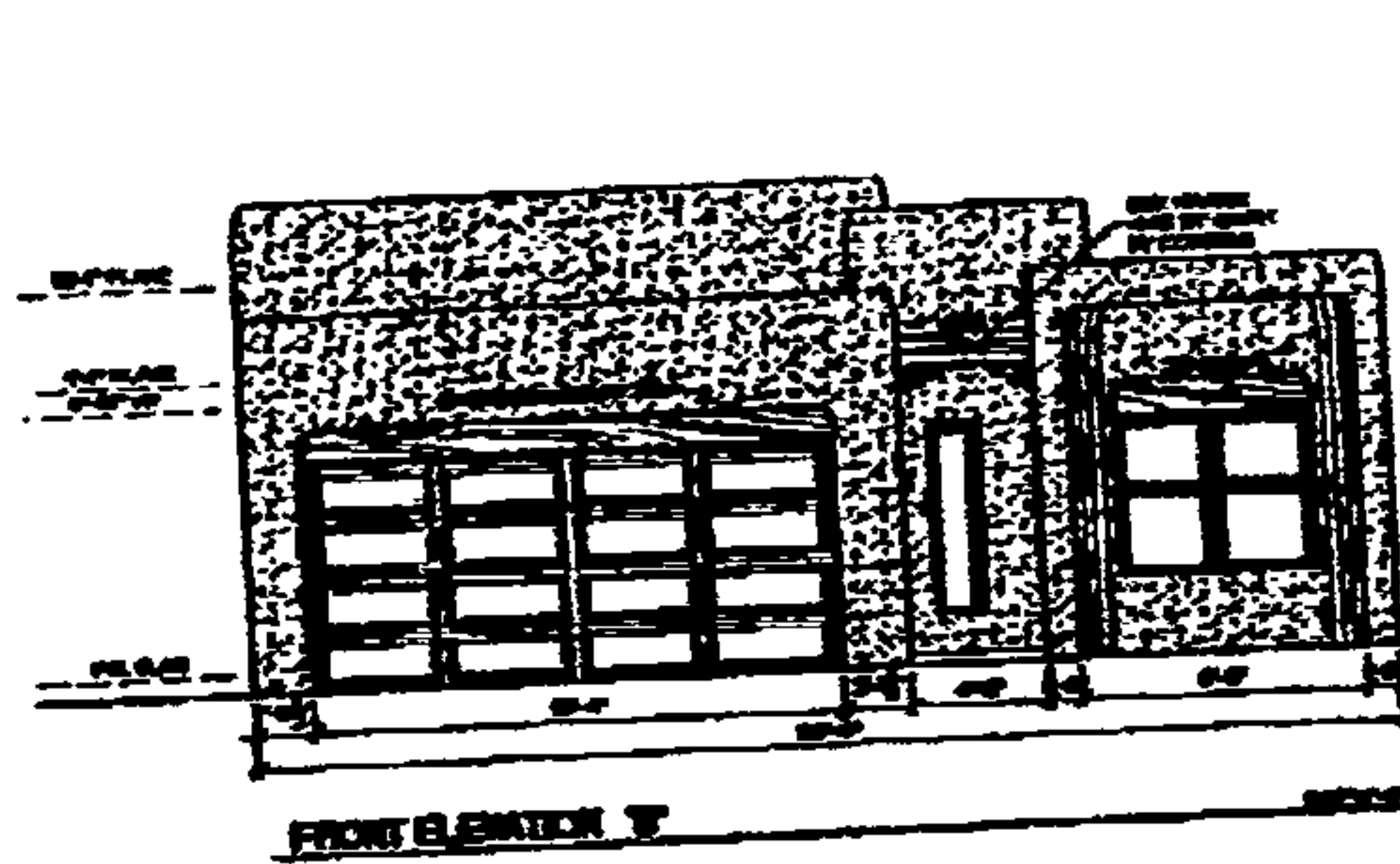
LEFT ELEVATION 'B'



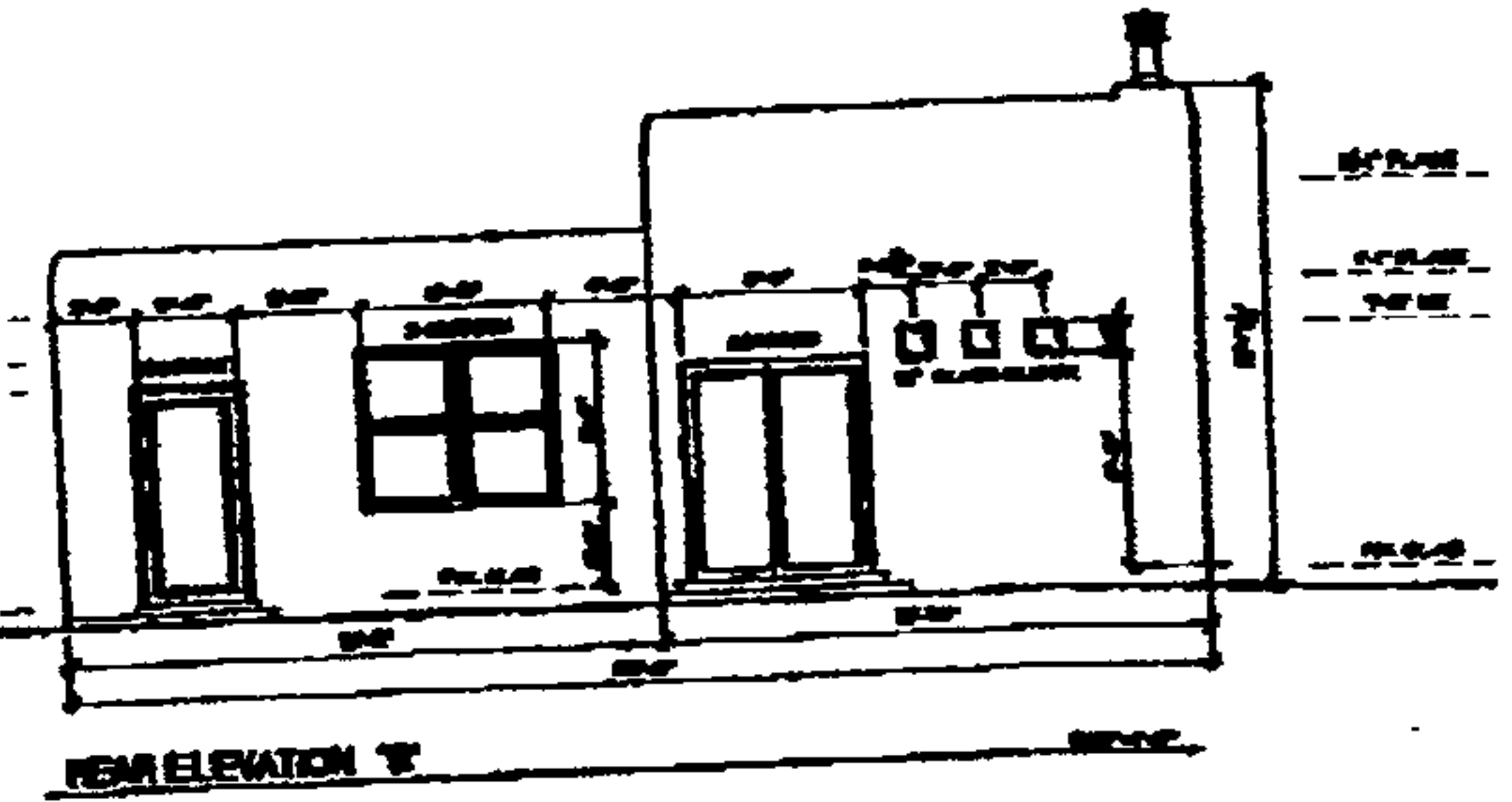
FRONT ELEVATION 'A'



REAR ELEVATION 'A'



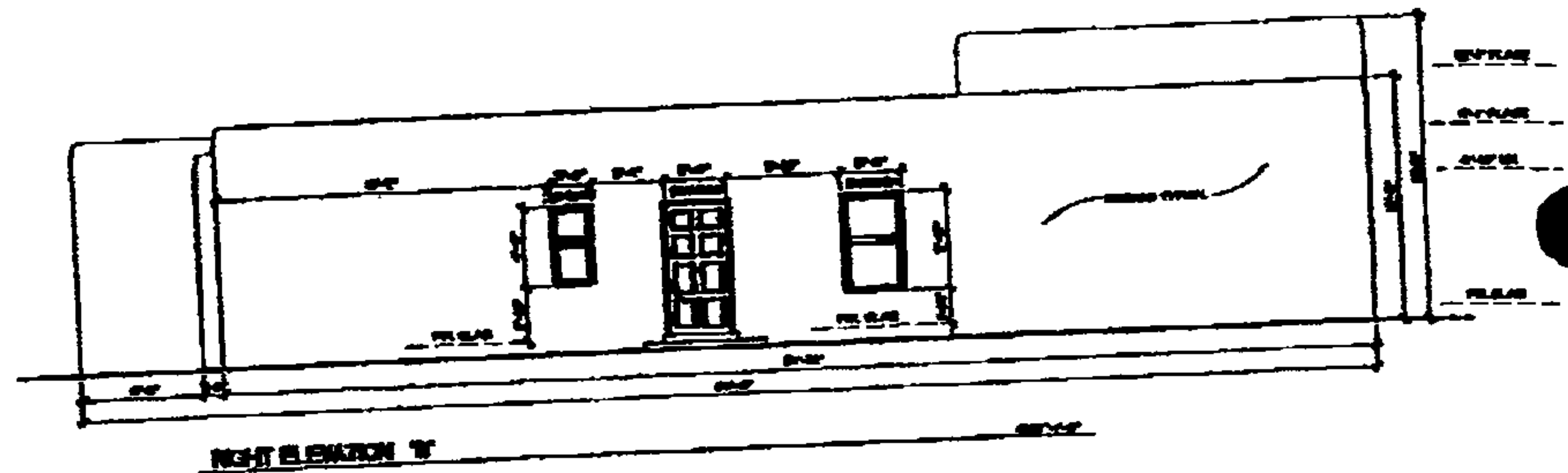
FRONT ELEVATION 'B'



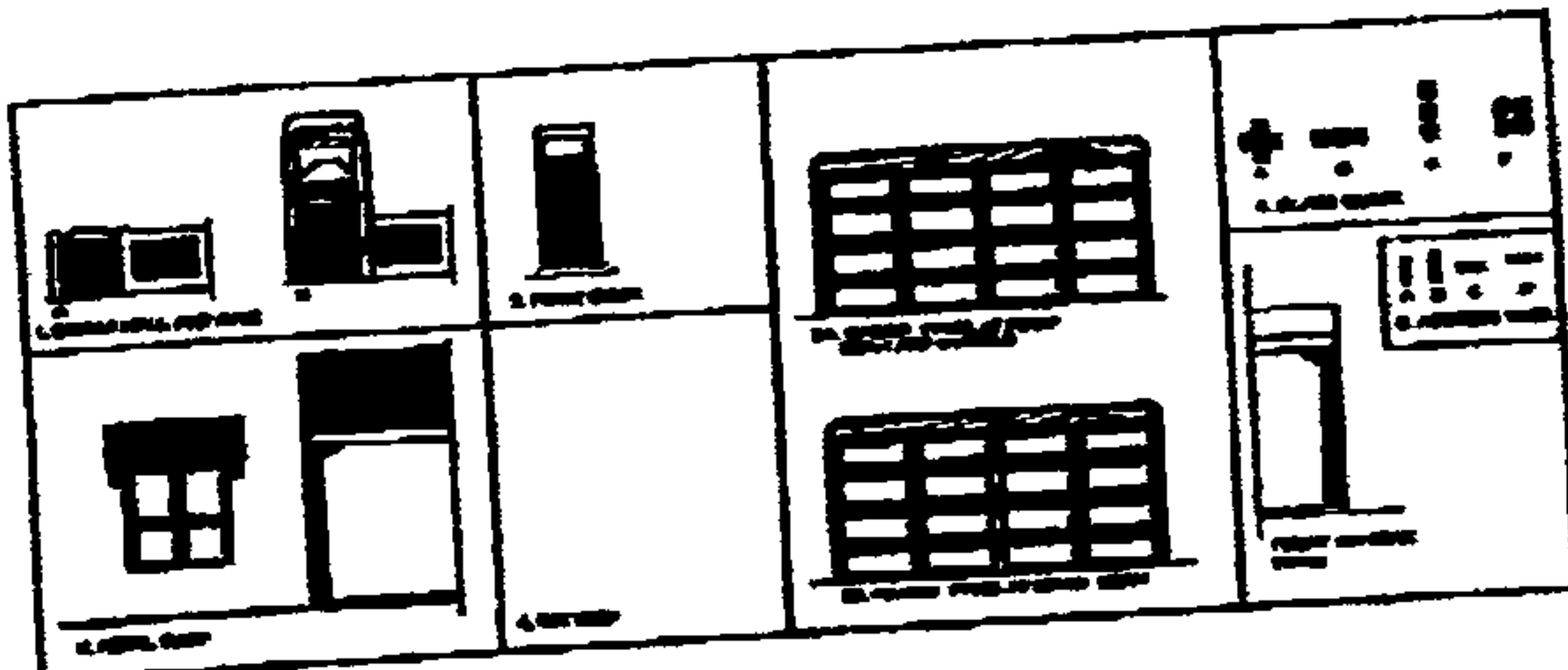
REAR ELEVATION 'B'



REAR ELEVATION 'A'



RIGHT ELEVATION 'B'



General Notes

1. This development provides several options of plans, a selection of optional elements provides for a variation of unit plans and elevations for the buyers and the development while maintaining a consistent style. This matrix includes all options available to the buyer. The matrix becomes a key design tool for the designer, architect and the COA and shall be attached to the building permit process.

- each unit must have a view of the lake from group 1 level 5
- group 6 thru 8 are typical to all units.
- elements typical to all units
- round header above window and garage door, sloped
- sloped parapets

