

#16



Completed 1/28/05 OS

DRB CASE ACTION LOG (FINAL PLAT)

REVISED 2/5/04

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

DRB Application No.: 05DRB-00097 (FP)

Project # 1003593

Project Name: VENTANA RIDGE @ VENTANA RANCH WEST

Agent: Bohannon Huston Inc.

Phone No.: 823-1000

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 1/26/05 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. *OKAY*
- Copy of recorded plat for Planning.

Project Number

1003593

#16



DRB CASE ACTION LOG (FINAL PLAT)

REVISED 2/5/04

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

DRB Application No.: **05DRB-00097 (FP)**

Project # **1003593**

Project Name: **VENTANA RIDGE @ VENTANA RANCH WEST**

Agent: **Bohannan Huston Inc.**

Phone No.: **823-1000**

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 1/26/05 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.**

OKAY

Project Number 1003593

#16

3593

DXF Electronic Approval Form

DRB Project Case #: 1003593

Subdivision Name: VENTANA RIDGE AT VENTANA RANCH WEST

Surveyor: ROBERT GROMATZKY

Contact Person: STEPHANIE STRATTON

Contact Information:

DXF Received: 1/13/2005

Hard Copy Received: 1/19/2005

Coordinate System: Ground rotated to NMSP Grid

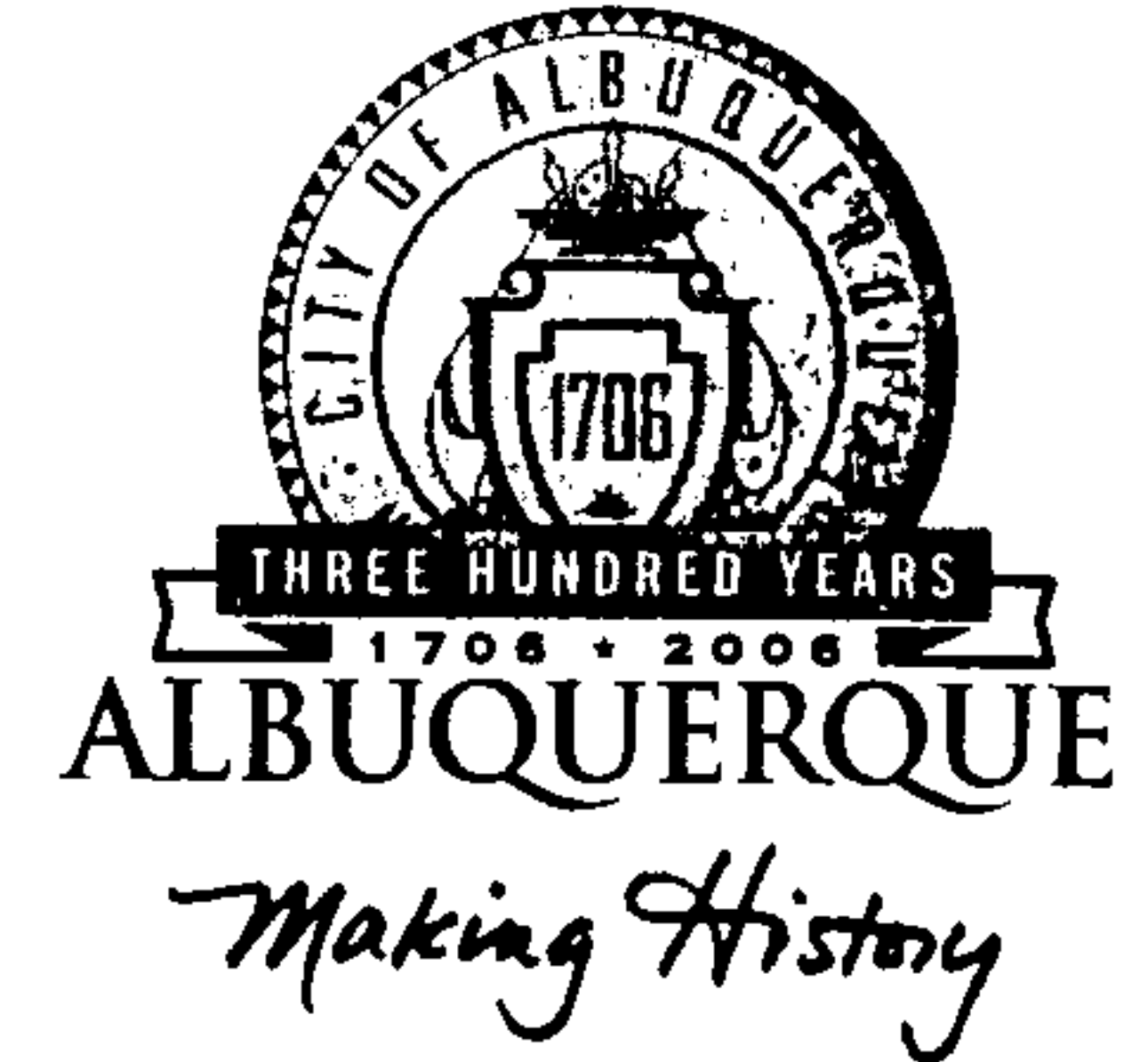

Approved

1/19/05
Date

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

AGIS Use Only
Copied cov 3593 to agiscov on 1/19/2005 Contact person notified on 1/19/2005

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003593

AGENDA ITEM NO: 16

SUBJECT:

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

ACTION REQUESTED:

P.O. Box 1293

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

Albuquerque

ENGINEERING COMMENTS:

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

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: January 26, 2005



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

January 26, 2005

9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

- A. Call to Order: 9:00 a.m. Adjourned: 11:50 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 # 1002330**
04DRB-01985 Major-Two Year SIA

JAMES & JACKLYN HAKEEM request(s) the above action(s) for all or a portion of Tract(s) G-1 & G-2, **MONTGOMERY COMPLEX**, zoned SU-1 FOR C-2, located on MONTGOMERY BLVD NE, between CARLISLE NE and MONTGOMERY NE containing approximately 3 acre(s). [REF: 03DRB00401, 03DRB00402, 03DRB00347] (F-16) **TWO-YEAR EXTENSION OF THE SIA WAS APPROVED.**

2. **Project # 1002632**
04DRB-01991 Major-Preliminary Plat Approval
04DRB-01992 Major-Vacation of Pub Right-of-Way
04DRB-01993 Major-Vacation of Public Easements
04DRB-01994 Minor-Temp Defer SDWK

TIERRA WEST LLC agent(s) for CAPITAL ALLIANCE INVESTMENTS LLC request(s) the above action(s) for all or a portion of Tract(s) 4, 5 and 6, **SUNDANCE ESTATES, UNIT 1**, zoned R-D FOR R-LT, located on PARADISE BLVD NW, between LYONS BLVD NW and UNSER BLVD NW containing approximately 32 acre(s). [REF: 03EPC00690, 03DRB01306, 04DRB00760, 04DRB00761, 04DRB01761] [Deferred from 1/26/05] (B-10) **DEFERRED AT THE AGENT'S REQUEST TO 2/2/05.**

3. **Project # 1003429**
04DRB-01950 Major-Preliminary Plat Approval
04DRB-01951 Major-Vacation of Pub Right-of-Way
04DRB-01952 Major-Vacation of Public Easements
04DRB-01953 Minor-Sidewalk Waiver
04DRB-01954 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) 16B & 16C EL RANCHO GRANDE, (to be known as **SIERRA RANCH SUBDIVISION**, zoned R-LT & RD, located on GIBSON BLVD SW, between MESSINA SW and GIBSON SW containing approximately 62 acre(s). [REF: 04DRB-01891, 04DRB00717] [Deferred from 1/12/05] (N-8) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 1/26/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 1/25/05 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS OF FINAL PLAT. THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

- 05DRB-00090 Minor-SiteDev Plan Subd

BOHANNAN HUSTON INC agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) 16B & 16C, EL RANCHO GRANDE, (to be known as **SIERRA RANCH SUBDIVISION**) zoned R-LT & RD, located on GIBSON BLVD SW, between MESSINA SW and GIBSON SW containing approximately 62 acre(s). [REF: 04DRB01891, 04DRB00717] (N-8) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD.**

4. **Project # 1002134**
04DRB-01804 Major-Preliminary Plat
Approval

MARK GOODWIN & ASSOCIATES, PA agent(s) for VISTA DEL NORTE DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Tract(s) U-2, U-3, U-4 and U-6, VISTA DEL NORTE SUBDIVISION, (to be known as **LAS LOMITAS INDUSTRIAL PARK**) zoned SU-1 FOR IP, located on PASEO DEL NORTE NE, between EDITH BLVD NE and NORTH DIVERSION CHANNEL containing approximately 30 acre(s). [REF: DRB-94-288, Z-87-113, 02DRB01196, 02DRB01199] *[Deferred from 12/29/04, 1/12/05 & 1/26/05]* (D-16) **DEFERRED AT THE AGENT'S REQUEST TO 2/2/05.**

04DRB-01967 Minor-SiteDev Plan
Subd/EPC

MARK GOODWIN & ASSOCIATES agent(s) for VISTA DEL NORTE DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Tract(s) U-2, U-3, U-4 and U-6, VISTA DEL NORTE SUBDIVISION, (to be known as **LAS LOMITAS INDUSTRIAL PARK**) zoned SU-1 special use zone, located on LAS LOMITAS DR NW, between EL PUEBLO RD NW and VISTA DEL NORTE NW containing approximately 31 acre(s). [REF: Z-87-113, DRB-94-288, 02DRB01196, 02DRB01199, 04DRB01804, 04DRB00794] **[Elvira Lopez, EPC Case Planner]** *[Deferred from 12/29/04, 1/12/05 & 1/26/05]* (D-16) **DEFERRED AT THE AGENT'S REQUEST TO 2/2/05.**

5. **Project # 1003475**
04DRB-01694 Major-Vacation of Pub
Right-of-Way
04DRB-01695 Major-Preliminary Plat
Approval
04DRB-01696 Minor-Temp Defer SDWK

WILSON & COMPANY INC agent(s) for FELIX RABADI request(s) the above action(s) for unplatted lands and all or a portion of Tract(s) 2, PARAGON RESOURCES, (to be known as **PARADISE VIEW SUBDIVISION**) zoned RLT, located on PARADISE BLVD NW, between CONEFLOWER NW and LYON NW containing approximately 22 acre(s). [REF: 04DRB00842] *[Deferred from 12/1/04 & 1/26/05]* (B-10) **DEFERRED AT THE AGENT'S REQUEST TO 2/9/05.**

6. **Project # 1000045**
04DRB-01978 Major-SiteDev Plan
BldPermit

TIERRA WEST LLC agent(s) for SAMS EAST INC request(s) the above action(s) for all or a portion of Tract(s) 3A4A, 3B2A, **RENAISSANCE CENTER**, zoned SU-1 FOR C-2 AND SU-1 FOR IP, located on RENAISSANCE BLVD NE, between ALEXANDER BLVD NE and CULTURE DR NE containing approximately 15 acre(s). [REF: Z-98-22, Z-99-3, Z-84-13-1, S-99-16] *[Deferred from 1/19/05]* (F-16) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 1/26/05 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN DELEGATED TO CITY ENGINEER FOR SIA AND PLANNING FOR VACATION OF PUBLIC EASEMENTS AND REPLAT.**

7. **Project # 1003004**
04DRB-01974 Major-Preliminary Plat
Approval
04DRB-01975 Minor-Temp Defer SDWK

RIO GRANDE ENGINEERING agent(s) for ALBUQUERQUE EXCAVATORS request(s) the above action(s) for all or a portion of Tract(s) 414, 415B, 415C, 415D & 416, LANDS OF ATRISCO GRANT UNIT 3, (to be known as **STINSON PARK**), zoned RD, located on STINSON ST SW, between TOWER RD SW and SAN YGNACIO RD SW containing approximately 15 acre(s). [REF: DRB-98-320, 03EPC01644, 04EPC00132] *[Deferred from 1/19/05]* (L-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 1/26/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 12/15/04 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION OF FINAL PLAT THAT JACONITA PLACE NEEDS FIRE AND SOLID WASTE APPROVAL FOR USE OF HAMMERHEAD. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED A SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

SITE DEVELOPMENT PLANS, AMENDED PLANS, AND MASTER DEVELOPMENT PLANS

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

8. **Project # 1000816**
05DRB-00005 Minor-SiteDev Plan
Bld/Permit/EPC
- TAFAZZUL HUSSAIN agent(s) for ALEEM & FAIZEL KASSAM request(s) the above action(s) for all or a portion of Block(s) 4B, Tract(s) 1A, **SUNPORT PARK**, zoned IP, located on UNIVERSITY BLVD SE, between SUNPORT BLVD SE and WOODWARD RD SE containing approximately 3 acre(s). [REF: 04EPC00293] **[Chris Hyer, EPC Case Planner]** [Deferred from 1/12/05, 1/19/05 & 1/26/05] (M-15) **DEFERRED AT THE AGENT'S REQUEST TO 2/2/05.**
9. **Project # 1001763**
05DRB-00053 Minor-SiteDev Plan
Subd/EPC
05DRB-00054 Minor-SiteDev Plan
BldPermit/EPC
- CONSENSUS PLANNING agent(s) for AUTO ZONE INC request(s) the above action(s) for all or a portion of Tract(s) C-1, **ALBUQUERQUE WEST SUBDIVISION**, zoned SU-1 PRD AND C-1, located on 57TH ST NW, between QUAIL RD NW and OURAY RD NW containing approximately 2 acre(s). [REF: 04EPC01716, 04EPC01717, Z-74-118, AX-74-22, Z-95-18] **[Carmen Marrone, EPC Case Planner]** [Deferred from 1/19/05] (L-10) (H-11) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 1/26/05 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGNOFF DELEGATED TO CITY ENGINEER FOR SIA.**
- 04DRB-01136 Minor-Prelim&Final Plat
Approval
- SURVEYS SOUTHWEST LTD agent(s) for J. HOWARD MOCK, LAVA PARTNERS request(s) the above action(s) for all or a portion of Tract(s) C-1, **ALBUQUERQUE WEST**, zoned SU-1 FOR C-1 PERMISSIVE USES, located on 57TH ST NW, between QUAIL RD NW and OURAY RD NW containing approximately 2 acre(s). [REF:DRB-96-279, 02DRB00308, 309, 02DRB00856] (Indef. Deferred from 7/28/04 & 1/19/05) (H-11) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 1/26/05 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

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

10. **Project # 1003871**
05DRB-00019 Minor-Prelim&Final Plat Approval
- SANDIA LAND SURVEYING LLC agent(s) for RICHARD BERRY request(s) the above action(s) for all or a portion of Tract(s) B-1-A & B-1-B, Block(s) 3 & 4, **LA CUESTA SUBDIVISION**, zoned C-3, located on PAISANO ST NE, between I-40 and CENTRAL NE containing approximately 2 acre(s). [REF: DRB-94-317, V-94-60, V-85-36] *[Was Indef. Deferred on a no show 1/19/05] [Deferred from 1/26/05] (K-22) DEFERRED AT THE AGENT'S REQUEST TO 2/2/05.*
11. **Project # 1002051**
05DRB-00091 Minor-Sidewalk Waiver
- TIERRA WEST LLC agent(s) for GELTMORE LAND LTD CO request(s) the above action(s) for all or a portion of Tract(s) A, **CHIMISA RIDGE, UNIT 1**, zoned R-LT, located on PARADISE BLVD NW, between BIG SAGE DR NW and CONEFLOWER DR NW containing approximately 18 acre(s). [REF: DRB-94-20, 02DRB00973, 03DRB02008, 03DRB02011] (D-10) **A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**
12. **Project # 1002473**
05DRB-00092 Major-Final Plat Approval
- TIERRA WEST LLC agent(s) for D R HORTON INC request(s) the above action(s) for all or a portion of Lot(s) 9-20 and 15-18, Block(s) 5 & 6, NORTH ALBUQUERQUE ACRES, TRACT 3, UNIT 3 (to be known as **DESERT VISTA SUBDIVISION**) zoned R-D, located on SIGNAL AVE NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 15 acre(s). [REF: 03DRB00207, 04DRB00921, 04DRB01254, 04DRB01258, 04DRB01257] (C-20) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR PROPERTY MANAGEMENT'S SIGNATURE.**

13. **Project # 1000440**
05DRB-00089 Minor-Prelim&Final Plat Approval
- SURVEYS SOUTHWEST LTD agent(s) for ROBERT A RUSSELL request(s) the above action(s) for all or a portion of Tract(s) 5, 6 & 7, **INTERSTATE BUSINESS PARK**, zoned M-2, located on MIDTOWN PLACE NE, between MIDTOWN ROAD NE and ALEXANDER BLVD NE containing approximately 5 acre(s). [REF: 00DRB00486, 03DRB01750, 03DRB02096, 04DRB00105, 04DRB00182] (G-16) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER TO SHOW PUBLIC DRAINAGE EASEMENT ON TRACT 3.**
14. **Project # 1003696**
05DRB-00096 Major-Final Plat Approval
- RIO GRANDE ENGINEERING agent(s) for DAVID & JENNIFER 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 97TH ST SW, between TOWER RD SW and SAN YGNACIO RD SW containing approximately 6 acre(s). [REF: 04DRB01495, 04DRB01654, 04DRB01655, 04DRB01656] [Deferred from 1/26/05] (L-9) **DEFERRED AT THE AGENT'S REQUEST TO 2/2/05.**
15. **Project # 1003039**
05DRB-00095 Major-Final Plat Approval
- RIO GRANDE ENGINEERING agent(s) for FULLER HOMES INC request(s) the above action(s) for all or a portion of Lot(s) 1, 2 & 3, Block(s) 16, Tract(s) 3, Unit 3, NORTH ALBUQUERQUE ACRES, (to be known as **WILSHIRE ESTATES**) zoned R-D residential and related uses zone, developing area, located on WILSHIRE BLVD NE, between VENTURA BLVD NE and HOLBROOK BLVD NE containing approximately 3 acre(s). [REF: 04DRB01077, 04DRB01675, 04DRB01676, 04DRB01677] (C-20) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU AND PLANNING FOR PROPERTY MANAGEMENT'S SIGNATURE AND AGIS DXF FILE.**

16. ~~Project # 1003593~~
05DRB-00097 Major-Final Plat Approval

BOHANNAN HUSTON INC agent(s) for D. R. HORTON HOMES request(s) the above action(s) for all or a portion of Tract(s) 6, **VENTANA RIDGE @ VENTANA RANCH WEST**, zoned R-LT, located on VENTANA RIDGE RD NW, between IRVING BLVD NW and VENTANA WEST PARKWAY NW containing approximately 24 acre(s). [REF: 04DRB0198, 04DRB01360, 04DRB01361, 04DRB01362, 04DRB01363] (B-8) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

17. **Project # 1002798**
04DRB-01009 Minor- Final Plat Approval

ADVANCED ENGINEERING & CONSULTING agent(s) for WILLIAM HOLLER request(s) the above action(s) for all or a portion of Tract(s) A, RIMA ADDITION and Tract(s) A-1, LANDS OF CONRADO GARCIA, (to be known as **RANCHO DE CANDELARIA SUBDIVISION**, zoned SU-1 FOR PRD, located on CANDELARIA RD NW, between 12th ST NW and RIO GRANDE NW containing approximately 3 acre(s). [REF: 04DRB-00572, 04DRB-00777, 03DRB-01122, 03EPC-01673, 03EPC-01674, 04DRB-00777] **[Russell Brito, EPC Case Planner for Simon Shima]** (Final Plat was Indef Deferred for SIA 7/14/04) (G-13) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

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

THERE ARE NO SKETCH PLATS THIS WEEK

18. Approval of the Development Review Board Minutes for January 12, 2005. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR JANUARY 12, 2005 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:50 A.M.



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

Development Review Board Comments

Project Number: 1003593
Application Number: 05DRB-00097

DRB Date: 1/26/05
Item Number: 16

Subdivision: Ventana Ridge @ Ventana Ranch West
 Tracts 6, Ventana Ridge @ Ventana Ranch West

Request for:

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

Zoning: R-LT

Zone Page: B-08


New Lots (or units) : 113

Parks and Recreation Comments:

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

The Ventana Ranch West Subdivision is covered under an existing park dedication agreement in which 2 parks were dedicated to meet the park dedication requirement.

Park development fees will be collected and reimbursed after park development per the park development agreement.

Signed: 
 Christina Sandoval, (DMD)

Phone: 768-3808

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
January 26, 2005
DRB Comments**

ITEM # 16

PROJECT # 1003593

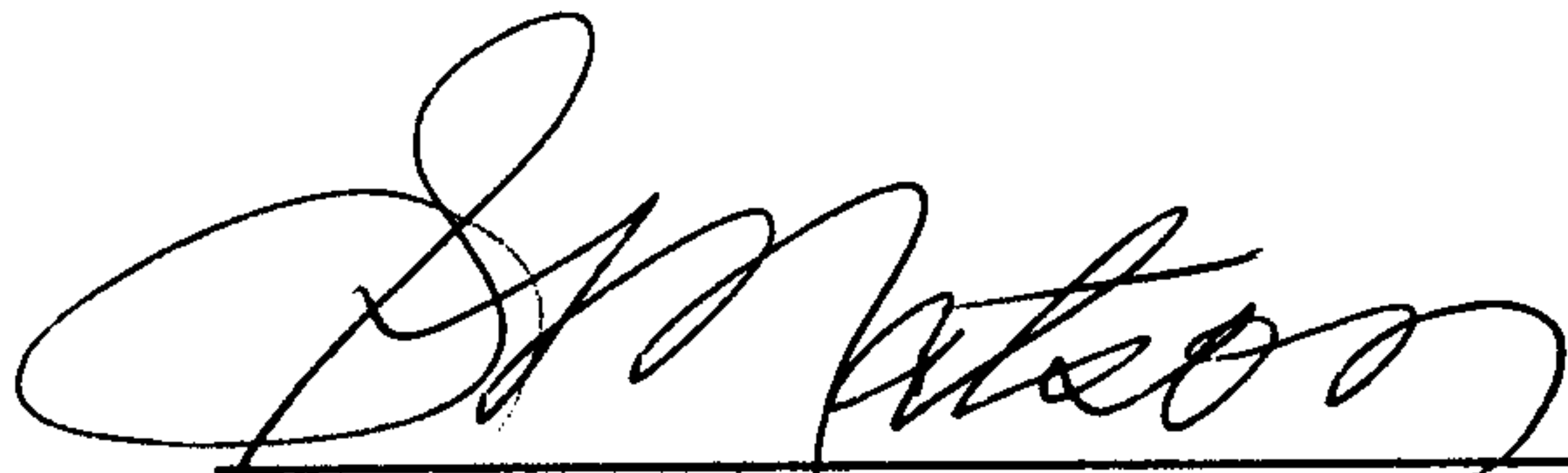
APPLICATION # 05-00097

RE: Ventana Ridge @ Ventana Ranch West/final plat

AGIS dxf is approved.

Wall design is okay.

Planning must file the plat.



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



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

September 29, 2004

3. **Project # 1003593**

04DRB-01360 Major-Vacation of Public Easements
04DRB-01361 Major-Preliminary Plat Approval
04DRB-01362 Minor-Sidewalk Waiver
04DRB-01363 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for VENTANA WEST LLC request(s) the above action(s) for all or a portion of Tract(s) 6, **VENTANA RANCH WEST**, zoned R-LT residential zone, located on IRVING BLVD NW, and VENTANA RIDGE RD NW containing approximately 24 acre(s). [REF: 04DRB-01198] (B-8/B-9)

At the September 29, 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. Final disposition shall be through the City Real Estate Office.
2. The vacated property shall be shown on a replat approved by the Development Review Board and the approved replat shall be filed for record with the Bernalillo County Clerk's Office within one year.

With the signing of the infrastructure list dated 9/29/04 and approval of the grading plan engineer stamp dated 9/3/04 the preliminary plat was approved.

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

If you wish to appeal this decision, you must do so by October 14, 2004 in the manner described below.



