

#15



COMPLETED 12/20/05 Stt DRB CASE ACTION LOG (PREL & FINAL)

REVISED 9/28/05

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

DRB Application No.: <u>05DRB-01827 (P&F)</u>	Project # <u>1003594</u>
Project Name: <u>VENTANA MESA SUBD, UNIT 1</u>	
* Agent: <u>Bohannon Huston Inc.</u>	Phone No.: <u>823-1000</u>

Project Number

1003594

Your request for (SDP for SUB), (SDP for BP), **(FINAL PLATS)**, (MASTER DEVELOP. PLAN), was approved on 12-14-05 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: NM utilities signature

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): copy of recorded plat

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

#15



DRB CASE ACTION LOG (PREL & FINAL)

REVISED 9/28/05

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

DRB Application No.: 05DRB-01827 (P&F)

Project # 1003594

Project Name: VENTANA MESA SUBD, UNIT 1

*Agent: Bohannon Huster Inc.

Phone No.: 823-1000

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 12-14-05 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: NM utilities signature

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

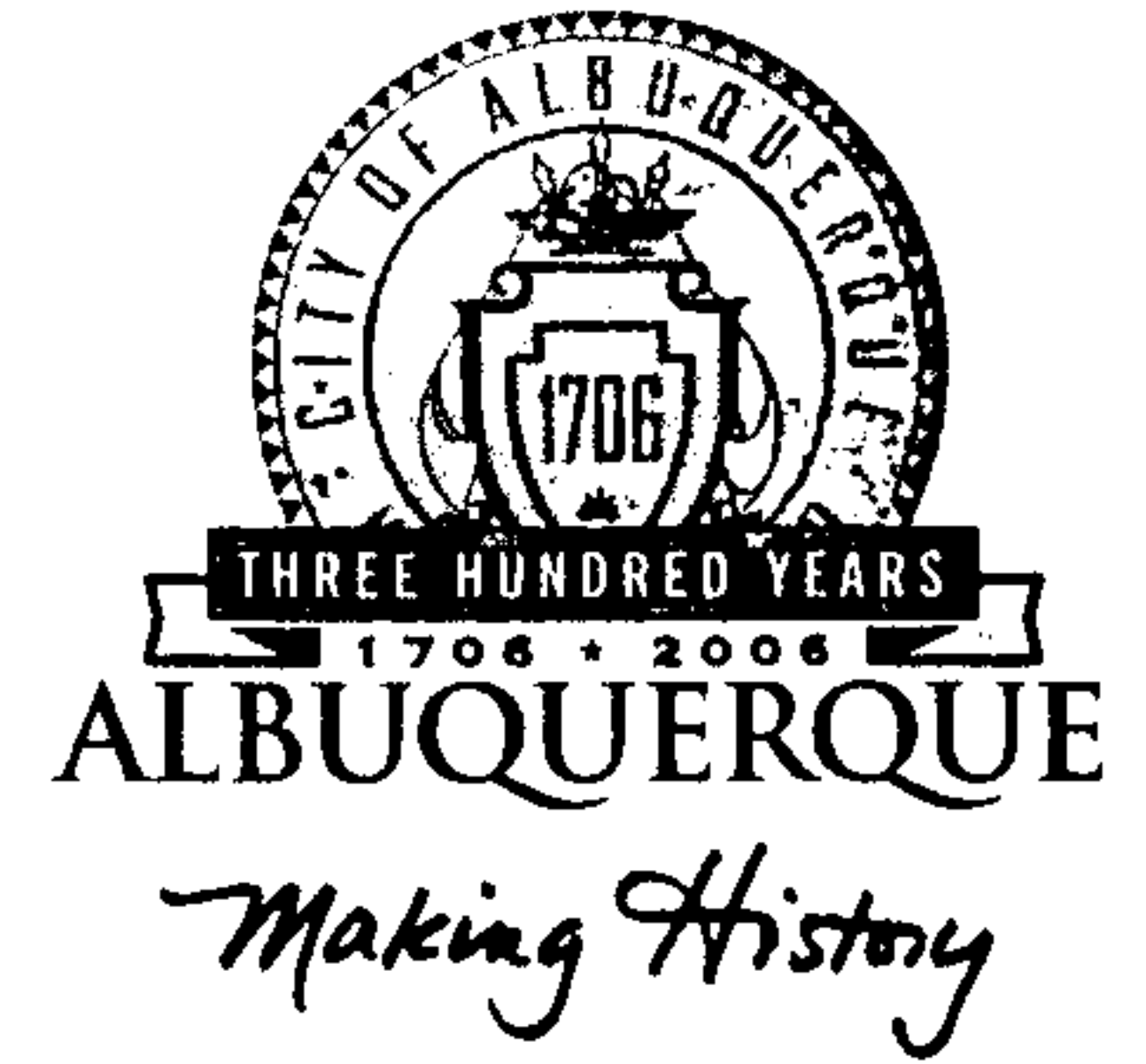
PLANNING (Last to sign): copy of recorded plat

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- 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.**

Ray

Project Number 1003594

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003594

AGENDA ITEM NO: 15

SUBJECT:

Final Plat
Preliminary Plat

ACTION REQUESTED:

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

P.O. Box 1293

ENGINEERING COMMENTS:

No adverse comments.

Albuquerque

New Mexico 87103

RESOLUTION:

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

www.cabq.gov

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: December 14, 2005



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

December 14, 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: 11:25 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 # 1004360**
05DRB-01736 Major-SiteDev Plan
Subd
05DRB-01737 Major-Preliminary Plat
Approval

RIO GRANDE ENGINEERING agent(s) for WASHINGTON INVESTORS request(s) the above action(s) for all or a portion of Lot(s) 313-A-2-A, ACRES ADDITION (to be known as **ENTRADA DEL BOSQUE SUBDIVISION**) zoned RA-2 residential and agricultural zone, located on MOUNTAIN RD NW, between GABALDON NW and LULAC AVE NW containing approximately 3 acre(s). [REF: 05DRB01245] [Deferred from 12/14/05] (J-12) **DEFERRED AT THE BOARD'S REQUEST TO 12/21/05.**

2. **Project # 1003132**
05DRB-01754 Major- Vacation of Public Easements
05DRB-01753 Major- Vacation of Public Easements
- ADVANCED ENGINEERING AND CONSULTING LLC agent(s) for MWS LLC request(s) the above action(s) for all or a portion of Tract(s) 9-A & 9-B, **BROADWAY INDUSTRIAL CENTER, UNIT 3**, zoned SU-2 - HM located on KARSTEN COURT SE, between SAN JOSE SE and GIBSON AVE SE containing approximately 4 acre(s). [REF: 03DRB020703, DRB-97-271] (M-14) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. A CONDITION OF FINAL PLAT: THE EXISTING LOTS WILL BE CONSOLIDATED INTO A SINGLE LOT.**
3. **Project # 1001594**
05DRB-01761 Major-Vacation of Public Easements
- WILSON & COMPANY agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) 29A, LANDS OF SALAZAR/QUATRO/JSJ/ HANNETT, (to be known as **ARROWOOD HILLS, UNIT 1**, zoned R-LT residential zone, located on AMOLE MESA SW, between MESA ARENOSO DR SW and MESSINA DR SW containing approximately 1 acre(s). [REF: 02DRB01621, 01622,, 04DRB00137, 00261, 00262,00263] (N-8/N-9) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**
4. **Project # 1003921**
05DRB-01758 Major-Vacation of Pub Right-of-Way
05DRB-01759 Major-Vacation of Public Easements
05DRB-01760 Minor-Sketch Plat or Plan
- JEFF MORTENSEN & ASSOCIATES agent(s) for AMAFCA & CITY OF ALBUQUÉRQUE, MUNICIPAL DEVELOPMENT DIVISION, request(s) the above action(s) for all or a portion of Lot(s) 1-32, Block(s) 7 and Lot(s) 1-32, Block(s) 8, **NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3**, zoned SU-1, R-D, R-T, located on CORONA AVE NE, between LOUISIANA BLVD NE and WYOMING AVE NE containing approximately 10 acre(s). (C-19) **VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE GIVEN.**

5. **Project # 1004387**
05DRB-01332 Major-Vacation of Pub
Right-of-Way

MARK HARENBERG agent(s) for SPRUCE PARK LLC request(s) the above action(s) for tract northeast of Lot(s) 35, Block(s) 12, **COUNTRY CLUB ADDITION**, located on the northeast corner of ENCINO PLACE NE and LOS LOMAS RD NE and containing approximately 1 acre(s). [Deferred from 9/14/05 & 10/5/05 & 11/9/05 & 12/14/05] (J-15) **DEFERRED AT THE AGENT'S REQUEST TO 12/21/05.**

6. **Project # 1004462**
05DRB-01525 Major-Vacation of Public
Easements
05DRB-01524 Major-Preliminary Plat
Approval
05DRB-01526 Minor-Sidewalk Waiver
05DRB-01527 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for ANDALUCIA DEVELOPMENT CO INC request(s) the above action(s) for REPLAT OF Tract(s) A, ANDALUCIA AT LA LUZ, (to be known as **ANDALUCIA @ LA LUZ, UNIT 3**) zoned SU-1, located on COORS BLVD NW, between NAMASTE RD NW and LA BIENVENIDA PL NW containing approximately 13 acre(s). [REF: 05EPC-01115, 05EPC-01117] [Deferred from 10/26/06 & 11/2/05 & 11/9/05 & 11/16/05 & 11/23/05 & 11/30/05 & 12/7/05 & 12/14/05] (F-11) **DEFERRED AT THE AGENT'S REQUEST TO 12/21/05.**

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

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

7. **Project # 1004343**
05DRB-01213 Minor-SiteDev Plan
BldPermit

BOHANNAN HUSTON INC. agent(s) for CITY OF ALBUQUERQUE request(s) the above action(s) for all or a portion of Lot(s) 22-27, **ALAMEDA BUSINESS PARK**, zoned SU-2 IP-EP, located on EDITH BLVD NW, between ALAMEDA PARK DR NW and the AMAFCA DIVERSION CHANNEL containing approximately 12 acre(s). [REF: DRB-98-223] [Deferred from 8/3/05 & 8/10/05 & INDEF DEFERRED ON 9/7/05] (C-16) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR SIDEWALK DIMENSIONING AND SIDEWALK DETAIL AND 3 COPIES OF THE SITE PLAN.**

8. **Project # 1004097**
05DRB-01790 Minor-SiteDev Plan
BldPermit/EPC

DENISH & KLINE ASSOCIATES agent(s) for FOREST CITY COVINGTON LLC request(s) the above action(s) for all or a portion of Tract(s) 4-1, **MESA DEL SOL EMPLOYMENT CENTER, PHASE 1**, zoned SU-1 FOR IP USES, located at the intersection of BOBBY FOSTER SE and UNIVERSITY BLVD SE Extension, containing approximately 7 acre(s). [Catalina Lehner, EPC Case Planner] [Deferred from 12/7/05] (Q-16/R-16) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR RADII TURNING TEMPLATES, A COPY OF COUNTY LETTER AND 3 COPIES OF THE SITE PLAN.**

05DRB-01826 Minor-Prelim&Final Plat
Approval

BOHANNAN HUSTON INC agent(s) for REGENTS OF UNM & COMMISSIONER OF PUBLIC LANDS OF THE STATE OF NEW MEXICO TRUSTEE, request(s) the above action(s) for all or a portion of Tract(s) 9-A & 9-B, **MESA DEL SOL, EMPLOYMENT CENTER PHASE 1**, zoned SU-2 PLANNED COMMUNITY, located on BOBBY FOSTER SE, between UNIVERSITY BLVD SE Extension, containing approximately 7 acre(s).Q-16,R-15/R-16, S-16) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12/14/05 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION OF FINAL PLAT: A 17-FOOT RIGHT-OF-WAY EXCHANGE WITH THE COUNTY SHALL BE REVISITED PRIOR TO FINAL PLAT. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

9. **Project # 1002346**
05DRB-01794 Minor-SiteDev Plan
BldPermit/EPC
05DRB-01792 Minor-Prelim&Final Plat
Approval

GEORGE RAINHART ARCHITECT & ASSOCIATES agent(s) for GRADY RENTALS LLC request(s) the above action(s) for all or a portion of Tract(s) G, VENTANA RANCH, (to be known as **VENTANA SQUARE @ VENTANA RANCH**) zoned C-2 community commercial zone, located on UNIVERSE BLVD NW, between PARADISE BLVD NW and VENTANA RD NW containing approximately 10 acre(s). [REF: 05EPC-01264, 05EPC-01263, 02DRB-01735, 03DRB-00070, 03DRB-00171] [Carmen Marrone, EPC Case Planner] [Deferred from 12/7/05] (B-10) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR COORDINATION AND APPROVAL WITH AMAFCA OF MAINTENANCE ROAD**

ACCESS AND PLANNING FOR 3 COPIES OF THE SITE PLAN. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12/14/05 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITIONS OF FINAL PLAT: AMAFCAS SIGNATURE ON FINAL PLAT. MAINTENANCE NOTES FOR CROSS ACCESS EASEMENTS ARE ADDED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.