2. Keyed notes refer to option elements and elements common to all units, typical all elevations

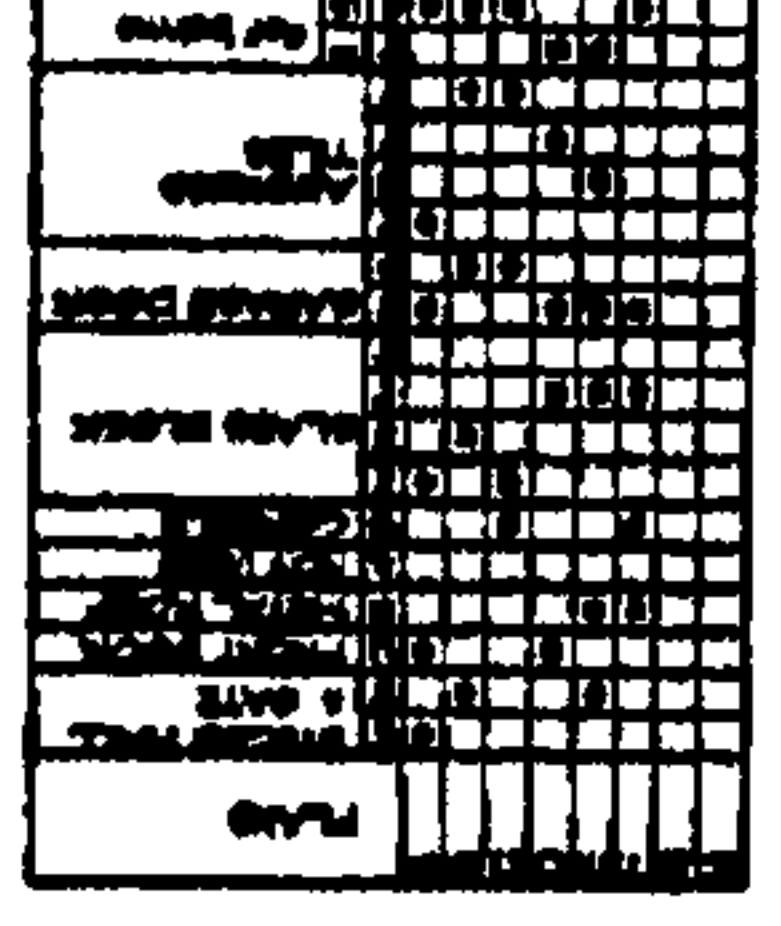
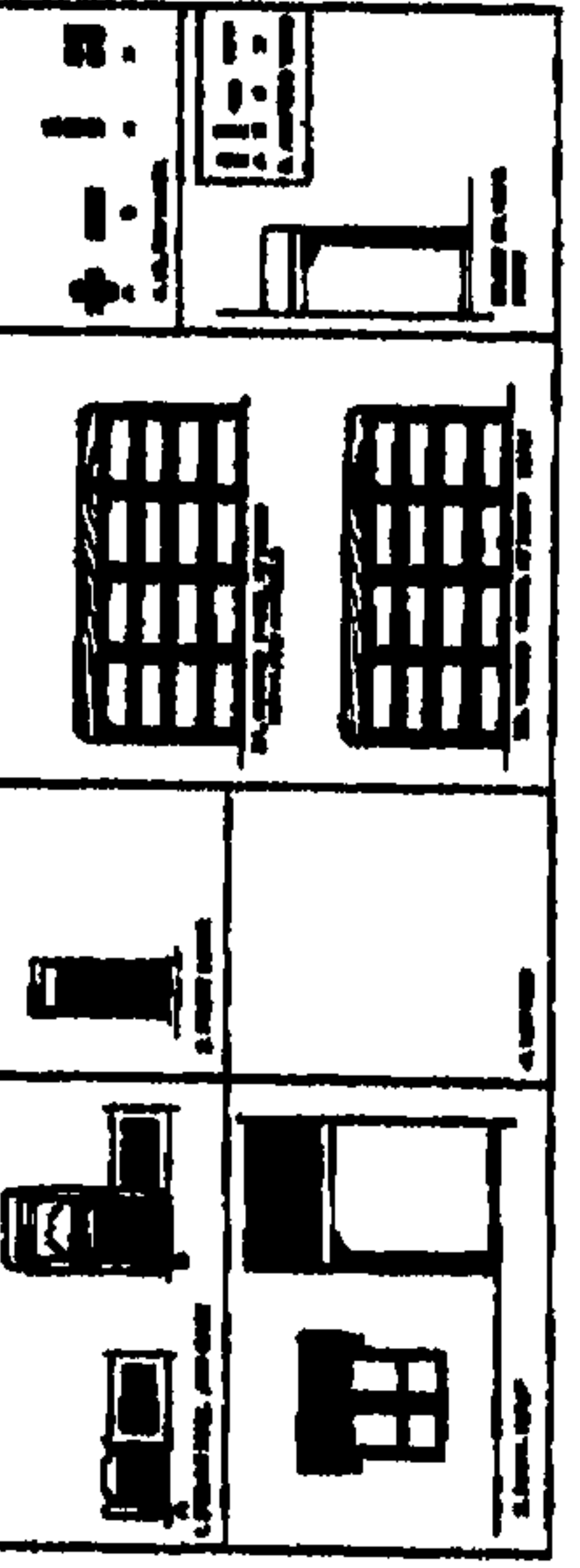
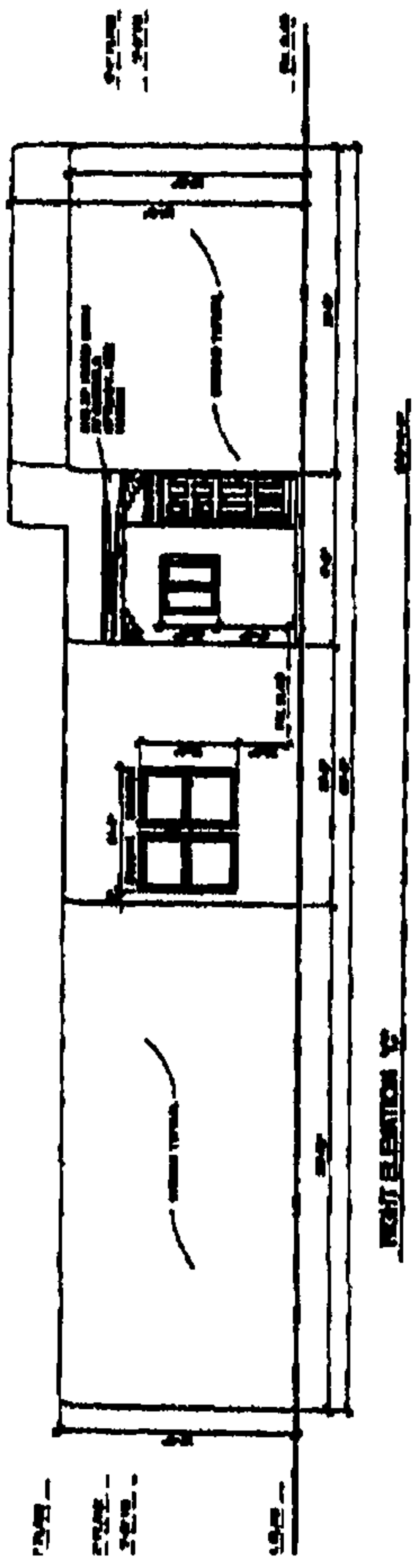
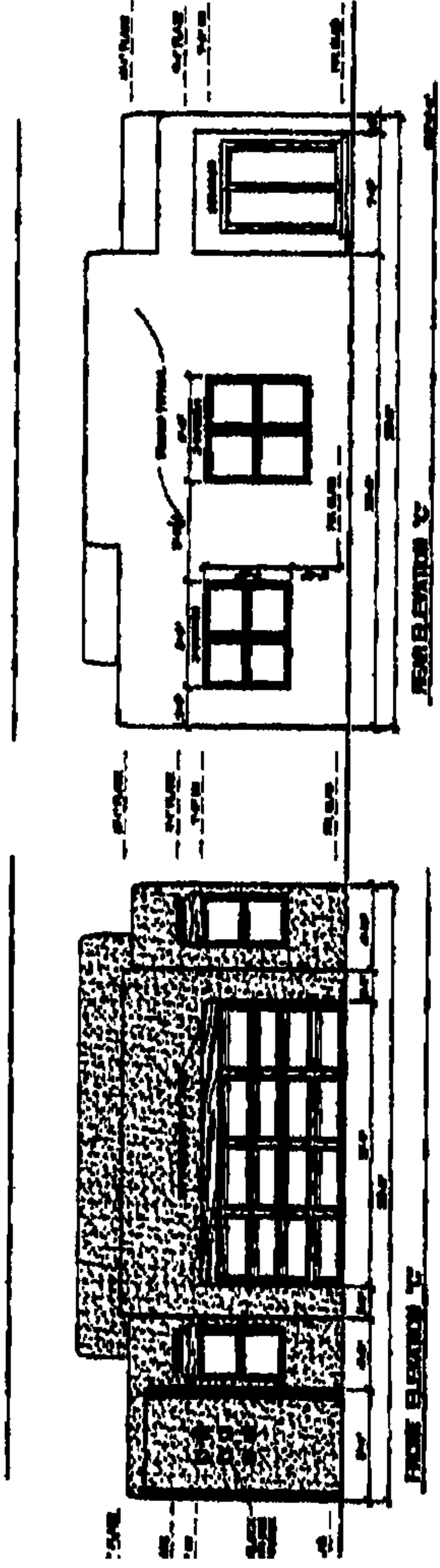
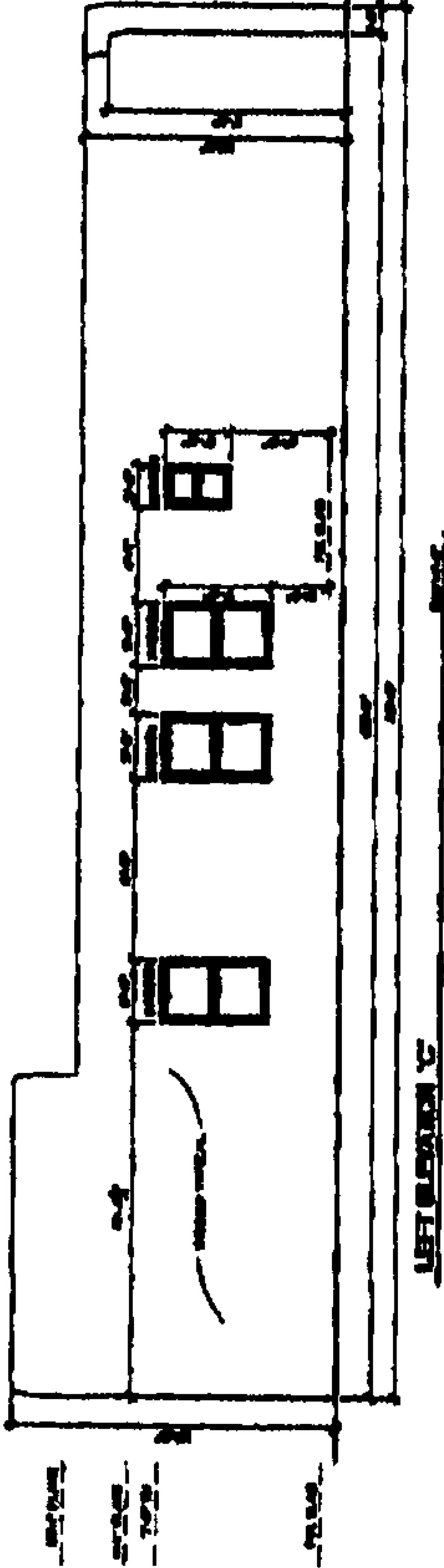
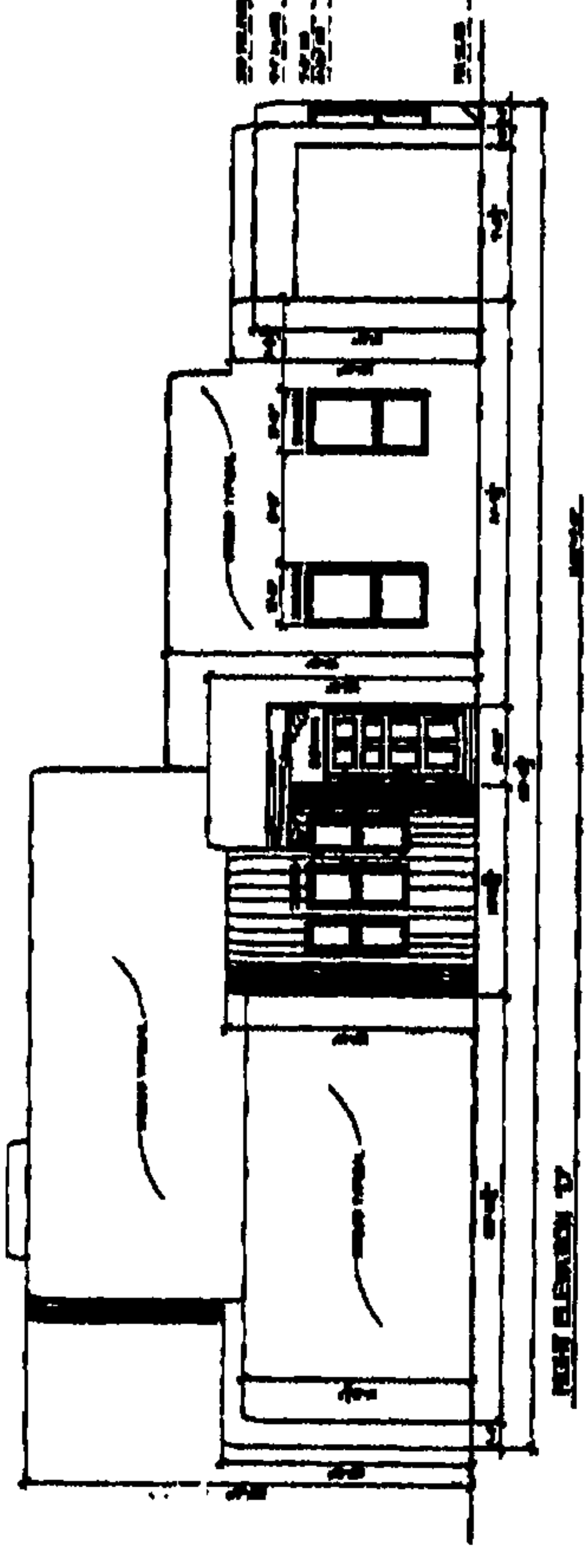
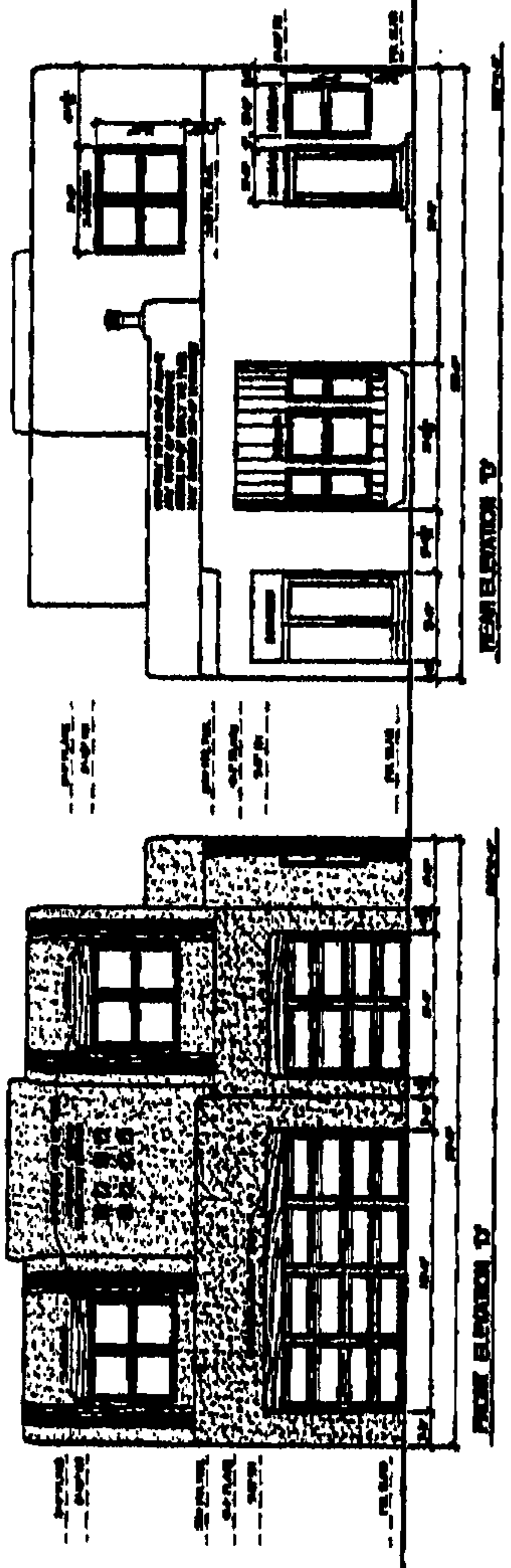
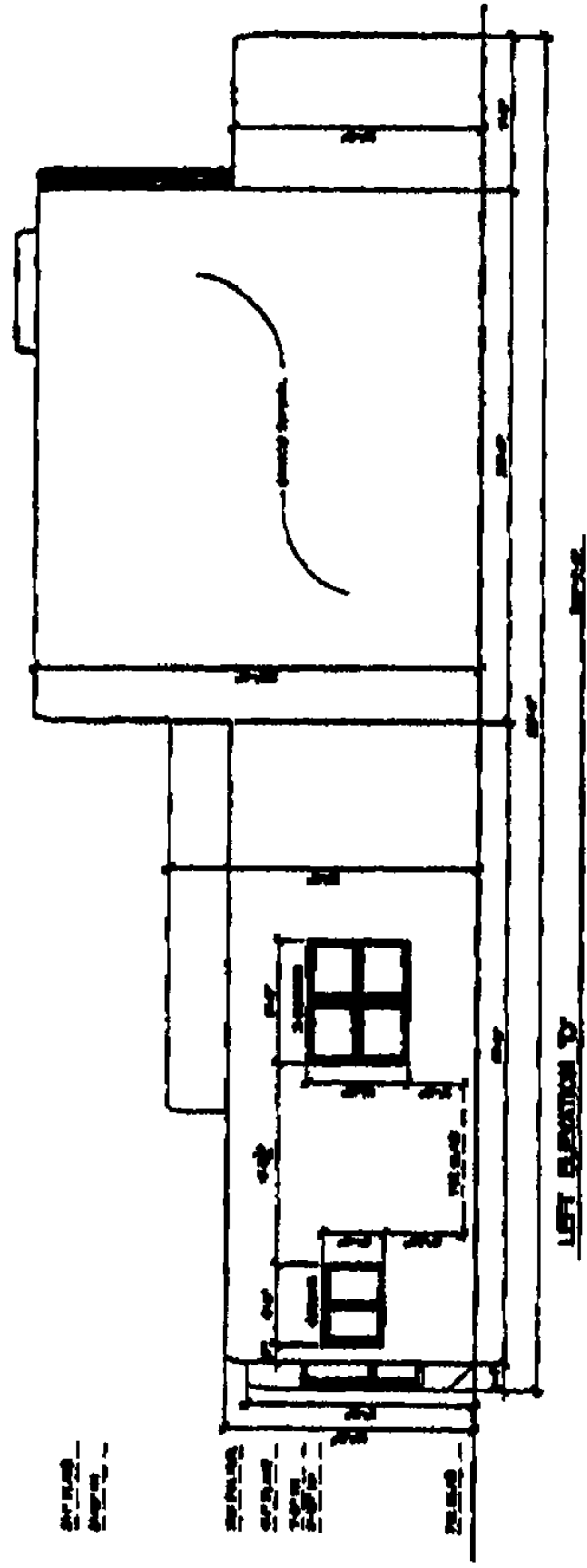
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OPTION	DESCRIPTION
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VILLA DE LA CHAMISA  
ELEVATIONS

Stillbrooke  
HOMES

Contract: \_\_\_\_\_ Drawn: \_\_\_\_\_ Checked: \_\_\_\_\_  
Scale: 1/8"=1'-0" Date: 3/2/04 Job: \_\_\_\_\_



- General Notes
- This development provides several options of plans, a selection of optional finishes provided for 6 variations of wall panels and choices for the floors and the development will include a consistent style. The notes include all options available for the buyer. The notes however a long design list for the developer, architect and the GC/A, and shall be attached to the building permit package.
  - Each unit will have a table of two items from group 1 and 5 group 6 items will be added to all units.
  - Stairs to be finished to all units.
  - Stairs to be finished to all units.
  - Stairs to be finished to all units.
  - Stairs to be finished to all units.
  - Stairs to be finished to all units.
2. General notes refer to other drawings and sheets shown to all units. Good of developer.