OFFICIAL NOTICE OF DECISION
PAGE 2

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

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

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

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



Sheran Matson, AICP, DRB Chair

Cc: Ventana West LLC, 10 Tramway Loop NE, 87111
Bohannon Huston Inc., 7500 Jefferson NE, 87109
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg
File

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1003593 AGENDA#: 3 DATE: 9.29.04

1. Name: Kerry Patton Address: BH1 Zip: _____

2. Name: Kurt Brunner Address: Ventana West LLC 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: _____

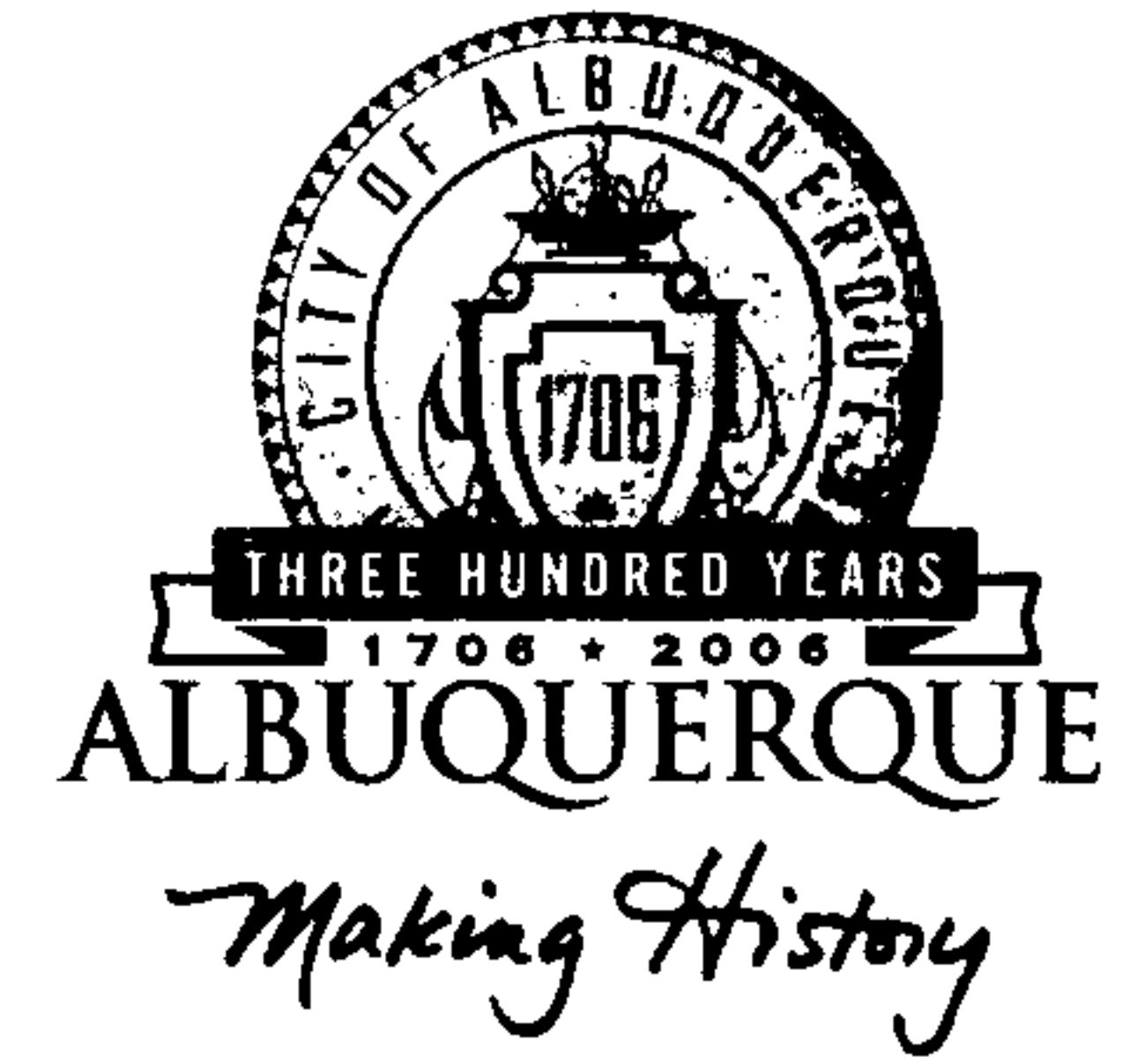
11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003593

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 Dev. Plan |
| (04) Preliminary Plat | (09) Infrastructure List | (14) Cost Allocation Plan |

ACTION REQUESTED:

P.O. Box 1293

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

ENGINEERING COMMENTS:

Albuquerque

An approved drainage report dated 9-3-04 is on file for Preliminary Plat approval.
Comment on infrastructure list.

New Mexico 87103

RESOLUTION:

www.cabq.gov

signed I.L.
APPROVED X; DENIED ____; DEFERRED ____; COMMENTS PROVIDED ____; WITHDRAWN

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: September 29, 2004



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

September 29, 2004

Project # 1003593

04DRB-01360 Major-Vacation of Public Easements
04DRB-01361 Major-Preliminary Plat Approval
04DRB-01362 Minor-Sidewalk Waiver
04DRB-01363 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for VENTANA WEST LLC request(s) the above action(s) for all or a portion of Tract(s) 6, **VENTANA RANCH WEST**, zoned R-LT residential zone, located on IRVING BLVD NW, and VENTANA RIDGE RD NW containing approximately 24 acre(s). [REF: 04DRB-01198] (B-8/B-9)

AMAFCA

No comment.

COG

No adverse comments.

Transit

Transit objects to the sidewalk waiver request along lots 40, 29, 28, and 18. Transit requests that these sidewalks not be waived to maximize continuity of the network for both recreational users (e.g. parents with strollers walking around the block) and pedestrians accessing potential future transit service along Irving Boulevard. With the possibility of a future Regional Transit District, transit may operate on Irving into Rio Rancho, rather than turning from Irving onto Ventana Ridge Road.

Transit also requests that sidewalks be provided along the lots fronting on the stub portions of Oso Ridge Place and Borrego Creek Drive (i.e. lots 8 - 10 and 65 - 67): to maintain continuity of sidewalks on the side of those streets requiring no street crossings (Borrego Creek) or only one crossing (Oso Ridge), to avoid forcing pedestrians into the street in front of driveways, and to provide sidewalk access to those lots. Transit would not object to sidewalk waivers along those stub streets along lots 11 and 17. No objection to the other requests.

Zoning Enforcement

No comments received.

Neighborhood Coordination

Letter sent to Ventana Ranch (R) Neighborhood Association (with corrected ONC Letter dated 9/9/04)

APS

No comments received.

Police Department

A review of following case(s) indicates the following problems or crimes may occur or that the following concerns may need to be evaluated or addressed on this site or in this area. These comments do not indicate that a thorough CPTED evaluation has been done, or that other criminal activities may not occur. Maintenance of landscaping, alarm response.

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

PNM Electric & Gas

Approves.

Comcast

No comments received

QWEST

No comments received

Environmental Health

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

M.R.G.C.D.

No comments received.

Open Space Division

No adverse comments.

City Engineer

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

Transportation Development

Defer to affected agencies regarding vacation actions. Waived sidewalks should be on other side of stub streets. No objection to sidewalk deferral. With use of 75' radii, ensure that adequate sight distance is available.

Parks & Recreation

Defer to Hydrology and Utilities for the vacation requests. This request will be subject to the requirements of the City Park Dedication and Development Ordinance:

The Ventana Ranch West Subdivision is covered under an existing park dedication agreement in which 2 parks were dedicated to meet the park dedication requirement.

Park development fees will be collected and reimbursed after park development per the pending park development agreement. No objection to the sidewalk waiver or temporary deferral of sidewalks.

Utilities Development

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

Planning Department The perimeter wall design is approved. No objection to the requested actions.

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

cc:Ventana West LLC, 10 Tramway Loop NE, 87111

Bohannon Huston Inc., 7500 Jefferson St NE, 87109



**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, September 29, 2004, beginning at 9:00 a.m. for the purpose of considering the following:

Project # 1001926

04DRB-01358 Major-Vacation of Pub
Right-of-Way
04DRB-01359 Minor-Extension of
Preliminary Plat

TIERRA WEST LLC agent(s) for J D HOME INC request(s) the above action(s) for all or a portion of Tract(s) 225, **MUSTANG MESA**, AIRPORT UNIT, TOWN OF ATRISCO GRANT, zoned R-2 residential zone, located on 72ND PLACE NW, between INTERSTATE 40 WEST and GLENRIO RD NW containing approximately 5 acre(s). [REF: 03DRB-01224, 03DRB-01225] (J-10)

Project # 1003187

04DRB-01365 Major-Vacation of Public
Easements
04DRB-01366 Minor-Sidewalk Variance

ABQ ENGINEERING INC agent(s) for AMERI-CONTRACTORS LLC request(s) the above action(s) for all or a portion of Tract(s) 5-E, **MARNA LYNN SUBDIVISION**, LANDS OF UNIVERSITY OF NEW MEXICO, zoned R-1 residential zone, located on GOLF COURSE RD NW between PARADISE BLVD NW and PASEO DEL NORTE NW containing approximately 2 acre(s). [REF: 04DRB-00037] (C-12)

Project # 1003593

04DRB-01360 Major-Vacation of Public
Easements
04DRB-01361 Major-Preliminary Plat
Approval
04DRB-01362 Minor-Sidewalk Waiver
04DRB-01363 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for VENTANA WEST LLC request(s) the above action(s) for all or a portion of Tract(s) 6, **VENTANA RANCH WEST**, zoned R-LT residential zone, located on IRVING BLVD NW, and VENTANA RIDGE RD NW containing approximately 24 acre(s). [REF: 04DRB-01198] (B-8/B-9)

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

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, SEPTEMBER 13, 2004.

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

Meeting Date: SEPTEMBER 29, 2004
Zone Atlas Page: B-8-Z & B-9-Z
Notification Radius: 100 Ft.

Project# 1003593
App# 04DRB-01360
App# 04DRB-01361
App# 04DRB-01362
App# 04DRB-01363

Cross Reference and Location:

Applicant: VENTANA WEST, LLC
Address: 10 TRAMWAY LOOP NE
ALBUQUERQUE NM 87111

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

Special Instructions:

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

Date Mailed: SEPTEMBER 10, 2004

Signature: KYLE TSEHLIKAI

PROPERTY OWNERSHIP / LEGAL LIST

App# _____
 Proj# _____

Date: _____

Page 1 / Of 1

Zone Atlas Page	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address
B-8	1008065	465-455	101-40	✓ <i>DP</i> 1009065
		463-362	30	✓
		463-298	20	✓
		412-492	28	✓ <i>DP</i>
A-8	1008066	470-025	401-08	✓
		463-024	09	✓
		505-025	25	✓
A-9	1009066	017-017	301-39	✓
B-9	1009065	005-472	201-09	✓ <i>DP</i>
		045-473	10	✓
		006-415	08	✓ <i>DP</i>
		014-435	202-01	✓ <i>DP</i>
		019-435	02	✓ <i>DP</i>
		024-435	03	✓ <i>DP</i>
		022-420	272-24	✓ <i>DP</i>
		022-410	01	✓ <i>DP</i>
		022-397	221-72	✓ <i>DP</i>
		022-385	01	✓
		009-371	219-28	✓ <i>DP</i>

013-368 219 27 ✓ *DP*
 018-368 24 ✓
 022-368 25 ✓
 022-358 04 ✓
 018-358 03 ✓
 013-358 02 ✓
 009-358 01 ✓
 003-354 201 04 ✓ *DP*
 000-324 02 ✓ *DP*
 018-344 218 10 ✓ *DP*



<mainframe@coa1mp3.cabq.gov>

To:
cc:
Subject:

09/07/2004 11:20 AM

1 RECORDS WITH LABELS PAGE
1
01008065 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE
0100806546545510140 LEGAL: SEC 8 T1 1N R2E TR OF LAND IN N1/2 N1/2 OF TR 10
EX LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: DIAMOND TAIL REALTY LLC
OWNER ADDR: 02301 CANDELARIA RD NW
ALBUQUERQUE NM 87107
0100806546336210130 LEGAL: N1/2 S1/ 2 N1/2 TR 10 EXC W 2640 SEC 8 11N2E
LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: CCG PARTNERSHIP
OWNER ADDR: 09151 ELENA DR NE
ALBUQUERQUE NM 87122
0100806546329810120 LEGAL: S1/2 S1/ 2 N1/2 TR 10 EXC W 2640 D 541 P 285
LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: D & S TWO LTD CO
OWNER ADDR: 00000 PO Box 30801
ALBUQUERQUE NM 87190
0100806541249210128 LEGAL: SEC 8 T1 1N R2E TR OF LAND IN TR 10 W1/2 NW1/4
NE1/ LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: DIAMOND TAIL REALTY LLC
OWNER ADDR: 02301 CANDELARIA RD NW
ALBUQUERQUE NM 87107
0100806642002540108 LEGAL: T11N R2E SEC 5 TR IN NW OF SE OF SE CONT 5.00
AC LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: LE DUC HU & TRINH NGUYEN
OWNER ADDR: 02828 PALO ALTO NE
ALBUQUERQUE NM 87112
0100806646302440109 LEGAL: TRAC T IN SE OF SE SEC 5 T11N R2E CONT 5.00
ACRES LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: BARELA ELOY A AND
OWNER ADDR: 02900 SAN JOAQUIN SE
ALBUQUERQUE NM 87106
0100806650502540125 LEGAL: A TR OF LAND IN THE SE1/4 SE1/4 SE1/4 CONT 5.00
AC LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: ROMERO FRED E & WARD ELIZABETH
OWNER ADDR: 03410 AMESBURY RD
LOS ANGELES CA 90027
0100906601701730139 LEGAL: PORT ION OF TRACT 14 IN SW OF SW OF SW OF SW SEC
4 LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: ZENEZ NICKOLAS ETUX
OWNER ADDR: 00803 N WALNUT ST
ITASCA IL 60143
0100906500547220109 LEGAL: TR Y -1A- 1A-5 BULK LAND PLAT OF TRACTS

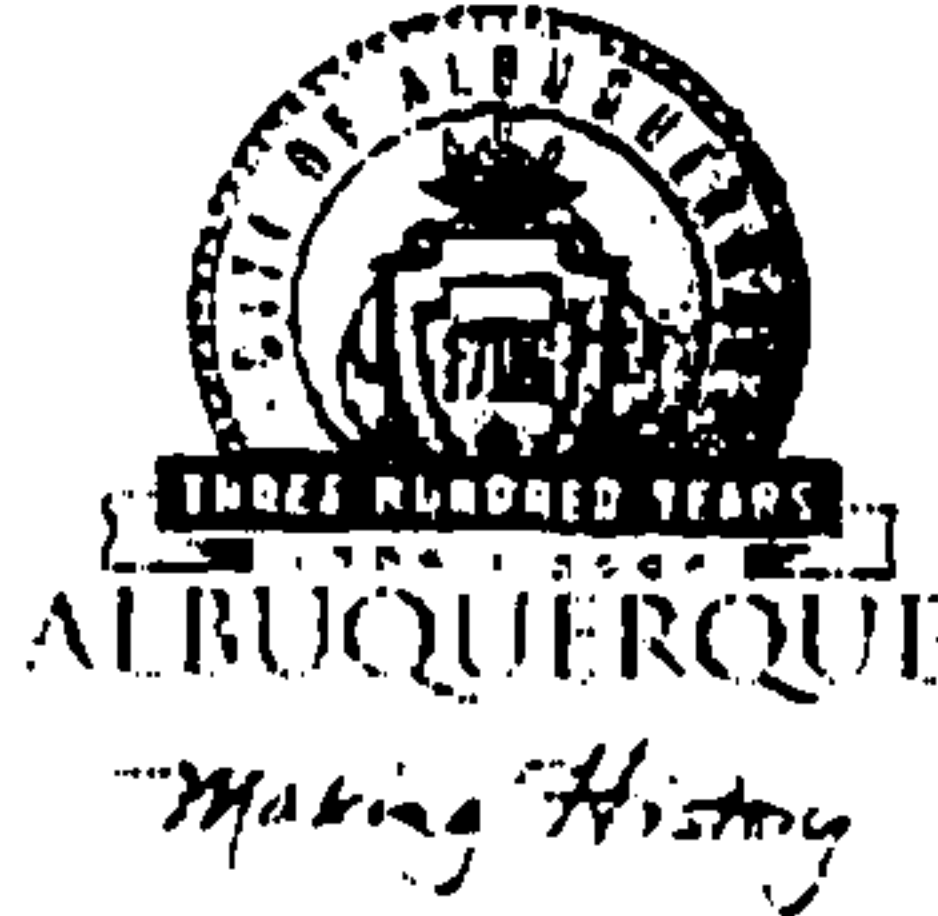
Y-1A-1A-1, Y LAND USE:
 PROPERTY ADDR: 00000
 OWNER NAME: VENTANA RANCH COMMUNITY ASSOCI
 OWNER ADDR: 00010 TRAMWAY LP NE
 ALBUQUERQUE NM 87122
 0100906504547320110 LEGAL: TR Y -1A- 1A-4 BULK LAND PLAT OF TRACTS
 Y-1A-1A-1, Y LAND USE:
 PROPERTY ADDR: 00000
 OWNER NAME: LAS VENTANAS LTD PARTNERSHIP
 OWNER ADDR: 00010 TRAMWAY LP NE
 ALBUQUERQUE NM 87122
 0100906500641520108 LEGAL: TRAC T Y- 1A-1D BULK LAND PLAT OF TRACTS Y-1A-1A,
 Y- LAND USE:
 PROPERTY ADDR: 00000
 OWNER NAME: VENTANA RANCH COMMUNITY ASSOCI
 OWNER ADDR: 00010 TRAMWAY LP NE
 ALBUQUERQUE NM 87122
 1 R E C O R D S W I T H L A B E L S PAGE
 2
 0100906501443522301 LEGAL: LT 6 1 PL AT OF PINON POINTE II AT VENTANA RANCH
 A R LAND USE:
 PROPERTY ADDR: 00000
 OWNER NAME: PULTE HOMES OF NM INC
 OWNER ADDR: 07445 PAN AMERICAN FW NE
 ALBUQUERQUE NM 87109
 0100906501943522302 LEGAL: LT 6 2 PL AT OF PINON POINTE II AT VENTANA RANCH
 A R LAND USE:
 PROPERTY ADDR: 00000
 OWNER NAME: PULTE HOMES OF NM INC
 OWNER ADDR: 07445 PAN AMERICAN FW NE
 ALBUQUERQUE NM 87109
 0100906502443522303 LEGAL: LT 6 3 PL AT OF PINON POINTE II AT VENTANA RANCH
 A R LAND USE:
 PROPERTY ADDR: 00000
 OWNER NAME: PULTE HOMES OF NM INC
 OWNER ADDR: 07445 PAN AMERICAN FW NE
 ALBUQUERQUE NM 87109
 0100906502242022224 LEGAL: LT 6 0 PL AT OF PINON POINTE II AT VENTANA RANCH
 A R LAND USE:
 PROPERTY ADDR: 00000
 OWNER NAME: PULTE HOMES OF NM INC
 OWNER ADDR: 07445 PAN AMERICAN FW NE
 ALBUQUERQUE NM 87109
 0100906502241022201 LEGAL: LT 3 7 PL AT OF PINON POINTE II AT VENTANA RANCH
 A R LAND USE:
 PROPERTY ADDR: 00000
 OWNER NAME: PULTE HOMES OF NM INC
 OWNER ADDR: 07445 PAN AMERICAN FW NE
 ALBUQUERQUE NM 87109
 0100906502239722122 LEGAL: LT 3 6 PL AT OF PINON POINTE II AT VENTANA RANCH
 A R LAND USE:
 PROPERTY ADDR: 00000
 OWNER NAME: PULTE HOMES OF NM INC
 OWNER ADDR: 07445 PAN AMERICAN FW NE
 ALBUQUERQUE NM 87109
 0100906502238522101 LEGAL: LT 1 5 PL AT OF PINON POINTE II AT VENTANA RANCH
 A R LAND USE:
 PROPERTY ADDR: 00000 GOSHAWK
 OWNER NAME: CLARK CHRIS & ELLEN
 OWNER ADDR: 07719 GOSHAWK AV NW
 ALBUQUERQUE NM 87114

ALBUQUERQUE NM 87122
0100906501834421810 LEGAL: LOT 52 P LAT OF PINON POINTE AT VENTANA RANCH
LAND USE:

PROPERTY ADDR: 00000
OWNER NAME: PULTE HOMES OF NEW MEXICO INC
OWNER ADDR: 07445 PAN AMERICAN FW NE

ALBUQUERQUE NM 87109

.
QUIT



City of Albuquerque

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

Date: August 30, 2004

TO CONTACT NAME: Stephanie Stratton
COMPANY/AGENCY: Bohannon & Houston
ADDRESS/ZIP: 7500 Guffey St NE 87109
PHONE/FAX #: 823-1000 fax 798-7988

Thank you for your inquiry of 8/30/04 (date) requesting the names of **Recognized**

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at Tract 6 Ventana Ranch West + Tract 31A-1-A
Sun Gate Estates

zone map page(s) A-9-2
B-9-2

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

Westgate Heights NA (R)

Neighborhood Association

Contacts: Matthew Archuleta
1628 Summerfield SW 87121
836-7251

Libby McIntosh
1316 Ladrones Ct. SW 87121
831-5189

Ventana Ranch NA (R)

Neighborhood Association

Contacts: Laura Horton
7224 Cascada Rd NW 87114
898-8103
Bruce Nyberg
6824 Brushfield Rd NW 87114
890-6559

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

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

Sincerely,

[Signature]
OFFICE OF NEIGHBORHOOD COORDINATION

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

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Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.65

Sent To: Bruce Nuberg
 Street, Apt. No. 6624 Bunkerfield Rd NW
 or PO Box No. Albuquerque NM 87114
 City, State, Zip

PS Form 3800, June 2002 See Reverse for Instructions

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Postage	\$.60
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.65

Sent To: Daura Hector
 Street, Apt. No. 7304H Cascada Blvd NW
 or PO Box No. Albuquerque NM 87114
 City, State, Zip

PS Form 3800, June 2002 See Reverse for Instructions

PB METER
5049727

U.S. POSTAGE

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2002 3150 0000 5061 5928

Project# 1003593

VENTANA WEST, LLC
10 TRAMWAY LOOP NE
ALBUQUERQUE NM 87111

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

MATTHEW ARCHULETA
Westgate Heights Neigh. Assoc.
1628 SUMMERFIELD SW
ALBUQUERQUE NM 87121

LIBBY McINTOSH
Westgate Heights Neigh. Assoc.
1316 LADRONES CT. SW
ALBUQUERQUE NM 87121