05DRB-01830 Minor-SiteDev Plan
Subd/EPC

GEORGE RAINHART ARCHITECT & ASSOCIATES agent(s) for GRADY RENTALS LLC request(s) the above action(s) for all or a portion of Tract(s) G, VENTANA RANCH, (to be known as **VENTANA SQUARE @ VENTANA RANCH**) zoned C-2 community commercial zone, located on UNIVERSE BLVD NW, between PARADISE BLVD NW and VENTANA RD NW containing approximately 10 acre(s). [REF: 05EPC-01264, 05EPC-01263, 02DRB-01735, 03DRB-00070, 03DRB-00171] **[Carmen Marrone, EPC Case Planner]** (B-10) **SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER TO CLARIFY TRACT BOUNDARY AND PLANNING FOR 3 COPIES OF SITE PLAN.**

- 10. Project # 1000871**
05DRB-01839 Minor-SiteDev Plan
Subd/EPC
05DRB-01840 Minor-SiteDev Plan
BldPermit/EPC

DESIGN GROUP agent(s) for JIM JEPPSON request(s) the above action(s) for all or a portion of Lot(s) B-5-B-1, B-5-C-1, **ACADEMY ACRES SUBDIVISION**, zoned SU-1, located on HARPER AVE NE, between I-25 FRONTAGE RD NE and BARNHART ST NE containing approximately 8 acre(s). [REF: 05-EPC-01257, 05-EPC-01261, 05-DRB-01458,05DRB-01715,05DRB-01706] **[David Stallworth, EPC Case Planner]** *[Deferred from 12/14/05]* (E-17, E-18) **DEFERRED AT THE AGENT'S REQUEST TO 12/21/05.**

05DRB-01837 Minor-Prelim&Final Plat
Approval

TERRAMETRICS OF NEW MEXICO agent(s) for PRESBYTERIAN HEALTHCARE SERVICES request(s) the above action(s) for Tract(s) B-5-B-1 and B-5-C-1, **ACADEMY ACRES SUBDIVISION, UNIT 5**, zoned SU-1, located on HARPER DR NE, between INTERSTATE 25 NE and SAN PEDRO DR NE containing approximately 8 acre(s). *[Deferred from 12/14/05]* (E-17/E-18) **DEFERRED AT THE AGENT'S REQUEST TO 12/21/05.**

- 11. Project # 1002739**
05DRB-01835 Minor-Amnd SiteDev Plan
Subd
05DRB-01832 Minor-Amnd Prelim Plat
Approval
05DRB-01834 Major-Final Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for K B HOME NEW MEXICO INC request(s) the above action(s) for, ANDERSON HEIGHTS, UNIT 1 (to be known as **ANDERSON HEIGHTS, UNIT 5**) zoned RD/RLT, located on 118TH STREET SW, between DENNIS CHAVEZ BLVD SW and GIBSON BLVD SW containing approximately 57 acre(s). [REF: 05DRB00681, 05DRB00683, 05DRB00684, 05DRB00685, 05DRB00686, 05DRB00639] (N-8/P-8) **THE AMENDED SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF THE SITE PLAN. THE AMENDED PRELIMINARY PLAT WAS APPROVED. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT. THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD THE PLAT.**

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

- 12. Project # 1003886**
05DRB-01831 Minor-Amnd Prelim Plat
Approval

MARK GOODWIN & ASSOCIATES agent(s) for EVERGREEN DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Tract(s) C & 42, MESA VILLAGE SUBDIVISION, (to be known as **SILVER LEAF SUBDIVISION**) zoned R-3, located on LOMAS BLVD NE, between SELLARS DR NE and EASTERDAY DR NE containing approximately 6 acre(s). [REF: 05DRB-00908, 05DRB-01572] (J-20) **WITH THE SIGNING OF THE AMENDED INFRASTRUCTURE LIST DATED 12/14/05 AND APPROVAL OF THE AMENDED GRADING PLAN DATED 11/9/05 THE AMENDED PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS OF FINAL PLAT: REVISED PERIMETER WALL LOCATION MAP. P-1 LOT DESIGNATIONS ARE REQUIRED. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT.**

13. **Project # 1001770**
05DRB-01232 Minor-Final Plat Approval . MARK GOODWIN & ASSOCIATES agent(s) for JPS, LLC request(s) the above action(s) for all or a portion of Tract(s) 5-A1-B & 5-A2-A, LANDS OF JOEL P. TAYLOR (to be known as **MONTANO RETAIL**), zoned C-2, (SC) located on COORS BLVD NW, between MONTANO NW and MONTANO PLAZA NW containing approximately 7 acre(s). [REF: 05-DRB-00320] *[Final Plat Indef Deferred for S/A]* (E-12) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR REMOVAL OF EASEMENT 24 AND EASEMENT 22 SHOULD BE PRIVATE AND PLANNING FOR AGIS DXF FILE AND TO RECORD.**
14. **Project # 1003655**
05DRB-01833 Minor-Final Plat Approval ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 8, 15, 16 & 17, Block(s) 1, Tract(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **LA VISTA AT DESERT RIDGE TRAILS**) zoned RD, located on WYOMING BLVD NE, between EAGLE ROCK AVE NE and MODESTO AVE NE containing approximately 3 acre(s). [REF: 04DRB01373] *[Deferred from 12/14/05]* (C-19) **DEFERRED AT THE AGENT'S REQUEST TO 1/11/06.**
15. **Project # 1003594**
05DRB-01827 Minor-Prelim&Final Plat Approval BOHANNAN HUSTON agent(s) for D. R. HORTON HOMES request(s) the above action(s) for all or a portion of Lot(s) 109-A-1 thru 113-A-1 and Tract(s) N-1, **VENTANA MESA SUBDIVISION, UNIT 1, @ VENTANA RANCH WEST**, zoned R-LT, located on PASEO DEL NORTE NW, between CARSON MESA DR NW and VENTANA WEST PARKWAY NW containing approximately 1 acre(s). [REF: 04-DRB-01199] (B-9) **PRELIMINARY AND FINAL PLAT WERE APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR NMU INC SIGNATURE.**

16. **Project # 1002330**
05DRB-01838 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST agent(s) for JIM HAKEEM request(s) the above action(s) for all or a portion of Tract(s) G-2-A, **MONTGOMERY COMPLEX**, zoned SU-1 for C-2, located near the AMAFCA NORTH DIVERSION CHANNEL NE, between MONTGOMERY BLVD NE and CARLISLE BLVD NE containing approximately 3 acre(s). [REF: 04DRB-01985, 03DRB-00401, 03DRB-00402, 03DRB-00347] (F-16) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR AMAFCAS SIGNATURE AND TRANSPORTATION DEVELOPMENT FOR MEDIAN MODIFICATION ON MONTGOMERY, 15-FOOT RADIUS AND 20-FOOT WATER LINE EASEMENT.**

17. **Project # 1004570**
05DRB-01828 Minor-Prelim&Final Plat
Approval

PRECISION SURVEYS agent(s) for BRUCE & KATHERINE BESSER request(s) the above action(s) for all or a portion of Lot(s) 6A1 & 6A2, Block(s) 14, Tract(s) A, **UNIT B, NORTH ALBUQUERQUE ACRES**, zoned SU-2 M-1, located between WILSHIRE AVE NE and INTERSTATE 25, containing approximately 3 acre(s). *[Deferred from 12/14/05]* (C-18) **DEFERRED AT THE AGENT'S REQUEST TO 12/21/05.**

18. **Project # 1000922**
05DRB-01829 Minor-Extension of
Preliminary Plat

WILSON & COMPANY INC agent(s) for LEGACY SUSTAINABLE DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) A, **LA CUENTISTA SUBDIVISION**, zoned R-1, located on KIMMICK DR NW, between URRACA ST NW and CAMINO DE PAZ NW containing approximately 50 acre(s). [REF: 04-DRB-01880, 04DRB-01881] (C-10/C-11/D-10/D-11) **AN EXTENSION OF PRELIMINARY PLAT WAS APPROVED TO APRIL 30, 2006. THE CONDITIONS OF FINAL PLAT STILL APPLY.**

- 19. Project # 1001085**
05DRB-01836 Minor-Prelim&Final Plat
Approval

ANTHONY DECK request(s) the above action(s) for all or a portion of Lot(s) 16 & 17, Block(s) B, **ROSEWOOD SUBDIVISION, UNIT 1**, zoned R-D, located on BLOSSOMWOOD PL NW, between HANOVER RD NW and I-40 NW containing approximately 10 acre(s). [REF: 05-DRB-00133, 05DRB00402] (J-10) **PRELIMINARY AND 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 . . .

- 20. Approval of the Development Review Board Minutes for November 30, 2005. THE DEVELOPMENT REVIEW BOARD MINUTES FOR NOVEMBER 30, 2005 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:25 A.M.

3594

DXF Electronic Approval Form

DRB Project Case #: 1003594

Subdivision Name: VENTANA MESA UNIT 2 AT VENTANA RANCH WEST LOTS 109A1 THRU 113A1 & TRACT N1

Surveyor: ROBERT GROMATZKY

Contact Person: STEPHANIE STRATTON

Contact Information: 798-7965

DXF Received: 12/13/2005

Hard Copy Received: 12/13/2005

Coordinate System: Ground rotated to NMSP Grid



Approved

12/14/05

Date

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

AGIS Use Only

Copied fc **3594** to agiscov on **12/14/2005** Contact person notified on **12/14/2005**



**CITY OF ALBUQUERQUE
Planning Department
December 14, 2005
DRB Comments**

ITEM # 15

PROJECT # 1003954 APPLICATION # 05-01827

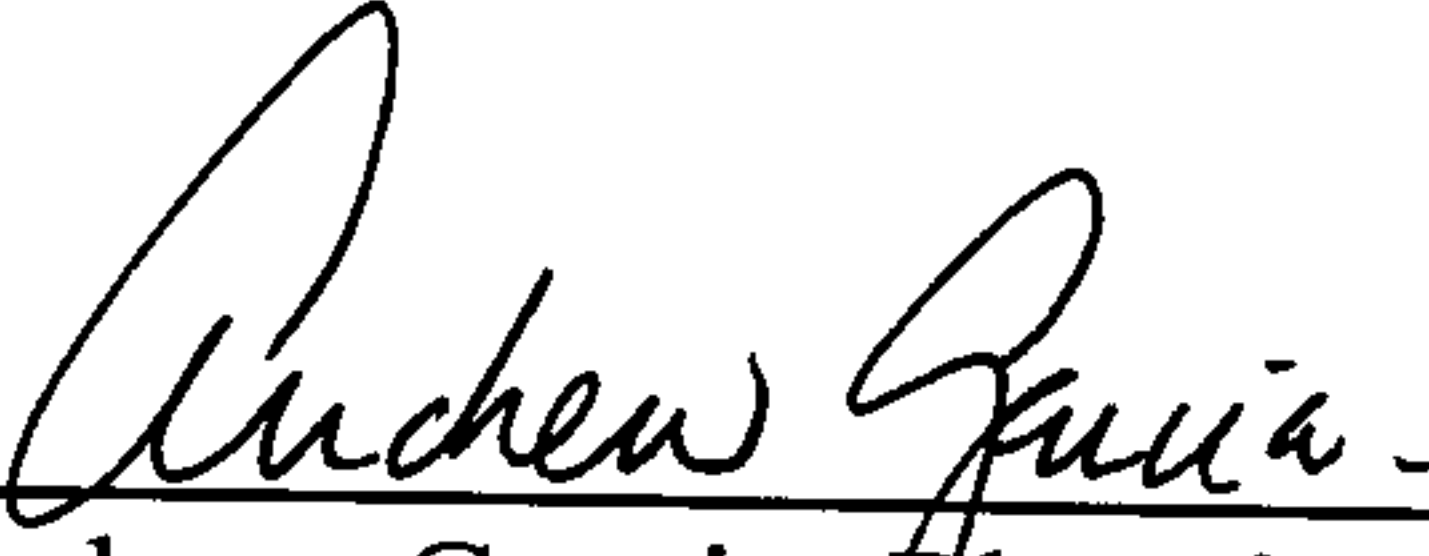
RE: Ventana Mesa, Unit 1 @ Ventana Ranch West/p&f plat

The submittal meets the lot size requirements of the R-LT Zone in the City of Albuquerque Comprehensive Zoning Code.

AGIS dxf is not on file.

~~Planning will take delegation for the AGIS approval.~~

OK



Andrew Garcia, Planning Alternate
924-3858 fax 924-3864 agarcia@cabq.gov

#9



COMPLETED 06/29/05 SH 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-00966 (FP)

Project # 1003594

Project Name: VENTANA MESA SUB @ 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 6/13/05 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: _____

~~CITY ENGINEER / AMAFCA: [Signature]~~

PARKS / CIP: _____

PLANNING (Last to sign): AGIS
Recording
6/29/05

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

- The original plat and a mylar copy for the County Clerk.
- Tax certificate from the County Treasurer. >
- Recording fee (checks payable to the County Clerk). RECORDED DATE: 06/28/05
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- Include 3 copies of the approved site plan along with the originals.
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- Property Management's signature must be obtained prior to Planning Department's signature.
- AGIS DXF File approval required.
- Copy of recorded plat for Planning.

Project Number 1003594

#18



Impact of
6/10/05
AS

DRB CASE ACTION LOG (PREL & FINAL)

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.: 05DRB00906

Project.# -1003594

Project Name: VENTANA MESA UNIT 1

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 6/8/05 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 1003594

Yolanda Padilla

From: Robert Gromatzky
Sent: Monday, June 20, 2005 2:28 PM
To: Yolanda Padilla
Subject: FW: Project No. 1003594

ROBERT GROMATZKY, P.S.
Bohannon Huston, Inc.
Courtyard I
7500 Jefferson St. NE
Albuquerque, NM 87109
direct (505) 798-7929
fax (505) 798-7932

From: dmzamora@cabq.gov [mailto:dmzamora@cabq.gov]
Sent: Friday, June 17, 2005 8:41 AM
To: Karina Bailon
Cc: Robert Gromatzky; Stephanie Stratton
Subject: Project No. 1003594

Karina,

Great news!

The .dxf file for Project No. 1003594 (Ventana Mesa Subdivision Unit 2 At Ventana Ranch West) has been approved!

Have a good weekend.

David Zamora
GIS Coordinator
Planning Dept. - AGIS
dmzamora@cabq.gov
924-3929

6/20/2005

#9



DRB CASE ACTION LOG (FINAL PLAT)

REVISED 2/5/04

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

DRB Application No.: 05DRB-00966 (FP)
Project Name: VENTANA MESA SUB @ VENTANA RANCH WEST
Agent: Bohannon Huston Inc.

Project # 1003594
Phone No.: 823-1000

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 6/13/05 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: _____

~~CITY ENGINEER / AMAFCA: F. As...~~

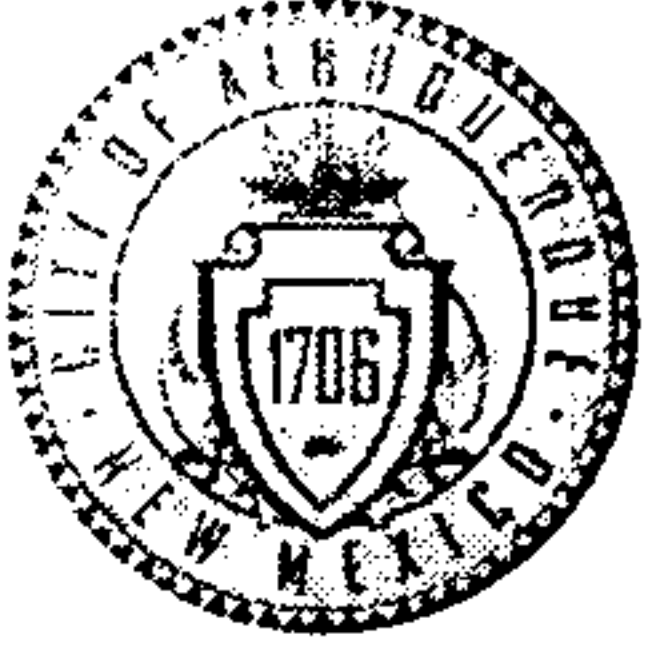
PARKS / CIP: _____

PLANNING (Last to sign): AG 18

- 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.