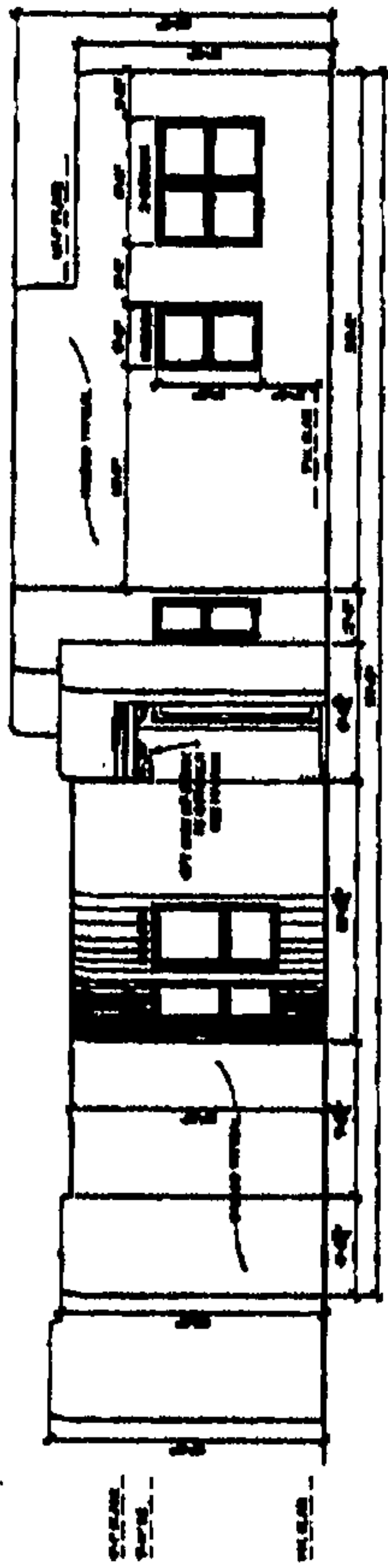
VILLA DE LA CHAMISA  
ELEVATIONS

Stillbrooke  
HOMES

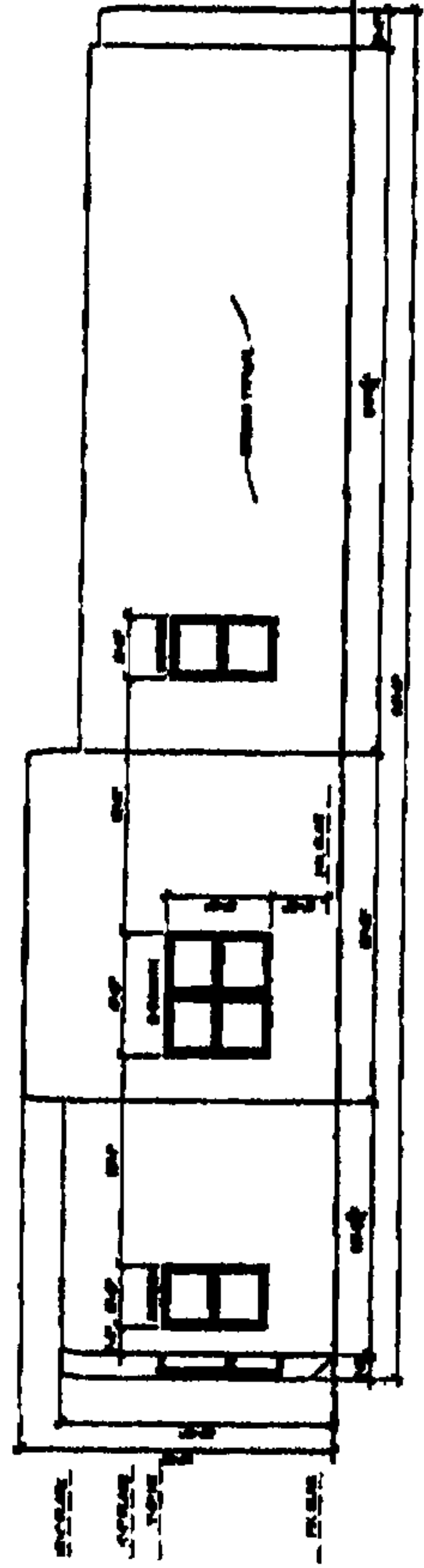
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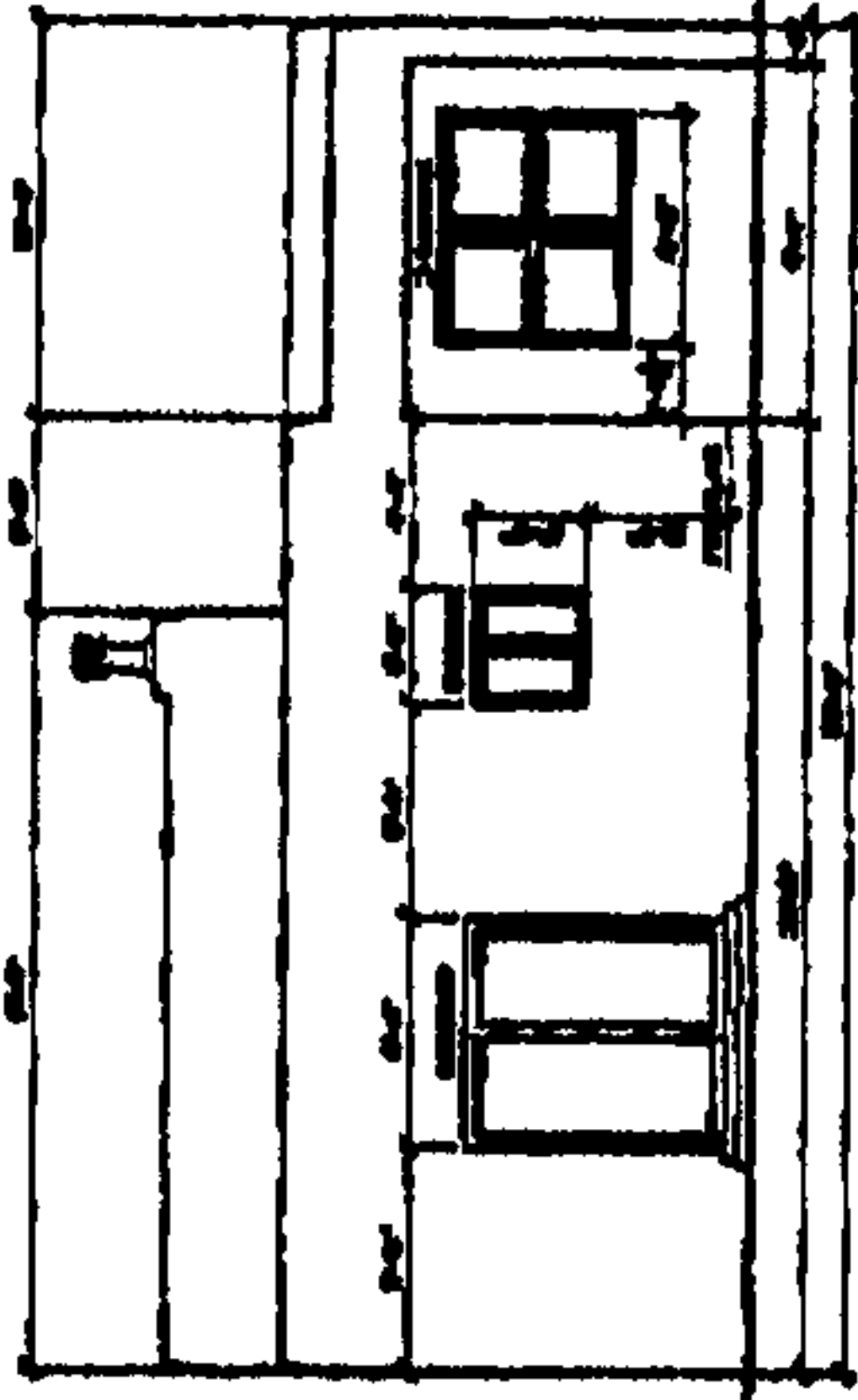