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

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

100806546545510140

100806546336210130

100806546329810120

DIAMOND TAIL REALTY LLC
2301 CANDELARIA RD NW
ALBUQUERQUE NM 87107

CCG PARTNERSHIP
9151 ELENA DR NE
ALBUQUERQUE NM 87122

D & S TWO LTD CO
PO BOX 30801
ALBUQUERQUE NM 87190

100806642002540108

100806646302440109

100806650502540125

LE DUC HU & TRINH NGUYEN
2828 PALO ALTO NE
ALBUQUERQUE NM 87112

BARELA ELOY A AND
2900 SAN JOAQUIN SE
ALBUQUERQUE NM 87106

ROMERO FRED E & WARD ELIZABET
3410 AMESBURY RD
LOS ANGELES CA 90027

100906601701730139

100906500547220109

100906504547320110

ZENEZ NICKOLAS ETUX
803 N WALNUT ST
ITASCA IL 60143

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

LAS VENTANAS LTD PARTNERSHIP
10 TRAMWAY LP NE
ALBUQUERQUE NM 87122

100906501443522301

100906502238522101

100906501836821926

PULTE HOMES OF NM INC
7445 PAN AMERICAN FW NE
ALBUQUERQUE NM 87109

CLARK CHRIS & ELLEN
7719 GOSHAWK AV NW
ALBUQUERQUE NM 87114

BRADFORD KELLY & FRED VELASQU
7724 GOSHAWK AV NW
ALBUQUERQUE NM 87114

100906502236821925

100906502235821904

100906501835821903

THOMAS TAMMIE L
7720 GOSHAWK AV NW
ALBUQUERQUE NM 87114

VALLES MARIO A & ERICA L
7715 HARRIER AV NW
ALBUQUERQUE NM 87114

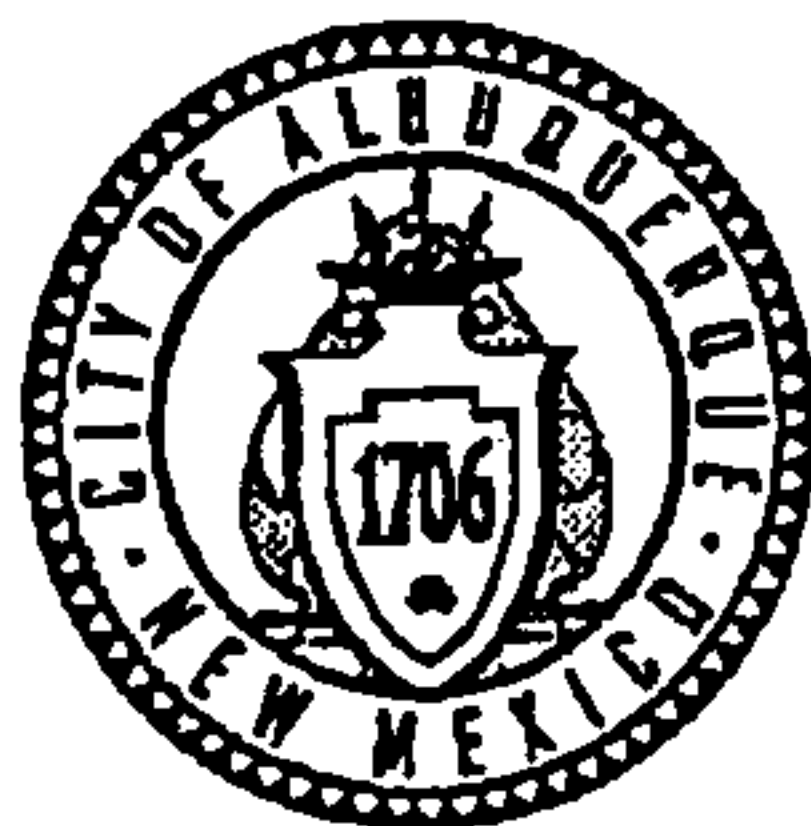
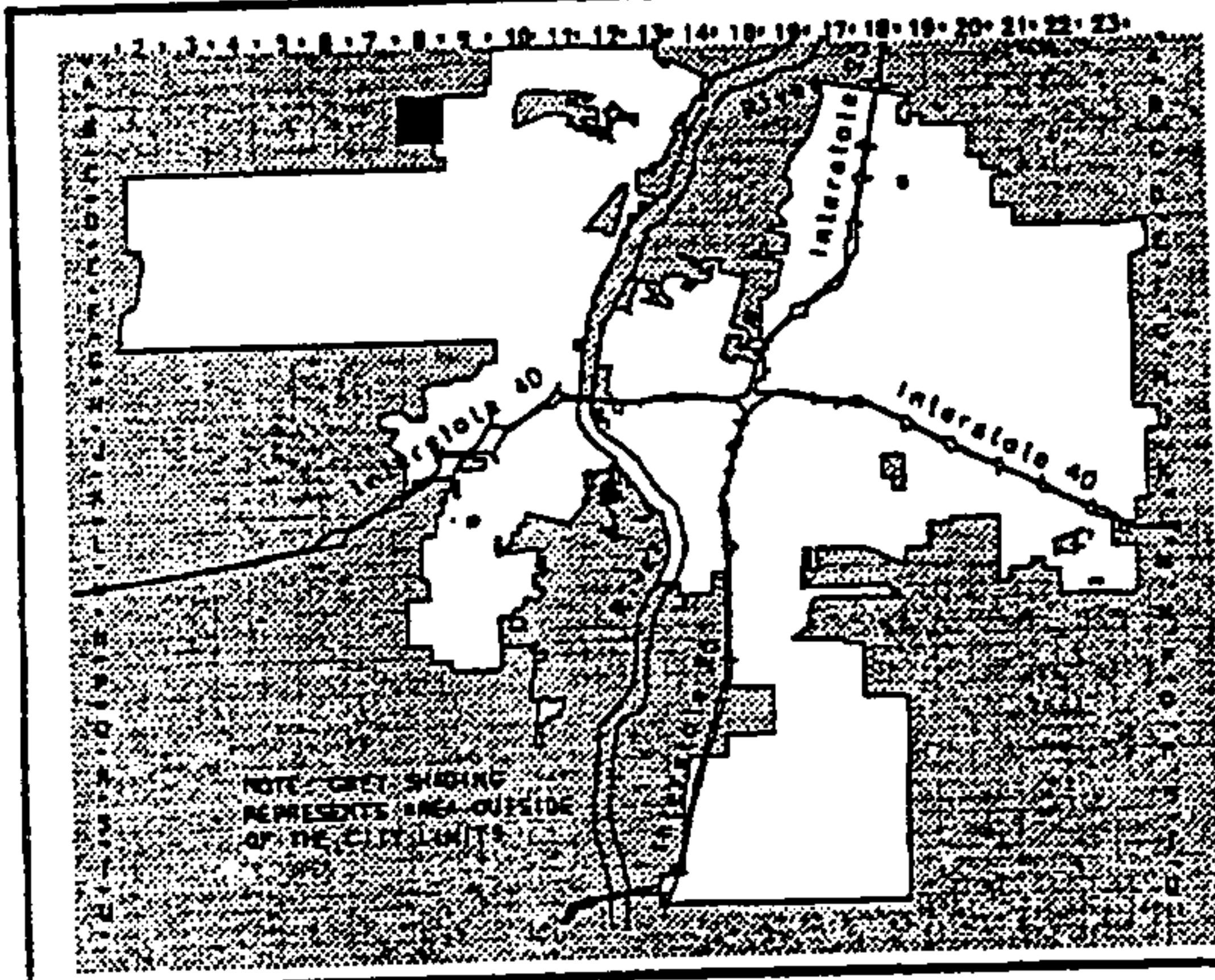
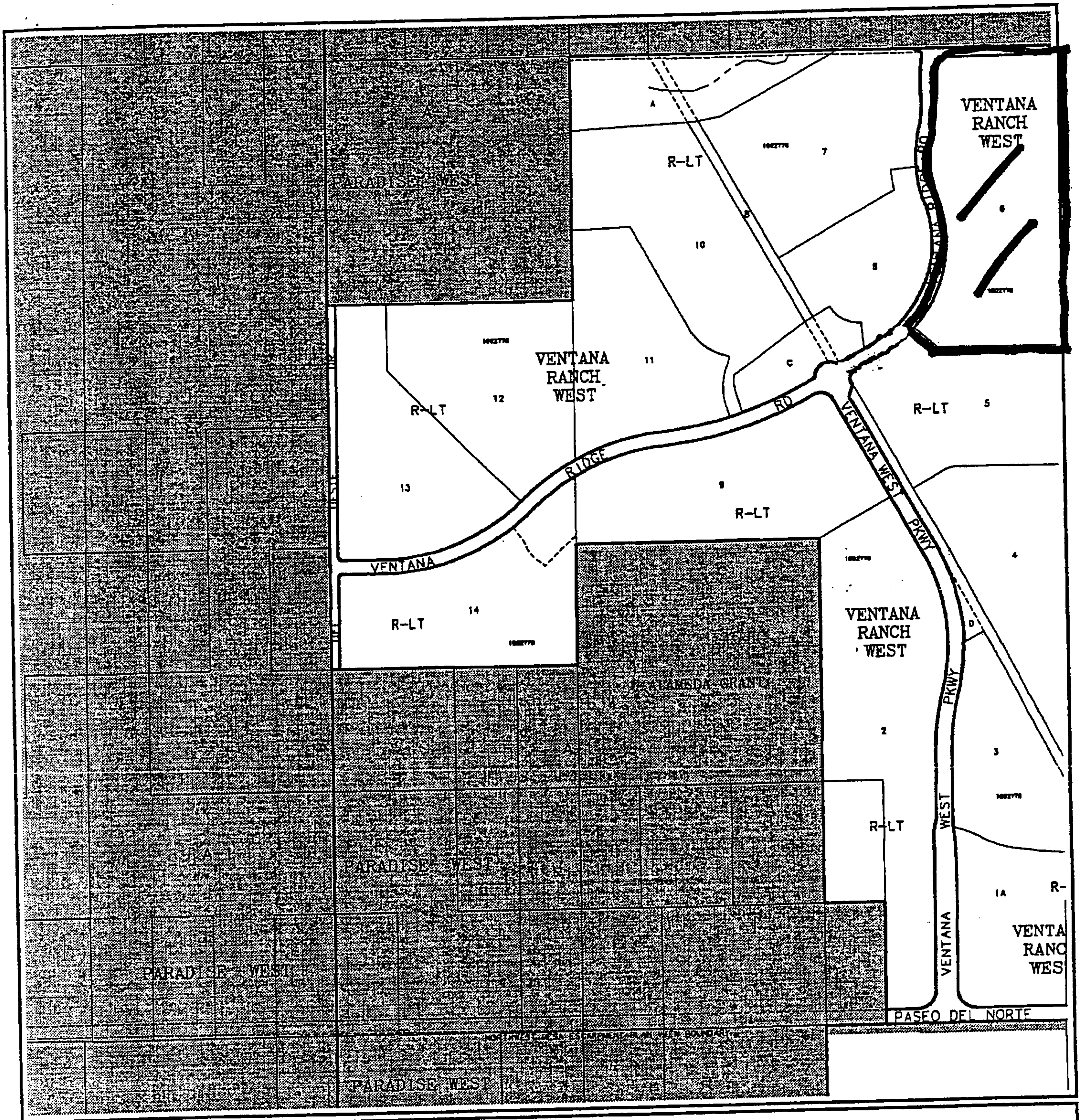
MARTIN JOSHUA L
7719 HARRIER AV NW
ALBUQUERQUE NM 87114

100906501335821902

100906500935821901

GRANEY DANIEL M & KATHLEEN B
7723 HARRIER AV NW
ALBUQUERQUE NM 87114

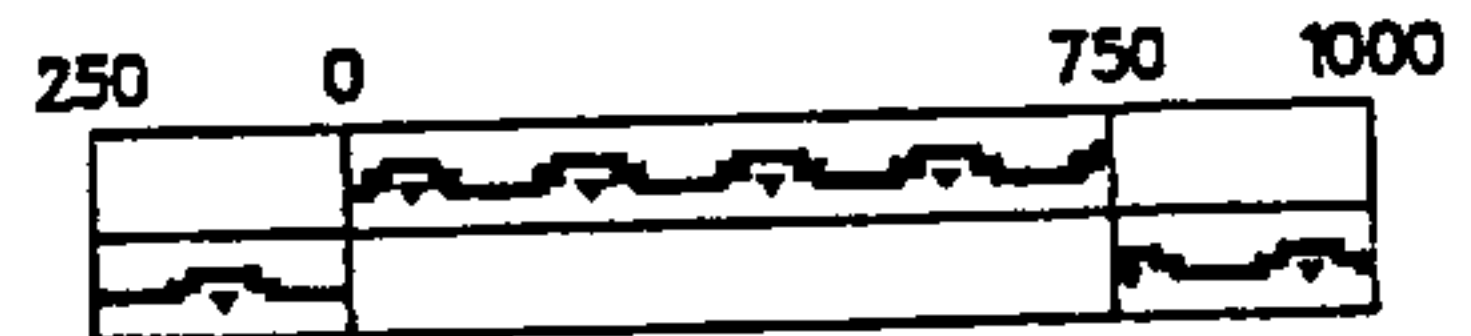
DEWJI NASRUDIN J & SHAINOOR N
7727 HARRIER AV NW
ALBUQUERQUE NM 87114



A **G** **I**
PLANNING DEPARTMENT

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GRAPHIC SCALE IN FEET



Zone Atlas Page

B-8-Z

Map Amended through August 03, 2004

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

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

MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL

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

Preliminary plat approval expires after one year.

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

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

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

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

Amended preliminary plat approval expires after one year.

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

MAJOR SUBDIVISION EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT

(Temporary sidewalk deferral uses FORM-V)

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

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

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

Kevin Ratton
 Applicant name (print)
9/2/04
 Applicant signature / date



Form revised 9/01, 8/03 and 9/03

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

Application case numbers
CY - - - - - C1361

Charles Sierra 9/3/04
 Planner signature / date
Project # 1003593

A City of Albuquerque



DEVELOPMENT PLAN REVIEW APPLICATION

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

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

APPLICANT INFORMATION:

NAME: <u>D.R. HORTON HOMES</u>	PHONE: <u>797-4245</u>
ADDRESS: <u>4400 ALAMEDA NE SUITE B</u>	FAX: <u>797-9881</u>
CITY: <u>ALBUQUERQUE</u> STATE <u>NM</u> ZIP <u>87109</u>	E-MAIL: _____
Proprietary interest in site: <u>OWNER</u>	
AGENT (if any): <u>BOHANNAN HUSTON INC.</u>	PHONE: <u>823-1000</u>
ADDRESS: <u>7500 JEFFERSON NE</u>	FAX: <u>798-7988</u>
CITY: <u>ALBUQUERQUE</u> STATE <u>NM</u> ZIP <u>87109</u>	E-MAIL: _____

DESCRIPTION OF REQUEST: FINAL PLAT APPROVAL

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

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

Lot or Tract No. TRACT 6 Block: _____ Unit: _____

Subdiv. / Addn. VENTANA RIDGE AT VENTANA RANCH WEST

Current Zoning: R-LT Proposed zoning: _____

Zone Atlas page(s): B-8 No. of existing lots: 1 No. of proposed lots: 128

Total area of site (acres): 23.4495 Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____

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

UPC No. 100806546545510140 MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: VENTANA RIDGE ROAD NW
 Between: IRVING BLVD. NW and VENTANA WEST PARKWAY NW

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.): DRB# 1003593

04 DRB 0198, 04 DRB 01360, 01361, 01362, 01363

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

SIGNATURE

[Signature] DATE 1/18/2005
 (Print) KEVIN PATTON Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 10/03

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>05 DRB - - 00097</u>	<u>FP</u>	<u>503</u>	<u>\$ 0</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>CMF</u>	_____	<u>\$ 20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	Total
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	Hearing date <u>1-26-05</u>	_____	_____	<u>\$ 20.00</u>

[Signature] 1-18-05
 Planner signature / date

Project # 1003593

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

SKETCH PLAT REVIEW AND COMMENT

YOUR ATTENDANCE IS REQUIRED.

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

MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT

Your attendance is required.

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

Extensions are not reviewed through internal routing.

Extension of preliminary plat approval expires after one year.

MAJOR SUBDIVISION FINAL PLAT APPROVAL

Your attendance is required.

- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
- Design elevations & cross sections of perimeter walls **3 copies**
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
- Property owner's and City Surveyor's signatures on the Mylar drawing
- SIA financial guaranty verification *pending, BLB*
- NA* Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
- Any original and/or related file numbers are listed on the cover application

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

MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL

Your attendance is required.

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

AMENDMENT TO PRELIMINARY PLAT (with minor changes)

Your attendance is required.

AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)

AMENDMENT TO GRADING PLAN (with minor changes)

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

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

Amended preliminary plat approval expires after one year

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

[Handwritten Signature]

Applicant name (print)

Applicant signature / date

Form revised 11/04



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

Application case numbers
 05DRB - 00097

[Handwritten Signature] 1-18-05
 Planner signature / date

Project # 1003593

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

January 18, 2005

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

Re: Final Plat Approval
Ventana Ridge at Ventana Ranch West DRB# 1003593

Dear Sheran:

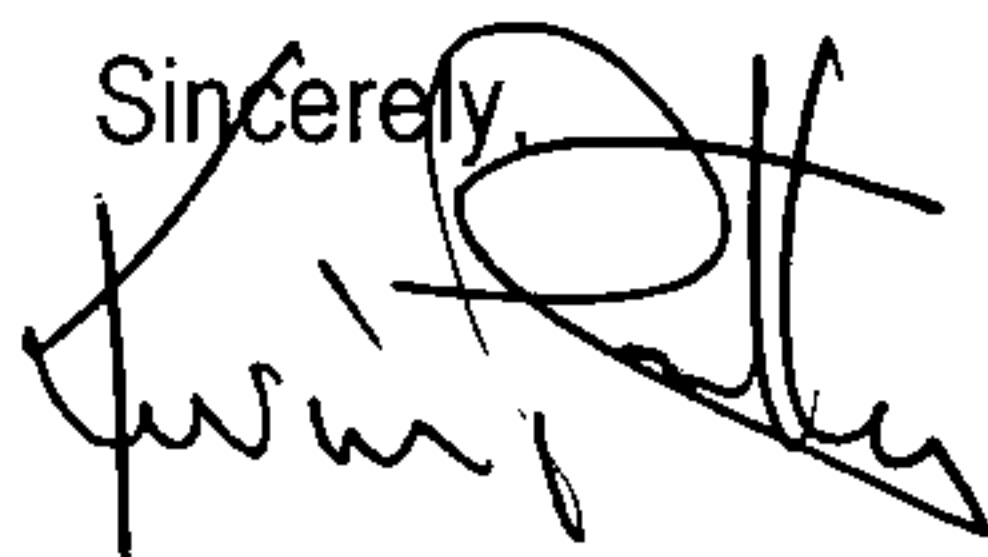
Enclosed for review and approval by the Development Review Board (DRB) are copies of the following information:

- Development Review Applications
- Six (6) copies of the Final Plat, and
- Zone Atlas Map showing the location of the property
- Fee \$20.00

The final plat enclosed is in accordance with the approved preliminary plat that was approved by DRB on September 29, 2004. The SIA for the site has been submitted to the city and should be recorded prior to the hearing for the enclosed plat.

Please place this item on the DRB Agenda to be heard on January 26, 2005. If you have any questions or require additional information, please contact me.

Sincerely,



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

SS
Enclosure

cc: Kurt Browning, Sandia Properties
RP Bohannon, D.R. Horton Homes

ENGINEERING ▲

SPATIAL DATA ▲

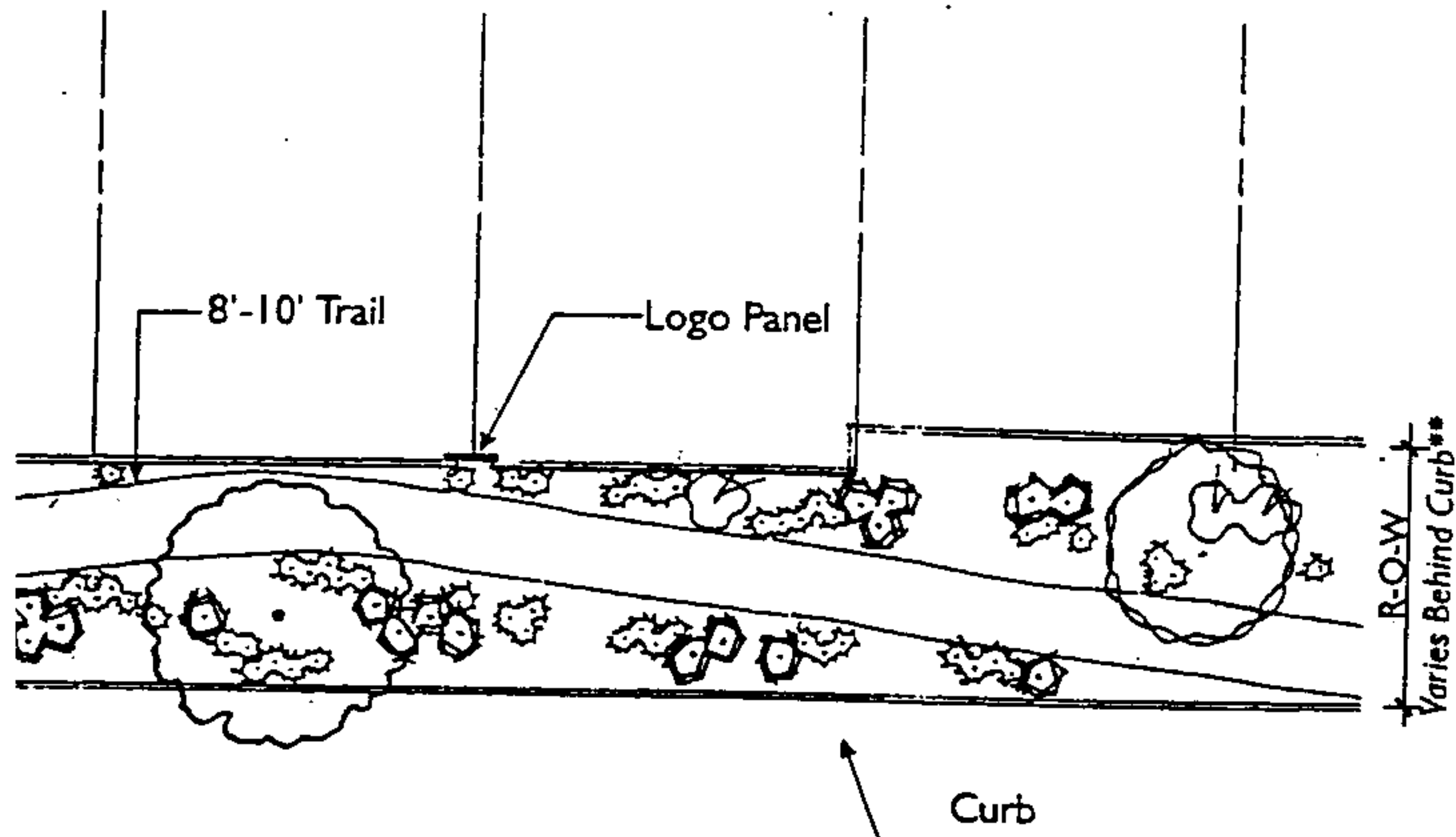
ADVANCED TECHNOLOGIES ▲

~~DRAFT~~

PERIMETER WALL DESIGN

PLANT PALETTE

The following plant palette complies with the City's Water Conservation Landscaping and Water Waste Ordinance. Water use, as categorized by the Ordinance, is provided for each plant.



** R-O-W varies:
 Ventana West Parkway 20'-28'
 Ventana Ridge Road 18'-29'
 (Excess R-O-W has been dedicated to the City on the Bulk Land Plat and will be landscaped - See Bulk Land Plat).

Shade Trees

Ash species (M+)
 Honey Locust (M+)
 Sycamore (M+)

Evergreen Trees

Austrian Pine (M)
 Curlleaf Mountain Mahogany (L+)

Ornamental Trees

Chitalpa (M)
 Desert Willow (L+)
 Flowering Pear (M+)
 Goldenrain Tree (M)
 New Mexico Olive (M)
 Purpleleaf Plum (M)
 Redbud (M)
 Vitex (M)
 Washington Hawthorn (M+)

Shrubs and Grasses

Apache Plume (L)
 Arp Rosemary (L+)
 Autumn Sage (M)

Barberry (M)

Blue Mist (M)

Dwarf Butterfly Bush (M)

Chamisa (L)

Cotoneaster (M)

Heavenly Bamboo (M+)

Honeysuckle (M)

India Hawthorn (M)

Santolina (L)

Lena's Broom (M)

Maiden Grass (M+)

Mahonia (M)

Potentilla (M+)

Powis Castle Sage (L+)

Red Tip Photinia (M+)

Red Yucca (L)

Regal Mist Grass (M)

Russian Sage (L)

Scotch Broom (M)

Silverberry (M)

Threadgrass (L+)

Three Leaf Sumac (L+)

Vines

Lady Banks Rose (M)

Boston Ivy (M)

Honeysuckle (M)

Trumpet Vine (M)

Virginia Creeper (M)

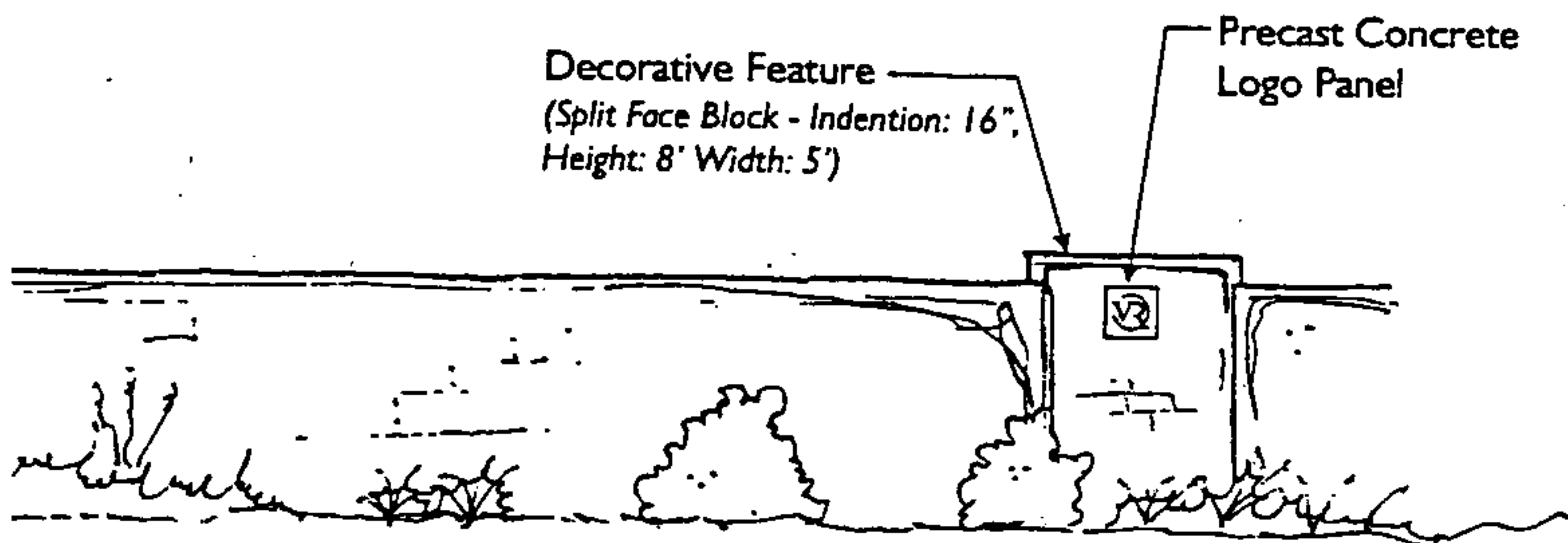
Groundcovers

Wildflowers (M)

Creeping Rosemary (L+)

NOTES

1. The Ventana Ranch West Perimeter Wall complies with the City's Wall Regulations for layout, facade, height, and materials.
2. Layout:
3 lot indentation with 48" depth (3 lots may vary slightly depending on number of lots in street length).
3. Wall materials:
Split Face block, Color: Coral
Stucco Panel, Color: Husk-El Rey
4. Trails to be constructed along Ventana West Parkway and Ventana Ridge Road with Public Improvement District (City of Albuquerque Project #617685).
5. Trail connections will have standard Ventana Ranch stuccoed opening with teal grate panels in each side.
6. Each subdivision will provide a detailed Landscape Plan to be included with a Streetscape and Maintenance Agreement approved concurrently by the City Design Review Committee.
7. All common landscaping shall be operated and maintained by the Ventana Ranch West Community Association.
8. Specific plant palette to be provided for each individual subdivision design.
9. The nearest intersection to Ventana Ranch West is Rainbow Boulevard and Paseo del Norte. The project is within Zone Atlas B-9.