OK

Project Number 1003594



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

June 15, 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: 10:40 A.M.
- B. Changes and/or Additions to the Agenda
- C. New or Old Business

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1003859**
05DRB-00869 Major-Vacation of Public Easements

BOHANNAN HUSTON INC. agent(s) for SILVERLEAF VENTURES, LLC request(s) the above action(s) for all or a portion of Tract(s) A & 6B, **OVENWEST CORPORATION, CITY OF ALBUQUERQUE AND LANDS OF RAY GRAHAM III**, zoned SU-1, O-1, C-2 & PRD, located on COORS BLVD NW, between MONTANO RD NW and LEARNING RD NW containing approximately 70 acre(s). [REF: 04EPC-01844,04EPC-01845] (E-12 & F-12) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH THE FOLLOWING CONDITIONS OF FINAL PLAT: THE SLOPE EASEMENT MUST BE ADEQUATELY ADDRESSED WITH AN**

APPROVED GRADING PLAN PRIOR TO FINAL PLAT. THE FINAL PLAT CAN NOT BE APPROVED VACATING THE WATER LINE EASEMENT UNTIL THE WATER LINE HAS BEEN RELOCATED AND IS ACCEPTED BY THE WATER UTILITY DEPARTMENT.

2. **Project # 1003364**
05DRB-00867 Major-Vacation of Public Easements

TIERRA WEST LLC agent(s) for CIRCLE K STORES INC. request(s) the above action(s) for all or a portion of Tract(s) 1-A-1 UNIT 3, **NORTH ALBUQUERQUE ACRES TRACT 2**, zoned SU-2 MIXED USE, located on LOUISIANA BLVD NE, between DEL NORTE NE and HOLLY AVE NE containing approximately 2 acre(s). [REF: 04DRB-01409/05DRB-00656 & 00657] (C-19) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

3. **Project # 1004204**
05DRB-00871 Major-Vacation of Public Easements

PRECISION SURVEYS agent(s) for WESTLAND DEVELOPMENT CO request(s) the above action(s) for all or a portion of Block(s) F, Tract(s) A, **CEDAR RIDGE ESTATES, UNIT 2**, zoned R-1, located on QUAIL BRUSH DR NW and ROSEBUD DR NW. [REF: S-93-23, DRB-96-150] [*Deferred from 6/15/05*] (J-10) **DEFERRED AT THE AGENT'S REQUEST TO 6/22/05.**

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

COMMUNITY SCIENCES CORP agent(s) for MICHAEL'S HOMES request(s) the above action(s) for all or a portion of Tract(s) 8B1A1 & 10A2A, M.R.G.C.D MAP 52 (DON FELIPE #2) (to be known as **IZABEL SUBDIVISION**) zoned RA-2, located on WEST GLEN SW, between METZGAR SW and WEST LEA SW containing approximately 9 acre(s). [REF: 04DRB0969][*Deferred from 5/25/05 & 6/8/05*] (Q-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/15/05 AND**

APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 5/12/05 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITION: PERIMETER WALL DESIGN NEEDS TO BE APPROVED. THE SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM DESIGN STANDARDS WAS APPROVED AS SHOWN ON EXHIBIT D 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-00827 Minor-SiteDev Plan Subd

COMMUNITY SCIENCES CORP agent(s) for MICHAEL'S HOMES request(s) the above action(s) for all or a portion of Tract(s) 8-B-1-A-1 & 10-A-2-A, MRGCD MAP 52 (DON FELIPE #2) (to be known as **IZABEL SUBDIVISION**), zoned RA-2, located on WEST GLEN SW, between METZGAR SW and WEST LEA SW containing approximately 9 acre(s). [REF: 04DRB0969][*Deferred from 5/25/05 & 6/8/05*] (Q-10) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF THE SITE PLAN AND THE AGREEMENT AND COVENANTS AND THE LAND USE EASEMENTS MUST BE APPROVED AND RECORDED.**

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

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

5. **Project # 1004224**
05DRB-00887 Minor-SiteDev Plan
BldPermit

RHOMBUS PA INC agent(s) for SCOTT BARLOW request(s) the above action(s) for all or a portion of Lot(s) 31, Block(s) 30, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2 FOR 1P, located on SAN PEDRO NE, between WILSHIRE AVE NE and containing approximately 1 acre(s). [*Deferred from 6/1/05 & 6/8/05*] (C-18) **AN INFRASTRUCTURE LIST DATED 6/15/05 WAS APPROVED. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND 3 COPIES OF THE SITE PLAN AND UTILITIES DEVELOPMENT FOR SEWER TAPPING PERMIT.**

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

6. **Project # 1000311**
05DRB-00965 Minor-Prelim&Final Plat
Approval
- HARRIS SURVEYING agent(s) for ACORN, LLC request(s) the above action(s) for all or a portion of Lot(s) 30, 31 & 32, Block(s) 11, **NORTH ALBUQUERQUE ACRES, UNIT A**, zoned C-1, located on PALOMAS AVE NE, between SAN PEDRO NE and LOUISIANA NE containing approximately 3 acre(s). (D-18) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**
7. **Project # 1000795**
05DRB-00968 Minor-Prelim&Final Plat
Approval
- WAYJOHN SURVEYING INC agent(s) for JOHN AND NADINE MINER request(s) the above action(s) for all or a portion of Tract(s) 24, ALVARDO GARDENS, UNIT 1 (to be known as **CORIANDA COURT**) zoned RA-2 residential and agricultural zone, located on MATTHEW AVE NW, between RIO GRANDE BLVD NW and 12TH ST NW containing approximately 2 acre(s). [REF: 05DBR00302] (G-13) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/15/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 3/18/05 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITIONS OF FINAL PLAT: NEED PROPER EASEMENTS ACROSS THE PROPERTIES TO THE EAST TO SERVE THIS SITE. THE PUBLIC WATER AND SEWER EASEMENT MUST BE SEPARATE FROM THE PUE EASEMENTS. NEED TO SUBMIT AND RECEIVE APPROVAL OF THE WALL DESIGN. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

8. **Project # 1003666**
05DRB-00970 Minor-Prelim&Final Plat
Approval
- WAYJOHN SURVEYING INC agent(s) for AVALON INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) B2A, **LANDS OF FREEWAY-OLD TOWN LIMITED**, zoned S-M1, located on 18TH ST NW, between MOUNTAIN RD NW and BELLAMAH AVE NW containing approximately 4 acre(s). [REF: SP-75-44,04DRB01405, 05DRB00793] (J-13) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR PARKING CALCULATIONS.**
9. ~~**Project # 1003594**~~
05DRB-00966 Minor-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) F, VENTANA MESA, UNIT 2, (to be known as **VENTANA MESA SUBDIVISION @ VENTANA RANCH WEST**) zoned R-LT residential zone, located on VENTANA WEST PARKWAY NW, between MESA DE ORO RD NW and PASEO DEL NORTE NW containing approximately 11 acre(s). (B-8/B-9) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**
10. **Project # 1004251**
05DRB-00959 Minor-Prelim&Final Plat
Approval
- PRATAP & KANAK YADAV request(s) the above action(s) for all or a portion of Lot(s) 2-6, Block(s) 2, **ZIMMERMAN ADDITION**, zoned C-2, located on CENTRAL AVE SW, between 46TH ST SW and 47TH ST SW containing approximately 1 acre(s). (K-12) **WITHDRAWN AT THE BOARD'S REQUEST FOR INCOMPLETE APPLICATION.**

11. **Project # 1004255**
05DRB-00967 Minor-Prelim&Final Plat
Approval

ADVANCED ENGINEERING & CONSULTING LLC agent(s) for ROBERT GARCIA request(s) the above action(s) for all or a portion of Tract(s) A-2, **LANDS OF GARCIA & FAJARDO**, zoned RA-2, located on DON ONOFRE TRAIL NW, between RIO GRANDE BLVD NW and the DURANES LATERAL containing approximately 1 acre(s). (F-13) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR DETERMINATION IF PUBLIC OR PRIVATE ROADWAY EASEMENT AND TO PLANNING FOR SET BACK DETERMINATION AND AGIS DXF FILE.**

12. **Project # 1004036**
05DRB-00922 Minor-Vacation of
Private Easements

HALL SURVEYING CO agent(s) for MAX CONTRERAS request(s) the above action(s) for all or a portion of Tract(s) A & B, **MAX REPLAT**, zoned RA-2, located on RIO GRANDE BLVD NW, between ZICKERT RD NW and BEACH RD NW containing approximately 2 acre(s). (H-12) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

05DRB-00446 Minor-Prelim&Final Plat
Approval

HALL SURVEYING CO agent(s) for MAX CONTRERAS request(s) the above action(s) for all or a portion of Tract(s) A & B, **MAX REPLAT**, zoned RA-2, located on RIO GRANDE BLVD NW, between ZICKERT RD NW and BEACH RD NW containing approximately 2 acre(s). *[Was Indef Deferred on 3/30/05 for Vacation application]* (H-12/H-13) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

NO ACTION IS TAKEN ON THESE CASES:

APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

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

CATHERINE GORE request(s) the above action(s) for all or a portion of Lot(s) 5 & 6, Block(s) 7, **MONTEREY HILLS ADDITION**, zoned R-1, located on BURTON AVE SE, between RICHMOND SE and MONTEREY DR SE. *[Was Indef Deferred on a no show 5/18/05]* (L-16) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

- 14. Project # 1004240**
05DRB-00918 Minor-Sketch Plat or Plan

SCHARLES WILDER agent(s) for ED GARCIA request(s) the above action(s) for all or a portion of Tract(s) 87A2, 87B1, 87B2, 87B3, 88, 89A, A2 and A1, **MAES-ERNEST**, zoned R-1 residential zone, located on RIO GRANDE BLVD NW, between INDIAN SCHOOL RD NW and MEADOW VIEW RD NW containing approximately 3 acre(s). *[Deferred from 6/15/05]* (H-13) **DEFERRED AT THE AGENT'S REQUEST TO 6/22/05.**

- 15. Project # 1004254**
05DRB-00964 Minor-Sketch Plat or Plan

CHARLES JAEGER request(s) the above action(s) for all or a portion of Lot(s) A1, **ALVARADO GARDENS, UNIT 3**, zoned R-2, located on VERANDA RD NW, between RIO GRANDE BLVD NW and GLENWOOD RD NW containing approximately 1 acre(s). (G-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

- 16. Approval of the Development Review Board Minutes for May 25 and June 1, 2005. THE DRB MINUTES FOR MAY 25 AND JUNE 1, 2005 WERE APPROVED BY THE BOARD.**
ADJOURNED: 10:40 A.M.

3594

DXF Electronic Approval Form

DRB Project Case #: 1003594

Subdivision Name: VENTANA MESA UNIT 2 AT VENTANA RANCH WEST

Surveyor: ROBERT GROMATZKY

Contact Person: STEPHANIE STRATTON

Contact Information: 798-7965

DXF Received: 6/16/2005 Hard Copy Received: 6/7/2005

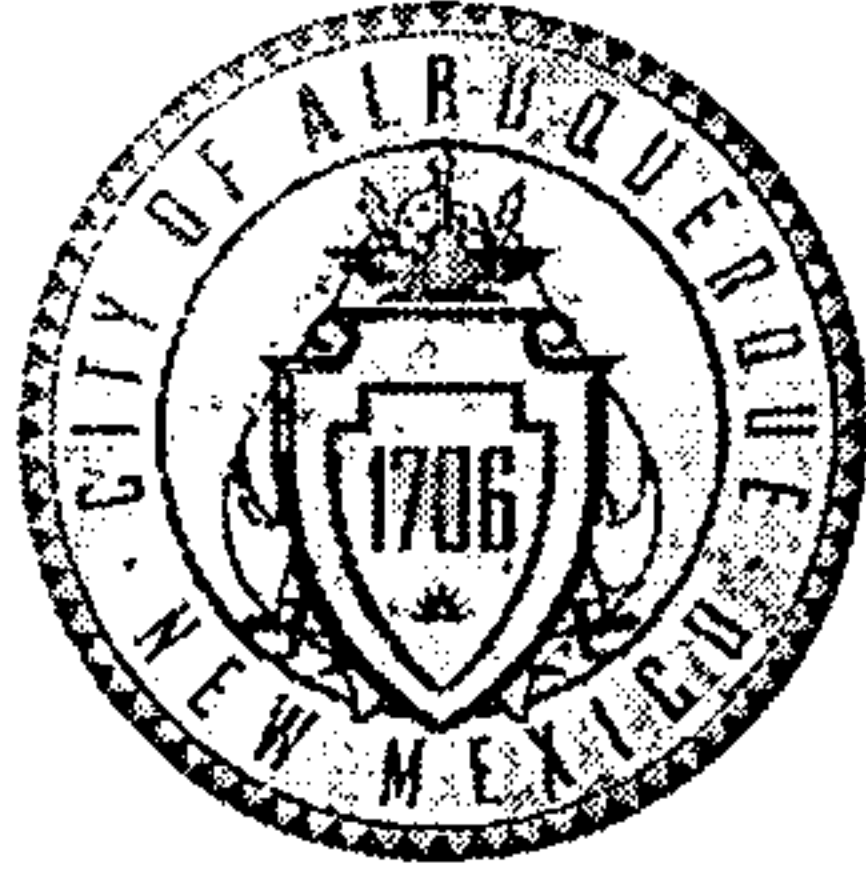
Coordinate System: Ground rotated to NMSP Grid


Approved

06-17-2005
Date

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

AGIS Use Only
Copied fc **3594** to agiscov on **6/17/2005** Contact person notified on **6/17/2005**



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

Development Review Board Comments

Project Number: 1003594
Application Number: 05DRB-00966

DRB Date: 6/15/2005
Item Number: 9

Subdivision: Ventana Mesa Subdivision @ Ventana Ranc
Tracts F, Ventana Mesa, Unit 2