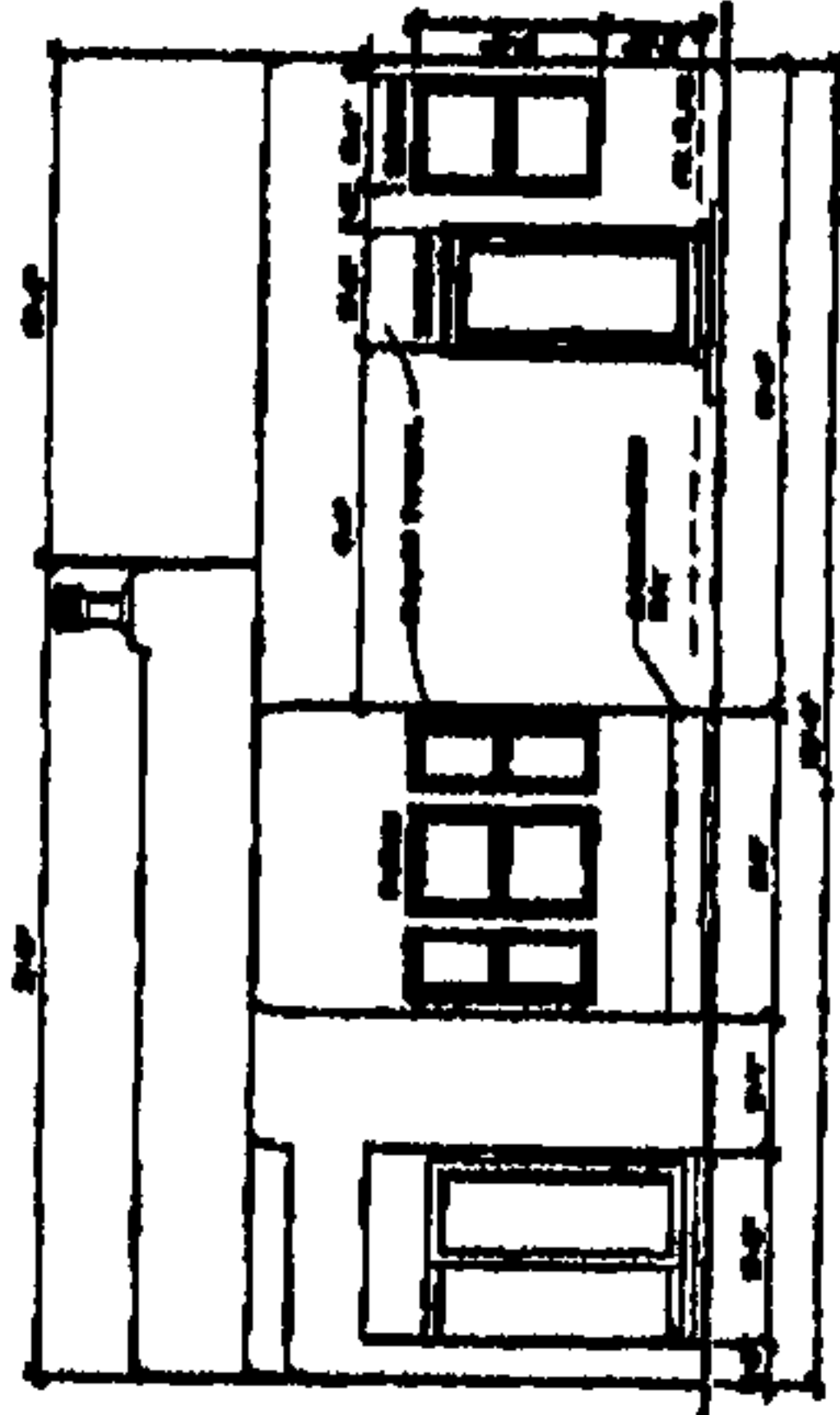
LEFT ELEVATION 1



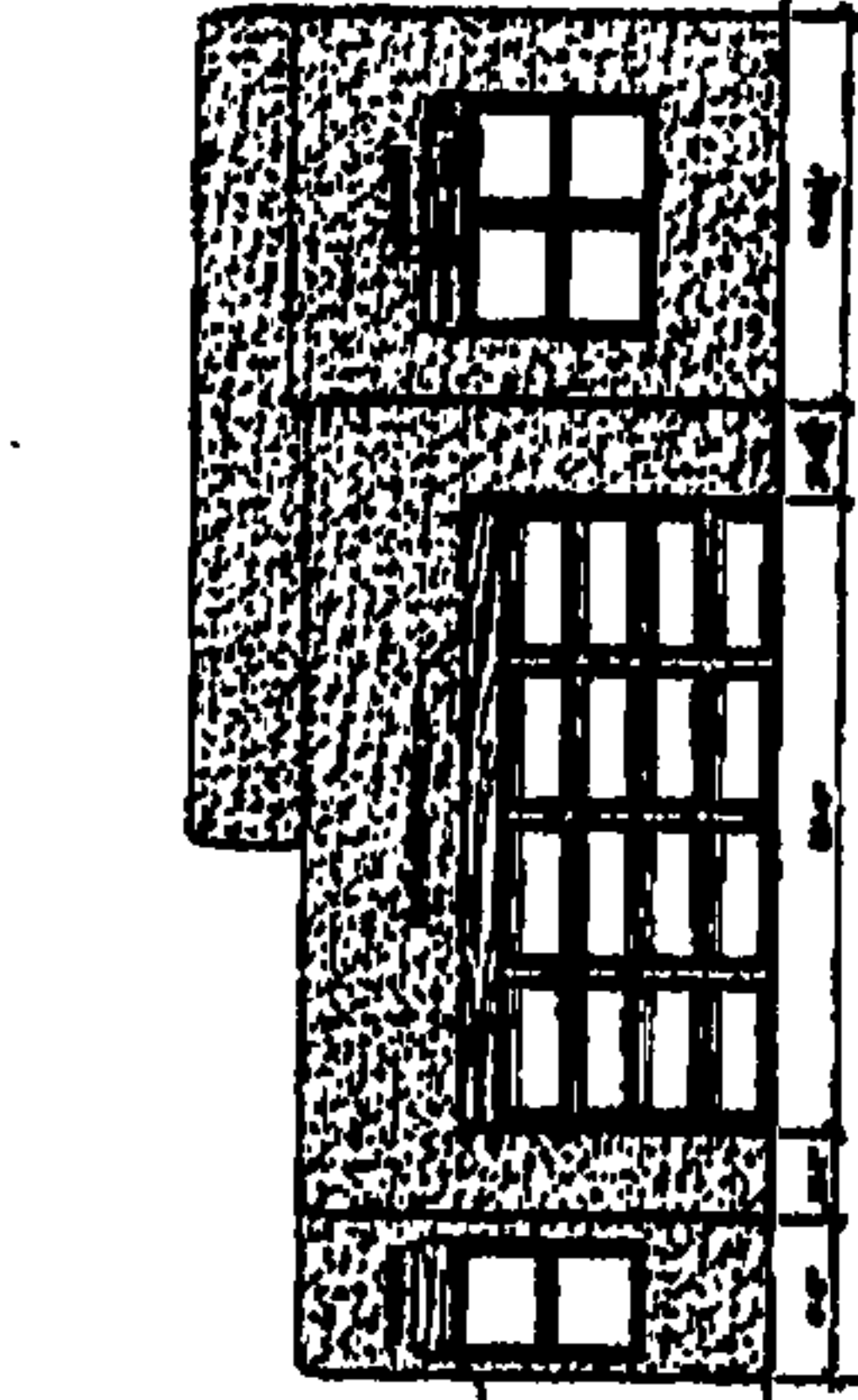
LEFT ELEVATION 7



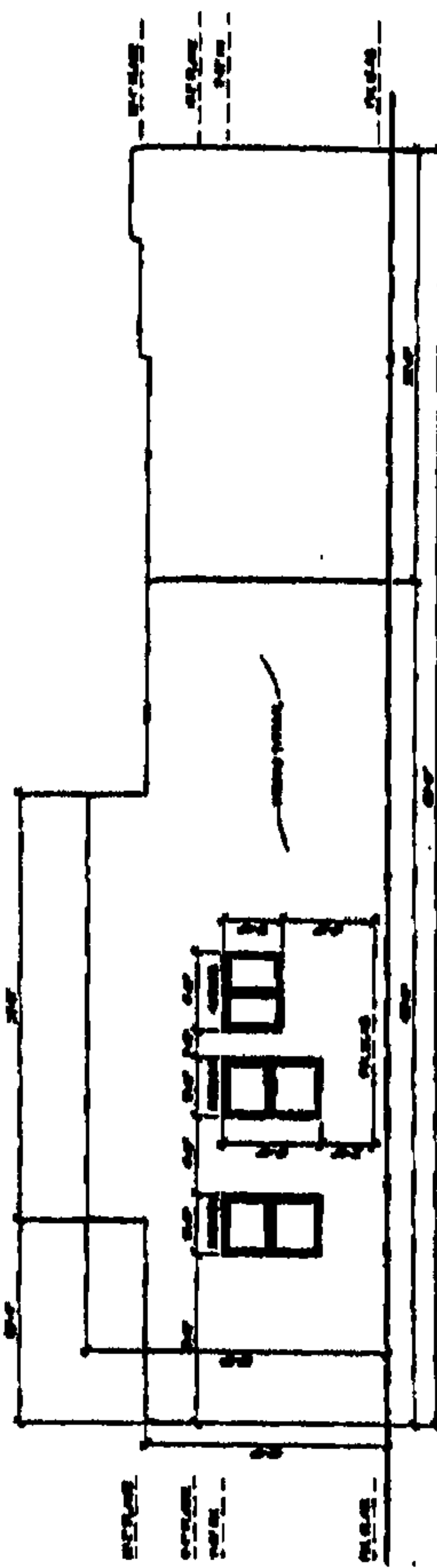
FRONT ELEVATION 2



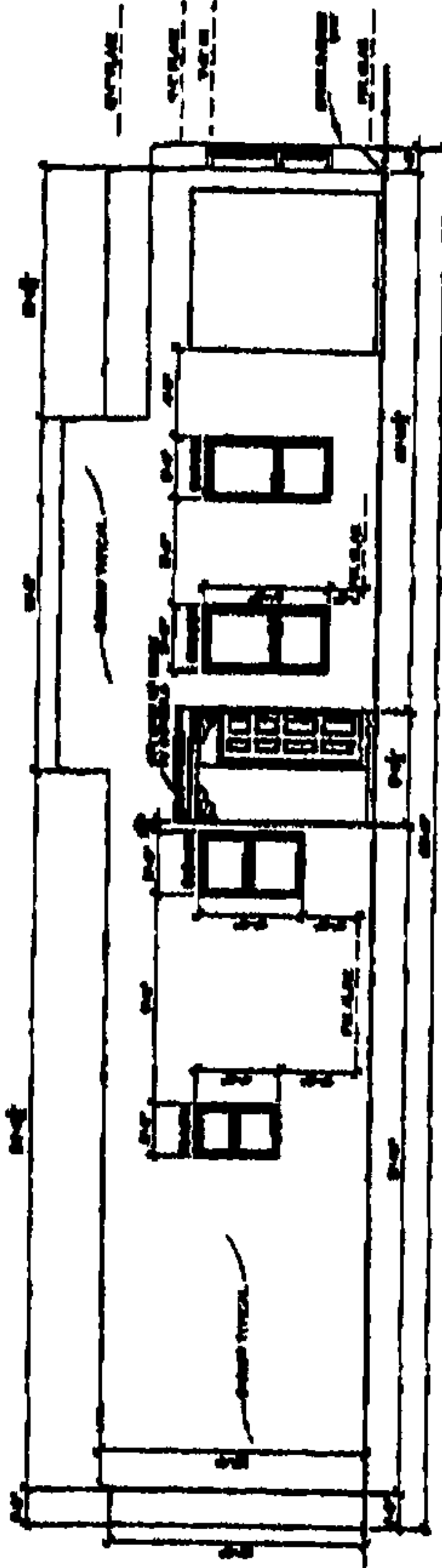
FRONT ELEVATION 5



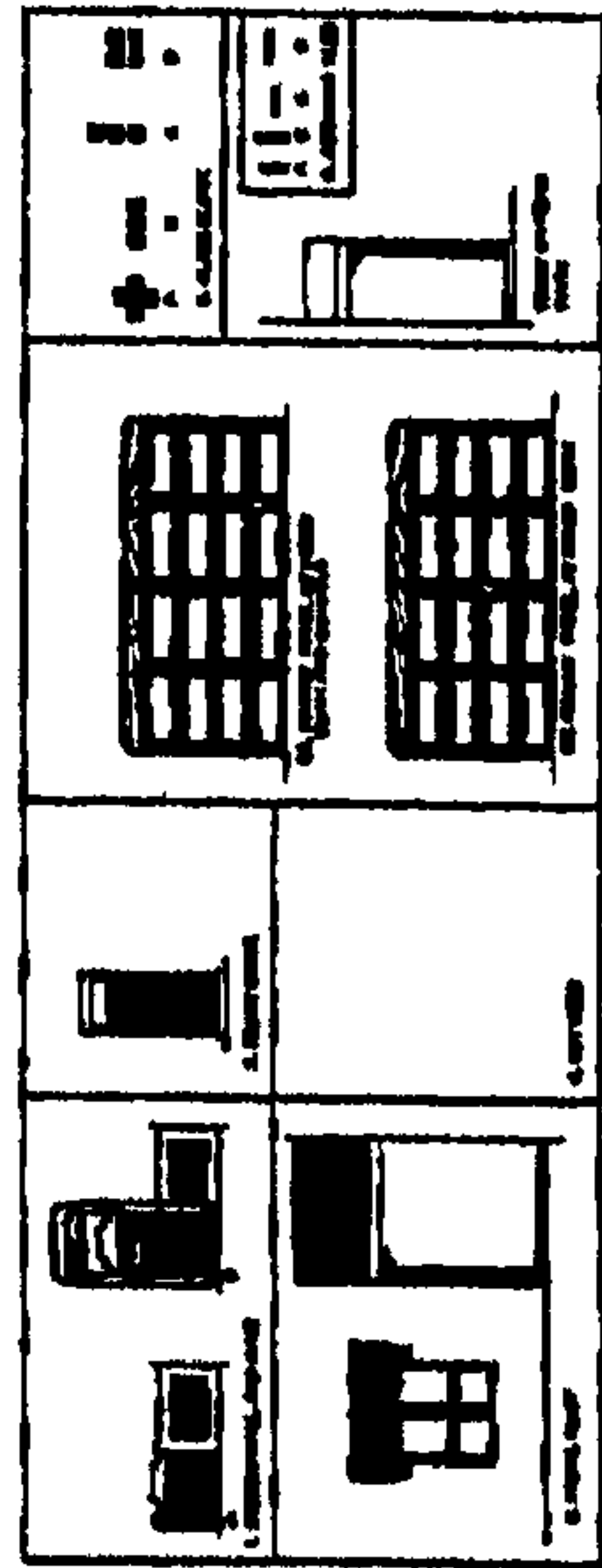
FRONT ELEVATION 7



RIGHT ELEVATION 2

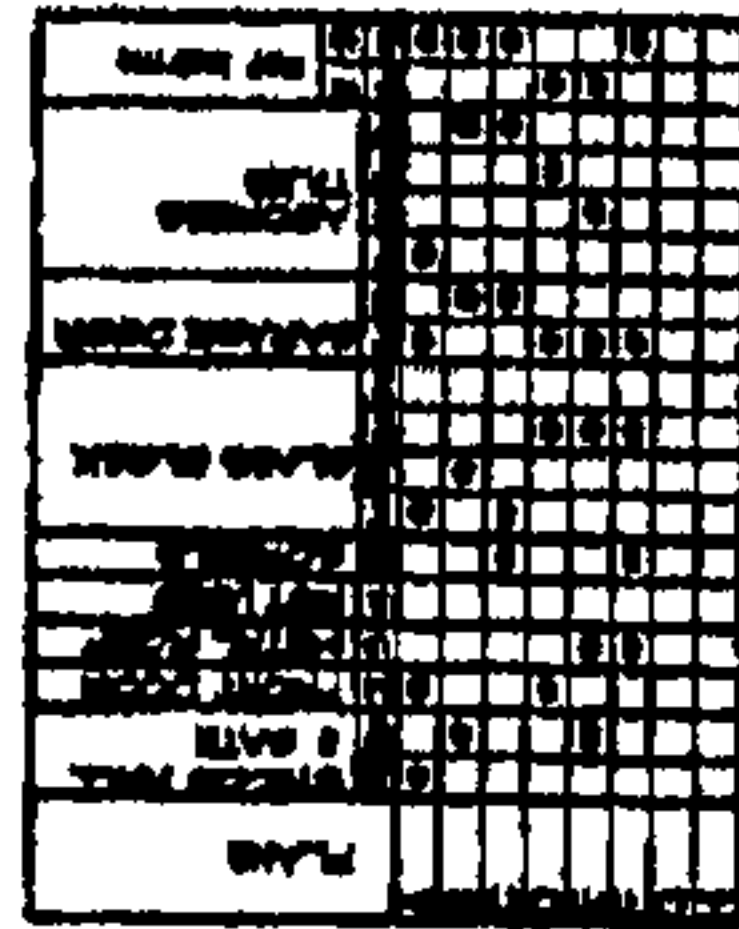
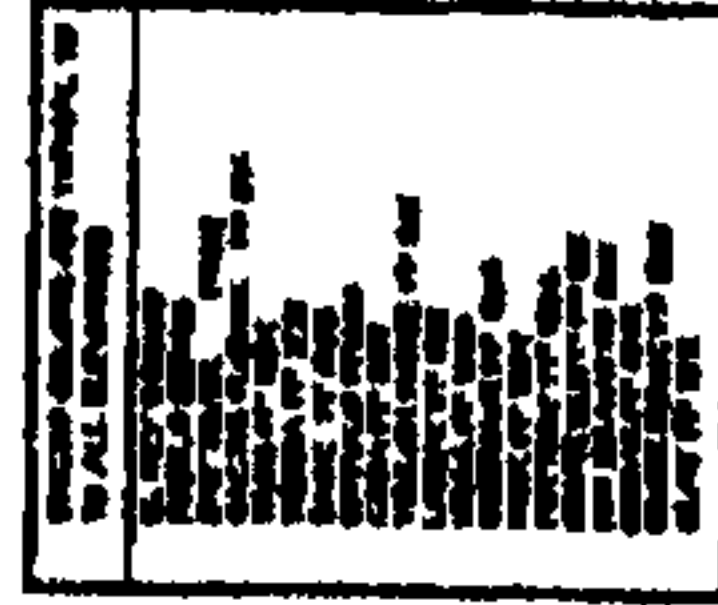


RIGHT ELEVATION 7



General Notes

- This development provides several options of plans, a selection of optional elements provided for a variation of all plans and elevations for the buyers and the development will include a complete set. The notes include all options available to the buyer. The notes include a long design list for the developer, buyer/seller and the GSA, and shall be attached to the following permit process.
  - each set will have a series of low items from group 1 thru 9
  - group 4, 5, 6, 7, 8, 9 are typical to all sets.
  - elements typical to all sets.
  - total number above window and group door, element
  - 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.
- Notes refer to option elements and elements common to all sets. List of elevations.