LAYOUT - 3 LOTS/3 LOTS

PROJECT # 1003593

Perimeter Wall Approved

[Signature]

DRB Chair

9/07/04

Date

VENTANA RANCH WEST

Prepared For:

Sandia Properties
 No. 10 Tramway Loop NE
 Albuquerque, NM 87122

August 30, 2004

Prepared By:

Consensus Planning, Inc.
 924 Park Avenue SW
 Albuquerque, NM 87102

Date Submitted: 9/24/04
 Date Site Plan Approved: N/A
 Date Preliminary Plat Approved: 9/29/04
 Date Preliminary Plat Expires: 4/29/05

Figure 12

INFRASTRUCTURE LIST

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

DRB Project No. 1003593

11-5-04
 12-3-04

**VENTANA RIDGE SUBDIVISION
 (TRACT 6, VENTANA RANCH WEST)**

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
PUBLIC ROADWAY IMPROVEMENTS - ON-SITE (DR HORTON)									
		22' F-F (IN) 24' F-F (OUT) W/ 6' MEDIAN	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES	ROUGH ROCK ROAD	VENTANA RIDGE ROAD	OSO RIDGE PLACE	/	/	/
		22' F-F (IN) 24' F-F (OUT) W/ 6' MEDIAN	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES	STANDING ROCK ROAD	VENTANA RIDGE ROAD	OSO RIDGE PLACE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	ROUGH ROCK ROAD	OSO RIDGE PLACE	PINTADO COURT	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	OSO RIDGE PLACE	SOUTH CUL DE SAC TERMINUS	PUERCO RIDGE ROAD	/	/	/
		26' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON ONE SIDE* †	OSO RIDGE PLACE	PUERCO RIDGE ROAD	NORTH STUB STREET TERMINUS	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK (SEE SHEET 1) (Both Sides)	BORREGO CREEK DRIVE	PINTADO COURT	PUERCO RIDGE ROAD	/	/	/
		26' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON ONE SIDE* †	BORREGO CREEK DRIVE	PUERCO RIDGE ROAD	NORTH STUB STREET TERMINUS	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	ANGEL PEAK ROAD	OSO RIDGE PLACE	BORREGO CREEK DRIVE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	SEVEN SPRINGS ROAD	OSO RIDGE PLACE	BORREGO CREEK DRIVE	/	/	/

ORIGINAL

SIA Sequence #	COA DRC Project #
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<input type="text"/>	<input type="text"/>

Size	Type of Improvement	Location	From	To
PUBLIC (NMUI) WATERLINE IMPROVEMENTS - OFF-SITE (VENTANA WEST LLC)				
12" - 20" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	EXISTING PUBLIC WL EASEMENT	NMUI PUMP STATION AT WELL SITE #7	VENTANA RIDGE RD / IRVING BLVD
12" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	VENTANA RIDGE ROAD	IRVING BLVD	LOT 101; VENTANA RIDGE SUB SOUTH BDRY

Private Inspector	City Inspector	City Cnst Engineer
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Size	Type of Improvement	Location	From	To
PUBLIC (NMUI) SANITARY SEWER IMPROVEMENTS - ON-SITE (DR HORTON)				
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	OSO RIDGE PLACE	SOUTH CUL DE SAC TERMINUS	NORTH STUB STREET TERMINUS
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	ROUGH ROCK ROAD	OSO RIDGE PLACE	PINTADO COURT
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	BORREGO CREEK DRIVE	PINTADO COURT	IRVING BLVD
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	PINTADO COURT	ROUGH ROCK ROAD	SOUTH CUL DE SAC TERMINUS
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	ANGEL PEAK ROAD	OSO RIDGE PLACE	BORREGO CREEK DRIVE
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	SEVEN SPRINGS ROAD	OSO RIDGE PLACE	BORREGO CREEK DRIVE
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	PUERCO RIDGE ROAD	OSO RIDGE PLACE	BORREGO CREEK DRIVE

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Size	Type of Improvement	Location	From	To
PUBLIC (NMUI) SANITARY SEWER IMPROVEMENTS - OFF-SITE (VENTANA WEST LLC)				
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	VENTANA RIDGE ROAD	IRVING BLVD	LOT 101; VENTANA RIDGE SUB SOUTH BDRY
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	IRVING BLVD	VENTANA RIDGE ROAD	LOT 65; VENTANA RIDGE SUB; EAST BDRY

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Size	Type of Improvement	Location	From	To
PUBLIC STORM DRAIN IMPROVMENTS - ON-SITE (DR HORTON)				
24" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	PUBLIC SD EASEMENT LOTS 93 & 94	PINTADO COURT	EXISTING SD STUB W/IN TRACT 5
24" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	PUBLIC SD EASEMENT W/IN TRACT I	BORREGO CREEK DR	TRACT A OF PINON POINTE 6
36" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	PUBLIC SD EASEMENT	BORREGO CREEK DR STUB STREET	IRVING BLVD
3' WIDE	CONCRETE RIBBON CHANNEL	5' PRIVATE EASEMENT ON TRACT A, PP 6	LOT 71	IRVING BLVD
3' WIDE	CONCRETE RIBBON CHANNEL	5' PRIVATE EASEMENT BACKYARD LOT 99	LOT 100	ROUGH ROCK ROAD

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NOTE: A GRADING AND DRAINAGE CERTIFICATION OF THE APPROVED GRADING PLAN IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTEES. **PCC (3FT) FUNDOWN ON OSO RIDGE NORTH STREET TERMINUS. TO IRVING BLVD**

ORIGINAL

SIA Sequence #	COA DRC Project #
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Size	Type of Improvement	Location	From	To
PUBLIC STORM SEWER IMPROVEMENTS - OFF-SITE (VENTANA WEST LLC)				
18" - 36" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	IRVING BLVD	VENTANA RIDGE ROAD	EAST BDRY OF SUB (LOT 65)

Private Inspector	City Inspector	City Cnst Engineer
_____ / _____	_____ / _____	_____ / _____

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PUBLIC IMPROVEMENTS (VENTANA WEST LLC)

NOTE: OFFSITE TRAFFIC MITIGATION IS NOT REQUIRED AND HAS BEEN MET VIA THE APPROVED OFFSITE TRANSPORTATION IMPROVEMENTS CONSTRUCTION AGREEMENT BETWEEN VENTANA WEST LLC AND COA (FOR VENTANA RANCH WEST) SEE CITY LEGAL OR CITY ENGINEER FOR FUTHER DETAILS.

NOTE: LANDSCAPING WITHIN THE PUBLIC RIGHT OF WAY WILL BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED STREETScape-GIFT AND FREE WORK AGREEMENT. A FINANCIAL GUARANTY WILL NOT BE REQUIRED FOR LANDSCAPING WITHIN PUBLIC RIGHT OF WAY.

_____ / _____	_____ / _____	_____ / _____
_____ / _____	_____ / _____	_____ / _____

AGENT/OWNER _____ DEVELOPMENT REVIEW BOARD MEMBER APPROVALS _____

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

Sheran Motson 9/29/04 *Christina Sandoval* 9/29/04
DRB CHAIR DATE PARKS & GENERAL SERVICES DATE

BOHANNAN HUSTON INC.
FIRM:

Kevin Patton 9/28/04 *Shawn Sney* 9-29-04
SIGNATURE DATE TRANSPORTATION DEVELOPMENT DATE

SIGNATURE

Dennis Mueser 9/29/04
UTILITY DEVELOPMENT DATE

AMAFCA _____ DATE

~~NEW MEXICO UTILITIES INCORPORATED~~ 9-27-04
DATE

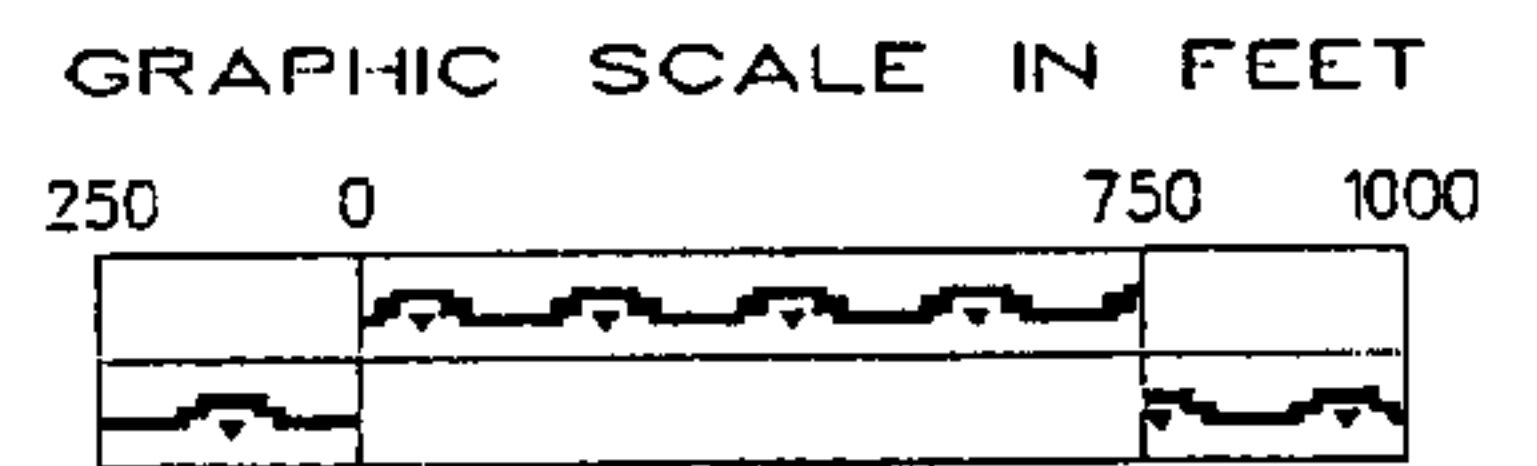
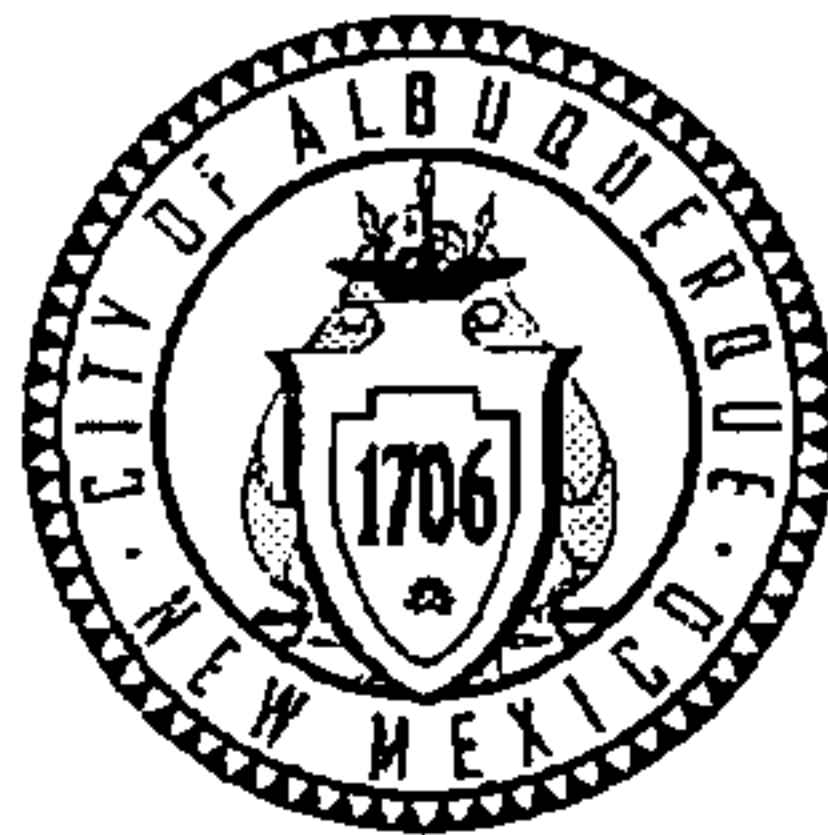
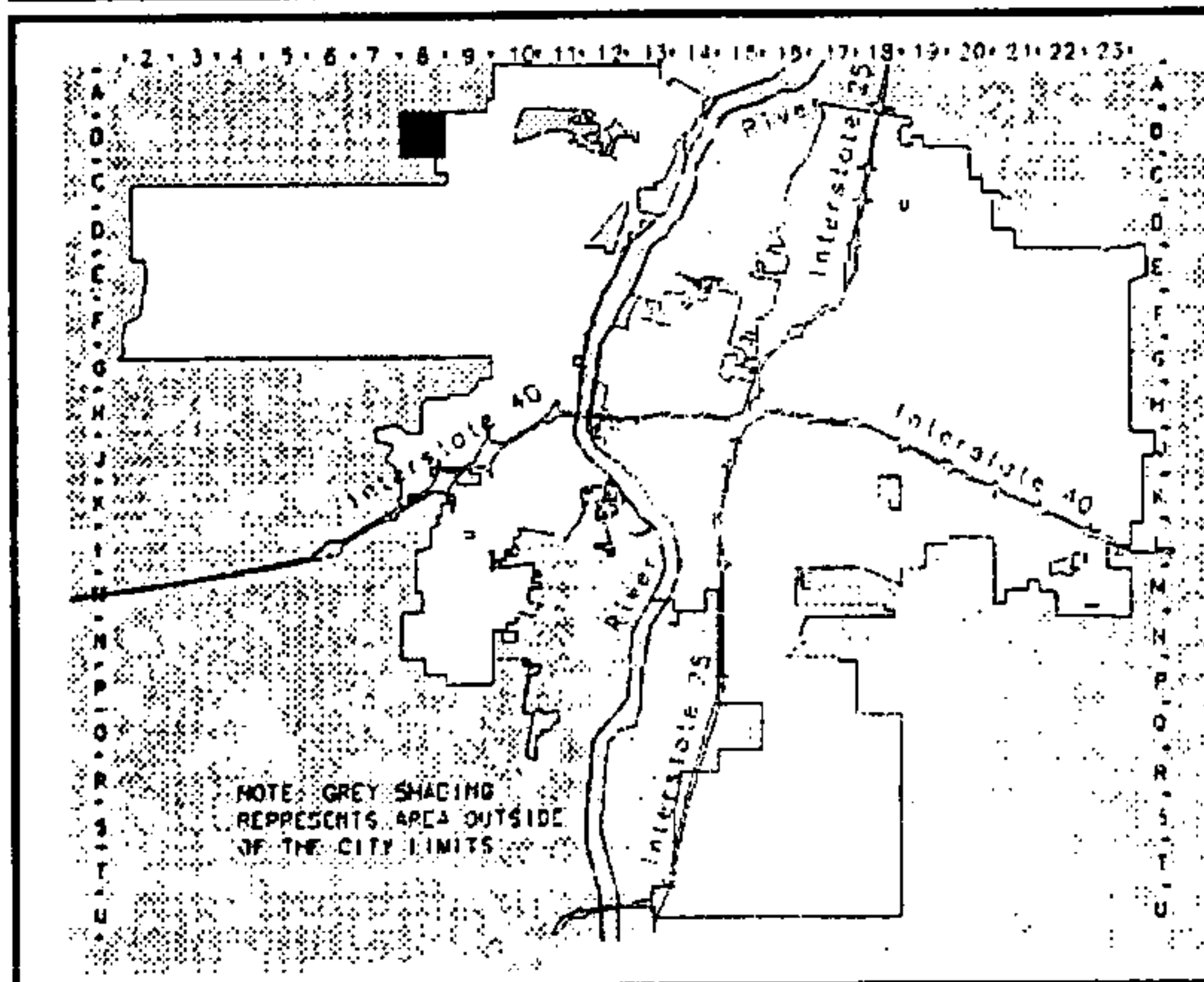
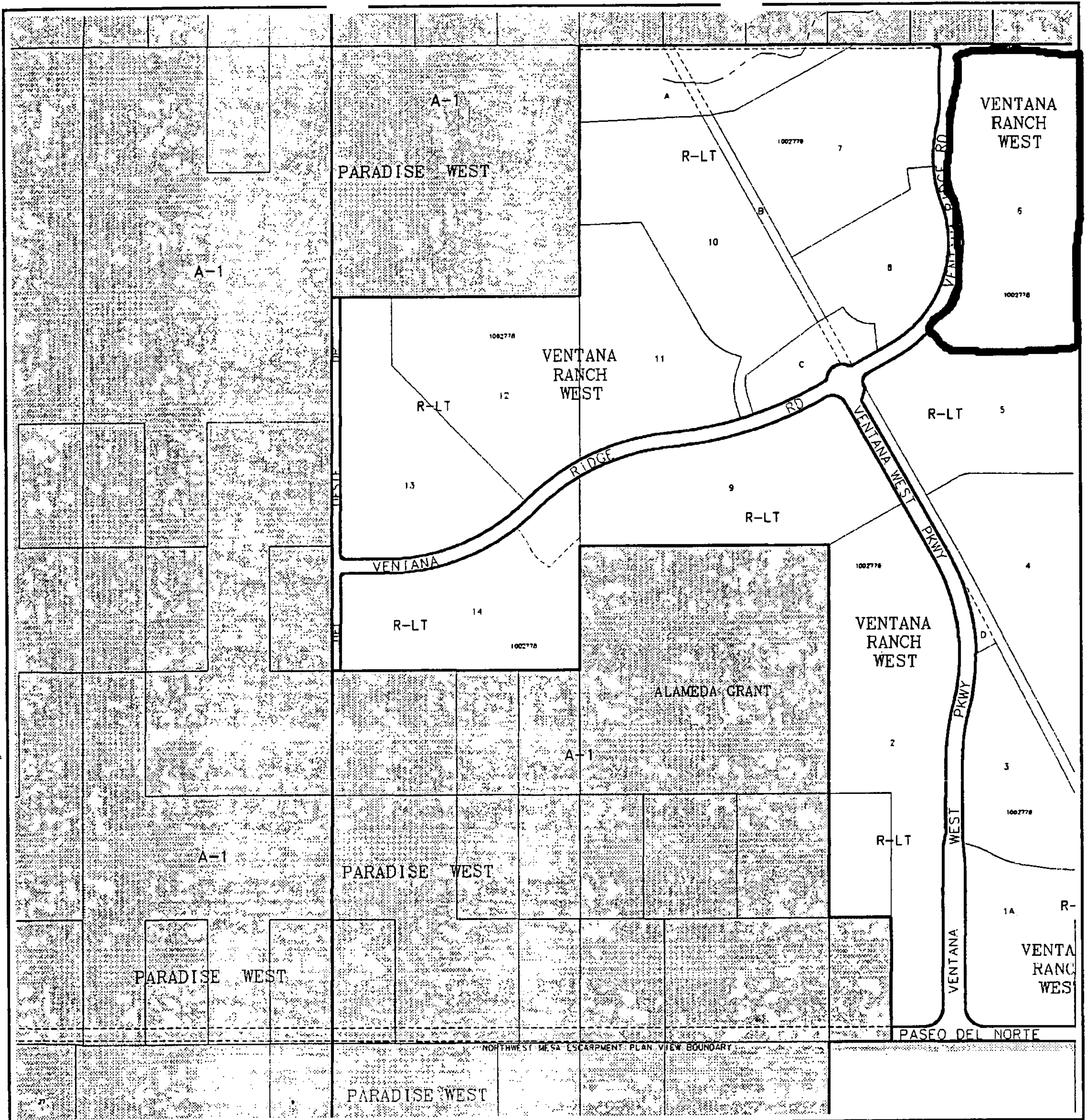
MAXIMUM TIME ALLOW TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION

Bradley D. Bingham 9/29/04
CITY ENGINEER DATE

NEW MEXICO UTILITIES INCORPORATED _____ DATE

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER
1	11/5/04	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>
2	12-3-04	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>



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

© Copyright 2004

Zone Atlas Page

B-8-Z

Map Amended through January 04, 2005



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

September 29, 2004

3. Project # 1003593

04DRB-01360 Major-Vacation of Public Easements
04DRB-01361 Major-Preliminary Plat Approval
04DRB-01362 Minor-Sidewalk Waiver
04DRB-01363 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for VENTANA WEST LLC request(s) the above action(s) for all or a portion of Tract(s) 6, VENTANA RANCH WEST, zoned R-LT, residential zone, located on IRVING BLVD NW, and VENTANA RIDGE RD NW containing approximately 24 acre(s). [REF: 04DRB-01198] (B-8/B-9)

At the September 29, 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. Final disposition shall be through the City Real Estate Office.
2. The vacated property shall be shown on a replat approved by the Development Review Board and the approved replat shall be filed for record with the Bernalillo County Clerk's Office within one year.

With the signing of the infrastructure list dated 9/29/04 and approval of the grading plan engineer stamp dated 9/3/04 the preliminary plat was approved.

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

If you wish to appeal this decision, you must do so by October 14, 2004 in the manner described below.



OFFICIAL NOTICE OF DECISION
PAGE 2

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

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

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

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

Sheran Matson, AICP, DRB Chair

Cc: Ventana West LLC, 10 Tramway Loop NE, 87111
Bohannon Huston Inc., 7500 Jefferson NE, 87109
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg
File

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

PAID RECEIPT

APPLICANT NAME DR Horton
AGENT Bohannan Huston
ADDRESS 7500 Jefferson NE
PROJECT & APP # 1003593/05 DRB00097
PROJECT NAME Ventana Ridge @ U.R.W. Tr 6

\$ 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.

City Of Albuquerque
Treasury Division

1/18/2005 12:27PM LOC: ANNX
RECEIPT# 00034721 WS# 008 TRANS# 0052
Account 441032 Fund 0110
Activity 3424000 TRSDMM
Trans Amt \$20.00
J24 Misc \$20.00
CA \$20.00
CHANGE \$0.00

ORIGINAL

Claire

Date Submitted: 9/29/04
 Date Site Plan Approved: N/A
 Date Preliminary Plat Approved: 9/29/04
 Date Preliminary Plat Expires: 9/29/05

DRB Project No. 1003593

Figure 12
INFRASTRUCTURE LIST

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

**VENTANA RIDGE SUBDIVISION
(TRACT 6, VENTANA RANCH WEST)**

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
PUBLIC ROADWAY IMPROVEMENTS - ON-SITE (DR HORTON)									
		22' F-F (IN) 24' F-F (OUT) W/ 6' MEDIAN	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES	ROUGH ROCK ROAD	VENTANA RIDGE ROAD	OSO RIDGE PLACE	/	/	/
		22' F-F (IN) 24' F-F (OUT) W/ 6' MEDIAN	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES	STANDING ROCK ROAD	VENTANA RIDGE ROAD	OSO RIDGE PLACE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	ROUGH ROCK ROAD	OSO RIDGE PLACE	PINTADO COURT	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	OSO RIDGE PLACE	SOUTH CUL DE SAC TERMINUS	PUERCO RIDGE ROAD	/	/	/
		26' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON ONE SIDE* †	OSO RIDGE PLACE	PUERCO RIDGE ROAD	NORTH STUB STREET TERMINUS	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK (SEE NOTE) (Both Sides)	BORREGO CREEK DRIVE	PINTADO COURT	PUERCO RIDGE ROAD	/	/	/
		26' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON ONE SIDE* †	BORREGO CREEK DRIVE	PUERCO RIDGE ROAD	NORTH STUB STREET TERMINUS	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	ANGEL PEAK ROAD	OSO RIDGE PLACE	BORREGO CREEK DRIVE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	SEVEN SPRINGS ROAD	OSO RIDGE PLACE	BORREGO CREEK DRIVE	/	/	/

ORIGINAL

SIA Sequence #	COA DRC Project #

Size	Type of Improvement	Location	From	To
PUBLIC ROADWAY IMPROVEMENTS - ON-SITE CONTINUED (DR HORTON)				
28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	PUERCO RIDGE ROAD	OSO RIDGE PLACE	BORREGO CREEK DRIVE
28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	PINTADO COURT	SOUTH CUL DE SAC TERMINUS	BORREGO CREEK DRIVE
*SIDEWALKS TO BE DEFERRED WHEN FRONTING A LOT; SIDEWALKS TO BE BUILT WHEN ADJACENT TO HOA TRACTS. †SIDEWALK TO BE WAIVED ON BORREGO CREEK DR ALONG LOTS 67 , 66, 65 & OSO RIDGE PL ALONG LOTS 8, 9, 10. SIDEWALKS WILL CONNECT TO IRVING BLVD FROM OSO RIDGE & BORREGO CREEK STUB STREETS STREET LIGHTS AS PER COA DPM				

Private Inspector	City Inspector	City Cnst Engineer
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/	/	/
/	/	/

SIA Sequence #	COA DRC Project #

Size	Type of Improvement	Location	From	To
PUBLIC ROADWAY IMPROVEMENTS - OFF-SITE (VENTANA WEST LLC)				
20' F-F	ARTERIAL PAVING W/ PCC STD & MED CURB & GUTTER & ACC 8' WIDE PATH ON EAST SIDE	VENTANA RIDGE ROAD	LOT 101; VENTANA RIDGE SUBD; SOUTH BDRY	IRVING BOULEVARD
20' F-F	ARTERIAL PAVING W/ PCC STD & MED CURB & GUTTER & ACC 8' WIDE PATH ON SOUTH SIDE	IRVING BOULEVARD	VENTANA RIDGE ROAD	LOT 65; VENTANA RIDGE SUB; EAST BDRY
NOTE:	10 FT ACC PATH TO BE CONSTRUCTED W/IN TRACT I W/ LANDSCAPING PLAN STREET LIGHTS AS PER COA DPM			

Private Inspector	City Inspector	City Cnst Engineer
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SIA Sequence #	COA DRC Project #

Size	Type of Improvement	Location	From	To
PUBLIC (NMU) WATERLINE IMPROVEMENTS - ON-SITE (DR HORTON)				
8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	ROUGH ROCK ROAD	VENTANA RIDGE ROAD	PINTADO COURT
8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	STANDING ROCK ROAD	VENTANA RIDGE ROAD	OSO RIDGE PLACE
6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	OSO RIDGE PLACE	SOUTH CUL DE SAC TERMINUS	NORTH STUB STREET TERMINUS
8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	BORREGO CREEK DRIVE	PINTADO COURT	PUERCO RIDGE ROAD
6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	BORREGO CREEK DRIVE	PUERCO RIDGE ROAD	NORTH STUB STREET TERMINUS
8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	PINTADO COURT	ROUGH ROCK ROAD	SOUTH CUL DE SAC TERMINUS
6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	ANGEL PEAK ROAD	OSO RIDGE PLACE	BORREGO CREEK DRIVE
6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	SEVEN SPRINGS ROAD	OSO RIDGE PLACE	BORREGO CREEK DRIVE
6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	PUERCO RIDGE ROAD	OSO RIDGE PLACE	BORREGO CREEK DRIVE

Private Inspector	City Inspector	City Cnst Engineer
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ORIGINAL

SIA Sequence #	COA DRC Project #
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Size	Type of Improvement	Location	From	To
PUBLIC (NMUI) WATERLINE IMPROVEMENTS - OFF-SITE (VENTANA WEST LLC)				
12" - 20" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	EXISTING PUBLIC WL EASEMENT	NMUI PUMP STATION AT WELL SITE #7	VENTANA RIDGE RD / IRVING BLVD
12" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	VENTANA RIDGE ROAD	IRVING BLVD	LOT 101; VENTANA RIDGE SUB SOUTH BDRY

Private Inspector	City Inspector	City Cnst Engineer
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Size	Type of Improvement	Location	From	To
PUBLIC (NMUI) SANITARY SEWER IMPROVEMENTS - ON-SITE (DR HORTON)				
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	OSO RIDGE PLACE	SOUTH CUL DE SAC TERMINUS	NORTH STUB STREET TERMINUS
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	ROUGH ROCK ROAD	OSO RIDGE PLACE	PINTADO COURT
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	BORREGO CREEK DRIVE	PINTADO COURT	IRVING BLVD
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	PINTADO COURT	ROUGH ROCK ROAD	SOUTH CUL DE SAC TERMINUS
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	ANGEL PEAK ROAD	OSO RIDGE PLACE	BORREGO CREEK DRIVE
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	SEVEN SPRINGS ROAD	OSO RIDGE PLACE	BORREGO CREEK DRIVE
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	PUERCO RIDGE ROAD	OSO RIDGE PLACE	BORREGO CREEK DRIVE