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: RLT

Zone Page: B-08/B-09

New Lots (or units) : 67

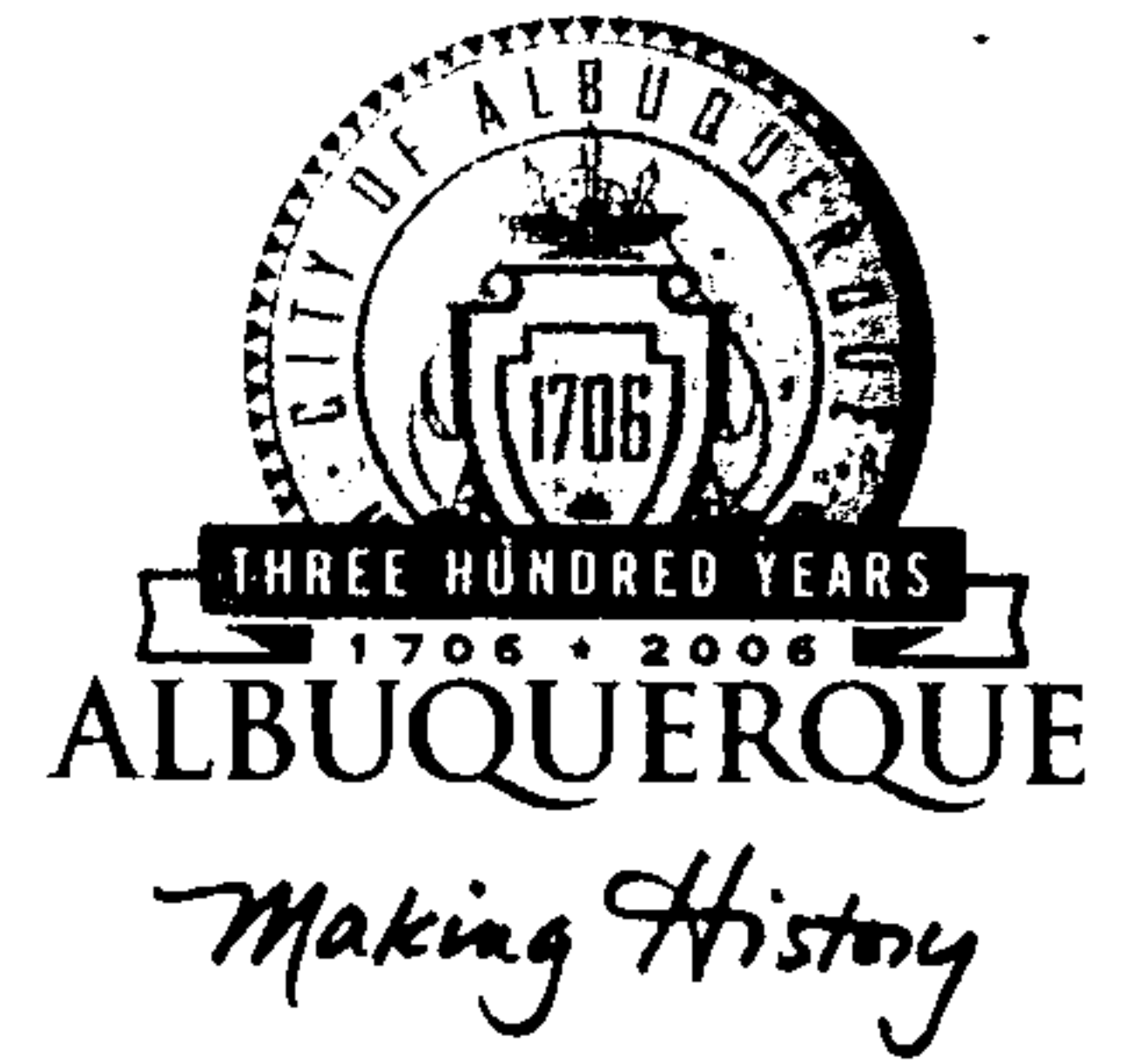
Parks and Recreation Comments:

Park Dedication and Parks, Recreation, Trails and Open Space Impact Fee requirements have been met through an existing Park Dedication and Development Agreement.

Signed: 
Christina Sandoval, (DMD)

Phone: 768-3808

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1004251

AGENDA ITEM NO: 9

SUBJECT:

Final Plat

ACTION REQUESTED:

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

P.O. Box 1293

ENGINEERING COMMENTS:

Minor comment.

Albuquerque

New Mexico 87103

RESOLUTION:

APPROVED ; DENIED ; DEFERRED ; COMMENTS PROVIDED ; WITHDRAWN

www.cabq.gov

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: June 15, 2005

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
June 15, 2005
DRB Comments**

ITEM # 9

PROJECT # 1003594

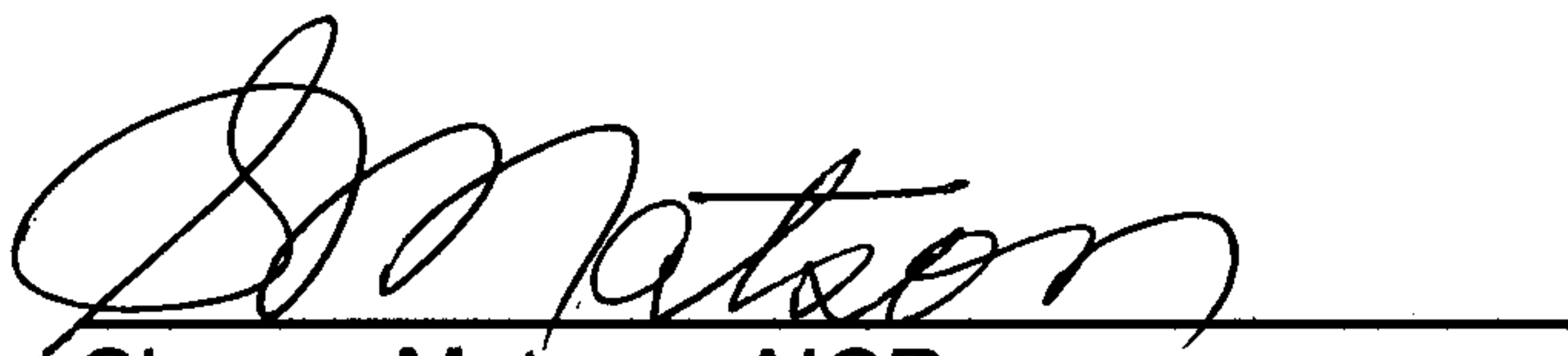
APPLICATION # 05-00966

RE: Ventana Mesa @ Ventana Ranch West/final plat

Were there any changes on the plat since preliminary plat approval?

No objection to the final plat once the AGIS dxf is approved.

Planning must record the plat.

A handwritten signature in black ink, appearing to read "S. Matson", written over a horizontal line.

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



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

June 8, 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.
- B. Changes and/or Additions to the Agenda
- C. New or Old Business

Adjourned: 12:30 P.M.

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

- 1. **Project # 1001004**
05DRB-00813 Major-Two Year SIA

TIERRA WEST LLC agent(s) for WEST BLUFF LLC request(s) the above action(s) for all or a portion of Lot(s) 1-9, Tract(s) 8 & 9, **WEST BLUFF CENTER SUBDIVISION**, zoned R-T, located on OURAY RD NW, between CORONA DR NW and ALAMOGORDO DR NW containing approximately 2 acre(s). [REF: 03DRB00521, 03DRB00357, 01DRB00498] (H-11) **TWO-YEAR SIA WAS APPROVED.**

2. **Project # 1001228**
05DRB-00801 Major-Two Year SIA

JANE ALICE BLACK DAVIDSON request(s) the above action(s) for all or a portion of Tract(s) 2A & 2B, **KELLY TRACTS**, zoned RA-1, located on GABALDON DR NW, between MOUNTAIN RD NW and I-40 containing approximately 4 acre(s). [REF: 03DRB00875, DRB-97-528, DRB-93-136, AX-87-16] (H-12) **TWO-YEAR SIA WAS APPROVED.**

3. **Project # 1001376**
05DRB-00806 Major-Two Year SIA

MARK GOODWIN & ASSOCIATES agent(s) for MESA VERDE DEVELOPMENT CORP request(s) the above action(s) for Lot(s) 8-24 & 9-23, Block(s) 3 & 4, Tract(s) 1, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **DESERT RIDGE TRAILS NORTH**, zoned RD, located on WYOMING BLVD NE, between BEVERLY HILLS NE and FLORENCE NE containing approximately 33 acre(s). [REF:02DRB01363, 02DRB01965, 02DRB01966, 02DRB01967, 02DRB01968] (B-19) **TWO-YEAR SIA WAS APPROVED.**

4. **Project # 1001306**
05DRB-00804 Major-Vacation of
Public Easements
05DRB-00805 Minor-Prelim&Final Plat
Approval

SURV-TEK INC agent(s) for PETE DASKALOS PROPERTIES request(s) the above action(s) for all or a portion of Tract(s) 1-C, **SEVILLE**, zoned SU-1 FOR C-1 USES, located on the northeast corner of IRVING BLVD NW and UNIVERSE BLVD NW containing approximately 9 acre(s). (A-10) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. PRELIMINARY AND FINAL PLAT WERE INDEFINITELY DEFERRED.**

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

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

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

COMMUNITY SCIENCES CORP agent(s) for MICHAEL'S HOMES request(s) the above action(s) for all or a portion of Tract(s) 8B1A1 & 10A2A, M.R.G.C.D MAP 52 (DON FELIPE #2) (to be known as **IZABEL SUBDIVISION**) zoned RA-2, located on WEST GLEN SW, between METZGAR SW and WEST LEA SW containing approximately 9 acre(s). [REF: 04DRB0969] [Deferred from 5/25/05 & 6/8/05] (Q-10) **DEFERRED AT THE AGENT'S REQUEST TO 6/15/05.**

05DRB-00827 Minor-SiteDev Plan
Subd

COMMUNITY SCIENCES CORP agent(s) for MICHAEL'S HOMES request(s) the above action(s) for all or a portion of Tract(s) 8-B-1-A-1 & 10-A-2-A, MRGCD MAP 52 (DON FELIPE #2) (to be known as **IZABEL SUBDIVISION**), zoned RA-2, located on WEST GLEN SW, between METZGAR SW and WEST LEA SW containing approximately 9 acre(s). [REF: 04DRB0969] [Deferred from 5/25/05 & 6/8/05] (Q-10) **DEFERRED AT THE AGENT'S REQUEST TO 6/15/05.**

7. **Project # 1004184**
05DRB-00810 Major-Bulk Land
Variance
05DRB-00811 Minor-Prelim&Final Plat
Approval

COMMUNITY SCIENCES CORP agent(s) for SALAZAR FAMILY TRUST ET AL request(s) the above action(s) for all or a portion of Tract(s) 13-D, EL RANCHO GRANDE, UNIT 1 AND Tract(s) A, LANDS OF SALAZAR FAMILY TRUST, SALAZAR QUATRO TRUST, JSJ INVESTMENT CO & FALBA HANNETT, zoned R-LT & SU-1 Mixed Use, located on AMOLE HUBBELL ARROYO, between BLAKE SW and DENNIS CHAVEZ SW containing approximately 190 acre(s). [REF: Z-99-58, Z-98-5, Z-98-6] (N-9) **BULK LAND VARIANCE WAS APPROVED. PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR VARIOUS EASEMENT LANGUAGE AND AMAFCA CONCURRENCE.**

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

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

8. **Project # 1000651**
05DRB-00910 Minor-SiteDev Plan
BldPermit/EPC

HERMAN HOOD agent(s) for D & B GLASS COMPANY request(s) the above action(s) for Tract(s) A-29-A3, **NORTHEAST UNIT, TOWN OF ATRISCO GRANT**, zoned SU-1/PDA, C, & OFFICE USES, located on COORS BLVD NW, between REDLANDS RD NW and CORONA DR NW containing approximately 2 acre(s). [REF: 05EPC-00585, ZA-88-472] [David Stallworth, EPC Case Planner] (G-11) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR LABELING DIMENSIONS AND TO PLANNING FOR CASE PLANNERS SIGNATURE AND WALL DESIGN.**

9. **Project # 1004095**
05DRB-00912 Minor-SiteDev Plan
BldPermit/EPC
05DRB-00976 Minor-Site Dev Plan
Subdivision/EPC
- ALEX HARRISON ARCHITECT agent(s) for DIONS request(s) the above action(s) for all or a portion of Tract(s) E1, **HUBBELL PLAZA ADDITION**, zoned C-2, located on COORS BLVD NW, between CENTRAL AVE NW and BLUEWATER RD NW containing approximately 1 acre(s). [REF:DRB-96-221, Z-86-24-1] **[Carmen Marrone, EPC Case Planner] (K-10) SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION FOR DIMENSION LABELING AND PLANNING FOR 3 COPIES OF THE SITE PLAN. THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF THE SITE PLAN.**
10. **Project # 1004237**
05DRB-00913 Minor-SiteDev Plan
BldPermit
- JOHN KLEE agent(s) for ALBUQUERQUE VAULT COMPANY request(s) the above action(s) for all or a portion of Tract(s) B-2, **ATRISCO BUSINESS PARK , UNIT 1**, zoned SU-1, located on COORS BLVD NW, between CENTRAL NW and BLUEWATER NW containing approximately 3 acre(s). (K-10) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**
11. **Project # 1004224**
05DRB-00887 Minor-SiteDev Plan
BldPermit
- RHOMBUS PA INC agent(s) for SCOTT BARLOW request(s) the above action(s) for all or a portion of Lot(s) 31, Block(s) 30, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2 FOR 1P, located on SAN PEDRO NE, between WILSHIRE AVE NE and containing approximately 1 acre(s). *[Deferred from 6/1/05 & 6/8/05]* (C-18) **DEFERRED AT THE AGENT'S REQUEST TO 6/15/05.**

12. **Project # 1004231**
05DRB-00886 Minor-SiteDev Plan
BldPermit

JIM MILLER agent(s) for JOHN WILGER request(s) the above action(s) for all or a portion of Lot(s) 19, **LADERA INDUSTRIAL PARK, UNIT 2**, zoned SU-1, located on 98TH STREET NW and UNSER BLVD NW and containing approximately 2 acre(s). [REF: Z-92-45, 01EPC01405, Project 1001523] [Listed under Project 1004096 in error] *[Deferred from 6/1/05]* (H-9) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/8/05 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND TRANSPORTATION DEVELOPMENT FOR DIMENSION LABELING AND 3 COPIES OF THE SITE PLAN.**

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

13. **Project # 1003655**
05DRB-00916 Minor-Subd Design (DPM)
Variance

ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 15, 16 & 17 & PORTION OF Lot 18, NORTH ALBUQUERQUE ACRES, (to be known as **LA VISTA @ DESERT RIDGE TRAILS**) zoned R-D, located on WYOMING NE, between EAGLE ROCK NE and MODESTO NE containing approximately 3 acre(s). [REF: 04DRB01373] (C-19) **WITHDRAWN AT THE AGENT'S REQUEST.**

14. **Project # 1003057**
05DRB-00893 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST agent(s) for ROBERT RUSSELL request(s) the above action(s) for all or a portion of Lot(s) 5 & 6, Tract(s) A-2-C, **BLOCK 1, UNIT 3, CLIFFORD WEST BUSINESS PARK**, zoned IP industrial park zone, located on UNSER BLVD NW, between OLIVER ROSS DR NW and SAUL BELL RD NW containing approximately 12 acre(s). [REF: 03DRB01903, 01902, 01904] (K-9/K-10) **PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