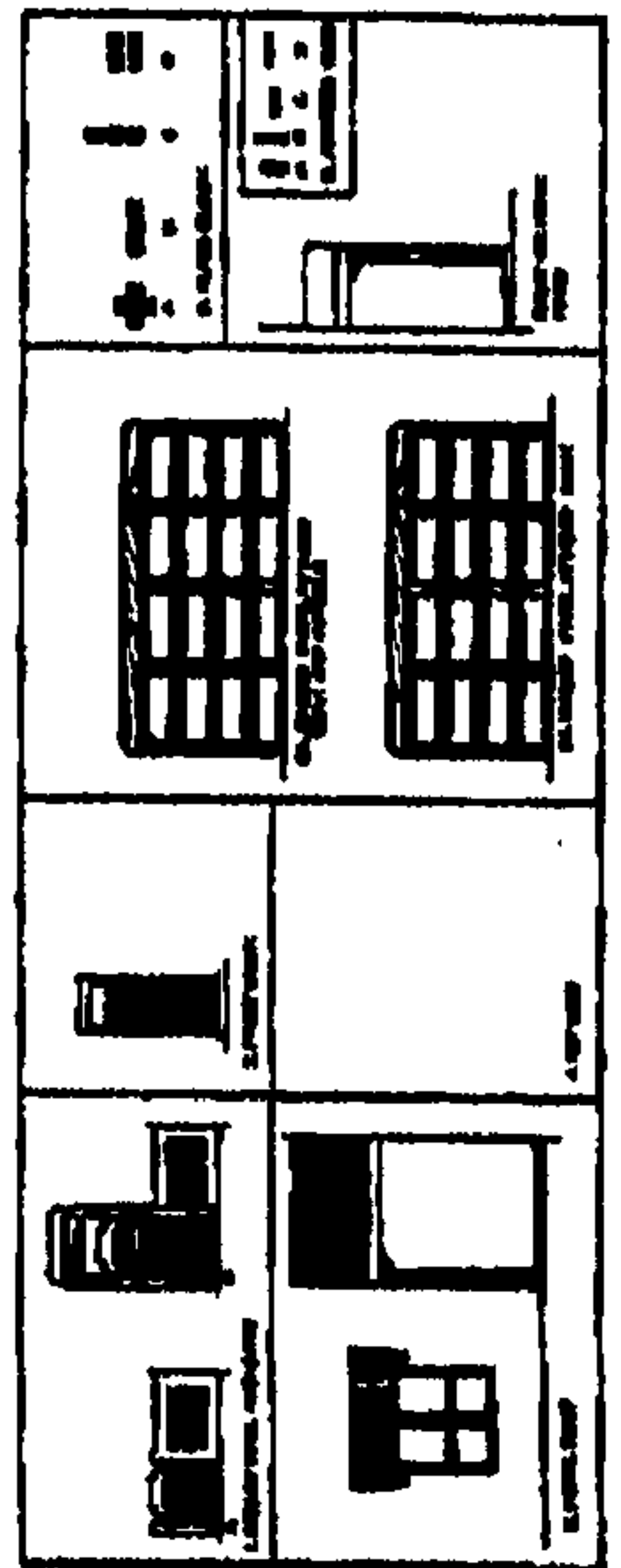
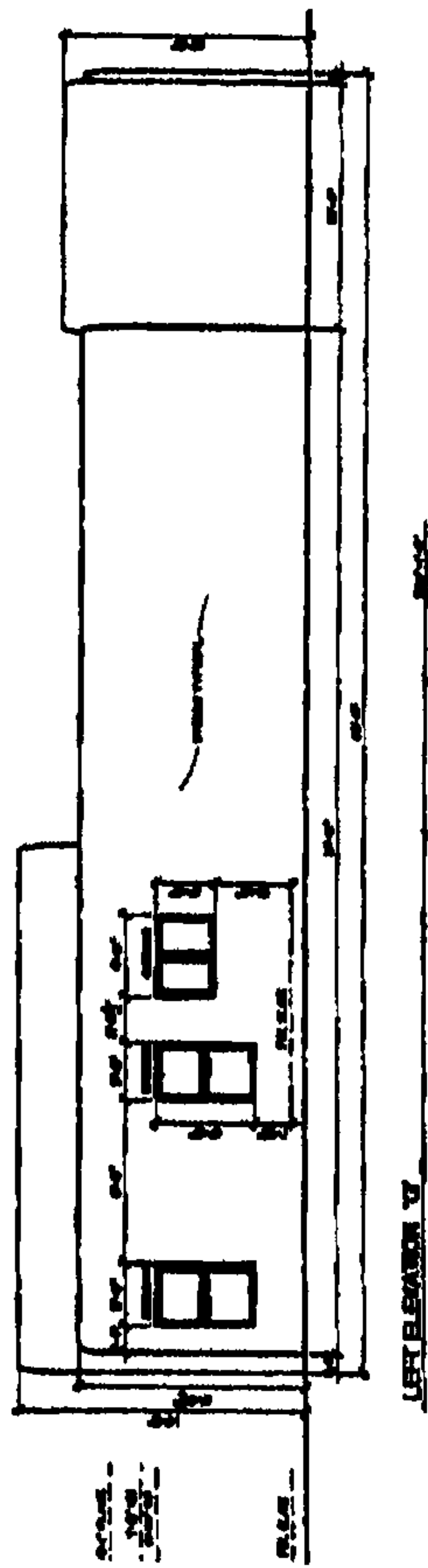
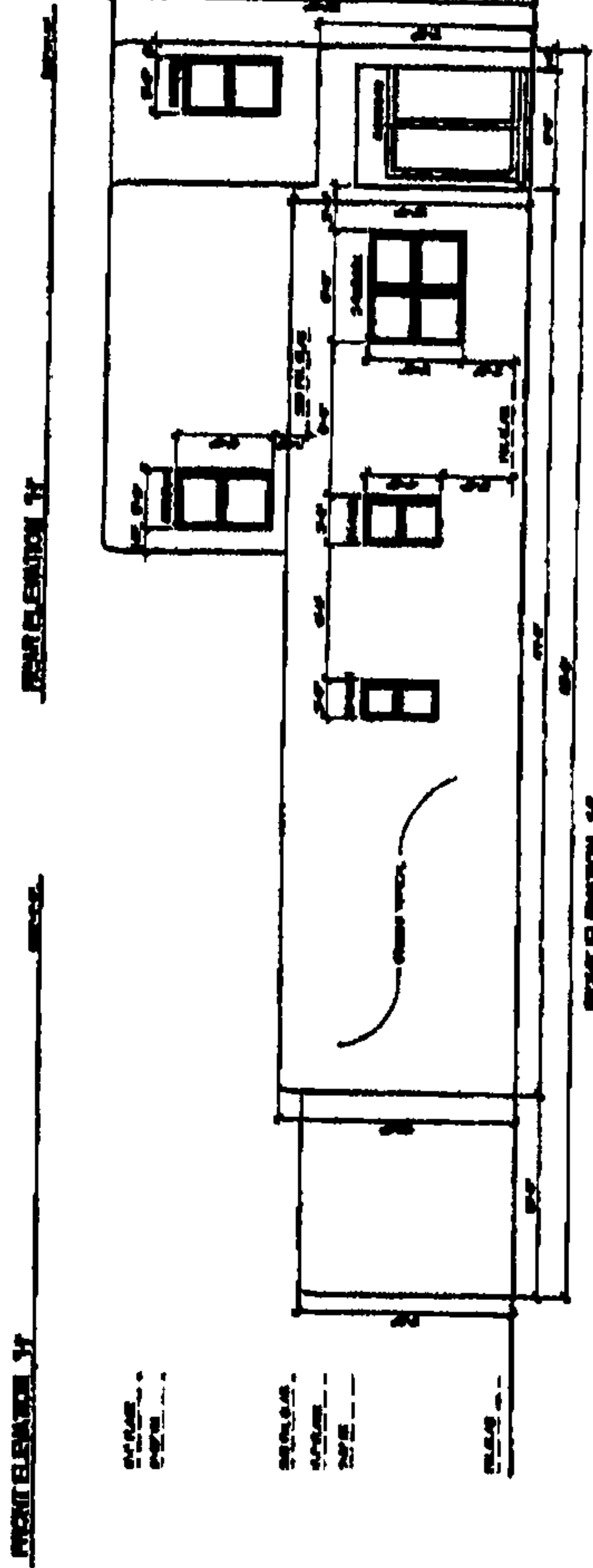
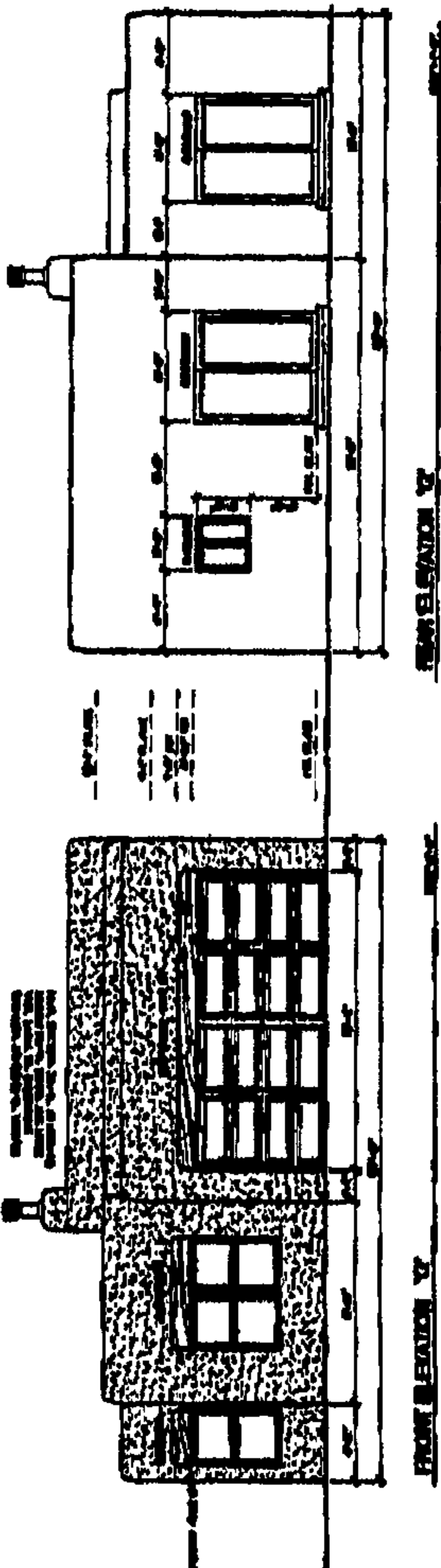
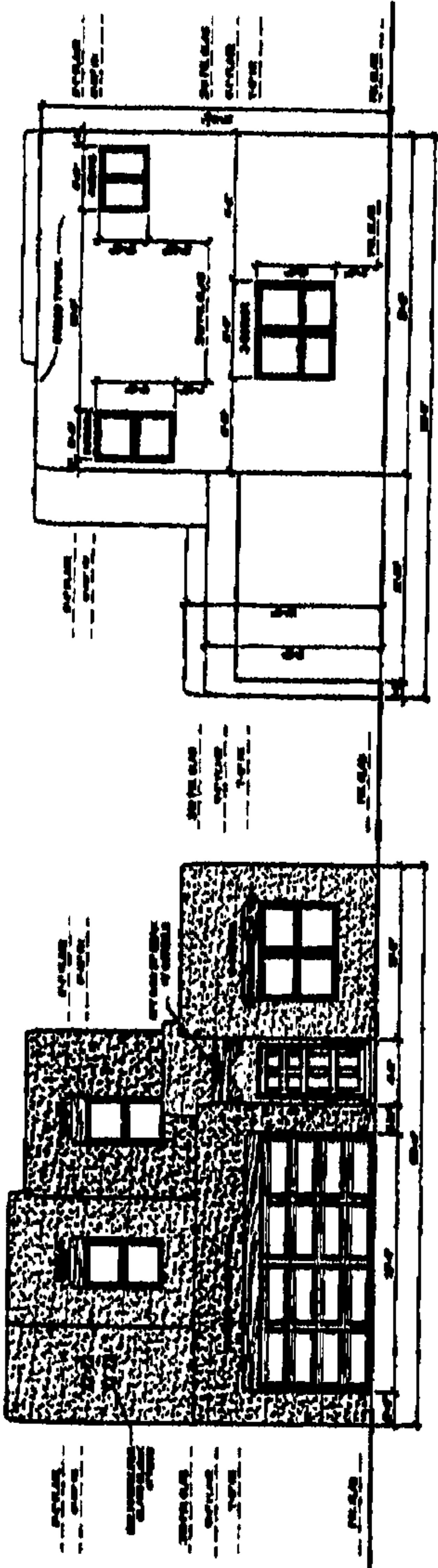
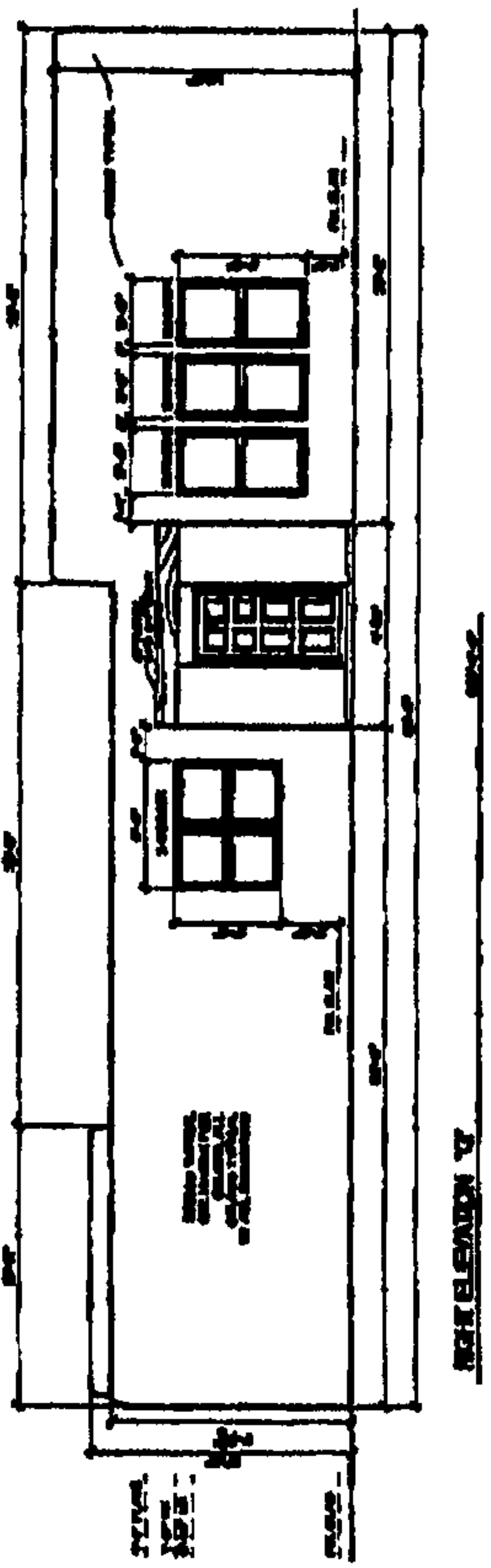
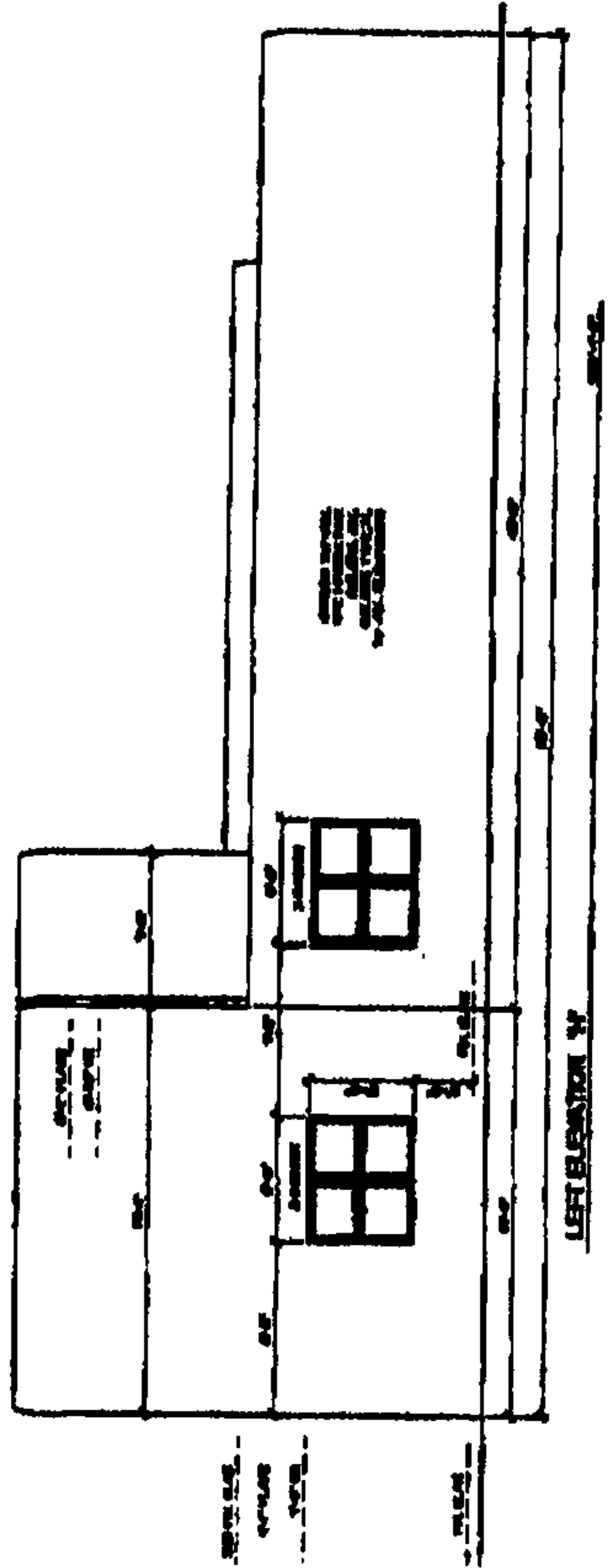


VILLA DE LA CHAMISA  
ELEVATIONS

Stillbrooke  
HOMES

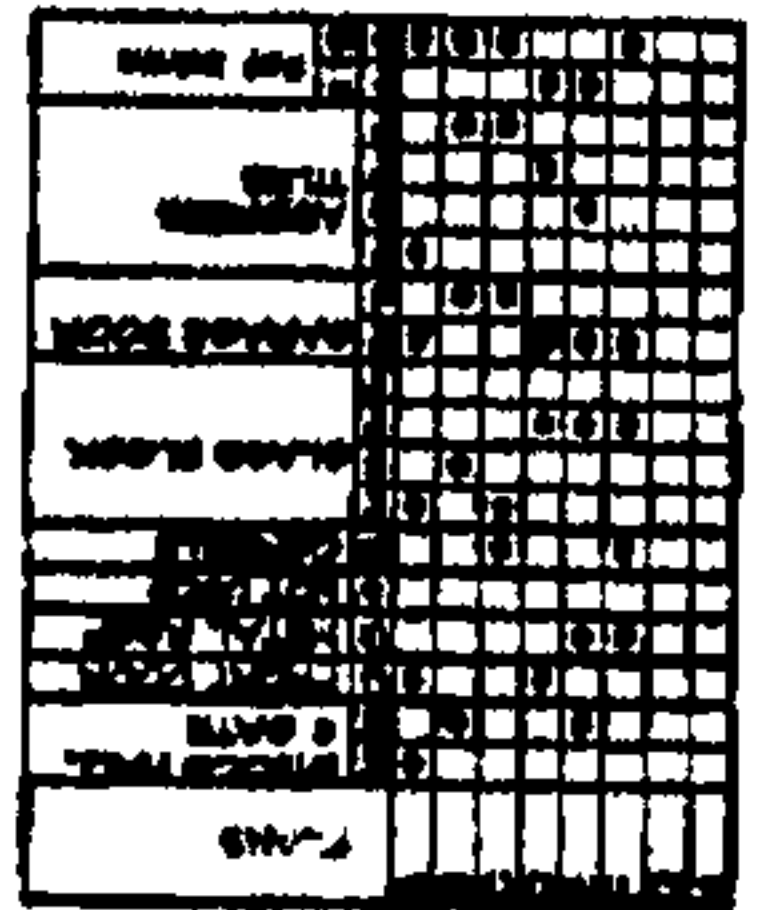
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General Notes

- The development provides several options of plans, a selection of optional elements provides for a variation of wall plans and elevations for the house and the development, plus finishing a consistent style. The architect includes all options available to the buyer. The architect reserves a long design lead for the developer, buyer, architect and the contractor, and shall be substituted for the following:
  - Each set of plans have a table of two items from group (I) to (S) which is to be used for all work.
  - Materials to be used for all work.
  - Material to be used for all work.
  - Material to be used for all work.
  - Material to be used for all work.
  - Material to be used for all work.
- Notes refer to glass elements and elements common to all walls, light of elevation.

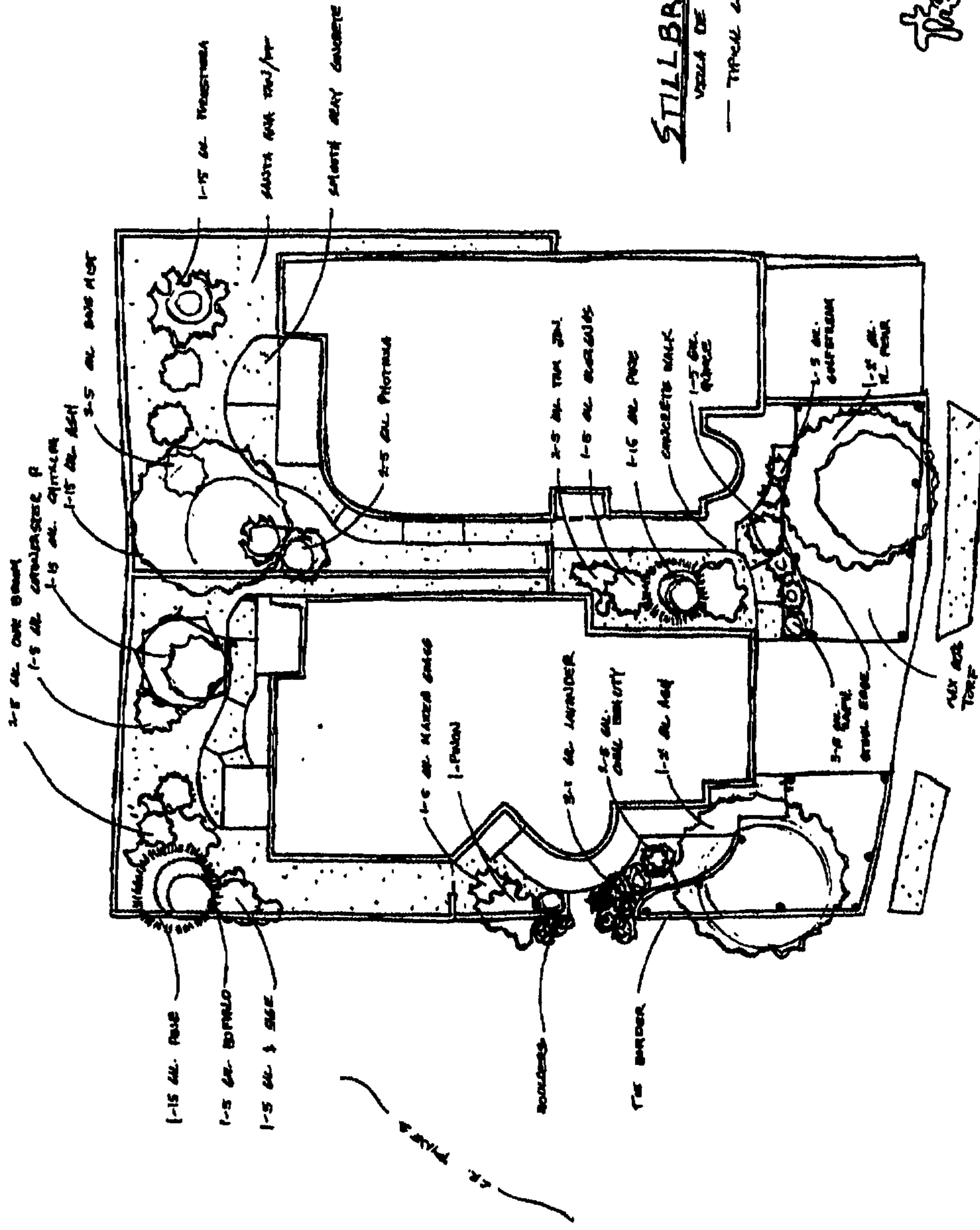


NOTE: ALL ELEVATIONS SHOWN ARE TYPICAL. SEE DEVELOPMENT FOR VARIATIONS.