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Size	Type of Improvement	Location	From	To
PUBLIC (NMUI) SANITARY SEWER IMPROVEMENTS - OFF-SITE (VENTANA WEST LLC)				
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	VENTANA RIDGE ROAD	IRVING BLVD	LOT 101; VENTANA RIDGE SUB SOUTH BDRY
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	IRVING BLVD	VENTANA RIDGE ROAD	LOT 65; VENTANA RIDGE SUB; EAST BDRY

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Size	Type of Improvement	Location	From	To
PUBLIC STORM DRAIN IMPROVMENTS - ON-SITE (DR HORTON)				
24" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	PUBLIC SD EASEMENT LOTS 93 & 94	PINTADO COURT	EXISTING SD STUB W/IN TRACT 5
24" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	PUBLIC SD EASEMENT W/IN TRACT I	BORREGO CREEK DR	TRACT A OF PINON POINTE 6
36" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	PUBLIC SD EASEMENT	BORREGO CREEK DR STUB STREET	IRVING BLVD
3' WIDE	CONCRETE RIBBON CHANNEL	5' PRIVATE EASEMENT ON TRACT A, PP 6	LOT 71	IRVING BLVD
3' WIDE	CONCRETE RIBBON CHANNEL	5' PRIVATE EASEMENT BACKYARD LOT 99	LOT 100	ROUGH ROCK ROAD

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NOTE: A GRADING AND DRAINAGE CERTIFICATION OF THE APPROVED GRADING PLAN IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTEES. **PCC (3FT) FUNDOWN ON OSO RIDGE NORTH STREET TERMINUS TO IRVING BLVD**

Claire

Date Submitted:
 Date Site Plan Approved:
 Date Preliminary Plat Approved:
 Date Preliminary Plat Expires:

9/24/04
 N/A
 9/29/04
 4/29/03

DRB Project No. 1003593

Figure 12

INFRASTRUCTURE LIST

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

**VENTANA RIDGE SUBDIVISION
 (TRACT 6, VENTANA RANCH WEST)**

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
PUBLIC ROADWAY IMPROVEMENTS - ON-SITE (DR HORTON)									
		22' F-F (IN) 24' F-F (OUT) W/ 8' MEDIAN	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES	ROUGH ROCK ROAD	VENTANA RIDGE ROAD	OSO RIDGE PLACE	/	/	/
		22' F-F (IN) 24' F-F (OUT) W/ 8' MEDIAN	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES	STANDING ROCK ROAD	VENTANA RIDGE ROAD	OSO RIDGE PLACE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	ROUGH ROCK ROAD	OSO RIDGE PLACE	PINTADO COURT	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	OSO RIDGE PLACE	SOUTH CUL DE SAC TERMINUS	PUERCO RIDGE ROAD	/	/	/
		26' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON ONE SIDE* †	OSO RIDGE PLACE	PUERCO RIDGE ROAD	NORTH STUB STREET TERMINUS	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK (SEE NOTE)* †	BORREGO CREEK DRIVE	PINTADO COURT	PUERCO RIDGE ROAD	/	/	/
		26' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON ONE SIDE* †	BORREGO CREEK DRIVE	PUERCO RIDGE ROAD	NORTH STUB STREET TERMINUS	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	ANGEL PEAK ROAD	OSO RIDGE PLACE	BORREGO CREEK DRIVE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	SEVEN SPRINGS ROAD	OSO RIDGE PLACE	BORREGO CREEK DRIVE	/	/	/

SIA Sequence #	COA DRC Project #

Size	Type of Improvement	Location	From	To
PUBLIC ROADWAY IMPROVEMENTS - ON-SITE CONTINUED (DR HORTON)				
28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	PUERCO RIDGE ROAD	OSO RIDGE PLACE	BORREGO CREEK DRIVE
28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	PINTADO COURT	SOUTH CUL DE SAC TERMINUS	BORREGO CREEK DRIVE
*SIDEWALKS TO BE DEFERRED WHEN FRONTING A LOT; SIDEWALKS TO BE BUILT WHEN ADJACENT TO HOA TRACTS. †SIDEWALK TO BE WAIVED ON BORREGO CREEK DR ALONG LOTS 67 , 66, 65 & OSO RIDGE PL ALONG LOTS 8, 9, 10. SIDEWALKS WILL CONNECT TO IRVING BLVD FROM OSO RIDGE & BORREGO CREEK STUB STREETS STREET LIGHTS AS PER COA DPM				

Private Inspector	City Inspector	City Cnst Engineer
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Size	Type of Improvement	Location	From	To
PUBLIC ROADWAY IMPROVEMENTS - OFF-SITE (VENTANA WEST LLC)				
20' F-F	ARTERIAL PAVING W/ PCC STD & MED CURB & GUTTER & ACC 8' WIDE PATH ON EAST SIDE	VENTANA RIDGE ROAD	LOT 101; VENTANA RIDGE SUBD; SOUTH BDRY	IRVING BOULEVARD
20' F-F	ARTERIAL PAVING W/ PCC STD & MED CURB & GUTTER & ACC 8' WIDE PATH ON SOUTH SIDE	IRVING BOULEVARD	VENTANA RIDGE ROAD	LOT 65; VENTANA RIDGE SUB; EAST BDRY
NOTE:	10 FT ACC PATH TO BE CONSTRUCTED W/IN TRACT I W/ LANDSCAPING PLAN STREET LIGHTS AS PER COA DPM			

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Size	Type of Improvement	Location	From	To
PUBLIC (NMUI) WATERLINE IMPROVEMENTS - ON-SITE (DR HORTON)				
8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	ROUGH ROCK ROAD	VENTANA RIDGE ROAD	PINTADO COURT
8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	STANDING ROCK ROAD	VENTANA RIDGE ROAD	OSO RIDGE PLACE
6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	OSO RIDGE PLACE	SOUTH CUL DE SAC TERMINUS	NORTH STUB STREET TERMINUS
8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	BORREGO CREEK DRIVE	PINTADO COURT	PUERCO RIDGE ROAD
6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	BORREGO CREEK DRIVE	PUERCO RIDGE ROAD	NORTH STUB STREET TERMINUS
8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	PINTADO COURT	ROUGH ROCK ROAD	SOUTH CUL DE SAC TERMINUS
6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	ANGEL PEAK ROAD	OSO RIDGE PLACE	BORREGO CREEK DRIVE
6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	SEVEN SPRINGS ROAD	OSO RIDGE PLACE	BORREGO CREEK DRIVE
6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	PUERCO RIDGE ROAD	OSO RIDGE PLACE	BORREGO CREEK DRIVE

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Size	Type of Improvement	Location	From	To
PUBLIC (NMUI) WATERLINE IMPROVEMENTS - OFF-SITE (VENTANA WEST LLC)				
12" - 20" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	EXISTING PUBLIC WL EASEMENT	NMUI PUMP STATION AT WELL SITE #7	VENTANA RIDGE RD / IRVING BLVD
12" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	VENTANA RIDGE ROAD	IRVING BLVD	LOT 101; VENTANA RIDGE SUB SOUTH BDRY

Private Inspector	City Inspector	City Cnst Engineer
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Size	Type of Improvement	Location	From	To
PUBLIC (NMUI) SANITARY SEWER IMPROVEMENTS - ON-SITE (DR HORTON)				
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	OSO RIDGE PLACE	SOUTH CUL DE SAC TERMINUS	NORTH STUB STREET TERMINUS
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	ROUGH ROCK ROAD	OSO RIDGE PLACE	PINTADO COURT
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	BORREGO CREEK DRIVE	PINTADO COURT	IRVING BLVD
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	PINTADO COURT	ROUGH ROCK ROAD	SOUTH CUL DE SAC TERMINUS
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	ANGEL PEAK ROAD	OSO RIDGE PLACE	BORREGO CREEK DRIVE
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	SEVEN SPRINGS ROAD	OSO RIDGE PLACE	BORREGO CREEK DRIVE
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	PUERCO RIDGE ROAD	OSO RIDGE PLACE	BORREGO CREEK DRIVE

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Size	Type of Improvement	Location	From	To
PUBLIC (NMUI) SANITARY SEWER IMPROVEMENTS - OFF-SITE (VENTANA WEST LLC)				
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	VENTANA RIDGE ROAD	IRVING BLVD	LOT 101; VENTANA RIDGE SUB SOUTH BDRY
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	IRVING BLVD	VENTANA RIDGE ROAD	LOT 65; VENTANA RIDGE SUB; EAST BDRY

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Size	Type of Improvement	Location	From	To
PUBLIC STORM DRAIN IMPROVMENTS - ON-SITE (DR HORTON)				
24" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	PUBLIC SD EASEMENT LOTS 93 & 94	PINTADO COURT	EXISTING SD STUB W/IN TRACT 5
24" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	PUBLIC SD EASEMENT W/IN TRACT I	BORREGO CREEK DR	TRACT A OF PINON POINTE 6
36" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	PUBLIC SD EASEMENT	BORREGO CREEK DR STUB STREET	IRVING BLVD
3' WIDE	CONCRETE RIBBON CHANNEL	5' PRIVATE EASEMENT ON TRACT A, PP 6	LOT 71	IRVING BLVD
3' WIDE	CONCRETE RIBBON CHANNEL	5' PRIVATE EASEMENT BACKYARD LOT 99	LOT 100	ROUGH ROCK ROAD

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NOTE: A GRADING AND DRAINAGE CERTIFICATION OF THE APPROVED GRADING PLAN IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTEES. PCC (3PT) FUNDOWN ON OSO RIDGE NORTH STREET TERMINUS TO IRVING BLVD

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Size	Type of Improvement	Location	From	To
PUBLIC STORM SEWER IMPROVEMENTS - OFF-SITE (VENTANA WEST LLC)				
18" - 36" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	IRVING BLVD	VENTANA RIDGE ROAD	EAST BDRY OF SUB (LOT 65)

Private Inspector	City Inspector	City Cnst Engineer
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PUBLIC IMPROVEMENTS (VENTANA WEST LLC)

NOTE: OFFSITE TRAFFIC MITIGATION IS NOT REQUIRED AND HAS BEEN MET VIA THE APPROVED OFFSITE TRANSPORTATION IMPROVEMENTS CONSTRUCTION AGREEMENT BETWEEN VENTANA WEST LLC AND COA (FOR VENTANA RANCH WEST) SEE CITY LEGAL OR CITY ENGINEER FOR FUTHER DETAILS.

NOTE: LANDSCAPING WITHIN THE PUBLIC RIGHT OF WAY WILL BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED STREETScape-GIFT AND FREE WORK AGREEMENT. A FINANCIAL GUARANTY WILL NOT BE REQUIRED FOR LANDSCAPING WITHIN PUBLIC RIGHT OF WAY.

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AGENT/OWNER DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

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

Sheran Matson 9/29/04 *Christina Sandoval* 9/29/04
DRB CHAIR DATE PARKS & GENERAL SERVICES DATE

BOHANNAN HUSTON INC.

FIRM: *Kevin Patton* 9/28/04 *Walt Sey* 9-29-04 *Dennis Muscarello* 9/29/04 *Bradley D. Bingham* 9/29/04
SIGNATURE TRANSPORTATION DEVELOPMENT DATE UTILITY DEVELOPMENT DATE
AMAFCA DATE
NEW MEXICO UTILITIES INCORPORATED 9-27-04 DATE

MAXIMUM TIME ALLOW TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

Corrected
Copy



City of Albuquerque

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

Date: September 9, 2004

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

Thank you for your inquiry of 8/30/04 (date) requesting the names of **Recognized**

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at Tract 6 Ventana Ranch West

zone map page(s) B-8-2

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

Ventana Ranch NA CR
Neighborhood Association
Contacts: Laura Horton
7224 Cascada Rd NW 87114
898-8103
Bruce Nyberg
6824 Brushfield Rd NW 87114
890-6559

Neighborhood Association
Contacts: _____

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

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

Sincerely,

Julia V. King
OFFICE OF NEIGHBORHOOD COORDINATION

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

NOTICE TO APPLICANTS

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, etc. are required under Council Bill O-92 to notify all affected recognized neighborhood associations **PRIOR TO FILING THE APPLICATION TO THE PLANNING DEPARTMENT**. Because the purpose of the notification is to ensure communication as a means of identifying and resolving problems early, it is essential that the notification be fully informative.

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

1. The street address of the subject property.
2. The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.
3. A physical description of the location, referenced to streets and existing land uses.
4. A complete description of the actions requested of the EPC:
 - a) If a **ZONE CHANGE OR ANNEXATION**, the name of the existing zone category and primary uses and the name of the proposed category and primary uses (i.e., "from the R-T Townhouse zone, to the C-2 Community Commercial zone").
 - b) If a **SITE DEVELOPMENT OR MASTER DEVELOPMENT PLAN** approval or amendment describe the physical nature of the proposal (i.e., "an amendment to the approved plan to allow a drive-through restaurant to be located just east of the main shopping center entrance off Montgomery Blvd.").
 - c) If a **SECTOR DEVELOPMENT PLAN OR PLAN AMENDMENT** a general description of the plan area plan concept, the mix of zoning and land use categories proposed and description of major features such as location of significant shopping centers, employment centers, parks and other public facilities.
5. The name, address and telephone number of the applicant and of the agent (if any). In particular the name of an individual contact person will be helpful so that neighborhood associations may contact someone with questions or comments.

(Below this line for ONC use only)

Date of Inquiry: 9/9/04 Time Entered: 4:30 ONC Rep. Initials: Jsw

Current DRC
Project No. _____

ORIGINAL

Date Submitted: 9-3-04
 Date Site Plan Approved: N/A
 Date Preliminary Plat Approved: _____
 Date Preliminary Plat Expires: _____
 DRB Project No. 1003593

Figure 12
INFRASTRUCTURE LIST

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

**VENTANA RIDGE SUBDIVISION
(TRACT 6, VENTANA RANCH WEST)**

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
PUBLIC ROADWAY IMPROVEMENTS - ON-SITE (DR HORTON)									
		22' F-F (IN) 24' F-F (OUT) W/ 8' MEDIAN	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES	ROUGH ROCK ROAD	VENTANA RIDGE ROAD	OSO RIDGE PLACE	/	/	/
		22' F-F (IN) 24' F-F (OUT) W/ 8' MEDIAN	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES	STANDING ROCK ROAD	VENTANA RIDGE ROAD	OSO RIDGE PLACE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	ROUGH ROCK ROAD	OSO RIDGE PLACE	PINTADO COURT	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	OSO RIDGE PLACE	SOUTH CUL DE SAC TERMINUS	PUERCO RIDGE ROAD	/	/	/
		26' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES* †	OSO RIDGE PLACE	PUERCO RIDGE ROAD	STUB STREET TERMINUS	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES* †	BORREGO CREEK DRIVE	PINTADO COURT	PUERCO RIDGE ROAD	/	/	/
		26' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES* †	BORREGO CREEK DRIVE	PUERCO RIDGE ROAD	OSO RIDGE PLACE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	ANGEL PEAK ROAD	OSO RIDGE PLACE	BORREGO CREEK DRIVE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	SEVEN SPRINGS ROAD	OSO RIDGE PLACE	BORREGO CREEK DRIVE	/	/	/

SIA Sequence #	COA DRC Project #

Size	Type of Improvement	Location	From	To
PUBLIC ROADWAY IMPROVEMENTS - ON-SITE (DR HORTON)				
28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	PUERCO RIDGE ROAD	OSO RIDGE PLACE	BORREGO CREEK DRIVE
28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	PINTADO COURT	SOUTH CUL DE SAC TERMINUS	BORREGO CREEK DRIVE
*SIDEWALKS TO BE DEFERRED WHEN FRONTING A LOT; SIDEWALKS TO BE BUILT WHEN ADJACENT TO HOA TRACTS. †SIDEWALK TO BE WAIVED ON BORREGO CREEK DR ALONG LOTS 40, 29, 28, 18, 67, 66, 65 & OSO RIDGE PL ALONG LOTS 8, 9, 10. SIDEWALKS WILL CONNECT TO IRVING BLVD FROM OSO RIDGE & BORREGO CREEK STUB STREETS STREET LIGHTS AS PER COA DPM				

Private Inspector	City Inspector	City Cnst Engineer
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Size	Type of Improvement	Location	From	To
PUBLIC ROADWAY IMPROVEMENTS - OFF-SITE (VENTANA WEST LLC)				
20' F-F	ARTERIAL PAVING W/ PCC STD & MED CURB & GUTTER & ACC 8' WIDE PATH ON EAST SIDE	VENTANA RIDGE ROAD	LOT 101; VENTANA RIDGE SUBD; SOUTH BDRY	IRVING BOULEVARD
20' F-F	ARTERIAL PAVING W/ PCC STD & MED CURB & GUTTER & ACC 8' WIDE PATH ON SOUTH SIDE	IRVING BOULEVARD	VENTANA RIDGE ROAD	LOT 65; VENTANA RIDGE SUB; EAST BDRY
NOTE:	4 FT PCC SIDEWALK OR 6 FT ACC PATH TO BE CONSTRUCTED W/IN TRACT I W/ LANDSCAPING PLAN STREET LIGHTS AS PER COA DPM			

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Size	Type of Improvement	Location	From	To
PUBLIC (NMUI) WATERLINE IMPROVEMENTS - ON-SITE (DR HORTON)				
8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	ROUGH ROCK ROAD	VENTANA RIDGE ROAD	OSO RIDGE PLACE
8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	STANDING ROCK ROAD	VENTANA RIDGE ROAD	OSO RIDGE PLACE
6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	OSO RIDGE PLACE	SOUTH CUL DE SAC TERMINUS	STUB STREET TERMINUS
6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	ROUGH ROCK ROAD	OSO RIDGE PLACE	PINTADO COURT
6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	BORREGO CREEK DRIVE	PINTADO COURT	STUB STREET TERMINUS
6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	PINTADO COURT	ROUGH ROCK ROAD	SOUTH CUL DE SAC TERMINUS
6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	ANGEL PEAK ROAD	OSO RIDGE PLACE	BORREGO CREEK DRIVE
6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	SEVEN SPRINGS ROAD	OSO RIDGE PLACE	BORREGO CREEK DRIVE
6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	PUERCO RIDGE ROAD	OSO RIDGE PLACE	BORREGO CREEK DRIVE

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Size	Type of Improvement	Location	From	To
PUBLIC (NMUI) WATERLINE IMPROVEMENTS - OFF-SITE (VENTANA WEST LLC)				
12" - 20" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	EXISTING PUBLIC WL EASEMENT	NMUI PUMP STATION AT WELL SITE #7	VENTANA RIDGE RD / IRVING BLVD
12" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	VENTANA RIDGE ROAD	IRVING BLVD	LOT 101; VENTANA RIDGE SUB SOUTH BDRY

Private Inspector	City Inspector	City Cnst Engineer
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Size	Type of Improvement	Location	From	To
PUBLIC (NMUI) SANITARY SEWER IMPROVEMENTS - ON-SITE (DR HORTON)				
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	OSO RIDGE PLACE	SOUTH CUL DE SAC TERMINUS	STUB STREET TERMINUS
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	ROUGH ROCK ROAD	OSO RIDGE PLACE	PINTADO COURT
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	BORREGO CREEK DRIVE	PINTADO COURT	IRVING BLVD
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	PINTADO COURT	ROUGH ROCK ROAD	SOUTH CUL DE SAC TERMINUS
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	ANGEL PEAK ROAD	OSO RIDGE PLACE	BORREGO CREEK DRIVE
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	SEVEN SPRINGS ROAD	OSO RIDGE PLACE	BORREGO CREEK DRIVE
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	PUERCO RIDGE ROAD	OSO RIDGE PLACE	BORREGO CREEK DRIVE

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Size	Type of Improvement	Location	From	To
PUBLIC (NMUI) SANITARY SEWER IMPROVEMENTS - OFF-SITE (VENTANA WEST LLC)				
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	VENTANA RIDGE ROAD	IRVING BLVD	LOT 101; VENTANA RIDGE SUB SOUTH BDRY
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	IRVING BLVD	VENTANA RIDGE ROAD	LOT 65; VENTANA RIDGE SUB; EAST BDRY

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Size	Type of Improvement	Location	From	To
PUBLIC STORM DRAIN IMPROVMENTS - ON-SITE (DR HORTON)				
24" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	PUBLIC SD EASEMENT LOTS 93 & 94	PINTADO COURT	EXISTING SD STUB W/IN TRACT 5
24" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	PUBLIC SD EASEMENT W/IN TRACT I	BORREGO CREEK DR	TRACT A OF PINON POINTE 6
36" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	PUBLIC SD EASEMENT	BORREGO CREEK DR STUB STREET	IRVING BLVD
3' WIDE	CONCRETE RIBBON CHANNEL	5' PRIVATE EASEMENT ON TRACT A, PP 6	LOT 71	IRVING BLVD
3' WIDE	CONCRETE RIBBON CHANNEL	5' PRIVATE EASEMENT BACKYARD LOT 99	LOT 100	ROUGH ROCK ROAD
NOTE:	A GRADING AND DRAINAGE CERTIFICAITON OF THE APPROVED GRADING PLAN IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTEES			

<u> / </u>	<u> / </u>	<u> / </u>
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SIA Sequence #	COA DRC Project #
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Size	Type of Improvement	Location	From	To
PUBLIC STORM SEWER IMPROVEMENTS - OFF-SITE (VENTANA WEST LLC)				
18" - 36" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	IRVING BLVD	VENTANA RIDGE ROAD	EAST BDRY OF SUB (LOT 65)

Private Inspector	City Inspector	City Cnst Engineer
_____/_____/_____	_____/_____/_____	_____/_____/_____

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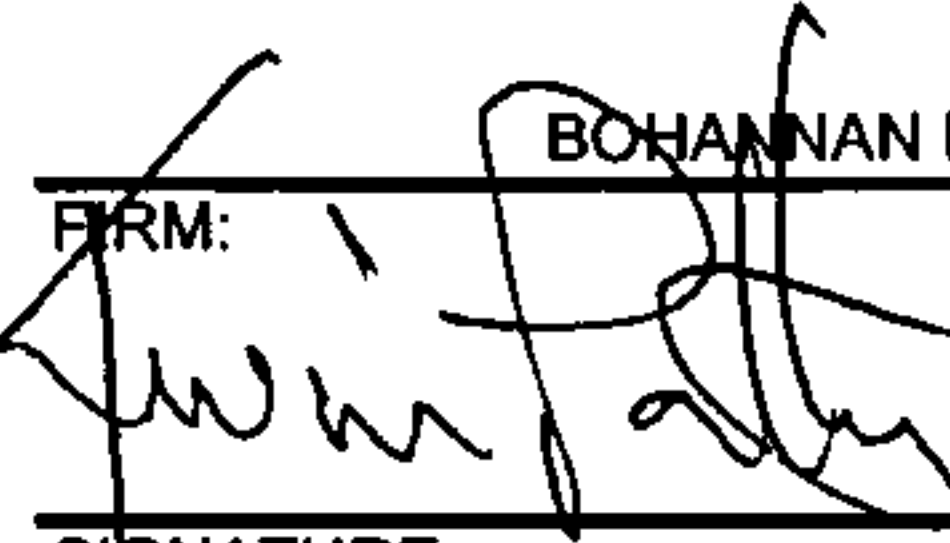
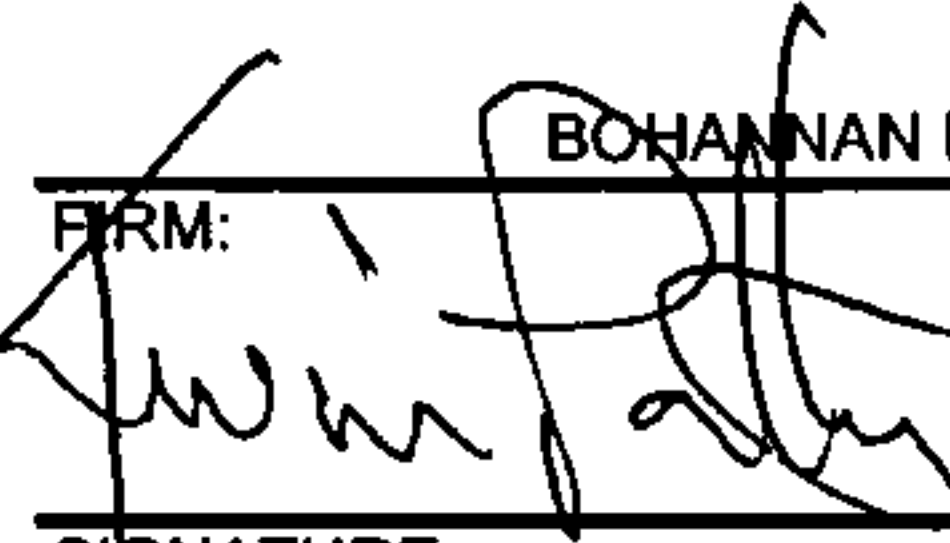
PUBLIC IMPROVEMENTS (VENTANA WEST LLC)

NOTE: OFFSITE TRAFFIC MITIGATION IS NOT REQUIRED AND HAS BEEN MET VIA THE APPROVED OFFSITE TRANSPORTATION IMPROVEMENTS CONSTRUCTION AGREEMENT BETWEEN VENTANA WEST LLC AND COA (FOR VENTANA RANCH WEST) SEE CITY LEGAL OR CITY ENGINEER FOR FUTHER DETAILS.