15. **Project # 1004159**
05DRB-00891 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST agent(s) for ANGELO BRUNACINI request(s) the above action(s) for all or a portion of Lot(s) 19 & 20, **JOURNAL CENTER, PHASE 2, UNIT 2**, zoned IP industrial park zone, located on RUTLEDGE RD NE, between SNAPROLL ST NE and HAWKINS ST NE containing approximately 4 acre(s). [REF: 05DRB00795] *[Listed under Project #1003572 in error]* (D-17) **PRELIMINARY PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CROSS-ACCESS/DRAINAGE TO THE EAST LOT 7.**

16. **Project # 1004241**
05DRB-00915 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for GARRETT SMITH request(s) the above action(s) for all or a portion of Lot(s) 5, 6, 7 & 8, Block(s) C, **HIGHLAND ADDITION SOUTH** and Lot(s) 7, Block(s) 4, **LEWIS & SIMONDS ADDITION**, zoned SU-2, located on HAZELDINE AVE SE, between BROADWAY BLVD SE and SANTA FE SE containing approximately 1 acre(s). [REF: DRB-97-433, ZA-79-148] (K-14) **PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

17. **Project # 1002423**
05DRB-00907 Major-Final Plat
Approval

BOHANNAN HUSTON INC agent(s) for CENTEX HOMES request(s) the above action(s) for all or a portion of Tract(s) A-1, **ROSNER TRACT, EL RANCHO GRANDE, UNIT 11**, zoned R-LT, located on CARTAGENA AVE SW and MESSINA DR SW containing approximately 19 acre(s). [REF: 04DRB00702] (N-8) **FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

18. ~~Project # 1003594~~
05DRB-00906 Minor-Prelim&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 Lot(s) 109-A thru 113A, Tract(s) N, **VENTANA MESA, UNIT 1**, zoned R-LT, located on VENTANA WEST PARKWAY NW, between VENTANA RIDGE RD and PASEO DEL NORTE BLVD NW containing approximately 1 acre(s). (B-9) **PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

19. **Project # 1003821**
05DRB-00897 Minor-Final Plat
Approval

ISAACSON & ARFMAN agent(s) for INFILL SOLUTIONS II request(s) the above action(s) for all or a portion of Tract(s) D, HOLIDAY PARK, UNIT 2, (to be known as **EMBUDO CANYON SOUTH**) zoned R-2, located on JUAN TABO BLVD NE, between GOLDEN GATE AVE NE and BRUSSELS AVE NE containing approximately 2 acre(s). [REF: 05DRB00334, 00335] (G-21) **FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

20. **Project # 1003822**
05DRB-00898 Major-Final Plat
Approval

ISAACSON & ARFMAN agent(s) for INFILL SOLUTION II request(s) the above action(s) for all or a portion of Tract(s) B, HOLIDAY PARK, UNIT 2, (to be known as **EMBUDO CANYON NORTH**) zoned R-2, located on JUAN TABO BLVD NE, between BRUSSELS AVE N E and COMANCHE NE containing approximately 3 acre(s). [REF: 04DRB01888, 00332, 00333] (G-21) **FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

21. **Project # 1003886**
05DRB-00908 Minor-Final Plat
Approval

MARK GOODWIN & ASSOCIATES, PA agent(s) for EVERGREEN DEVELOPMENT. LLC request(s) the above action(s) for all or a portion of Tract(s) C & 42, MESA VILLAGE SUBDIVISION, (to be known as **SILVER LEAF SUBDIVISION**) zoned R-3, located on LOMAS AVE NE, between SELLERS DR NE and EASTERLY DR NE containing approximately 52 acre(s). [REF: ZA-73-44, Z-77-53] (J-20) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR VARIOUS EASEMENTS, LABELING DIMENSIONS AND PLANNING FOR AGIS DXF FILE AND PROPERTY MANAGEMENT'S SIGNATURE.**

22. **Project # 100635**
05DRB-00917 Minor-Prelim&Final Plat
Approval

TIERRA WEST LLC agent(s) for DE BARTOLO DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) 38-1A1, 38-2A1 and 38-3A1, **TAYLOR RANCH**, zoned SU-1 FOR C-1, located on MONTANO RD NW, between MONTANO PLAZA DR NW and COORS BYPASS BLVD NW containing approximately 4 acre(s). [REF: 00DRB00878, 02DRB01040, 05DRB00547] (E-12) **PRELIMINARY PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR ACCESS EASEMENT LABELING.**

23. **Project # 1003672**
05DRB-00704 Minor-Prelim&Final Plat
Approval
05DRB-00705 Minor-Temp Defer
SDWK

RIO GRANDE ENGINEERING agent(s) for ERIMY PROPERTIES LTD request(s) the above action(s) for all or a portion of Lot(s) 6 & 7, Block(s) 3, Tract(s) 3, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **ESTRADA COURT**) zoned R-D residential and related uses zone, developing area, located on OAKLAND AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 3 acre(s). [REF: 04DRB01423] (*Deferred from 5/4/05 &*

5/18/05 & 5/25/05) (C-20) WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/8/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 4/30/05 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS OF FINAL PLAT: PUBLIC ACCESS EASEMENT WILL BE ADDED TO LOT 1. AN OFFSITE DRAINAGE EASEMENT ON LOT 8 SHALL BE GRANTED TO AMAFCA PRIOR TO FINAL PLAT APPROVAL. AN APPROVED PERIMETER WALL DESIGN IS REQUIRED. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.

24. **Project # 1003667**
04DRB-01406 Minor-Prelim&Final Plat
Approval

WAYJOHN SURVEYING INC agent(s) for DEBBIE LOBBEREGT request(s) the above action(s) for all or a portion of Block(s) 11, Tract(s) 25, **GLENWOOD HILLS, UNIT 2**, zoned R-1 residential zone, located on PASO DEL PUMA NE, between CEDAR BROOK AVE NE and SUNSET CANYON PL NE containing approximately 3 acre(s). [Indef Deferred 9/22/04, deferred from 6/1/05] (F-23) **WITHDRAWN AT THE AGENT'S REQUEST.**

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

25. **Project # 1003102**
05DRB-00911 Minor-Sketch Plat or
Plan

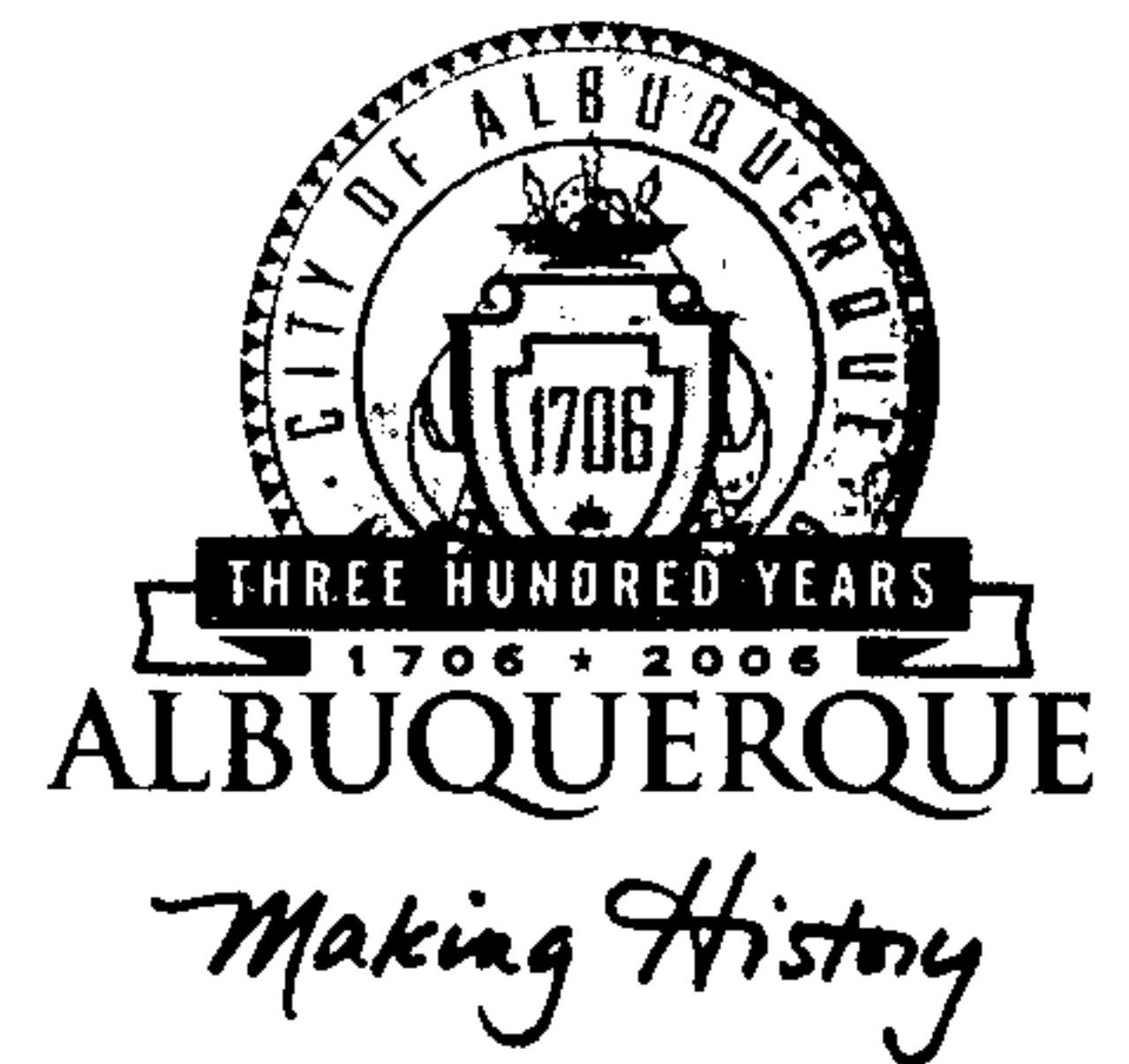
INFILL SOLUTIONS request(s) the above action(s) for all or a portion of Lot(s) 12-A LANDS OF FERRARI-ESQUIBEL-PALMER, (to be known as **TRAILHEAD COMMONS**) zoned SU-1 PRD, C-1 (22 du acre), located on the southwest corner of LA GRIMA DE ORO RD NE and JUAN TABO BLVD NE containing approximately 2 acre(s). [REF: 04DRB00236] (F-21) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

26. **Project # 1001304**
05DRB-00909 Minor-Sketch Plat or
Plan

CHRISTOPHER CALOTT request(s) the above action(s) for all or a portion of Lot(s) 14, 15,16, 17-B and 17-C, Block(s) 18, **PEREA ADDITION**, zoned SU - SF, located on the northwest corner of ROMA ST NW and 14TH ST NW containing approximately 1 acre(s). [REF: 01ZHE1659, 02DRB00493, 02LUCC00450] (J-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

27. ADJOURNED: 12:30 P.M.

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003594

AGENDA ITEM NO: 18

SUBJECT:

Final Plat
Preliminary Plat

ACTION REQUESTED:

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

P.O. Box 1293

ENGINEERING COMMENTS:

No adverse comments.

Albuquerque

New Mexico 87103

RESOLUTION:

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

www.cabq.gov

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: June 8, 2005

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
June 8, 2005
DRB Comments**

ITEM # 18

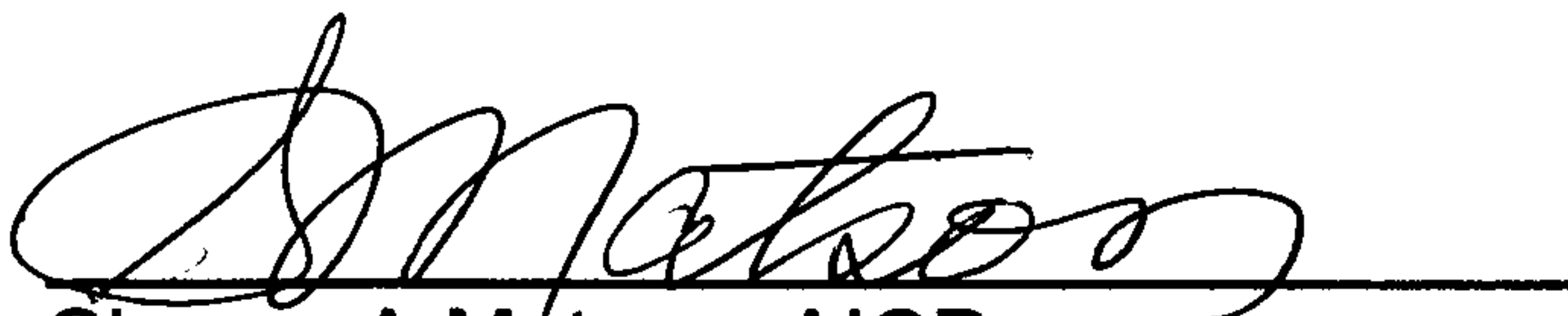
PROJECT # 1003594

APPLICATION # 05-00906

RE: Ventana Mesa, Unit 1, Lots 109-A-113-A, Tract N/minor

No objection.

Applicant may file the plat provided Planning receives one copy of the recorded plat for the file.



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

#18

3594

DXF Electronic Approval Form

DRB Project Case #:

Subdivision Name:

Surveyor:

Contact Person:

Contact Information:

DXF Received:

Hard Copy Received:

Coordinate System:


Approved

06-07-2005
Date

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

AGIS Use Only

Copied fc **3594** to agiscov on **6/7/2005** Contact person notified on **6/7/2005**

5



Completed
3/4/05
QJ

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-00166 (FP)
Project Name: VENTANA MESA SUB. UNIT 1
Agent: Bohannon Huston Inc.

Project # 1003594
Phone No.: 823-1000

Project Number

1003594

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 02/09/05 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: AMAFCA's signature, Adjustment to Plat - Plat Claimed
Fix Tract B
(OK) RB

PARKS / CIP: _____

PLANNING (Last to sign): 15 day appeal period
OK

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

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

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

5



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-00166 (FP)
Project Name: VENTANA MESA SUB. UNIT 1
Agent: Bohannon Huston Inc.