VILLA DE LA CHAMISA  
ELEVATIONS

**Stilbrooke**  
HOMES

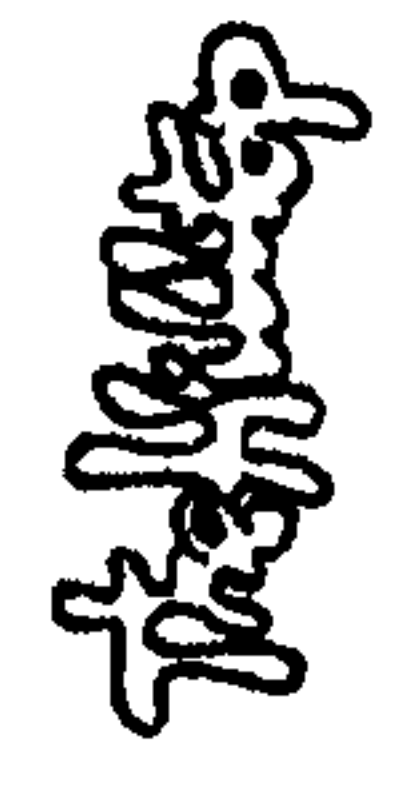
Development:  By:  Checked:   
Scale: 1/8"=1'-0" Date: 1/22/84



**STILLBROOKE HOMES**

VILLA DE LA CARMONA

--- TYPICAL LANDING PLAN ---



SCALE 1/8" = 1'-0"

# CITY OF ALBUQUERQUE

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

APPLICANT: Jennifer Soule Date of request: 1/30/04 Zone atlas page(s): B-10-Z

CURRENT: Zoning SU-1 for PRD Legal Description - Lot or Tract # 1 Block #       
Parcel Size (acres / sq.ft.) 8.7 Acres Subdivision Name Lands of Maria

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

PROPOSED DEVELOPMENT: No construction / development [ ] # of units - 55 Lots  
New Construction [X] Building Size -      (sq. ft.)  
Expansion of existing development [ ]

### GENERAL DESCRIPTION OF ACTION: 1

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

Applicant or Representative [Signature] Date 1/30/04  
(To be signed upon completion of processing by Traffic Engineer and Environmental Health)

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

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

IF A TIS IS REQUIRED: A scoping meeting (as outlined in the Development Process Manual) must be held to define the level of analysis needed and the parameters of the study. Any subsequent changes to the development proposal identified above may require an update or new TIS.  
[Signature] 1/30/04  
TRAFFIC ENGINEER DATE

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

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

TIS - SUBMITTED     /    /     TRAFFIC ENGINEER      DATE       
- FINALIZED     /    /    

TRANSPORTATION DEVELOPMENT

ENVIRONMENTAL HEALTH





**Water and Sanitary Sewer Availability**

Mr. David Soule  
Rio Grande Engineering  
3500 Comanche NE, Suite E-5  
Albuquerque, NM 87107

Re: Lot 1 Marin Subdivision

Dear Mr. Soule:

New Mexico Utilities, Inc., will be able to provide water and wastewater service to the above referenced site located in Albuquerque, New Mexico, County of Bernalillo, subject to the rules and regulations of the New Mexico Public Regulation Commission and the tariffs and policies of New Mexico Utilities, Inc.

Sincerely,  
New Mexico Utilities, Inc.

  
Bob Gay  
Vice President



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

May 20, 2004

David Soule  
Rio Grande Engineering  
3500 Comanche NE, Suite E-5/87107  
Phone: 872-0999/Fax: 872-2205

Dear David:

Thank you for your inquiry of **May 20, 2004** requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **LOT 1 - LANDS OF MARIN LOCATED ON PARADISE BLVD. NW BETWEEN BIG SAGE NW AND VIVALDI TRAIL NW**, zone map **B-10**.

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

**SEE "ATTACHMENT A" FOR NEIGHBORHOOD INFORMATION.**

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

Sincerely,

*Stephani I. Winklepleck*

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

planningrnaform(03/09/04)

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

## **"Attachment A"**

David Soule, Rio Grande Engineering  
Zone Map: B-10

**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.**



7003 3110 0000 1577 1431

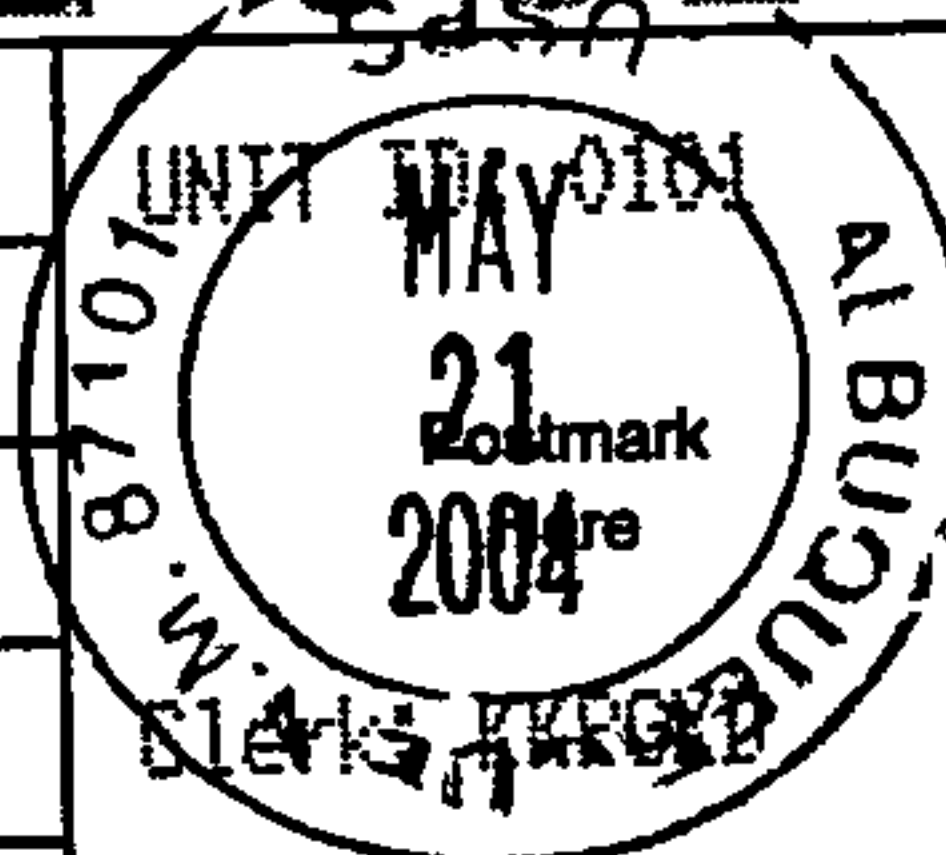
**U.S. Postal Service™**  
**CERTIFIED MAIL™ RECEIPT**  
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com)®

**OFFICIAL USE**

ALBUQUERQUE, NM 87114

Postage	\$ 3.95
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
<b>Total Postage &amp; Fees</b>	<b>\$ 8.00</b>



Sent To **Bruce Nyberg**  
 Street, Apt. No., or PO Box No. **6024 Brushfield NW**  
 City, State, ZIP+4 **Alb. NM 87114**

PS Form 3800, June 2002 See Reverse for Instructions

7003 3110 0000 1577 1448

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

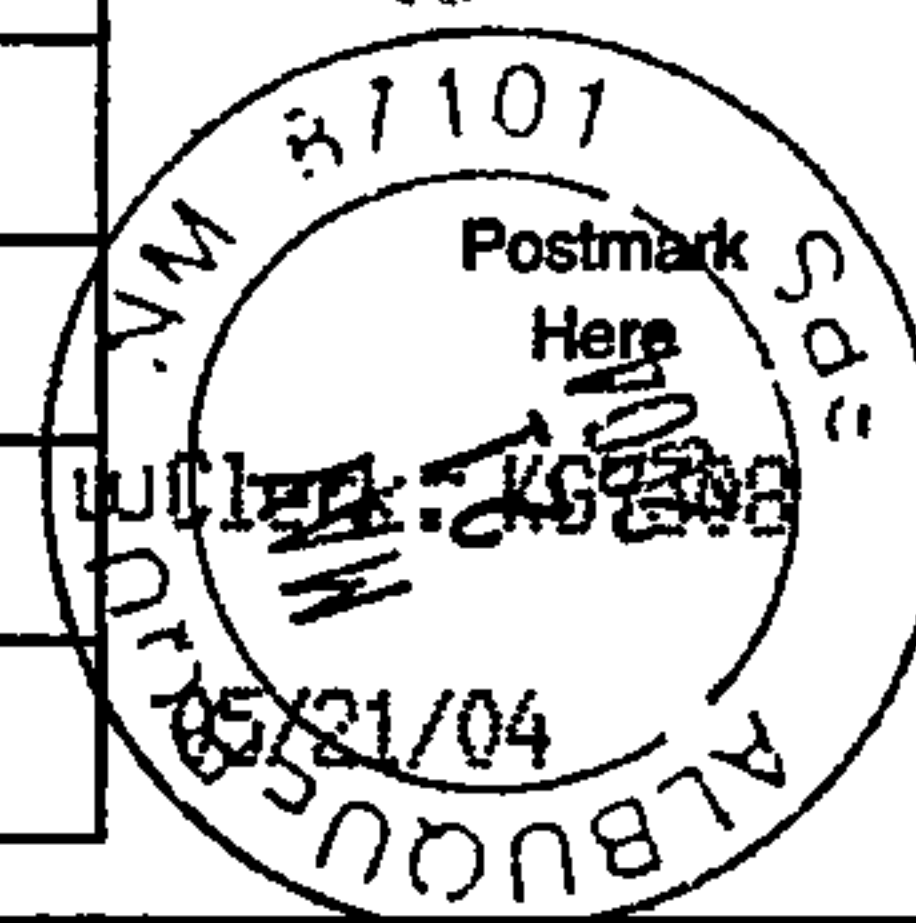
For delivery information visit our website at [www.usps.com](http://www.usps.com)®

**OFFICIAL USE**

ALBUQUERQUE, NM 87114

Postage	\$ 3.95
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
<b>Total Postage &amp; Fees</b>	<b>\$ 8.00</b>

UNIT ID: 0101



Sent To **Laura Horton**  
 Street, Apt. No., or PO Box No. **7224 Cascada NW**  
 City, State, ZIP+4 **Alb NM 87114**

PS Form 3800, June 2002 See Reverse for Instructions

# **DRAINAGE IMPROVEMENT AGREEMENT**

THE BOARD OF EDUCATION OF THE CITY OF ALBUQUERQUE, Governing Board of, for and on behalf of the Albuquerque Municipal School District No. 12, Counties of Bernalillo and Sandoval, State of New Mexico, a political subdivision of the State of New Mexico ("APS"), GELTMORE LAND CO, LTD., a New Mexico limited liability company ("Geltmore"), R. J. SCHAEFER REALTY & INVESTMENTS, INC., a New Mexico corporation ("Schaefer"), FELIX RABADI, a \_\_\_\_\_ man ("Rabadi"), BUILDERS INVESTMENTS COMPANY OF NEW MEXICO, INC., a New Mexico corporation ("BIC"), and DAVID and JENNIFER SOULE, a married couple ("Soule") (collectively, the parties are referred to herein as the "Owners") agree:

## **RECITALS:**

1. WHEREAS, the Owners own property south of Paradise Boulevard, and each separately described on Exhibit A (Property Ownership) attached hereto (each separately an "Owner's Property" and collectively the "Properties"); and
2. WHEREAS, the Albuquerque Metropolitan Arroyo Flood Control Authority ("AMAFCA") has agreed to construct a storm drainage outlet located in the vicinity of the intersection of Lyons Boulevard and Paradise Boulevard, to be known as the Piedras Mercadas Diversion Storm Drain Project (the "AMAFCA Project"); and
3. WHEREAS, AMAFCA and the City of Albuquerque (the "City") require that the Owners participate in the construction of a storm drainage project to convey storm drainage from the Properties to the AMAFCA Project as more specifically set forth herein; and
4. WHEREAS, the Owners have engaged Tierra West, LLC to design a storm drainage facility across the Properties as more specifically described on the Chamisa Drainage Management Plan, Exhibit B attached hereto (the "Storm Drainage Facility"); and
5. WHEREAS, Tierra West, LLC has estimated the total cost of entitlement, design and construction of the Storm Drainage Facility as reflected in Exhibit C hereto and titled Opinion of Probable Cost; and
6. WHEREAS, each Owner's Property is estimated to discharge storm water flows to the Storm Drainage Facility in the amounts as set forth on Exhibit D attached hereto entitled Pro Rata Calculation Sheet; and
7. WHEREAS, the Owners have agreed to share in the costs for entitlement, design and construction of the Storm Drainage Facility, as more fully set forth herein; and

8. WHEREAS, AMAFCA and the City require that each Owner execute this Agreement as a condition to AMAFCA's agreement to construct the AMAFCA Project and for AMAFCA and the City to approve development of each Owner's Property;

NOW THEREFORE, THE PARTIES HERETO IN CONSIDERATION OF THE MUTUAL PROMISES AND COVENANTS SET FORTH HEREIN AGREE AS FOLLOWS:

**Section One – General**

- 1.1 The purpose of this Agreement is to provide for the entitlement, design and construction (herein referred to as the "Costs") of the Storm Drainage Facility.
- 1.2 The parties to this Agreement each agree to the commitments contained herein for the construction of the Storm Drainage Facility.
- 1.3 Each party to this Agreement agrees to timely provide its, his or her contribution as stated herein.
- 1.4 Each party agrees to timely execute any further documents reasonably required to effectuate the provisions of this Agreement.

**Section Two – Each Party Agrees:**

- 2.1 That its share of the Storm Drainage Facility Costs will be the fraction reflected on Exhibit D as the "% Pro Rata Share", (the numerator being the projected storm water flows from such Owner's Property, and the denominator being the projected total flows from all of the Properties) multiplied by the total cost of the project. For the purposes of this Agreement, such shares will not change, regardless of whether the projected or actual flows from any Property vary from the projections contained on Exhibit D.
- 2.2 Each party to contribute its share of the Costs for the Storm Drainage Facility, within 60 days after receipt of notice from Tierra West, LLC that the City has approved the plans and specifications for the Storm Drainage Facility for the main storm drainage system for Lyons Boulevard through the basin. The contribution to AMAFCA to increase the Lyons outfall will be made within 90 days from the final approval and acceptance by AMAFCA. Contributions to AMAFCA will be limited to \$230,000.00 total payment. In the event that any Owner fails to make its contribution, then this Agreement shall terminate and the Owners' contributions shall be returned. The payments will be made to (Name of Escrow Entity) to hold and disburse to Tierra West, LLC in accordance with separate escrow instructions of even date herewith.