NOTE: LANDSCAPING WITHIN THE PUBLIC RIGHT OF WAY WILL BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED STREETScape-GIFT AND FREE WORK AGREEMENT. A FINANCIAL GUARANTY WILL NOT BE REQUIRED FOR LANDSCAPING WITHIN PUBLIC RIGHT OF WAY.

_____/_____/_____	_____/_____/_____	_____/_____/_____
_____/_____/_____	_____/_____/_____	_____/_____/_____



AGENT/OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS			
KEVIN PATTON, P.E. PREPARED BY: PRINT NAME	DRB CHAIR	DATE	PARKS & GENERAL SERVICES	DATE
BOHANNAN HUSTON INC. FIRM: 	TRANSPORTATION DEVELOPMENT	DATE	AMAFCA	DATE
SIGNATURE:  9/2/04	UTILITY DEVELOPMENT	DATE	NEW MEXICO UTILITIES INCORPORATED	DATE
MAXIMUM TIME ALLOW TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION <input type="text"/>	CITY ENGINEER	DATE		DATE



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



DEVELOPMENT PLAN REVIEW APPLICATION

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

Supplemental form

S

V

P

L

Supplemental form

ZONING & PLANNING

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

APPEAL / PROTEST of...

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

Z

A

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

APPLICANT INFORMATION:

NAME: VENTANA WEST, LLC.

ADDRESS: 10 TRAMWAY LP NE

CITY: ALBUQUERQUE

Proprietary interest in site: OWNER

AGENT (if any): BOHANNAN HUSTON INC.

ADDRESS: 7500 JEFFERSON NE

CITY: ALBUQUERQUE

STATE NM

ZIP 87111

STATE NM

ZIP 87109

PHONE: 856-6419

FAX: 856-6335

E-MAIL: _____

PHONE: 823-1000

FAX: 798-7988

E-MAIL: _____

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

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

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

Lot or Tract No. TRACT 6

Block: _____

Unit: _____

Subdiv. / Addn. VENTANA RANCH WEST

Current Zoning: R-LT

Proposed zoning: _____

Zone Atlas page(s): B8, B9

No. of existing lots: 1

No. of proposed lots: 113

Total area of site (acres): 23.44

Density if applicable: dwellings per gross acre: _____

dwellings per net acre: _____

Within city limits? Yes. No , but site is within 5 miles of the city limits (DRB jurisdiction.)

Within 1000FT of a landfill? NO

UPC No. 100806546545510140

MRGCD Map No. _____

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

Between: VENTANA RIDGE RD. N W and _____

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.): DRB# 1003593/04DRB-01198

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: 8-11-2004

SIGNATURE

Kevin Patton

DATE 9/2/04

(Print) KEVIN PATTON

Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 10/03

INTERNAL ROUTING

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

Application case numbers

04DRB - 01360
04DRB - 01361
04DRB - 01362
04DRB - 01363

Action

VPE
PP
SW
IDS
CMF
Adm Fee

S.F.

Fees

\$ 90.00
 \$ 3,305.00
 \$ 25.00
 \$ 50.00
 \$ 20.00
 Total 75.00
 \$ 3,515.00

Hearing date 9.29.04

Project # 1003593

Clare Sevora

9/3/04

Planner signature / date

FORM V: SUBDIVISION VARIANCES & VACATIONS

BULK LAND VARIANCE

(PUBLIC HEARING CASE)

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

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

VACATION OF PUBLIC RIGHT-OF-WAY

VACATION OF PUBLIC EASEMENT

- The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies**. (Not required for dedicated and City owned public right-of-way.)
- Drawing showing the easement or right-of-way to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) **24 copies**
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.

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

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

SIDEWALK DESIGN VARIANCE

SIDEWALK WAIVER

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

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

TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

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

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

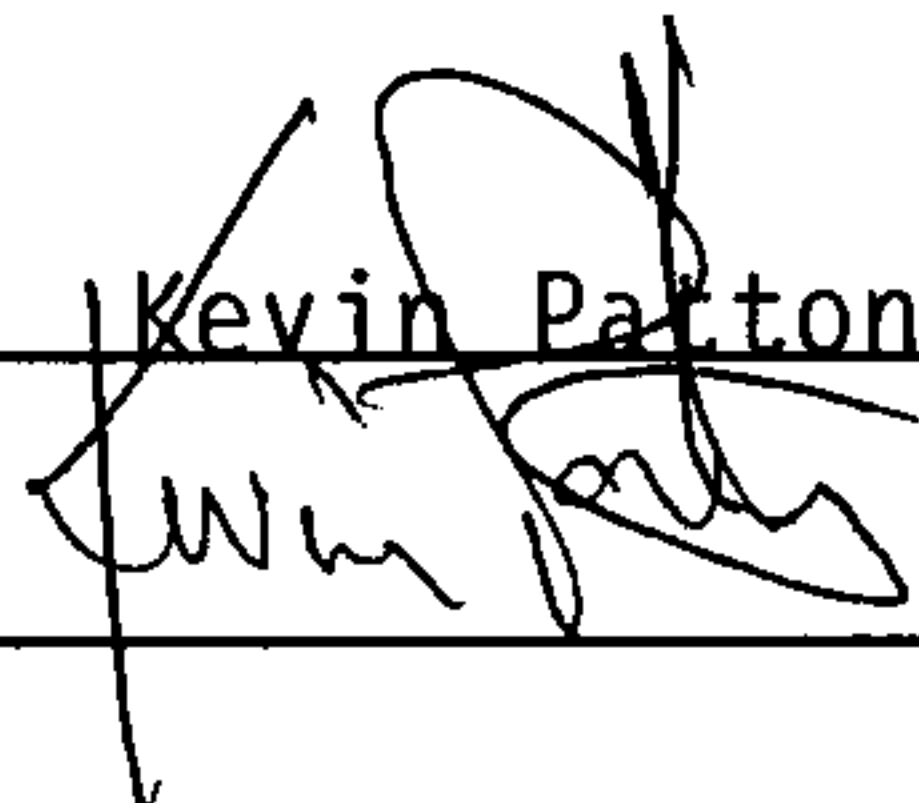
VACATION OF PRIVATE EASEMENT

- The complete document which created the private easement (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings. These actions are not approved through internal routing.
- Scale drawing showing the easement to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the vacation
- Letter of authorization from the grantors and the beneficiaries
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.

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

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



 Kevin Patton
 Applicant name (print)
 9/2/04
 Applicant signature / date



Form revised 4/03 and October 2003

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

Application case numbers
 04 - 01360
 04 - 01362
 04 - 01363


 Claire Lerman
 Planner signature / date
 9/3/04
Project # 1003593

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

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

MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL

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

Preliminary plat approval expires after one year.

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

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

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

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

Amended preliminary plat approval expires after one year.

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

MAJOR SUBDIVISION EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT

(Temporary sidewalk deferral uses FORM-V)

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

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

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

Kevin Patton
 Applicant name (print)
9/2/04
 Applicant signature / date

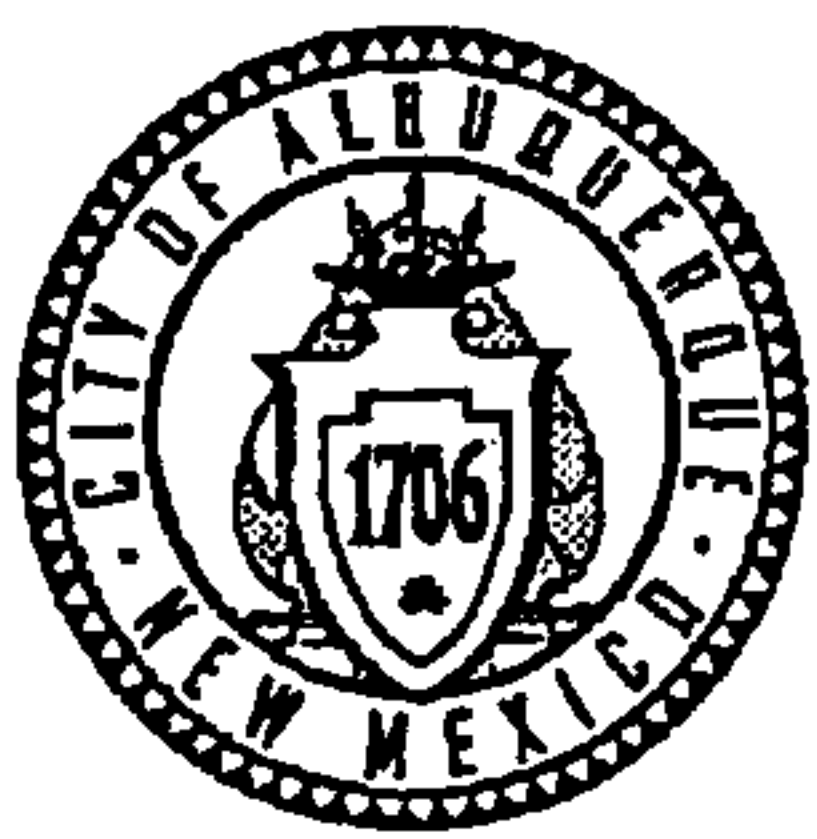
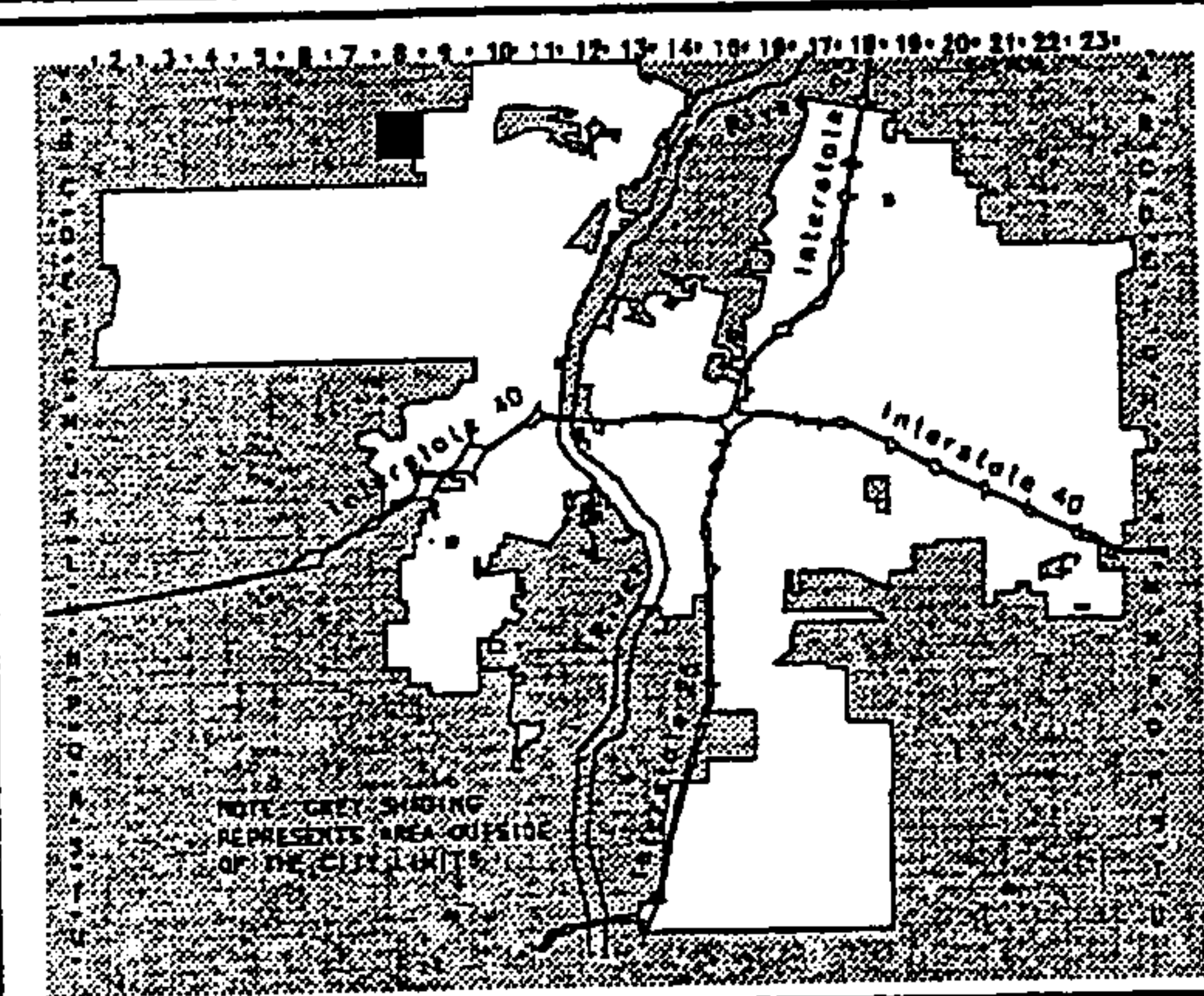
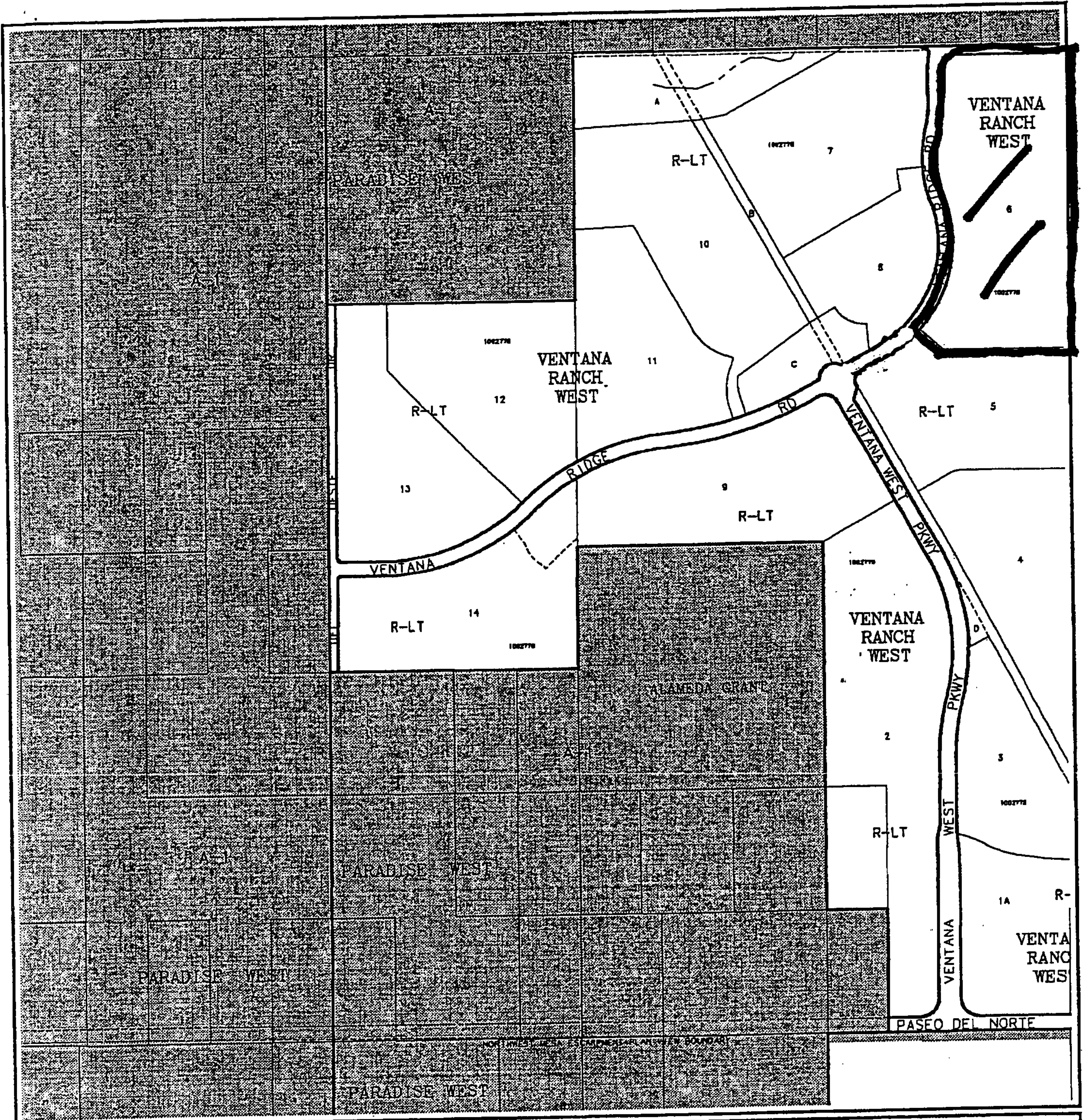


Form revised 9/01, 8/03 and 9/03

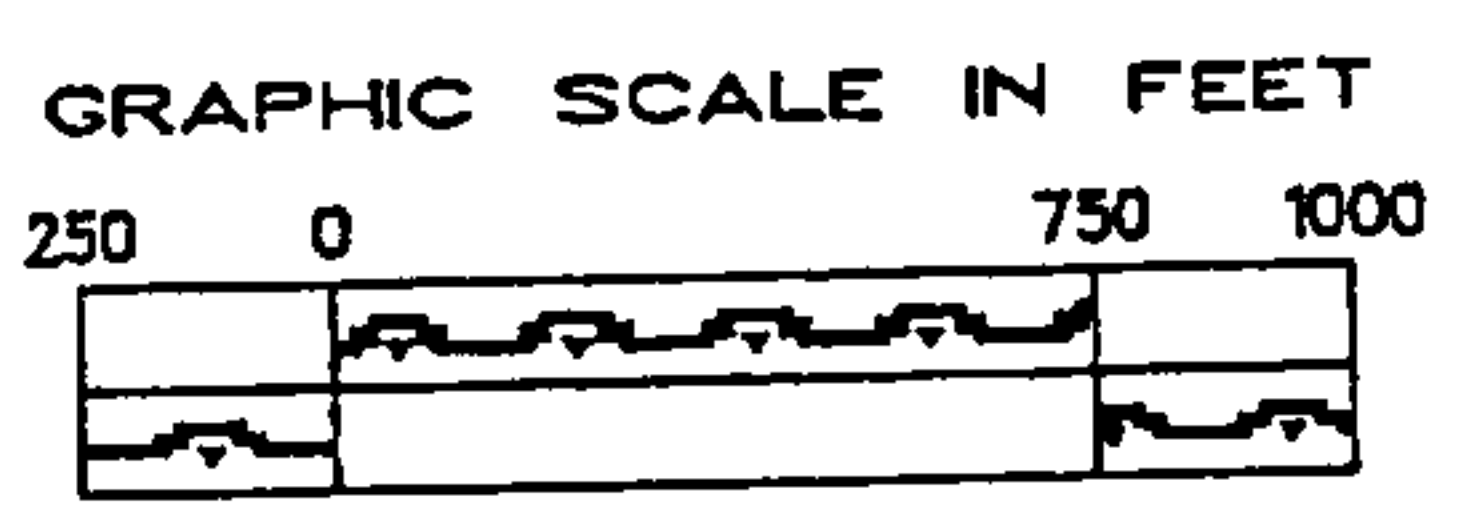
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers
04 - 01361
 _____ - _____
 _____ - _____

Clayton Senora 9/3/04
 Planner signature / date
Project # 1003593



A Albuquerque **G** Geographic **I** Information **S** System
PLANNING DEPARTMENT
 © Copyright 2004



Zone Atlas Page

B-8-Z

Map Amended through August 03, 2004

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) / ENVIRONMENTAL HEALTH INFORMATION FORM

APPLICANT: Ventana West Hld. Date of request: 9/2/04 Zone atlas page(s): B-8

CURRENT: Zoning R-LT

Legal Description - Lot or Tract # Tract 6 Block # _____

Parcel Size (acres / sq.ft.) 23.44

Subdivision Name Ventana Ranch West

REQUESTED CITY ACTION(S):

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

PROPOSED DEVELOPMENT:

GENERAL DESCRIPTION OF ACTION: 1

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

of units - 113
 Building Size - _____ (sq. ft.)

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

Applicant or Representative Stephanie Stratton Date 9-3-04
 (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 [X] NO [] Mitigating reasons for not requiring TIS: Previously studied: [X]

Notes: TIS PREVIOUSLY SUBMITTED FOR VENTANA WEST

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] 9-3-04
 TRAFFIC ENGINEER DATE

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

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

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

TO BE COMPLETED BY APPLICANT

TRANSPORTATION DEVELOPMENT

ENVIRONMENTAL HEALTH

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

September 3, 2004

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

Re: Preliminary Plat Approval, Vacation of public easements, and Sidewalk deferral and waiver
Tract 6 Ventana Ranch West DRB# 1003593 04DRB-01198

Dear Sheran:

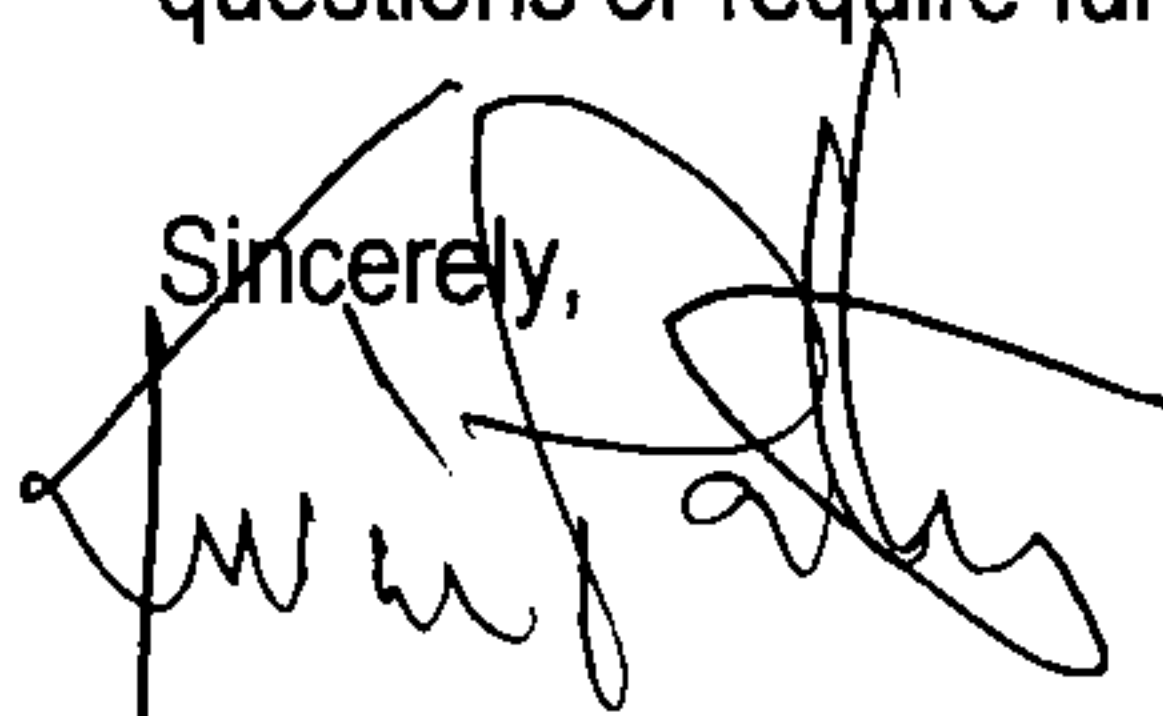
Enclosed for Development Review Board (DRB) review and approval are copies of the following information:

- Applications for Development Review
- Twenty-four (24) copies each of the Preliminary Plat and Grading Plan
- 1 Copy of the Infrastructure List
- Zone Atlas map
- Letter briefly describing the request
- Letter from the Office of Neighborhood Coordination inquiry response, notifying letter
- Forms DR/WS and TIS
- TIS/AQIA Traffic Impact Study/Air Quality Impact Assessment Form
- Fee in the amount of \$ 4,745.00
- Wall Submittal

Enclosed is the preliminary plat submittal for the first subdivision within the Ventana Ranch West Development. Tract 6 is located at the northeast corner of the master planned development. The site has been mass graded as part of the approved Backbone Infrastructure Improvements that are on going. The necessary offsite infrastructure improvements are either in place from the adjoining Ventana Ranch Development or are being constructed with the Backbone Infrastructure Improvements. The sketch plat was heard at DRB on August 11, 2004.

Please place this item on the DRB Agenda to be heard on September 29, 2004. If you have any questions or require further information, please call me at 823-1000.

Sincerely,



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

SS
Enclosure

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

www.bbinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

September 2, 2004

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

RE: Preliminary plat approval, Sidewalk Waiver and Deferral, and Vacation of Public Easements
Tract 6 Ventana Ranch West

Dear Ms. Horton:

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

This letter is to advise you that Bohannan Huston, Inc., agent for Ventana West Limited Partnership, is seeking approval of Preliminary plat, Sidewalk waiver and deferral, and Vacation of Public Easements from the City of Albuquerque's Development Review Board (DRB).

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

Sincerely,

Stephanie Stratton

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

SS
Enclosure

ENCLOSURE

ENCLOSURE

ENCLOSURE

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

September 2, 2004

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

RE: Preliminary plat approval, Sidewalk Waiver and Deferral, and Vacation of Public Easements
Tract 6 Ventana Ranch West

Dear Mr. Nyberg:

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

This letter is to advise you that Bohannon Huston, Inc., agent for Ventana West Limited Partnership, is seeking approval of Preliminary plat, Sidewalk waiver and deferral, and Vacation of Public Easements from the City of Albuquerque's Development Review Board (DRB).