Project # 1003594
Phone No.: 823-1000

Project Number

1003594

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 02/09/05 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: AMAFCA's signature
Adjustment to plat - Plat Clarified
Fix Tract B

PARKS / CIP: _____

PLANNING (Last to sign): 15 day appeal period

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

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

3594

DXF Electronic Approval Form

DRB Project Case #: 1003594

Subdivision Name: VENTANA MESA UNIT 1 AT VENTANA RANCH WEST

Surveyor: ROBERT GROMATZKY

Contact Person: STEPHANIE STRATTON

Contact Information:

DXF Received: 2/1/2005

Hard Copy Received: 2/3/2005

Coordinate System: Ground rotated to NMSP Grid

Colleen E. Wheeler
Approved

2/4/05
Date

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

AGIS Use Only
Copied cov **3594** to agiscov on **2/4/2005** Contact person notified on **2/4/2005**



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

February 9, 2005

5. Project # 1003594
05DRB-00086 Major-Vacation of Public Easements

BOHANNAN HUSTON INC agent(s) for D.R. HORTON HOMES request(s) the above action(s) for all or a portion of Tract(s) 1A,1B & 3, VENTANA RANCH WEST, (to be known as **VENTANA MESA SUBDIVISION, UNIT 1**) zoned R-LT residential zone, located on PASEO DEL NORTE BLVD NW and VENTANA WEST PKWY NW and containing approximately 32 acre(s). [REF: 04DRB01199, 04DRB01444, 04DRB01445, 04DRB01446, 04DRB01447, 05DRB00166] (B-8/B-9)

At the February 9, 2005, Development Review Board meeting, the vacation was approved as shown on Exhibit B in the Planning file, subject to these findings and conditions:

FINDINGS:

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

CONDITIONS:

1. The vacated property shall be shown on a replat approved by the Development Review Board and the approved replat shall be filed for record with the Bernalillo County Clerk's Office within one year.

05DRB-00166 Minor-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) 1A,1B & 3, VENTANA RANCH WEST, (to be known as **VENTANA MESA SUBDIVISION, UNIT 1**) zoned R-LT residential zone, located on PASEO DEL NORTE BLVD NW, between VENTANA WEST PKWY NW and containing approximately 32 acre(s). [REF: 04DRB01199, 04DRB01444, 04DRB01445, 04DRB01446, 04DRB01447, 05DRB00086] (B-8/B-9)



OFFICIAL NOTICE OF DECISION
PAGE 2

The final plat was approved with final sign off delegated to City Engineer for AMAFCA signature, adjustment on plat, Quit Claim Deed and to fix Tract B and to Planning for 15-day appeal period.

If you wish to appeal this decision, you must do so by February 24, 2005, in the manner described below.

Appeal is to the Environmental Planning Commission. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning 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.

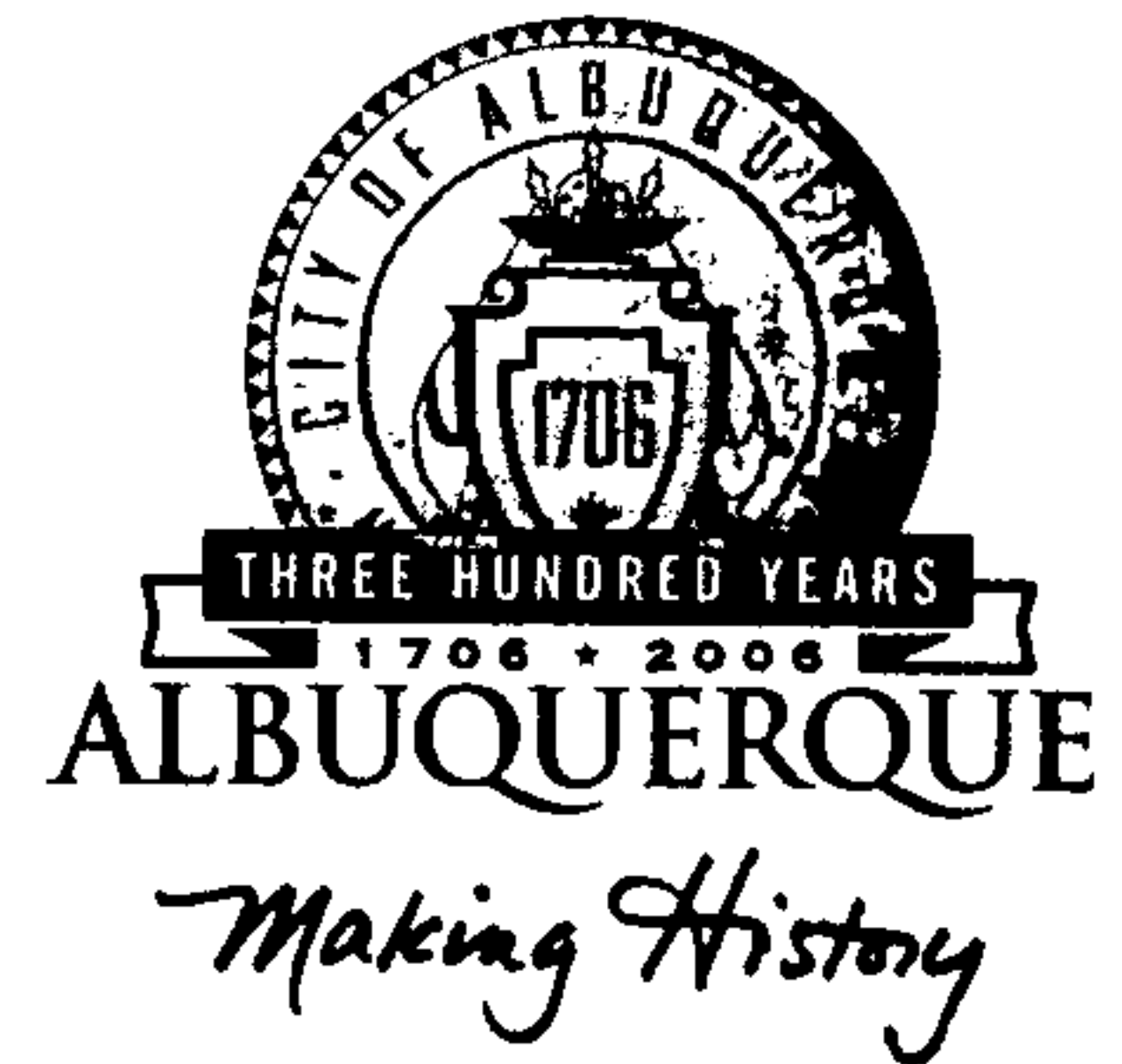
You will receive notice if any other person files an appeal. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).

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.)


Sheran Matson, AICP, DRB Chair

Cc:D. R. Horton Homes, 4400 Alameda Blvd NE, Suite B, 87109
Bohannon Huston Inc., 7500 Jefferson NE, 87109
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003594

AGENDA ITEM NO: 5

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

The Hydrology Section has no objection to the vacation request.
An executed Subdivision Improvements Agreement with financial guarantees is on file for Final Plat sign-off.
AMAFCA must sign plat.

New Mexico 87103

www.cabq.gov

RESOLUTION:

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: February 9, 2005

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1003594 AGENDA#: 5 DATE: 2/9/05

1. Name: Kurt Browning Address: Agent Zip: _____

2. Name: Kevin Patton Address: Agent Zip: _____

3. Name: _____ Address: _____ Zip: _____

4. Name: _____ Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

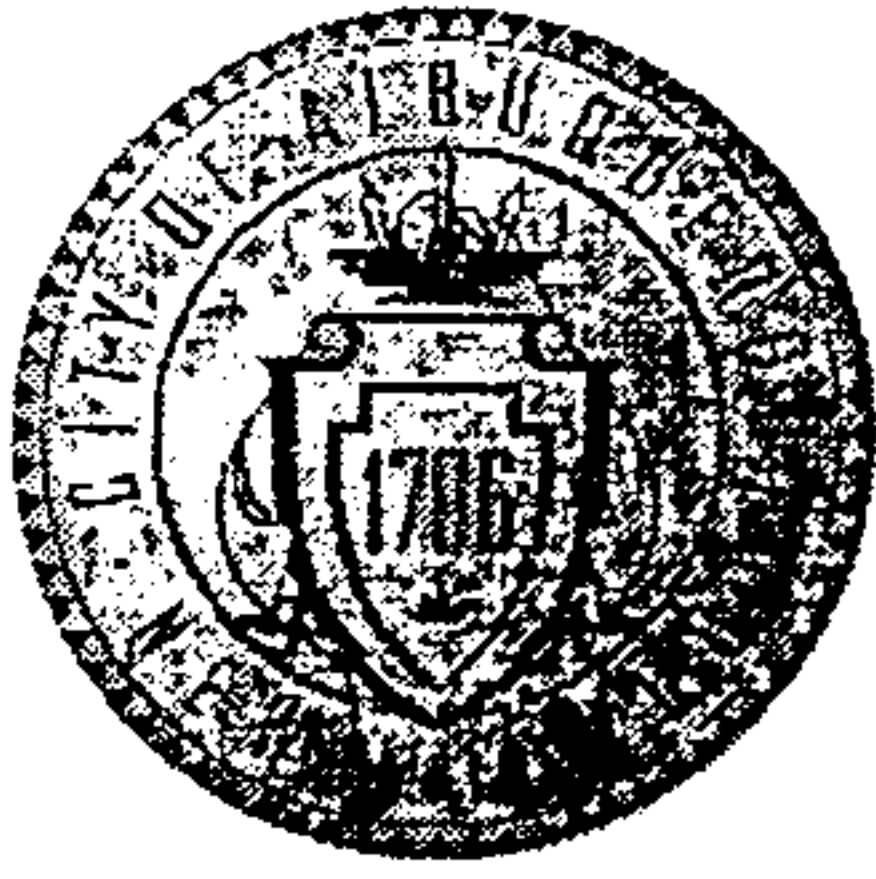
10. Name: _____ Address: _____ Zip: _____

11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____



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

Development Review Board Comments

Project Number: 1003471
Application Number: 05DRB-00166

DRB Date: 2/9/05
Item Number: 5

Subdivision: Ventana Mesa Subdivision, Unit 1
 Tracts 1A,1B & 3 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/B-09

New Lots (or units) : 134

Parks and Recreation Comments:

No objection to the vacation of the trail easement since the trail is being relocated.

The Park Dedication requirements were met through an existing park dedication agreement. The Park Development requirements will be paid and reimbursed as the parks are built.

Signed: CS
 Christina Sandoval, (DMD)

Phone: 768-3808



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

February 9, 2005

Project # 1003594
05DRB-00086 Major-Vacation of Public Easements

BOHANNAN HUSTON INC agent(s) for D.R. HORTON HOMES request(s) the above action(s) for all or a portion of Tract(s) 1A,1B & 3, **VENTANA RANCH WEST**, zoned R-LT residential zone, located on PASEO DEL NORTE BLVD NW and VENTANA WEST PKWY NW and containing approximately 32 acre(s). [REF: 04DRB01199] (B-8/B-9)

AMAFCA	No comments received.
COG	No adverse comments.
Transit	No comments received.
Zoning Enforcement	No adverse comments.
Neighborhood Coordination	Letter sent to Ventana Ranch NA (R).
APS	No comments received.

Police Department

A review of the following DRB 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. Traffic volume -Irving having difficulties, traffic control devices burglaries- residential and auto occurring in area, speeding violations, a higher probability of crimes during evening/ weekend hours – burglaries other: gang activity building in area and graffiti issues.

Fire Department	No adverse comments.
-----------------	----------------------

PNM Electric & Gas

Vacation of temporary easement okay. Permanent gas pipeline easement to remain.

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

No objection to the vacation request.

Transportation Development

Provide information (sketch) regarding how the new trail system is laid out.
Defer to Hydrology regarding the drainage easements.

Parks & Recreation

No objection to the vacation of the trail easement since the trail is being relocated.

Utilities Development

No objection to Vacation request.