- 2.3 In the event that actual Costs exceed the Exhibit D estimates, each Owner will deposit its pro rata share of any excess within 60 days after notice from Tierra West, LLC, such notice to be accompanied by a reasonable breakdown and description of additional costs. In the event that the deposited funds exceed the actual Costs, the escrow agent will disburse any such excess to the Owners in accordance with their pro rata shares.
- 2.4 If any Owner fails to timely make its contribution and the other Owners advance the defaulting Owner's contribution, a lien will be placed against the defaulting Owner's Property by the remaining Owners, in an amount equal to the promised contribution plus related attorney fees and costs associated with the placing of the lien, together with interest at the rate of 10% per annum from the date of disbursement. Such lien may be foreclosed in accordance with law as is provided for the foreclosure of mortgages. Such lien will be evidenced by a notice of lien filed by the Owners making such contribution.
- 2.5 Each Owner covenants and warrants that it is the owner in fee simple of each Owner's Property, that it has a good lawful right to convey such Property or any part thereof, and has all requisite approvals and authority to enter into this Agreement, and that it will forever warrant and defend the title to such Property against all claims from all persons or entities.
- 2.6 Each Owner agrees to grant a storm drainage easement to the other Owners and to AMAFCA, in the form substantially as attached hereto as Exhibit E. **[Such easement shall granted upon completion of the plans and specifications and preparation of a legal description for location of the easement, by Tierra, West LLC.]**

**Section Three – All Parties Further Agree:**

- 3.1 All parties will strive for prompt action and timely response.
- 3.2 If any situation arises which adversely affects a party's participating in the Agreement, said party will immediately, and in writing, notify the other parties.
- 3.3 Any circumstance, including the above, which materially affects this Agreement will be promptly and equitably resolved by all parties, and if necessary, an amendment to this Agreement shall be executed.
- 3.4 The Agreement shall not be assignable by any of the parties to this Agreement without the written consent of the other parties to the Agreement, which shall not be unreasonably withheld.
- 3.5 Any future alteration to the Project or any change or modification in operation which affects the Project's capacity or functioning shall be agreed to, in writing, and in advance of such change or alteration, by all parties to this Agreement.

- 3.6 Strict accountability shall be required for all funds received and disbursed under the terms of this Agreement and upon request; any party shall furnish to the other an accounting of expenditures.
- 3.7 This Agreement may be modified only by mutual written Agreement of the parties hereto.
- 3.8 The parties understand and agree that the obligation of each party under this Agreement shall be performed in compliance with all applicable laws, statutes and ordinances. Nothing herein is intended to constitute any agreement for the parties to perform any activity in violation of the Constitution or Laws of the State of New Mexico or the Ordinances of the City of Albuquerque.
- 3.9 If any clause or provision in this Agreement is illegal, invalid, or unenforceable, under present or future laws effective during the term of this Agreement, then and in that event, it is the intention of the parties hereto that the remainder of this Agreement shall not be affected thereby.
- 3.10 It is specifically agreed between the parties executing this Agreement that this Agreement does not and is not intended to create in the public, or any member thereof, any rights whatsoever, such as, but not limited to, the rights of a third party beneficiary, or to authorize anyone not a party to the agreement to maintain a suit(s) for wrongful death(s), bodily and/or personal injury(ies) to person(s), damage(s), and/or any other claim(s) whatsoever pursuant to the provisions of this Agreement.

**Section Four – Notices:**

Notices to the extent required or others as necessary under this Agreement shall be hand delivered and signed for or mailed certified mail return receipt requested, postage prepaid, to the address below the signature blocks hereto.

A party may designate by notice to the other parties a new address to which any notice may thereafter be given.

**Section Five – Successors and Assigns:**

The Agreement and the rights, interests, and obligation hereunder shall be binding upon and shall inure to the benefit of the parties hereto and their respective successors and assigns.

Dated: \_\_\_\_\_, 2004

**THE BOARD OF EDUCATION OF THE CITY  
OF ALBUQUERQUE, Governing Board of, for  
and on behalf of the Albuquerque Municipal  
School District No. 12, Counties of Bernalillo  
and Sandoval, State of New Mexico, a political  
subdivision of the State of New Mexico**

**By:** \_\_\_\_\_  
**Name:** \_\_\_\_\_  
**Title:** \_\_\_\_\_

**Address:**

\_\_\_\_\_  
\_\_\_\_\_  
**Attn:** \_\_\_\_\_

**GELTMORE LAND CO, LTD., a New Mexico  
limited liability company**

**By:** \_\_\_\_\_  
**Name:** \_\_\_\_\_  
**Title:** \_\_\_\_\_

**Address:**  
**4408 Canyon Court NE**  
**Albuquerque, NM 87111-3010**  
**Attn: Paul L. Silverman**



**BOULEVARD LIMITED PARTNERSHIP**  
A New Mexico limited partnership  
By: **R. J. SCHAEFER REALTY &  
INVESTMENTS, INC., a New Mexico  
corporation its Managing Partner**

By: \_\_\_\_\_  
Name: **Robert J. Schaefer**  
Title: **President**

Address:  
**5600 Wyoming Boulevard NE.**  
**Suite 275**  
**Albuquerque, NM 87109**  
Attn: **Robert J. Schaefer**

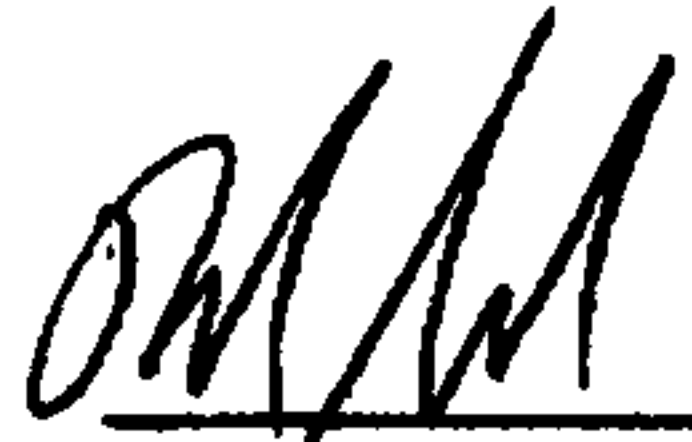

\_\_\_\_\_  
**FELIX RABADI**

Address:  
\_\_\_\_\_  
\_\_\_\_\_  
Attn: \_\_\_\_\_

**BUILDERS INVESTMENTS COMPANY OF  
NEW MEXICO, INC., a New Mexico  
corporation**

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

Address: \_\_\_\_\_  
\_\_\_\_\_  
Attn: \_\_\_\_\_

   
\_\_\_\_\_  
DAVID and JENNIFER SOULE

Address: \_\_\_\_\_  
9101 Wilshire NE  
Albuquerque, NM 87122  
Attn: David and Jennifer Soule

**APPROVED:**

**CITY OF ALBUQUERQUE**

By: \_\_\_\_\_  
Its: \_\_\_\_\_

**ALBUQUERQUE METROPOLITAN FLOOD  
CONTROL AUTHORITY**

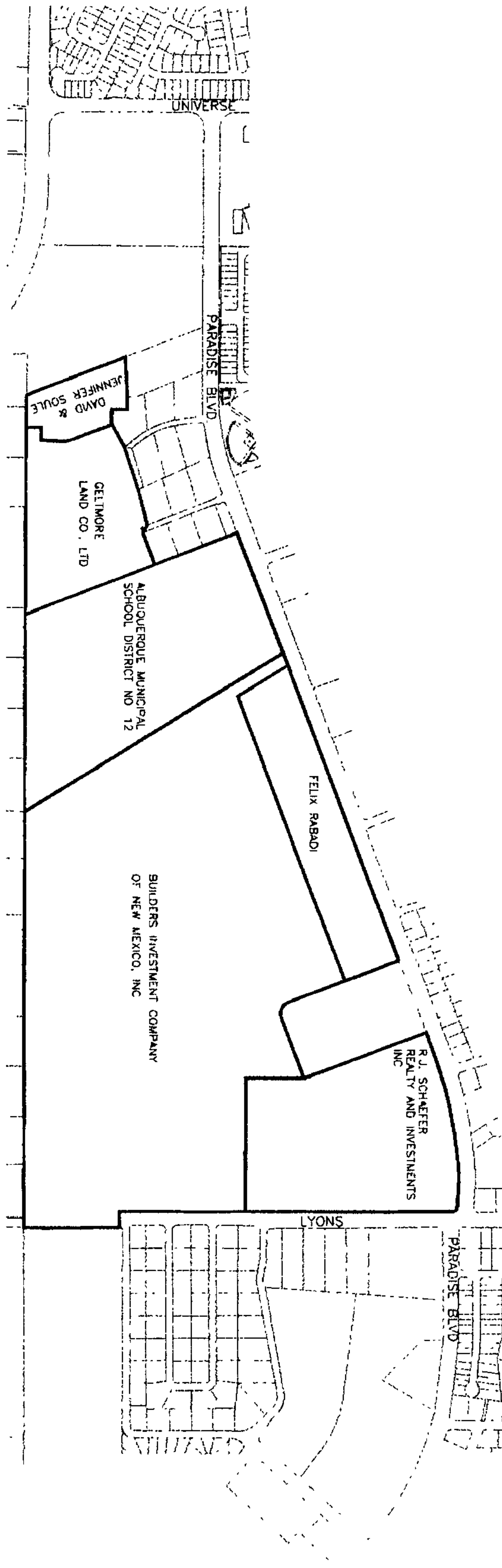
By: \_\_\_\_\_  
Its: \_\_\_\_\_

**Exhibits:**

- A-1 APS Property**
- A-2 Geltmore Property**
- A-3 Schaefer Property**
- A-4 Rabadi Property**
- A-5 Builders Investments Company Property**
- A-6 Soule Property**
- B Preliminary Storm Drain Facility Design**
- C Storm Drainage Facility Cost Estimate**
- D Pro Rata Flows and Costs**
- E Form of Easement**

H:\SILVERMA\ChamiseRidge\CpptLegal\doc\Drainage Agr.doc  
5/19/04



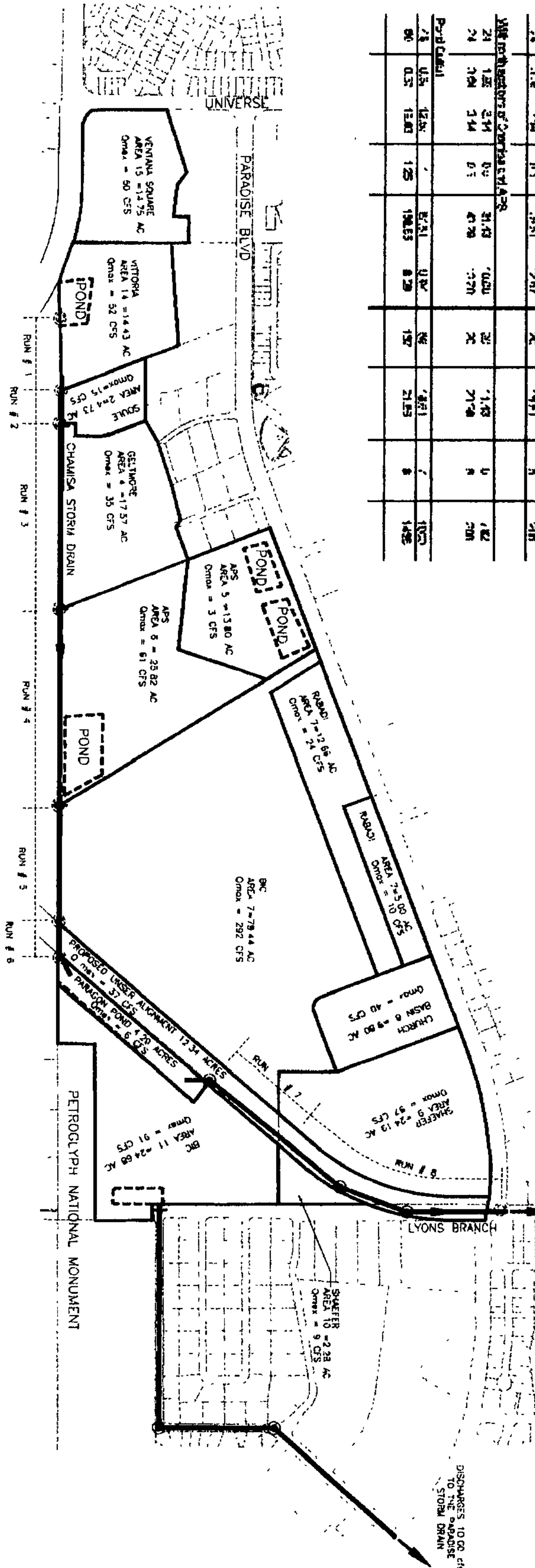


GRAPHIC SCALE  
 1" = 500'  
 0 50 100 150 200 250 300

DIRECTOR'S SEAL [Seal Area]	CHANISA DRAINAGE PLAN EXHIBIT A PROPERTY OWNERSHIP	DATE 01-04-04	DRAWN BY ZJ [Name]
[Signature]	TERRY WERTZ, LLC 14400 N. CENTRAL AVE. SUITE 1100 PHOENIX, AZ 85018	SHEET / 1 /	100 / 2000

South Western Section 20 of Victoria Township 77th & 80th at the corner of 20th & 80th  
 100 Acre Pond

D	Shape	Area	R	C Proposed	Velocity	C Req'd	D Discharge	Run	Run
Dist	Feet	Sq Ft		Flow	Feet/Sec	Flow	CFS	Feet	Feet
<b>LYONS BRANCH</b>									
11	0.7	77	0.375	0.25	6.88	0	3.78	1	250
11	1.25	156	0.375	14.24	7.4	0	4.05	1	270
24	1.4	196	0.3	24.33	7.74	0	4.33	1	1715
40	2.4	490	0.3	44.70	1.28	0	4.9	1	1225
24	1.25	156	0.2	31.43	10.20	0	1.43	5	762
24	1.78	314	0.1	38.1	10.67	0	1.91	5	271
<b>WESTERN BRANCH OF CHANISIA RIVER</b>									
24	1.25	156	0.2	31.43	10.20	0	1.43	1	142
24	1.24	154	0.1	40.78	10.71	0	2.12	1	201
<b>Pond Detail</b>									
7.8	0.5	124	1.25	5.41	0.12	0	1.61	1	102
90	0.5	124	1.25	19.83	8.29	0	2.13	1	142



DISCHARGES 137 CFS @ 15 TO  
 AULTA LYONS BRANCH  
 DIVERSION STORM DRAIN PROJECT

DISCHARGES 100 CFS @ 14  
 TO THE PARADISE  
 STORM DRAIN



GRAPHIC SCALE  
 SCALE 1" = 300'

Owner	CHANISIA RIDGE	Project No.	2007
Engineer	STORM DRAIN	Date	08-24-04
Scale	AS SHOWN	Sheet No.	2007
Project Name	SECTION B / CHANISIA STORM DRAINAGE PLAN	Project	2007
Client	ZENITH ENERGY, LLC	Project	2007
Address	2007 SECTION B / CHANISIA STORM DRAINAGE PLAN	Project	2007
City	ABILENE, TEXAS 79601	Project	2007
State	TX	Project	2007
Country	USA	Project	2007

## EXHIBIT "C"

### PROJECT OPINION OF PROBABLE COST

**PROJECT: PIEDRES MARCADAS DIVERSION & CHAMISA DRAINAGE MANAGEMENT PLAN STORM SEWER**

**ALL BASINS INCLUDED W/ VITORIA AND APS AND CHAMISA DETENTION PONDS**

2239ESTIMATES:STORMDRAIN04-15-04

04/15/04

ITEM NO.	DESCRIPTION	UNIT	QUANTITY	TOTAL COST	
				U. PRICE	CAL. COST
	<b>UNSER &amp; POND GRADING</b>				
0201.01	SITE CLEAR & GRUB (PARAGON POND)	AC	16.50	\$1,800.00	\$29,700.00
	SITE CLEAR & GRUB (STORM SEWER ALIGN.)	AC	7.70	\$1,800.00	\$13,860.00
	PARAGON POND EXCAVATION - SOIL TO 4'	CY	13600.00	\$2.50	\$34,000.00
	PARAGON POND EXCAVATION - ROCK 4' DEPTH	CY	13600.00	\$10.50	\$142,800.00
	UNSER POND LAND COSTS	AC	4.14	\$57,000.00	\$235,980.00
	APS POND LAND COSTS	AC	2.00	\$15,000.00	\$30,000.00
				SUBTOTAL	\$486,340.00
	<b>DRAINAGE</b>				
701.100	TRCHG BF, 18-36" SWR, <8' (4'rock)	LF	4265.00	\$32.25	\$137,546.25
701.150	TRCHG BF, 42-60" SWR, <8' (4'rock)	LF	2438.00	\$42.80	\$104,346.40
910.009	24" RCP III	LF	1984.00	\$31.25	\$62,000.00
910.013	30" RCP III	LF	2281.00	\$38.68	\$88,229.08
910.021	48" RCP III	LF	1000.00	\$70.74	\$70,740.00
910.025	60" RCP III	LF	1438.00	\$106.00	\$152,428.00
915.040	CTH BSN, C, DG	EA	10.00	\$3,069.48	\$30,694.80
920.070	MH, 6' DIA, C OR E 6'-10'D	EA	10.00	\$2,875.00	\$28,750.00
920.220	MH, 8' DIA, C OR E 10'-14' D	EA	9.00	\$5,912.00	\$53,208.00
XXXX	CONNECTION TO EX. STORM SEWER	EA	1.00	\$1,000.00	\$1,000.00
XXXX	MISC. REINFORCED CONCRETE STRUCTURES	CY	15.00	\$550.00	\$8,250.00
				SUBTOTAL	\$737,192.53