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

Sincerely,



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

SS
Enclosure



City of Albuquerque

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

Date: August 30, 2004

TO CONTACT NAME: Stephanie Stratton
COMPANY/AGENCY: Bhannon & Houston
ADDRESS/ZIP: 7500 Jefferson St NE 87109
PHONE/FAX #: 823-1000 fax 798-7988

Thank you for your inquiry of 8/30/04 (date) requesting the names of **Recognized**

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at Tract 6 Ventana Ranch West + Tract 31A-1-A
Sun Gate Estates

zone map page(s) A-9-2
B-9-2

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

Westgate Heights NA (R)
Neighborhood Association
Contacts: Matthew Archuleta
1628 Summerfield SW 87121
836-7251
Libby McIntosh
1316 Ladrones Ct. SW 87121
831-5189

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

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

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

Sincerely,

Janice V. Huns
OFFICE OF NEIGHBORHOOD COORDINATION

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

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

For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	\$ 1.60
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.65

Sent To: Bruce Nuber
 Street, Apt. No.: 6624 Bunkerfield Rd NW
 or PO Box No.: Albuquerque NM 87114
 City, State, Zip: Albuquerque NM 87114

PS Form 3800, June 2002 See Reverse for Instructions

PB METER
5049727

U.S. POSTAGE

1.00

2002 3150 0000 051E 2002 5665 1905 0000 5061 5935

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

For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	\$ 1.60
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.65

Sent To: Douira Hector
 Street, Apt. No.: 7504 Caracada
 or PO Box No.: Albuquerque NM 87114
 City, State, Zip: Albuquerque NM 87114

PS Form 3800, June 2002 See Reverse for Instructions

PB METER
5049727

U.S. POSTAGE

1.00

2002 3150 0000 051E 2002 8265 1905 0000 5061 5928

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

PAID RECEIPT

APPLICANT NAME

Ventura West LLC

AGENT

Bahannon Heston

ADDRESS

1003593 04-01360 04-01362

PROJECT & APP #

1003593 04-01361 04-01363

PROJECT NAME

Ventura Park West

\$ 20⁰⁰ 441032/3424000 Conflict Management Fee

\$ 3470⁰⁰ 441006/4983000 DRB Actions

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

\$ 75⁰⁰ 441018/4971000 Public Notification

\$ 1180⁰⁰ 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

\$ 4,745⁰⁰ TOTAL AMOUNT DUE

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

9/3/2004 11:07AM LDC: ANNX
 RECEIPT# 00028912 WS# 006 TRANS# 0010
 Account 441006 Fund 0110
 Activity 4983000 TRSEJA
 Trans Amt \$4,745.00
 J24 Misc \$1,180.00
 CA \$4,745.00
 CHANGE \$0.00

9/3/2004 11:06AM LDC: ANNX
 RECEIPT# 00028910 WS# 006 TRANS# 0010
 Account 441006 Fund 0110
 Activity 4983000 TRSEJA
 Trans Amt \$4,745.00
 J24 Misc \$3,470.00

Thank You

Thank You
 City Of Albuquerque
 Treasury Division

City Of Albuquerque
 Treasury Division

9/3/2004 11:07AM LDC: ANNX
 RECEIPT# 00028911 WS# 006 TRANS# 0010
 Account 441018 Fund 0110
 Activity 4971000 TRSEJA
 Trans Amt \$4,745.00
 J24 Misc \$75.00

9/3/2004 11:06AM LDC: ANNX
 RECEIPT# 00028909 WS# 006 TRANS# 0010
 Account 441032 Fund 0110
 Activity 3424000 TRSEJA
 Trans Amt \$4,745.00
 J24 Misc \$20.00

Thank You

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

4. TIME

Signs must be posted from 9-14-04 To 9-29-04

5. REMOVAL

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

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

Stephanie Stratton
(Applicant or Agent)

9-3-04
(Date)

I issued 2 signs for this application,

9-3-04
(Date)

Olivia Senora
(Staff Member)

DRB PROJECT NUMBER: 1003593

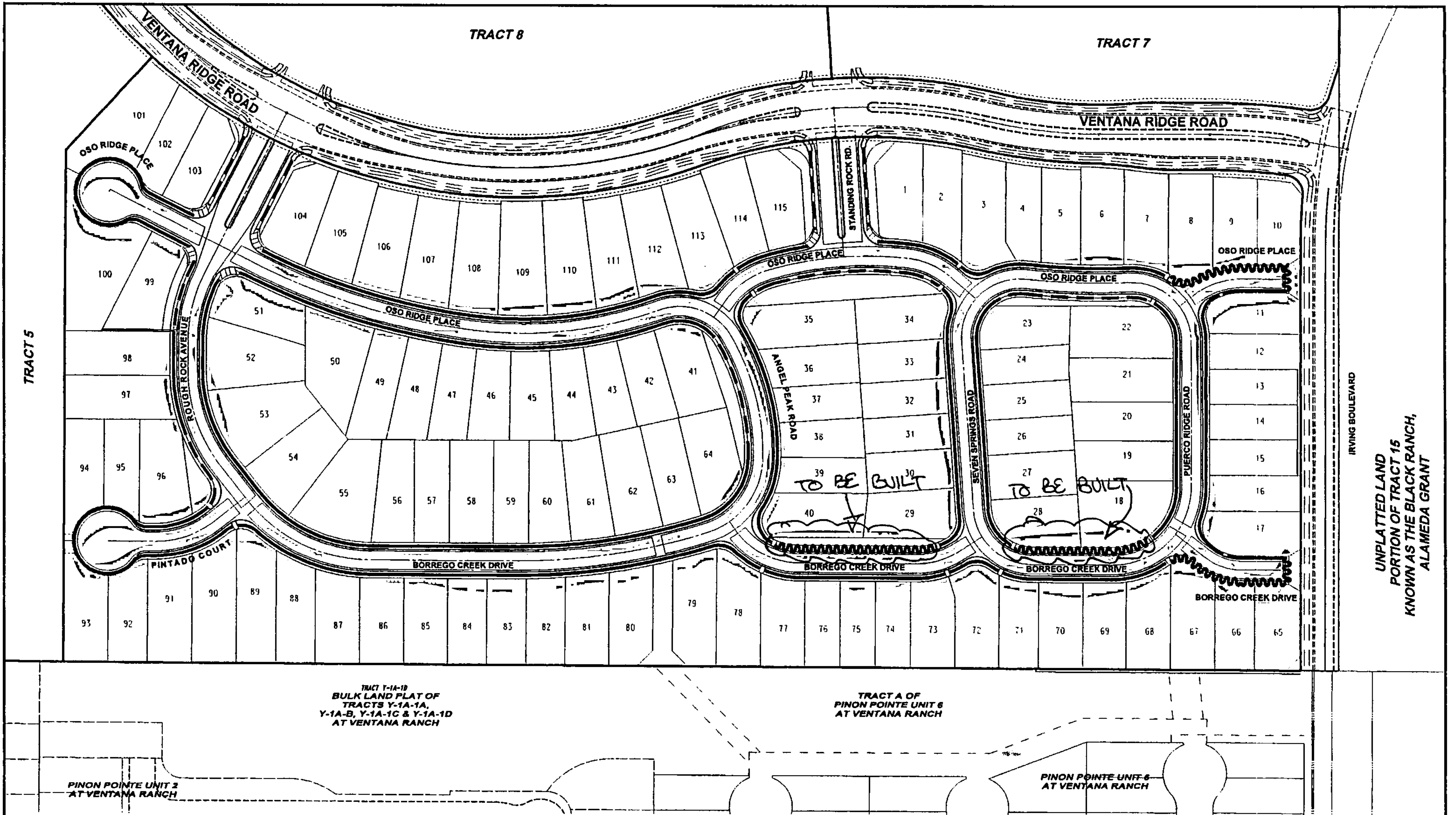



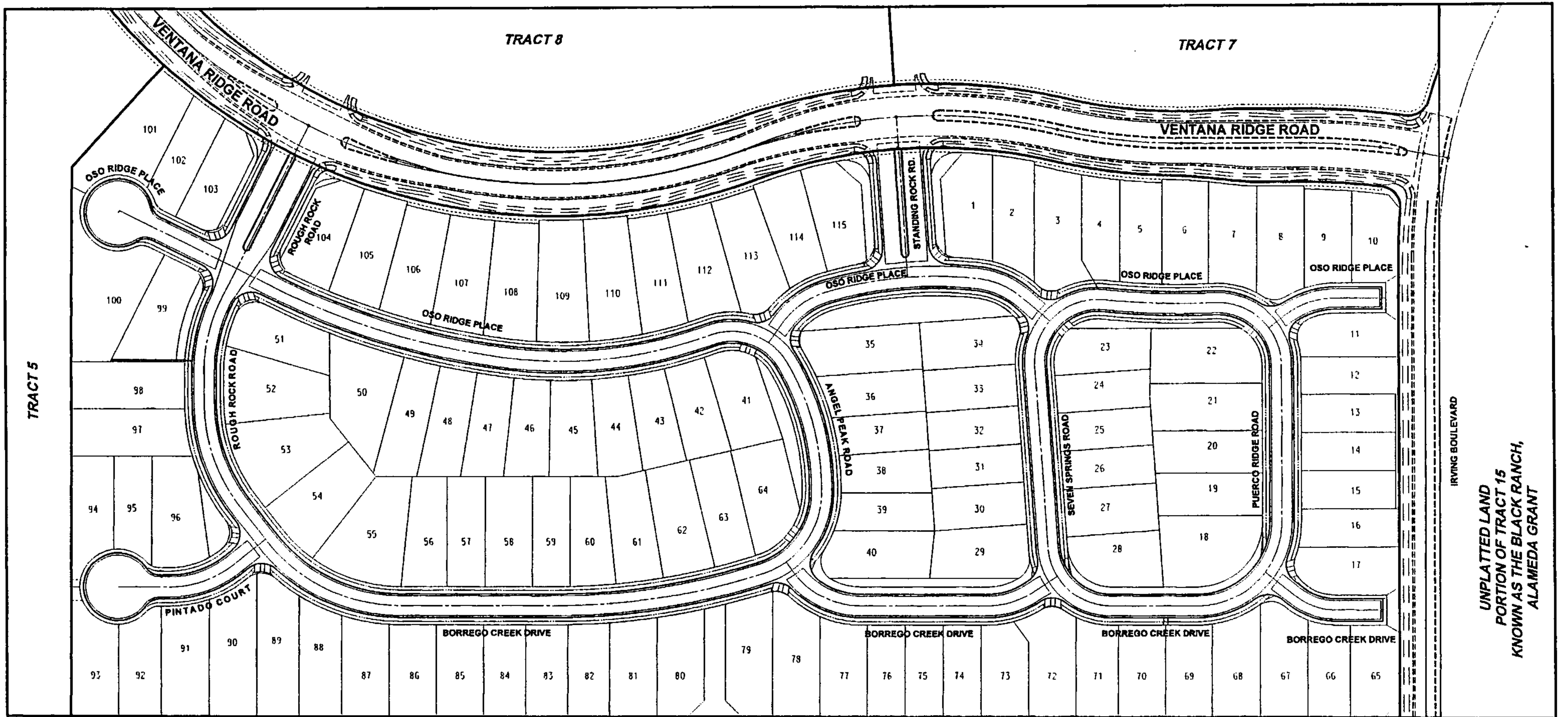


EXHIBIT ~~A~~ Date *9/29/04*
**VENTANA RIDGE AT
 VENTANA RANCH WEST
 SIDEWALK DEFERRAL/WAIVER
 SEPTEMBER, 2004**

-  DEFERRED sidewalk to be built on a lot-by-lot basis as home construction is completed. the deferral is requested to reduce damage to sidewalks due to building construction activities.
-  WAIVED sidewalks are requested
-  Sidewalk to be built

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



TRACT Y-1A-1B
BULK LAND PLAT OF
TRACTS Y-1A-1A,
Y-1A-B, Y-1A-1C & Y-1A-1D
AT VENTANA RANCH

TRACT A OF
PINON POINTE UNIT 6
AT VENTANA RANCH

PINON POINTE UNIT 6
AT VENTANA RANCH

PINON POINTE UNIT 2
AT VENTANA RANCH

Note:

1. Tract 6 is subject to a thirty foot wide floating Public Storm Drain Easement (to be located perpendicular to existing pipelines) that has been granted to the City of Albuquerque. This easement shall be confined and defined to within future public right-of-way dedicated by future platting.
Filed: March 11, 2004 (2004C-84).
To be vacated by vacation action and shown on final plat.

2. Tract 6 is subject to a thirty foot wide floating Public Sanitary Sewer Easement that has been granted to New Mexico Utilities, Inc. and the City of Albuquerque. This easement shall be confined and defined to within future public right-of-way dedicated by future platting.
Filed: March 11, 2004 (2004C-84).
To be vacated by vacation action and shown on final plat.

EXHIBIT ~~B~~"
VENTANA RIDGE AT
VENTANA RANCH WEST
VACATION EXHIBIT
SEPTEMBER, 2004

EXHIBIT ~~B~~ B
Date **9/29/04**

Bohannon ▲ Huston
Court yard | 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

PLANNING TRACKING LOG

Date	Project Name & #	Action Request	Action Taken
8/11/04	Ventana Ranch West 1003593	Sketch	Comments

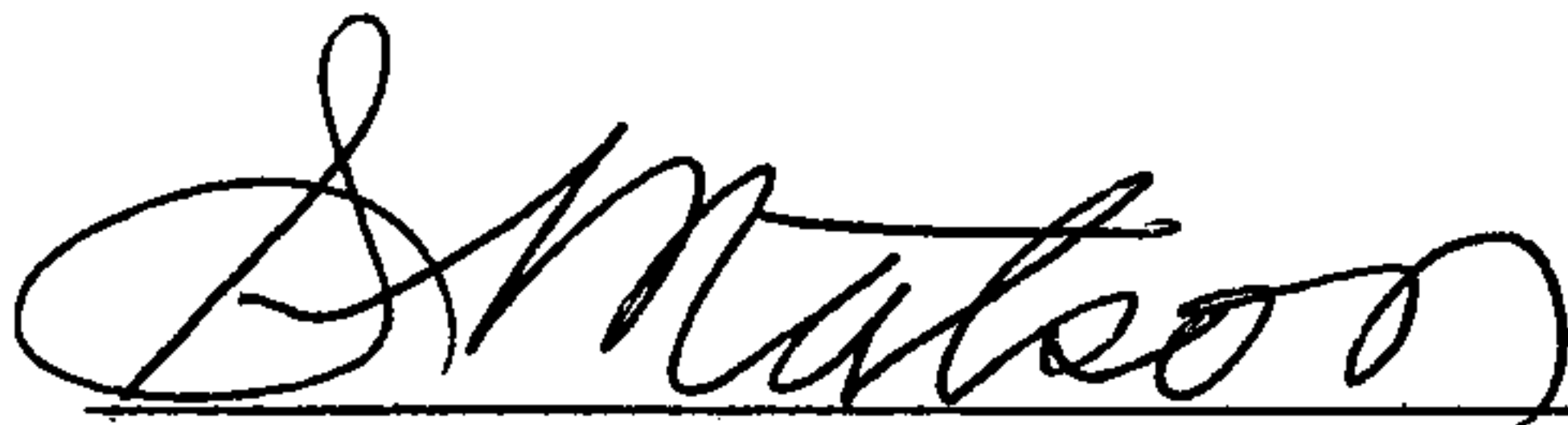
**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
August 11, 2004
DRB Comments**

Item # 22 & 23

Project # 1003593 & 1003594 Application # 04-01198 & 01199

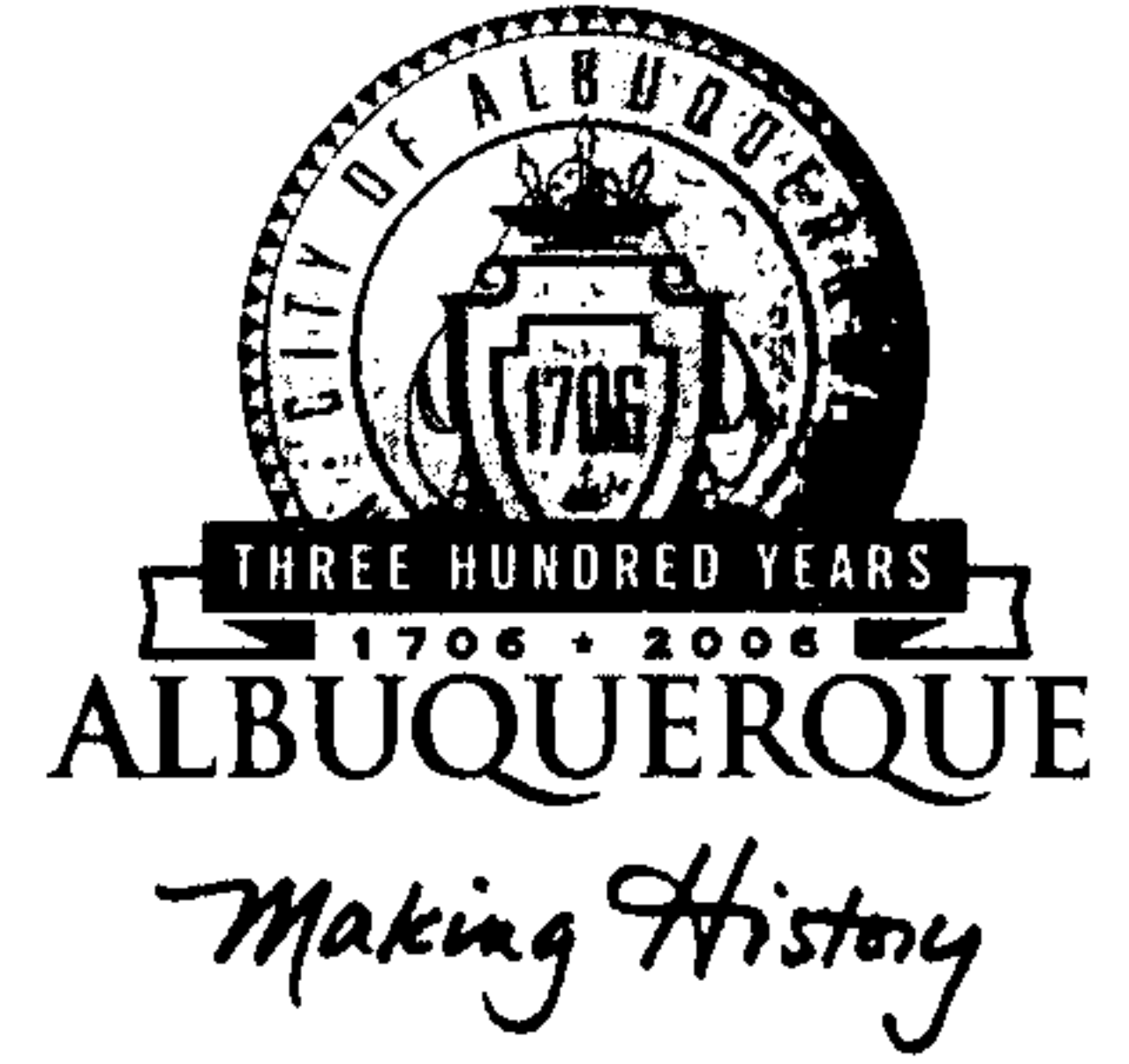
RE: Ventana Ranch West, Tract 6 & Tracts !A, !B & !C/sketch

Planning is assuming the approved perimeter wall design is planned for these subdivision. If so, no further wall submittal is required.



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

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003593

AGENDA ITEM NO: 22

SUBJECT:

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

ACTION REQUESTED:

P.O. Box 1293

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

ENGINEERING COMMENTS:

Albuquerque

An approved drainage report is required for Preliminary Plat approval.
An approved infrastructure list is required for Preliminary Plat approval.
Development projects with land area of 1 acre, or more, are required to file a Notice of Intent (NOI) with the US Environmental Protection Agency for storm water discharge during construction.

New Mexico 87103

RESOLUTION:

www.cabq.gov

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

discussed

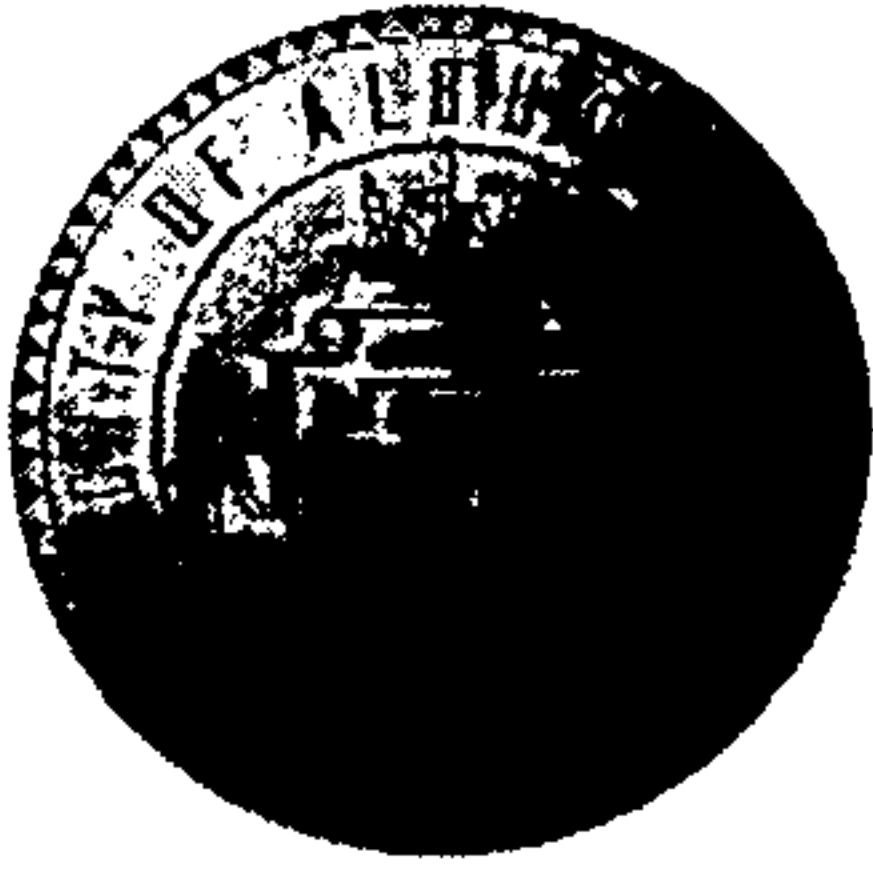
SIGNED-OFF: (SEC-PLN) (SP-SUB) (SP-BP) (FP) BY: (UD) (CE) (TRANS) (PKS) (PLNG)

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: August 11, 2004



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

Development Review Board Comments

Project Number: 1003593
Application Number: 04DRB-0198

DRB Date: 8/11/04
Item Number: 22

Subdivision:

Tract 6, Ventana Ranch West

Zoning: R-LT

Zone Page: B-08

New Lots (or units) : 113

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:

The park dedication requirement will be met through an existing agreement for park dedication in Ventana Ranch West.

The park development requirement will be met through a park development and maintenance agreement.

Signed: 

Christina Sandoval, (DMD)

Phone: 768-3808

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

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

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

APPLICANT INFORMATION:

NAME: DR Horton PHONE: 505-497-4245

ADDRESS: 4400 Alameda Blvd. Suite B FAX: 505-497-9881

CITY: Albuquerque STATE NM ZIP 87113 E-MAIL: _____

Proprietary interest in site: owner List all owners: _____

AGENT (if any): Bohannon Huston, Inc. PHONE: 823-1000

ADDRESS: 7500 Jefferson NE FAX: 798-7988

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

DESCRIPTION OF REQUEST: Sketch Plat approval

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

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

Lot or Tract No. Tract 6 Block: _____ Unit: _____

Subdiv. / Addn. Ventana Ranch West

Current Zoning: R-LT Proposed zoning: _____

Zone Atlas page(s): B-8, B-9 No. of existing lots: 1 No. of proposed lots: 113

Total area of site (acres): 23.44 Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____

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

UPC No. 1008 01546545510140 MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: Irving Blvd. NW

Between: Ventana Ridge Rd. NW and _____

CASE HISTORY:

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

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: 8-3-04

SIGNATURE Kevin Patton DATE 8-3-04

FOR OFFICIAL USE ONLY (Print) Kevin Patton Form revised 9/01, 3/03, 7/03, 10/03, 3/04

	Application case numbers	Action	S.F.	Applicant Fees	Agent Fees
<input checked="" type="checkbox"/> INTERNAL ROUTING	<u>04DRB - 01198</u>	<u>Sketch</u>	<u>5/3</u>	\$ <u>0</u>	\$ <u>0</u>
<input checked="" type="checkbox"/> All checklists are complete	_____	_____	_____	\$ _____	\$ _____
<input checked="" type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____	\$ _____
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	Total	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ <u>0</u>	\$ _____

Hearing date AUG 11, 04

Kevin Patton 8/03/04 **Project #** 1003593

Planner signature / date

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

SKETCH PLAT REVIEW AND COMMENT

YOUR ATTENDANCE IS REQUIRED.

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

MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT

Your attendance is required.

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

Extensions are not reviewed through internal routing.

Extension of preliminary plat approval expires after one year.

MAJOR SUBDIVISION FINAL PLAT APPROVAL

Your attendance is required.

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

Amended preliminary plat approval expires after one year.