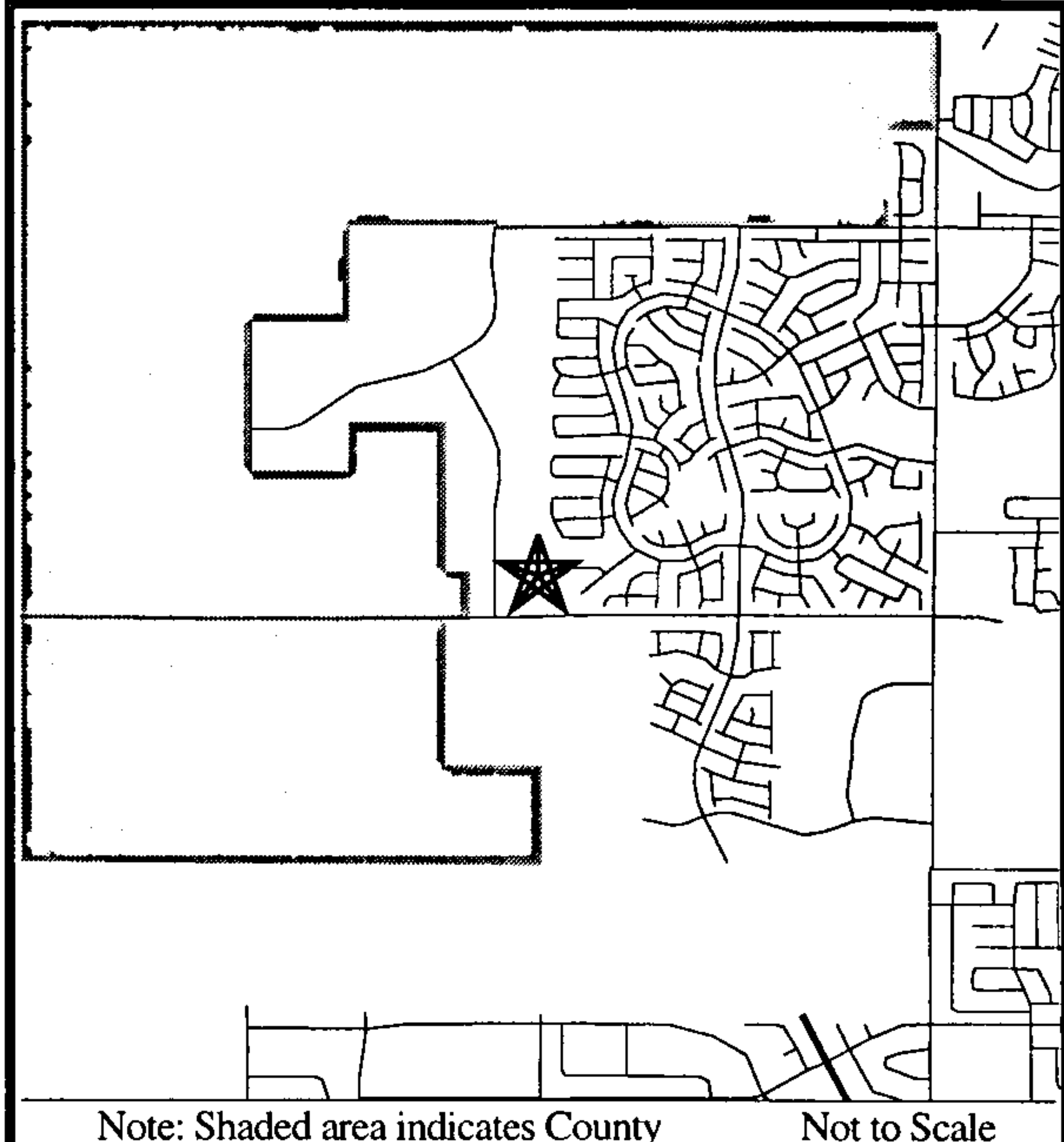
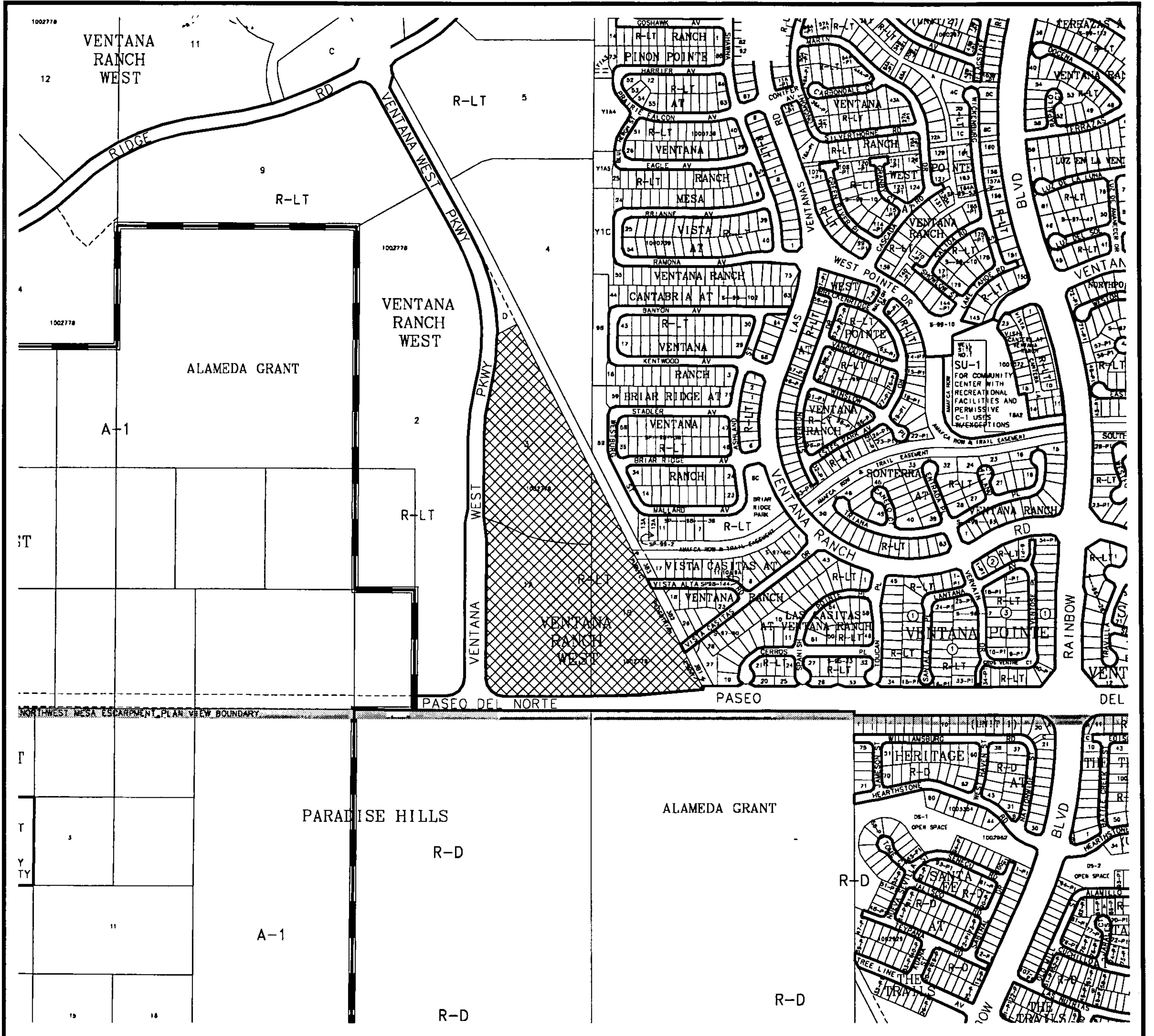
Planning Department

No objection to the vacation request.

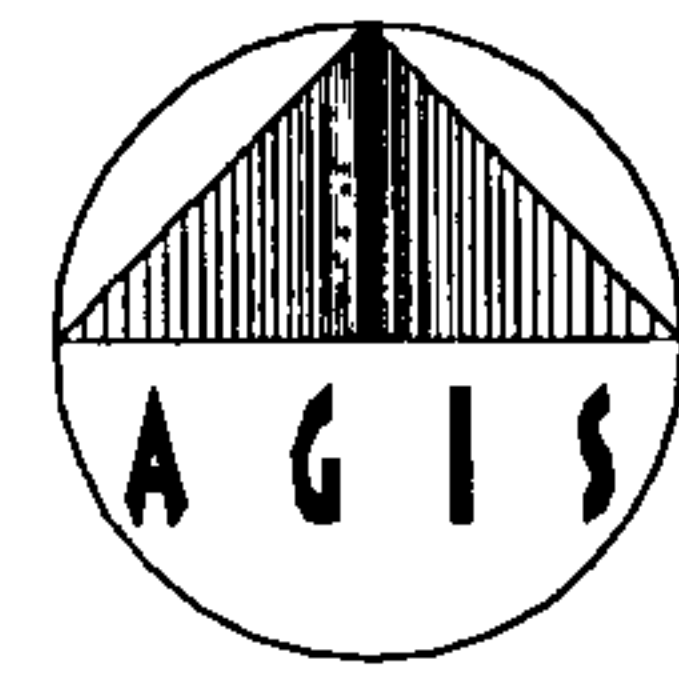
IT IS REQUIRED THAT THE APPLICANT AND/OR AGENT BE PRESENT AT THE HEARING

cc: D.R. Horton Homes, 4400 Alameda Blvd NE, Suite #B, 87109

Bohannon Huston Inc., 7500 Jefferson NE, 87109



ZONING MAP



Scale 1" = 786'

PROJECT NO.
1003594

HEARING DATE
2-9-05

MAP NO.
B-8

ADDITIONAL CASE NUMBER(S)
05DRB-00086

Note: Shaded area indicates County Not to Scale



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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW, on Wednesday, February 9, 2005**, beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1003585

05DRB-00087 Major-Vacation of Pub Right-of-Way
05DRB-00088 Minor-Temp Defer SDWK

RIO GRANDE ENGINEERING agent(s) for THE MONTANA GROUP request(s) the above action(s) for all or a portion of Lot(s) 1 THRU 4, Block(s) 4, **GRANADA HEIGHTS ADDITION**, zoned O-R, located on SILVER AVE SE, between MORNINGSIDE ST SE and ALISO ST SE containing approximately 2 acre(s). [REF: 04DRB01168, 04DRB01958] (K-17)

Project # 1003471

05DRB-00083 Major-Vacation of Pub Right-of-Way
05DRB-00084 Major-Vacation of Public Easements

SURV-TEK INC agent(s) for CURB WEST INC request(s) the above action(s) for all or a portion of Tract(s) B-2-A, **SEVILLE SUBDIVISION, UNIT 3A**, zoned R-1 residential zone, located on SEGOVIA NW and KAYENTA NW and containing approximately 24 acre(s). [REF: 02DRB01791, 02DRB01250, 04DRB00826, 04DRB00827, 04DRB01224, 04DRB01225, 04DRB01948, 04DRB01949] (A-10)

Project # 1003594

05DRB-00086 Major-Vacation of Public Easements

BOHANNAN HUSTON INC agent(s) for D.R. HORTON HOMES request(s) the above action(s) for all or a portion of Tract(s) 1A, 1B & 3, **VENTANA RANCH WEST**, zoned R-LT residential zone, located on PASEO DEL NORTE BLVD NW and VENTANA WEST PKWY NW and containing approximately 32 acre(s). [REF: 04DRB01199] (B-8/B-9)

Project # 1003790

05DRB-00085 Major-Vacation of Public Easements

BOHANNAN HUSTON INC agent(s) for MCT INDUSTRIES request(s) the above action(s) for all or a portion of Lot(s) 1A & 25, Tract(s) H-1-C & A, Block(s) 1, **LANDS OF FILBERTO GURULE and NORTH ALBUQUERQUE ACRES**, zoned IP industrial park zone, located on NORTH I-25, between BALLOON FIESTA PARKWAY NE and SAN MATEO DR NE containing approximately 17 acre(s). [REF: 04DRB01790] (B-18)

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.

Roger A Green
For Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, JANUARY 24, 2005.

PLANNING TRACKING LOG

Date	Project Name & #	Action Request	Action Taken
8/11/04	Tracts 1A, 1B +3 Ventana Ranch West 1003594	Sketch	Comments
2/9/05	1003594	Vae Pub. Easements	



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

October 13, 2004

3. **Project # 1003594**

04DRB-01445 Major-Vacation of Public Easements

04DRB-01444 Major-Preliminary Plat Approval

04DRB-01446 Minor-Sidewalk Waiver

04DRB-01447 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) 1A, 1B & 3, VENTANA RANCH WEST, (to be known as **VENTANA MESA SUBDIVISION**) zoned R-LT residential zone, located on PASEO DEL NORTE BLVD NW AND VENTANA WEST PARKWAY NW containing approximately 32 acre(s). [REF: 04DRB01199] (B-8/B-9)

At the October 13, 2004, Development Review Board meeting, the vacation was approved as shown on Exhibit B in the Planning file, subject to these findings and conditions:

FINDINGS:

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

CONDITIONS:

1. The vacated property shall be shown on a replat approved by the Development Review Board and the approved replat shall be filed for record with the Bernalillo County Clerk's Office within one year.

With the signing of the infrastructure list dated 10/13/04 and approval of the grading plan engineer stamp dated 9/16/04 the preliminary plat was approved.

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

If you wish to appeal this decision, you must do so by October 28, 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 a Preliminary Plat approval date is the date of the DRB action plus the 15-day appeal period. The Preliminary Plat approval is effective one year from that date. The DRB must take action on the Preliminary Plat Extension prior to the expiration of the approval or the Preliminary Plat approval is null and void. (REF: Chapter 14 Article 14 Part 3-4 (E) Revised Ordinance.)

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

Sheran Matson, AICP, DRB Chair

Cc: 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.
File

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1003594 AGENDA#: 3 DATE: 10.13.04

1. Name: Kevin Patton Address: Agent Zip: _____

2. Name: Kurt Braeuninger Address: App 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: _____

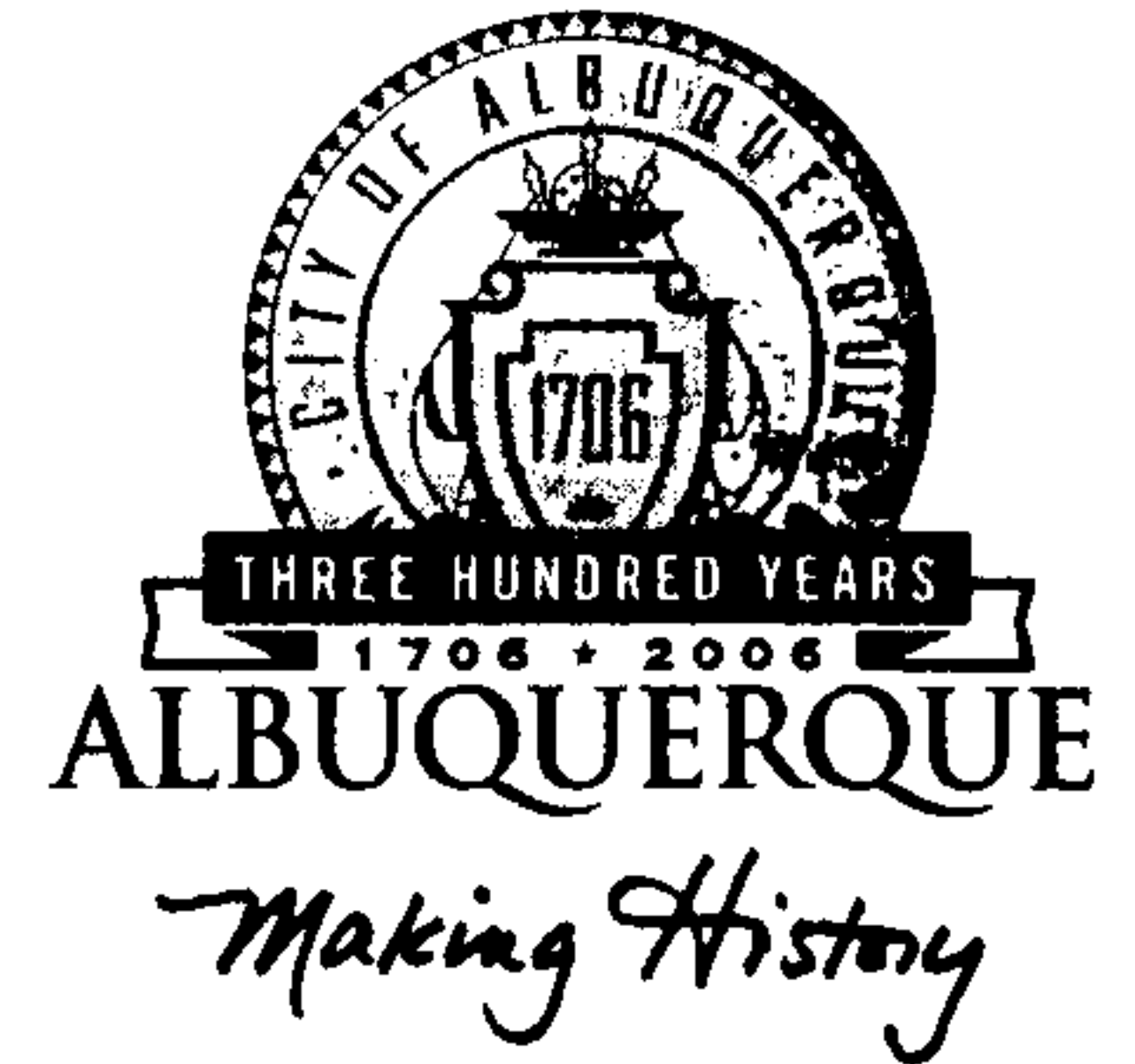
11. Name: _____ Address: _____ Zip: _____

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: 1003594

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:()

Albuquerque

ENGINEERING COMMENTS:

An approved drainage report dated 9-16-04 is on file for Preliminary Plat approval.
Comments on the infrastructure list.