				SUBTOTAL	\$1,223,532.53
	CONTINGENCY 10%				\$122,353.25
				SUBTOTAL	\$1,345,885.78
	NMGRT 5.8125%				\$78,229.61
				SUBTOTAL	\$1,424,115.39
	ENGINEERING 3.0%				\$42,723.46
				SUBTOTAL	\$1,466,838.86
	TESTING 1.5%				\$22,002.58
				SUBTOTAL	\$1,488,841.44
	SURVEYING 2.5% OF SUBTOTAL OF INFRA PLUS TAX				\$32,366.26
				SUBTOTAL	\$1,521,207.70
	BARRICADING .25% OF SUBTOTAL PLUS TAX				\$3,236.63
				SUBTOTAL	\$1,524,444.32
	EROSION CONTROL 1.0% OF SUBTOTAL PLUS TAX				\$12,946.50
				SUBTOTAL	\$1,537,390.83
	INSPECTION 3.0% OF SUBTOTAL PLUS TAX				\$42,723.46
				SUBTOTAL	\$1,580,114.29
	LYONS STORM DRAIN CONTRIBUTION TO AMAFCA				\$230,000.00
				SUBTOTAL	\$1,810,114.29
				TOTAL	\$1,810,114.29
				<b>SUBTOTAL</b>	<b>\$1,810,114.29</b>

**EXHIBIT "D"**

JN 220039 PARGON PROPERTIES

File No. 2002:220039:Cost Estimates:Prorata 041504

CHAMISA DRAINAGE MANAGEMENT PLAN

PRO RATA CALCULATION SHEET

OPINION OF PROBABLE COST = \$1,810,114.29 (Includes assumed land costs)

OWNER	AREA SOUTH	Q max		PRO RATA %	PRO RATA AMOUNT
		CFS	%		
VITTORIA *	29.18	7	1.04%	0.00%	\$0.00
SOULE	2.94	16	2.38%	2.77%	\$50,106.97
GELTMORE	17.57	35	5.22%	6.06%	\$109,609.00
APS	39.62	64	9.54%	11.07%	\$200,427.88
BIC	79.44	292	43.52%	50.52%	\$914,452.20
RABADI	17.66	65	9.69%	11.25%	\$203,559.57
CHURCH	9.8	40	5.96%	0.00%	\$0.00
SHAEFER	26.47	106	15.80%	18.34%	\$331,958.68
UNSER	12.34	37	5.51%	0.00%	\$0.00
POND	4.29	9	1.34%	0.00%	\$0.00
<b>TOTALS</b>	<b>239.31</b>	<b>671</b>	<b>100.00%</b>	<b>100.00%</b>	<b>\$1,810,114.29</b>
PRO RATA NOT CHARGED TO VITTORIA, CHURCH, UNSER & POND			\$231,996.76		

\* Includes 14.43 acres from Vittoria & 14.75 acres from Ventana Square

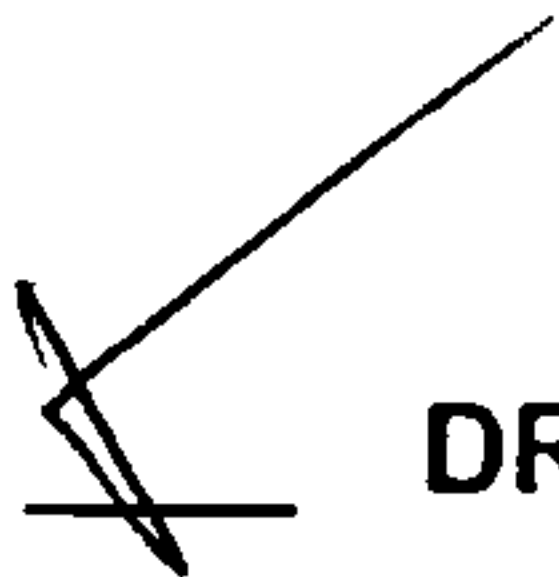
FORM DRWS: DRAINAGE REPORT / WATER & SEWER AVAILABILITY

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

PROJECT NAME Villa de la Chamisa

AGIS MAP # B-10

LEGAL DESCRIPTION Lot - 1 Marin Subdivision  
Alb NM.



**DRAINAGE REPORT**

A drainage report, as per the Drainage Ordinance, was submitted to the City of Albuquerque Public Works Department, Hydrology Division ( 2nd floor Plaza del Sol ) on 5-9-04 [date].

David Sorle MM  
Applicant / Agent

5/20/04  
Date

Brad BJA  
Hydrology Division Representative

5/20/04  
Date

**WATER AND SEWER AVAILABILITY STATEMENT**

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

David Sorle MM  
Applicant / Agent

5/20/04  
Date

Brad BJA NMUI  
Utilities Division Representative

5/20/04  
Date

DRB# \_\_\_\_\_



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

PAID RECEIPT

APPLICANT NAME JENNIFER SOYLE  
AGENT RIO GRANDE ENG.  
ADDRESS 3500 COMANCHE NE STE E-5 87107  
PROJECT & APP # 1003236  
PROJECT NAME VILLA DE LA CHAMISA S/D  
\$ 20 469099/4916000 Conflict Management Fee  
\$ 990 441006/4983000 DRB Actions  
\$ 75 441006/4971000 EPC/AA/LUCC Actions & All Appeals  
\$ 75 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  
\$ 1130.00 TOTAL AMOUNT DUE

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

City of Albuquerque  
Treasury Division

1122

RIO GRANDE ENGINEERING DBA  
3500 COMANCHE BLVE NE 505-872-0999  
SUITE E-5  
ALBUQUERQUE, NM 87107

5/21/2004 12:18PM

RECEIPT# 000 512104 DATE

Account 441006 TRANS# 0030

Activity 4271000 Fund \$1130.00

Trade

PAY TO THE ORDER OF COA

City of Albuquerque  
Treasury Division

5/21/2004 12:18PM

BANKWEST Academy Office  
1-800-488-2265

Counterreceipt.doc 12/29/03

RECEIPT# 000230-2 TRSH 006 TRANS# 0030

Account 441006

Activity 4983000

FOR: VDL 030 Prelim Plan

10700681311122 285027219

\$1,130.00

\$1,035.00

12-17PM

Security Features Details on Back

THANK YOU

# SIGN POSTING AGREEMENT

## REQUIREMENTS

### POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

- A. A heavy stake with two crosshairs 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 JUNE 15<sup>th</sup> '04 PA To JUNE 16<sup>th</sup> '04 PA

5. REMOVAL

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

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

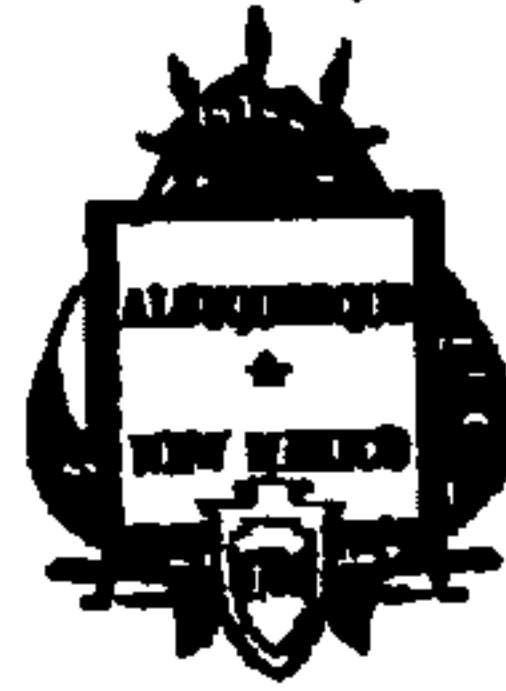
[Signature] (Applicant or Agent) 5/21/04 (Date)

I issued 1 sign(s) for this application, 5/21/04 (Date), [Signature] (Staff Member)

DRB PROJECT NUMBER: 1003236



# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

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

*PLS FILE ATTACHED  
(This sheet for ref. only)*

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

**APPLICANT INFORMATION:**

NAME: Jennifer Soule PHONE: 505-321-4700  
 ADDRESS: 9101 Wilshire NE FAX: 505-797-8914  
 CITY: Alb. STATE NM ZIP 87122 E-MAIL: -  
 Proprietary interest in site: owner List all owners: David & Jennifer Soule  
 AGENT (if any): Rio Grande Engineering PHONE: 505-321-9099  
 ADDRESS: 3500 Comanche NE, Suite E-5 FAX: 505-822-2205  
 CITY: Alb STATE NM ZIP 87107 E-MAIL: david@riograndeengineering.com

DESCRIPTION OF REQUEST: Site plan for subdivision, site plan for building  
Permit, vacation of public Easement, Preliminary Plat for Phase I,  
 Is the applicant seeking incentives pursuant to the Family Housing Development Program? Yes  No  *Defers of Interest Submittals*

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

Lot or Tract No. Lot 1 Block - Unit -  
 Subdiv. / Addn. Marin Sub. TBKA VILLA DELA CHAMISA  
 Current Zoning: SU-1 for PRD Proposed zoning: SU-1 for PRD  
 Zone Atlas page(s): B-10.2 No. of existing lots: 1 No. of proposed lots: 27  
 Total area of site (acres): 8.7 Density if applicable: dwellings per gross acre: .5 FAR dwellings per net acre: 7  
 Within city limits?  Yes. No  but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO  
 UPC No. 101006578006030219 MRGCD Map No. -  
 LOCATION OF PROPERTY BY STREETS: On or Near: Paradise Blvd NW  
 Between: Vivaldi trail NW and Big Sage 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.) 1003236  
DAEPL-00150

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: 5/20/04

SIGNATURE DM  
 FOR OFFICIAL USE ONLY



David Saul

INTERNAL ROUTING

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

Application case numbers

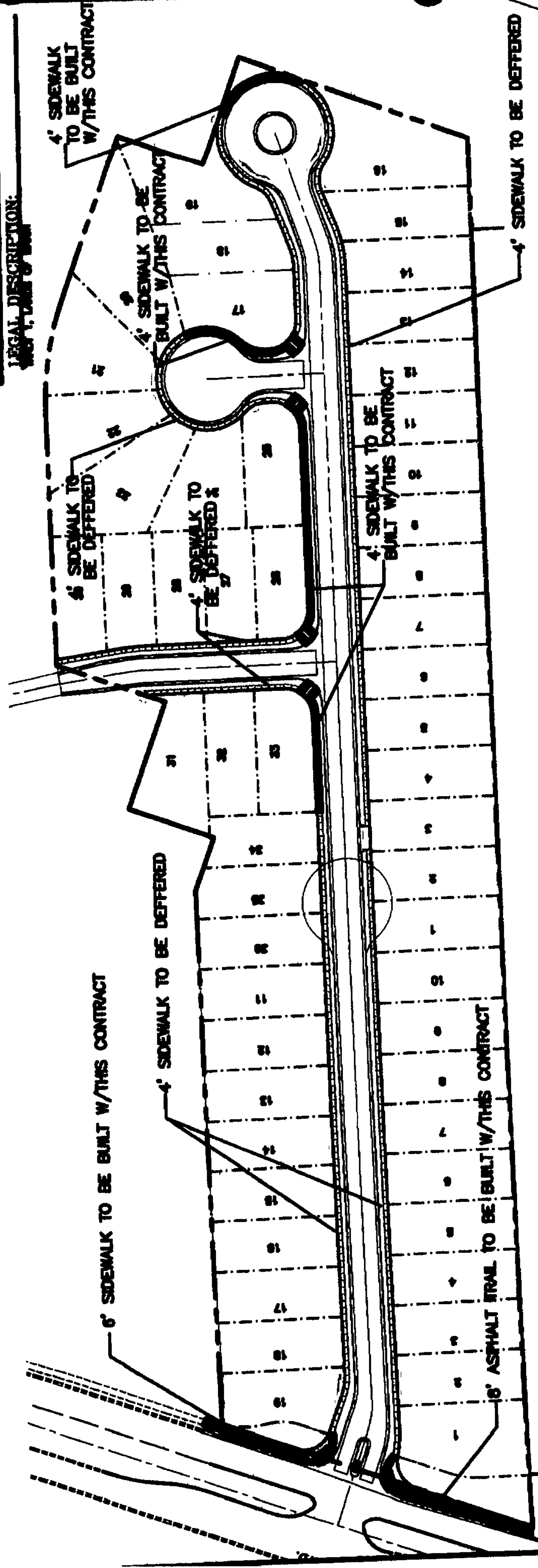
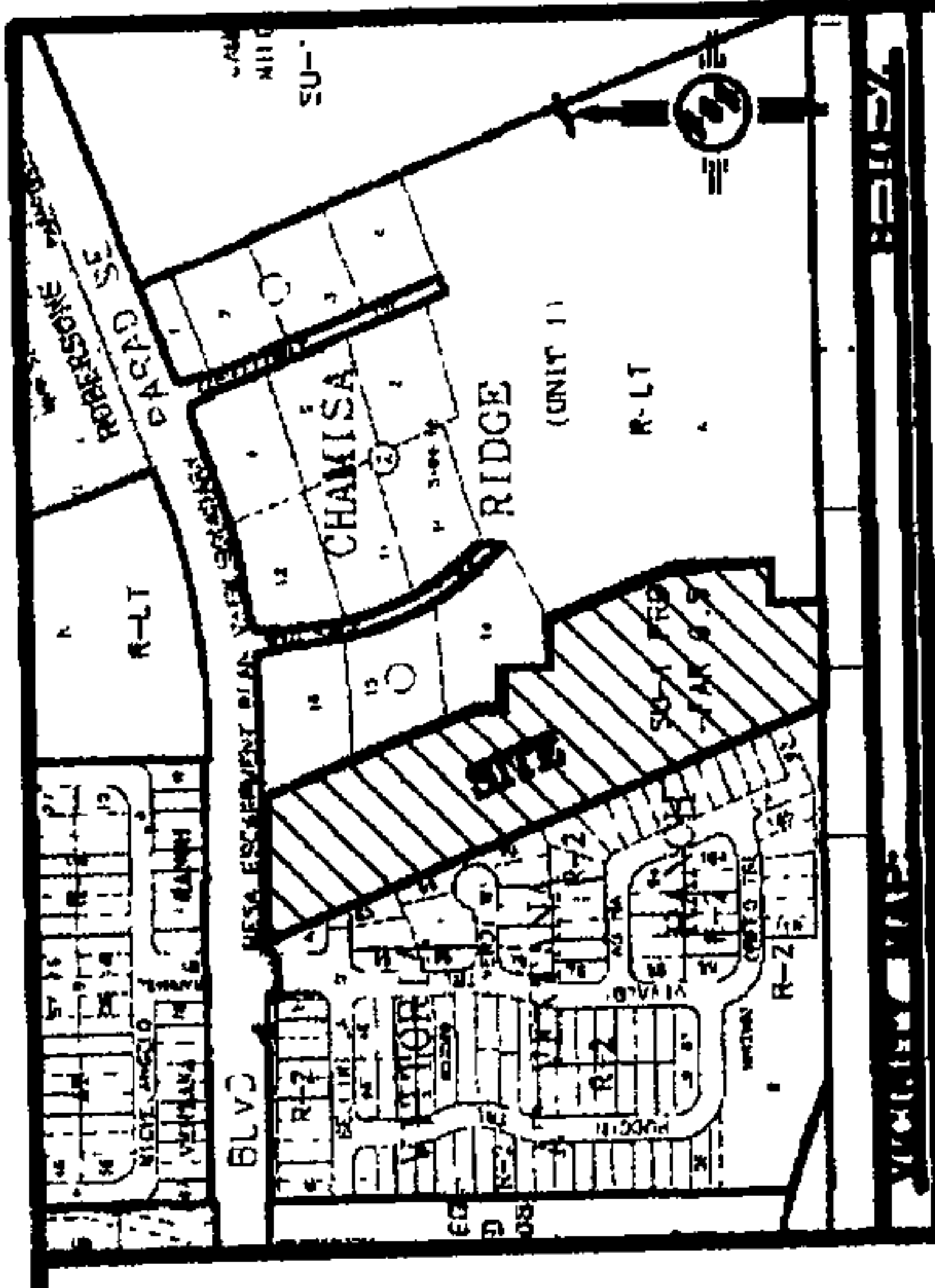
04DRB - 00799  
 04DRB - 00800  
 04DRB - 00801  
 04DRB - 00802  
 04DRB - 00803

Hearing date JUNE 16<sup>th</sup> 04

Applicant	Agent	S.F.	Fees
SPS		PB)	\$ 0
SBP		PB)	\$ 0
		CME	\$ 20.00
PP			\$ 990.00
VPE		✓	\$ 45
TDSW		✓ <sup>su</sup>	Total 75.00
Adm		NOT	FEE \$ 130.00 TOTAL

B. Benker 5/21/04  
Planner signature / date

Project # 1003236



LEGAL DESCRIPTION:  
 LOT 1, TRACT 10000

OWNER'S SEAL	VILLA DE LA CHAMISA	COMPN BY
DATE SCALE P.E. #1488	SIDEWALK DEFERRAL EXHIBIT	DATE 8-18-04
		SHEET #
		JOB #
		ISSUE

**LEGEND**

- 4' SIDEWALK TO BE DEFERRED
- 4' SIDEWALK TO BE BUILT W/THIS CONTRACT
- 6' SIDEWALK TO BE BUILT W/THIS CONTRACT
- 6' ASPHALT TRAIL TO BE BUILT W/THIS CONTRACT

**EXHIBIT**

Date *F/16/04*

*Rio Grande Engineering*