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

Kevin Patton
 Applicant name (print)
 8-3-04
 Applicant signature / date



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

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

Application case numbers
 04DRB - 01198

Planner signature / date
 [Signature] 8/3/04
 Project # 1003593

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

August 3, 2004

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

Re: Sketch Plat Review and Comment - Tract 6; Ventana Ranch West

Dear Sheran:

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

- Development Review Applications
- Six (6) copies each of the Sketch Plat, and
- Zone Atlas Map

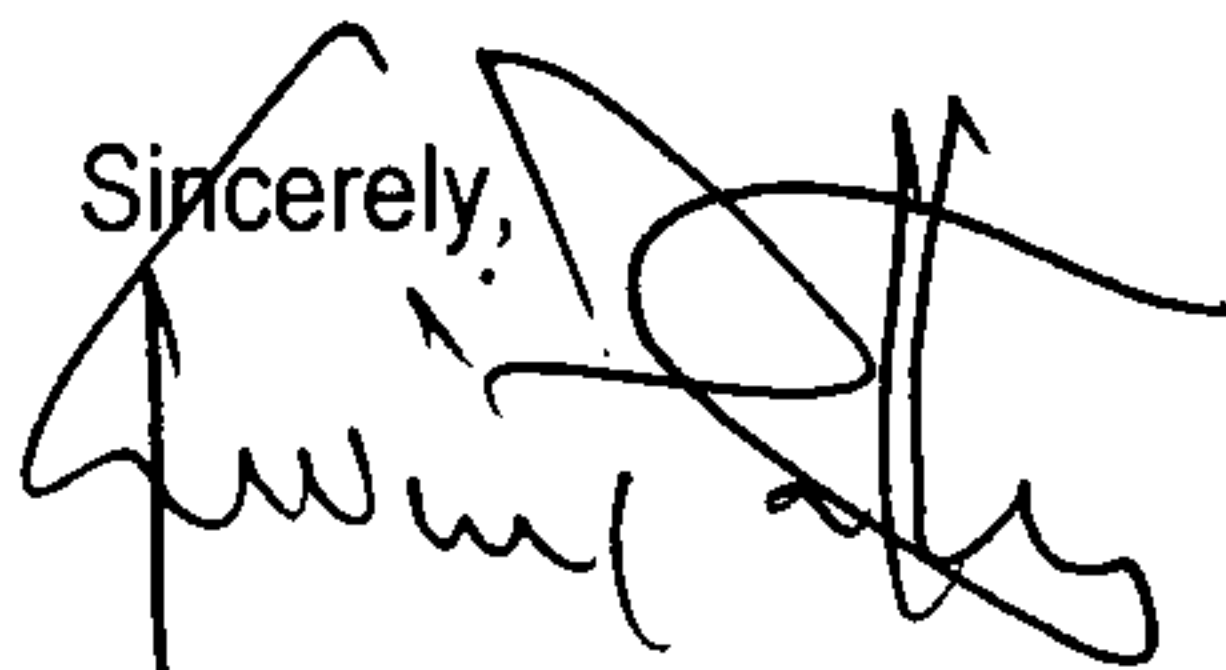
This sketch plat is being presented to the Development Review Board for the purpose of obtaining City input and comment.

We are currently in the process of obtaining a Work Order to construct Ventana Parkway, Ventana Ridge Road and the extension of Irving Boulevard as part of the PID.

Tract 6 will take vehicular access off of Ventana Ridge Road in two specific locations determined by the proposed PID Work Order Plans. Water and Sanitary Sewer is being coordinated with NMUI. We will connect to the proposed 12" waterline in Ventana Ridge Road. The work order set of plans for the Backbone Infrastructure will provide connections to the sanitary sewer at the northwest corner of Tract 6 into Irving Boulevard with two alternate location in Ventana Ranch (Pinon Pointe Units 1 and 6). The PID Work Order Set of plans provided storm drain connections at Irving Boulevard, Pinon Point Units 1 and 6.

Please place this item on the DRB Agenda to be heard on August 11, 2004.

Sincerely,



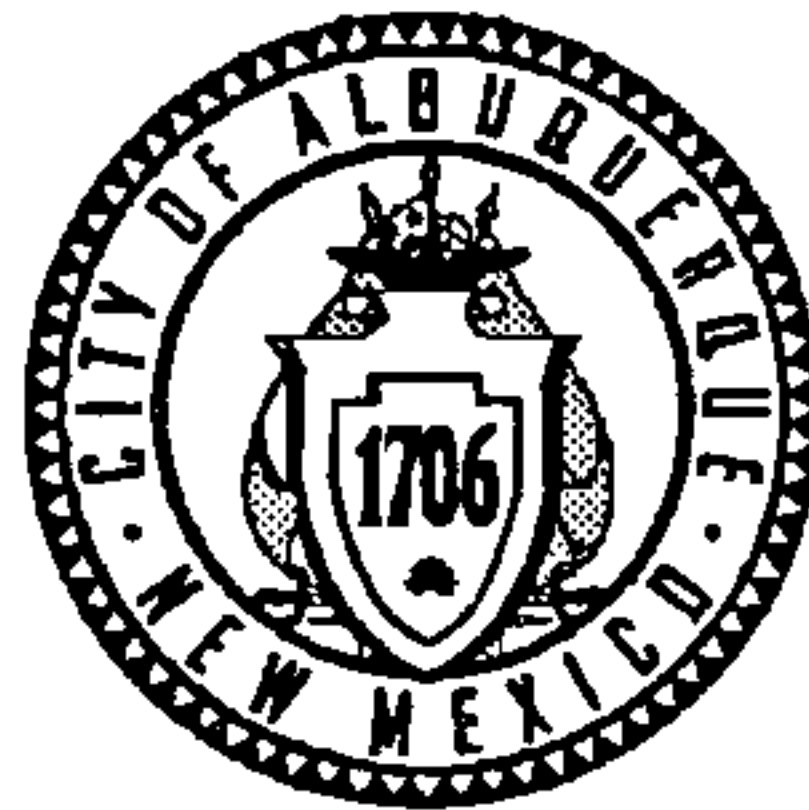
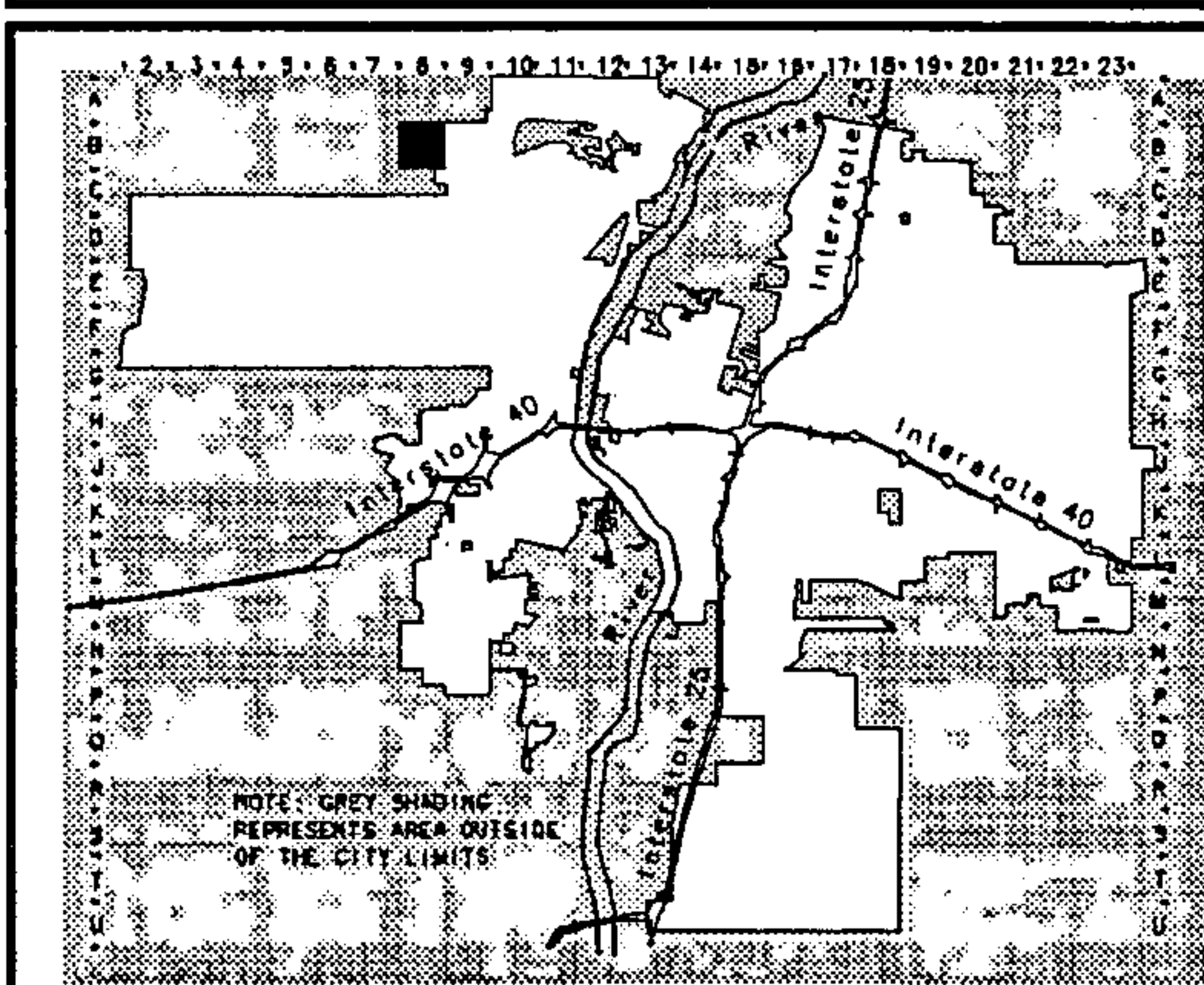
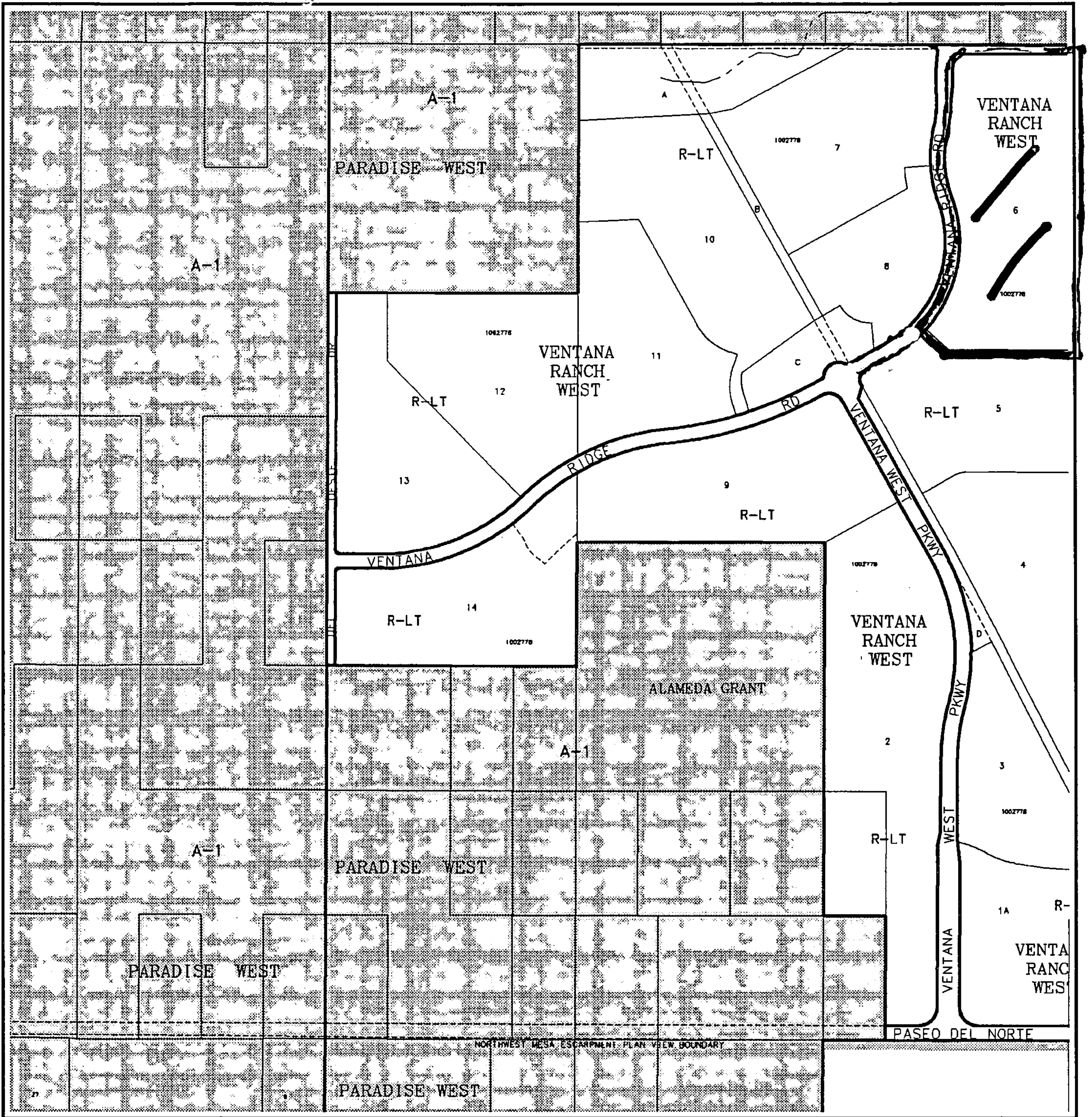
Kevin Patton, P.E.
Vice President
Community Development and Planning Group

SS
Enclosure

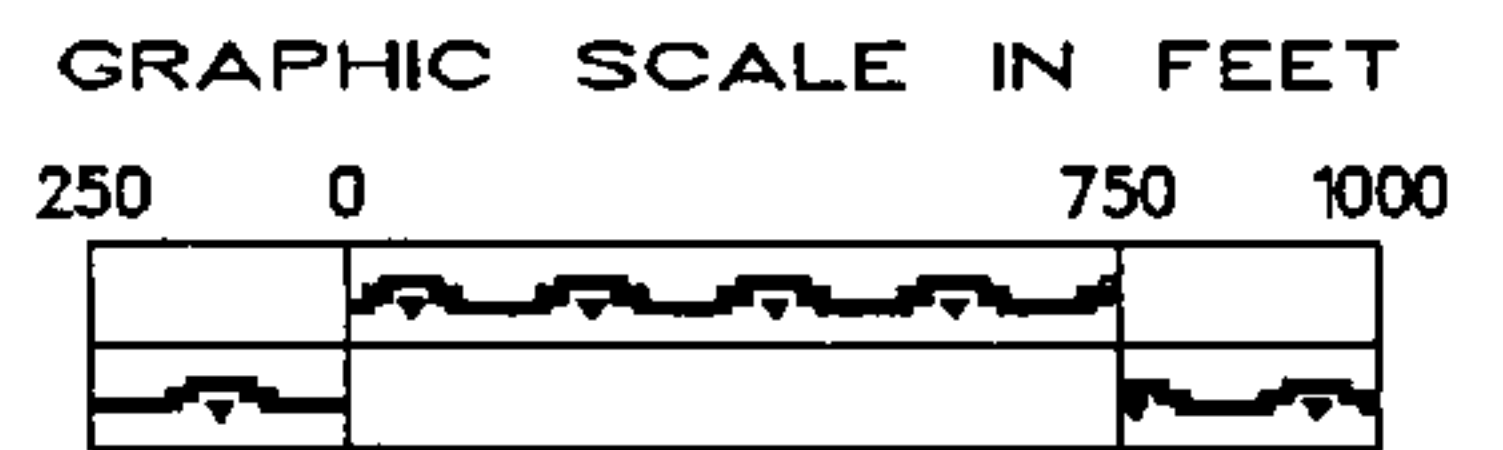
ENGINEERING ▲

SPATIAL DATA ▲

ADVANCED TECHNOLOGIES ▲



A **G** **I** **S**
 Geographic Information System
 PLANNING DEPARTMENT
 © Copyright 2004



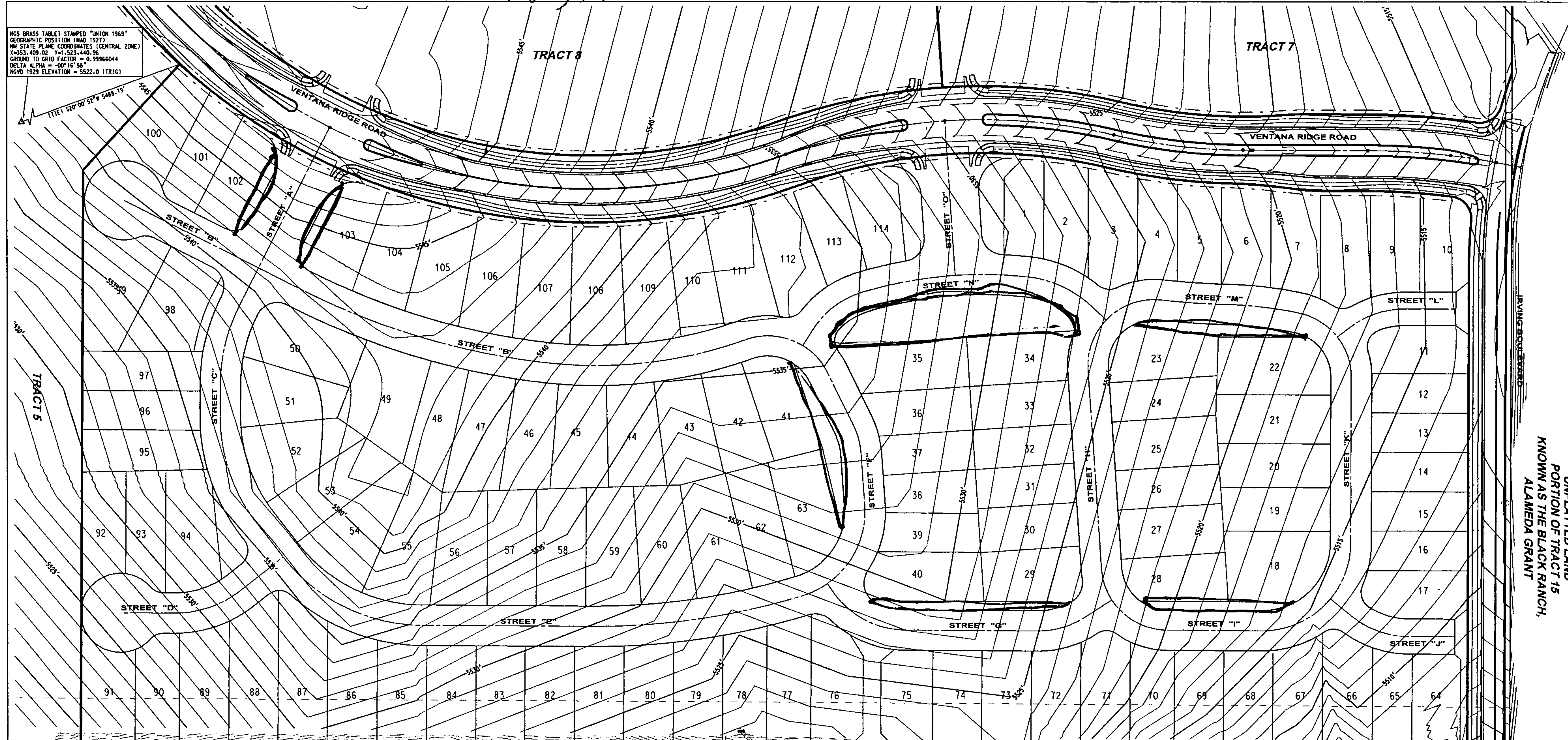
Zone Atlas Page

B-8-Z

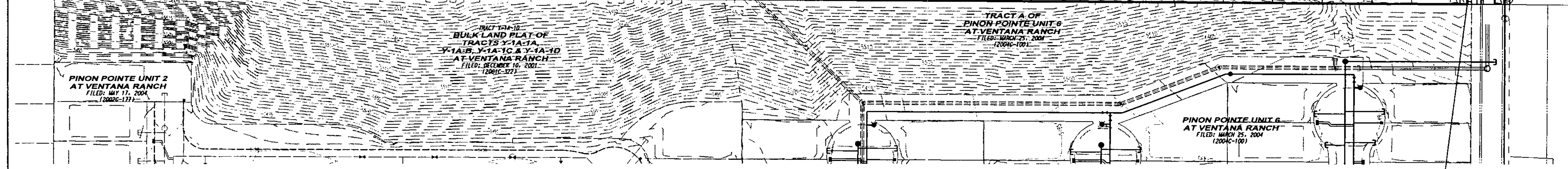
Map Amended through August 03, 2004

1083593

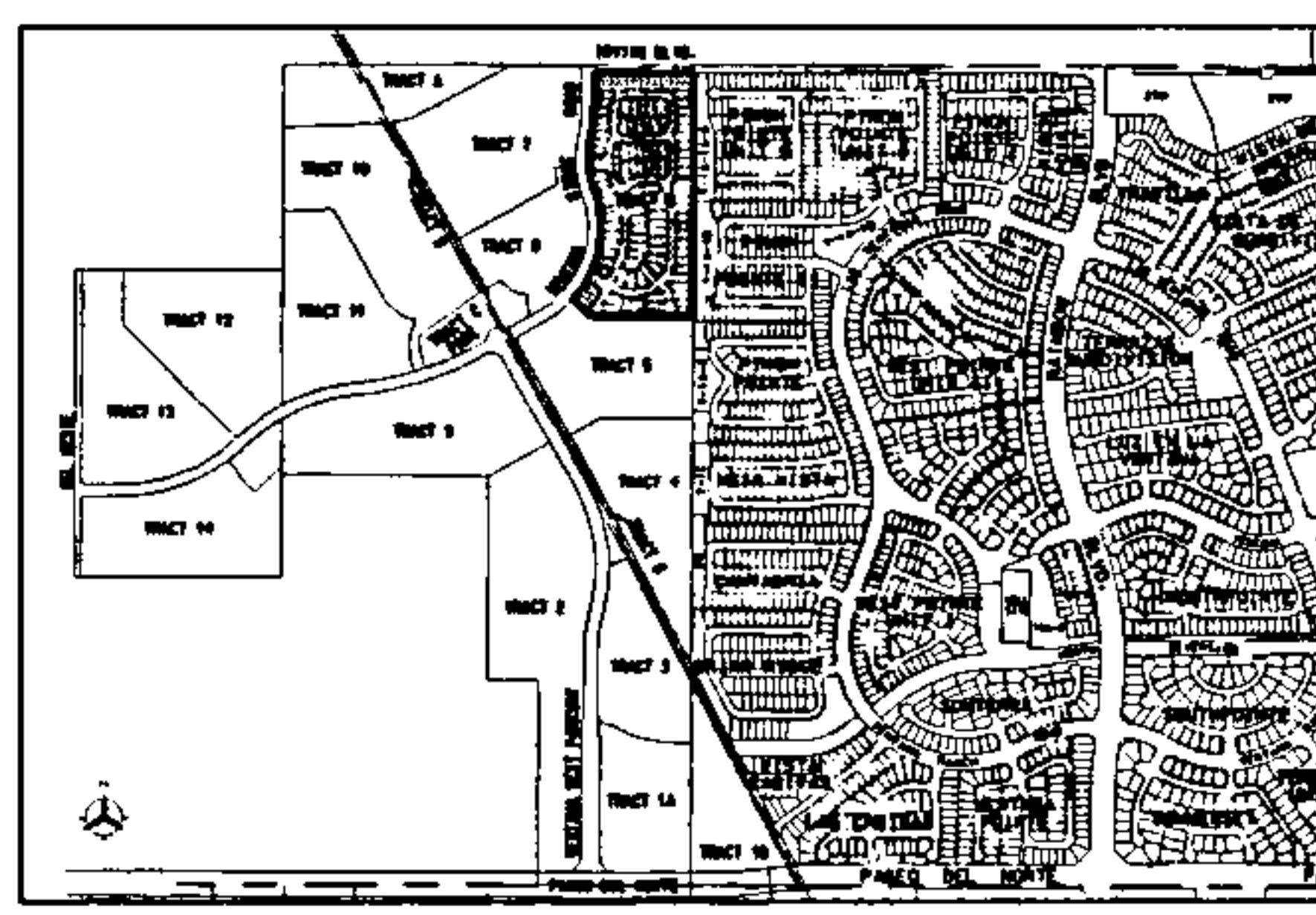
MSS BRASS TABLET STAMPED "UNION 1969"
GEOGRAPHIC POSITION (NAD 1927)
NM STATE PLANE COORDINATES (CENTRAL ZONE)
X=531,409.02 Y=1,523,440.96
GROUND TO GRID FACTOR = 0.99966044
DELTA ALPHA = -00°16'58"
NAD 1929 ELEVATION = 5522.0 (TRIG)



UNPLATTED LAND
PORTION OF TRACT 15
KNOWN AS THE BLACK RANCH,
ALAMEDA GRANT

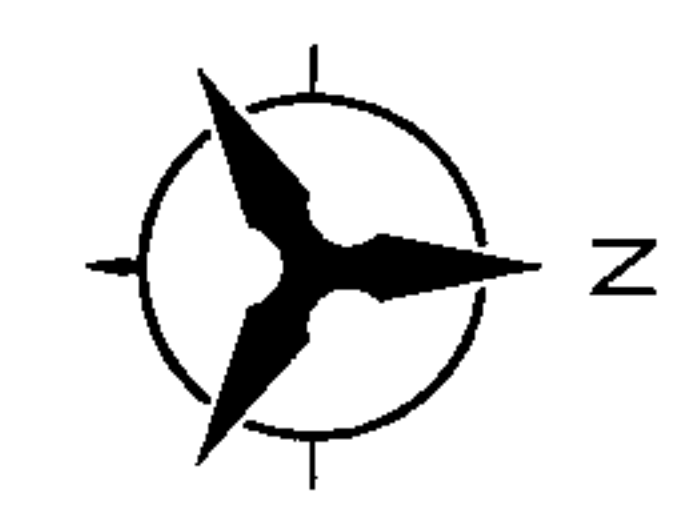


ACS BRASS TABLET STAMPED "3-B10 1980"
GEOGRAPHIC POSITION (NAD 1927)
NM STATE PLANE COORDINATES (CENTRAL ZONE)
X=560,238.42 Y=1,529,014.85
GROUND TO GRID FACTOR = 0.9996639
DELTA ALPHA = -00°16'11"
NAD 1929 ELEVATION = 5404.40



LOCATION MAP
ZONE ATLAS MAP NOS. 8-9
NOT TO SCALE

SKETCH PLAT
TRACT 6
(AT VENTANA RANCH WEST)
ALBUQUERQUE, NEW MEXICO
AUGUST, 2004



SCALE: 1"=60'
(HORIZ.)

Bohannon & Huston
Court yard | 7500 Jefferson St. NE Albuquerque, NM 87109-4335
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