New Mexico 87103

RESOLUTION:

www.cabq.gov

APPROVED X ^{signed}; DENIED ____; DEFERRED ____; COMMENTS PROVIDED ____; WITHDRAWN

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: October 13, 2004



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

October 13, 2004

Project # 1003594

04DRB-01445 Major-Vacation of Public Easements

04DRB-01444 Major-Preliminary Plat Approval

04DRB-01446 Minor-Sidewalk Waiver

04DRB-01447 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) 1A, 1B & 3, VENTANA RANCH WEST, (to be known as **VENTANA MESA SUBDIVISION**) zoned R-LT residential zone, located on PASEO DEL NORTE BLVD NW AND VENTANA WEST PARKWAY NW containing approximately 32 acre(s). [REF: 04DRB01199] (B-8/B-9)

AMAFCA	No adverse comments.
COG	No adverse comments.
Transit	No comments received.
Zoning Enforcement	No comments received.
Neighborhood Coordination	Letter sent to Ventana Ranch NA (R).
APS	No comments received.
Police Department	No adverse comments.
Fire Department	Fire Department is not approving street widths less than 32 feet at this time. Per Ray Sanchez, AFD. All required fire hydrants shall be installed and made serviceable prior to and during construction of subdivision.
PNM 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

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

Transportation Development

No objection to sidewalk waiver or deferral as shown on exhibit. Infrastructure list needs to match the exhibit. Are these P1 lots? Defer to agencies affected by the vacation requests. (unsure if this is just drainage and utilities?) Provide traffic distribution map. PDN infrastructure needs to be 30' to include bikelane. Why isn't this from lot 100 (the east boundary)? Isn't Ventana West Parkway being built with the PID? Where is note about the extra right-of-way that is being dedicated to be maintained by the homeowners association? Ensure sight distance requirements are being met with use of curved streets.

Parks & Recreation

Defer to Utilities & Hydrology regarding vacation requests. The Park Dedication and Development requirements for the 182 lots has been met through an existing park dedication and development agreement. No objection to the sidewalk requests.

Utilities Development

No objection to Vacation requests. No objection to Preliminary Plat approval. NMUI must sign the Infrastructure List. No objection to Sidewalk Waiver/Deferral.

Planning Department

The wall design submittal is missing the location map and the DRB Project #. Also, the name of the specific subdivision, Ventana Mesa, should be listed on the wall design.

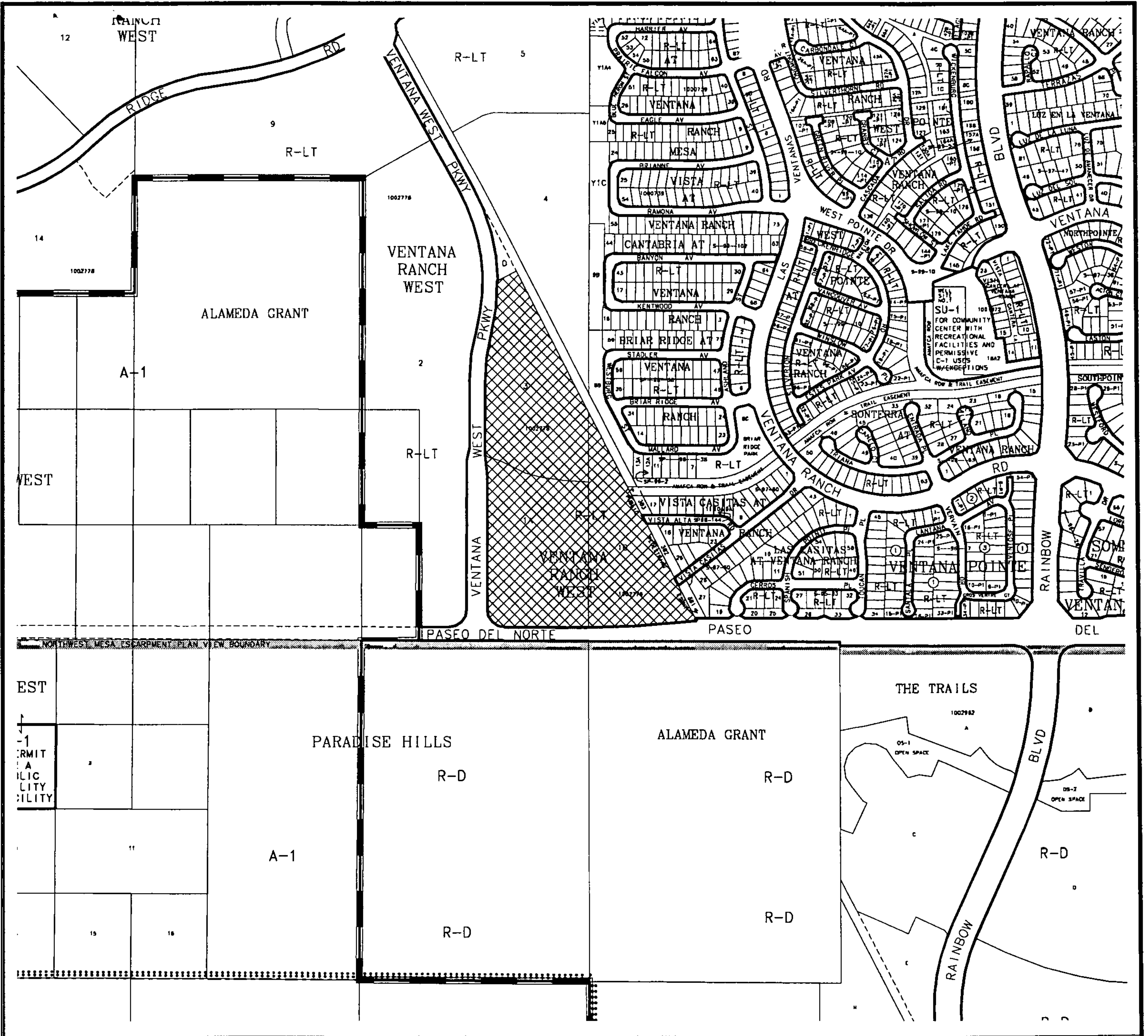
Agent was notified on 9/23/04 that a colored vacation exhibit is needed to clarify what vacations are requested and where they are.

Note 2 on the plat needs the proposed density number.

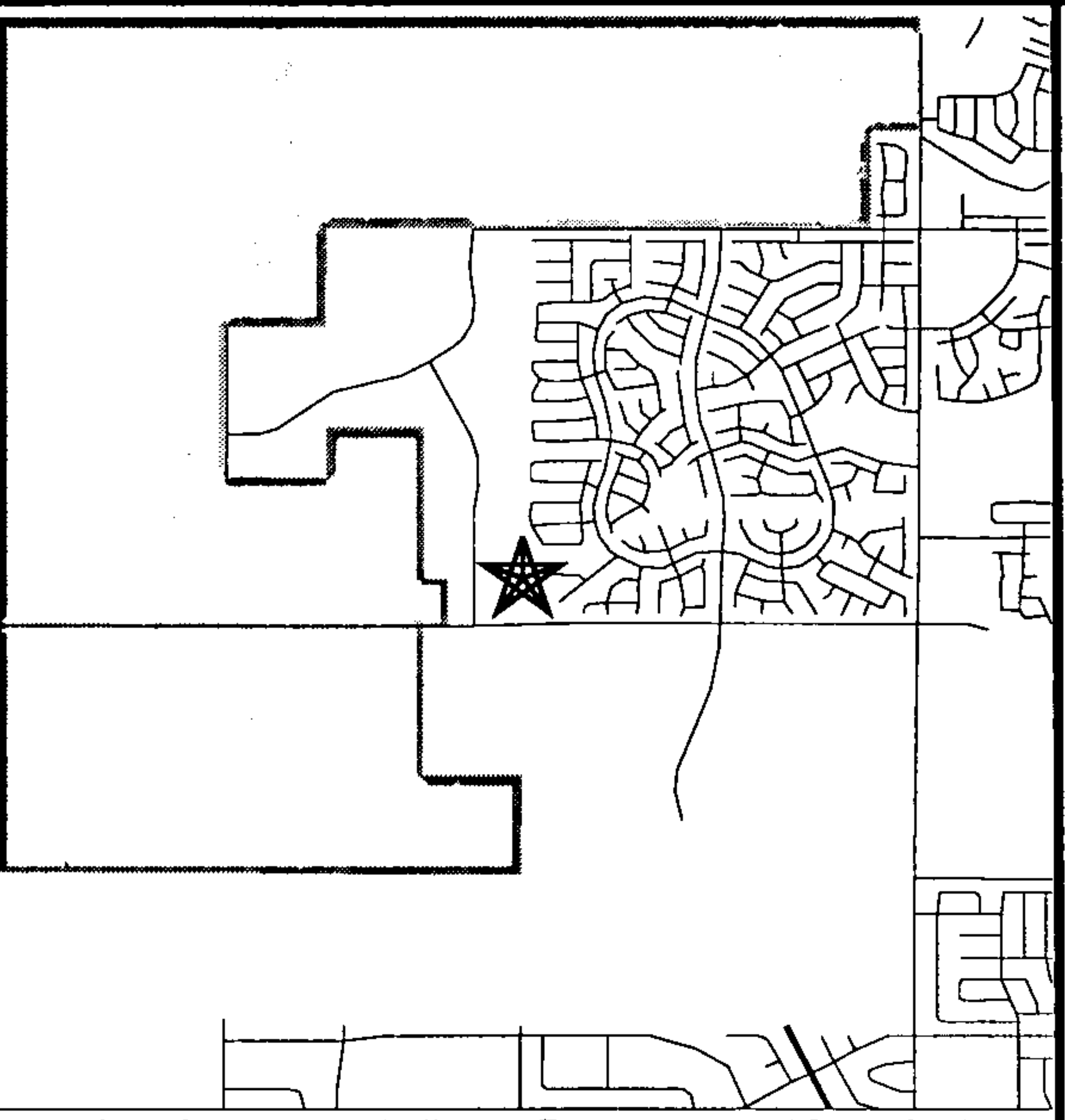
IT IS REQUIRED THAT THE APPLICANT AND/OR AGENT BE PRESENT AT THE HEARING

cc:Ventana West LLC, 10 Tramway Loop NE, 87113

Bohannon Huston Inc., 7500 Jefferson NE, 87109



PERMIT
 -1
 A
 ILIC
 CITY
 ILITY



Note: Shaded area indicates County Not to Scale

ZONING MAP



Scale 1" = 820'

PROJECT NO. 1003594
HEARING DATE 10-13-04
MAP NO. B-8
ADDITIONAL CASE NUMBER(S) 04DRB-01445 04DRB-01444 04DRB-01446



**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, October 13, 2004**, beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1001218

04DRB-01432 Major-Vacation of Public Easements
04DRB-01433 Minor-Prelim&Final Plat Approval
04DRB-01434 Minor-Vacation of Private Easements

SURVEYS SOUTHWEST, LTD agent(s) for DALE ARMSTRONG request(s) the above action(s) for all or a portion of Lot(s) 1, 2 & 3, **LANDS OF LAFARGE**, zoned M-1 light manufacturing zone, located on EDITH BLVD NE, near CARMONY RD NE containing approximately 15 acre(s). [REF: 01EPC00690, 01EPC00689, 01DRB00581] (G-15)

Project # 1003604

04DRB-01452 Major-Preliminary Plat Approval
04DRB-01453 Minor-Temp Defer SDWK

ABQ ENGINEERING INC agent(s) for TERRY CORLIS request(s) the above action(s) for all or a portion of Tract(s) 217-220, TOWN OF ATRISCO GRANT AIRPORT UNIT, (to be known as **MYRA MESA ESTATES SUBDIVISION** zoned R-2, C-2, located on 68th ST NW, between HANOVER RD NW and GLEN RIO RD NW containing approximately 20 acre(s). [REF: Z-79-109, Z-79-108, PROJECT 1003538 and PROJECT 1003481] (J-10)

Project # ~~1003594~~

04DRB-01445 Major-Vacation of Public Easements
04DRB-01444 Major-Preliminary Plat Approval
04DRB-01446 Minor-Sidewalk Waiver
04DRB-01447 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) 1A, 1B & 3, VENTANA RANCH WEST, (to be known as **VENTANA MESA SUBDIVISION**) zoned R-LT residential zone, located on PASEO DEL NORTE BLVD NW AND VENTANA WEST PARKWAY NW containing approximately 32 acre(s). [REF: 04DRB01199] (B-8/B-9)

Project # 1003685

04DRB-01449 Major-Vacation of Public Easements
04DRB-01448 Major-Preliminary Plat Approval
04DRB-01450 Minor-Sidewalk Waiver
04DRB-01451 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) 7 & 8, **WESTERN SHADOWS SUBDIVISION @ VENTANA RANCH WEST**, zoned R-LT residential zone, located on VENTANA RIDGE RD NW AND VENTANA WEST PARKWAY NW containing approximately 30 acre(s). (B-8)

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 27, 2004.



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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW, on Wednesday, October 13, 2004,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1001218

04DRB-01432 Major-Vacation of Public Easements
04DRB-01433 Minor-Prelim&Final Plat Approval
04DRB-01434 Minor-Vacation of Private Easements

SURVEYS SOUTHWEST, LTD agent(s) for DALE ARMSTRONG request(s) the above action(s) for all or a portion of Lot(s) 1, 2 & 3, **LANDS OF LAFARGE**, zoned M-1 light manufacturing zone, located on EDITH BLVD NE, near CARMONY RD NE containing approximately 15 acre(s). [REF: 01EPC00690, 01EPC00689, 01DRB00581] (G-15)

Project # 1003604

04DRB-01452 Major-Preliminary Plat Approval
04DRB-01453 Minor-Temp Defer SDWK

ABQ ENGINEERING INC agent(s) for TERRY CORLIS request(s) the above action(s) for all or a portion of Tract(s) 217-220, TOWN OF ATRISCO GRANT AIRPORT UNIT, (to be known as **MYRA MESA ESTATES SUBDIVISION** zoned R-2, C-2, located on 68th ST NW, between HANOVER RD NW and GLEN RIO RD NW containing approximately 20 acre(s). [REF: Z-79-109, Z-79-108, PROJECT 1003538 and PROJECT 1003481] (J-10)

Project # 1003594

04DRB-01445 Major-Vacation of Public Easements
04DRB-01444 Major-Preliminary Plat Approval
04DRB-01446 Minor-Sidewalk Waiver
04DRB-01447 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) 1A, 1B & 3, VENTANA RANCH WEST, (to be known as **VENTANA MESA SUBDIVISION**) zoned R-LT residential zone, located on PASEO DEL NORTE BLVD NW AND VENTANA WEST PARKWAY NW containing approximately 32 acre(s). [REF: 04DRB01199] (B-8/B-9)

Project # 1003685

04DRB-01449 Major-Vacation of Public Easements
04DRB-01448 Major-Preliminary Plat Approval
04DRB-01450 Minor-Sidewalk Waiver
04DRB-01451 Minor-Temp Defer SDWK

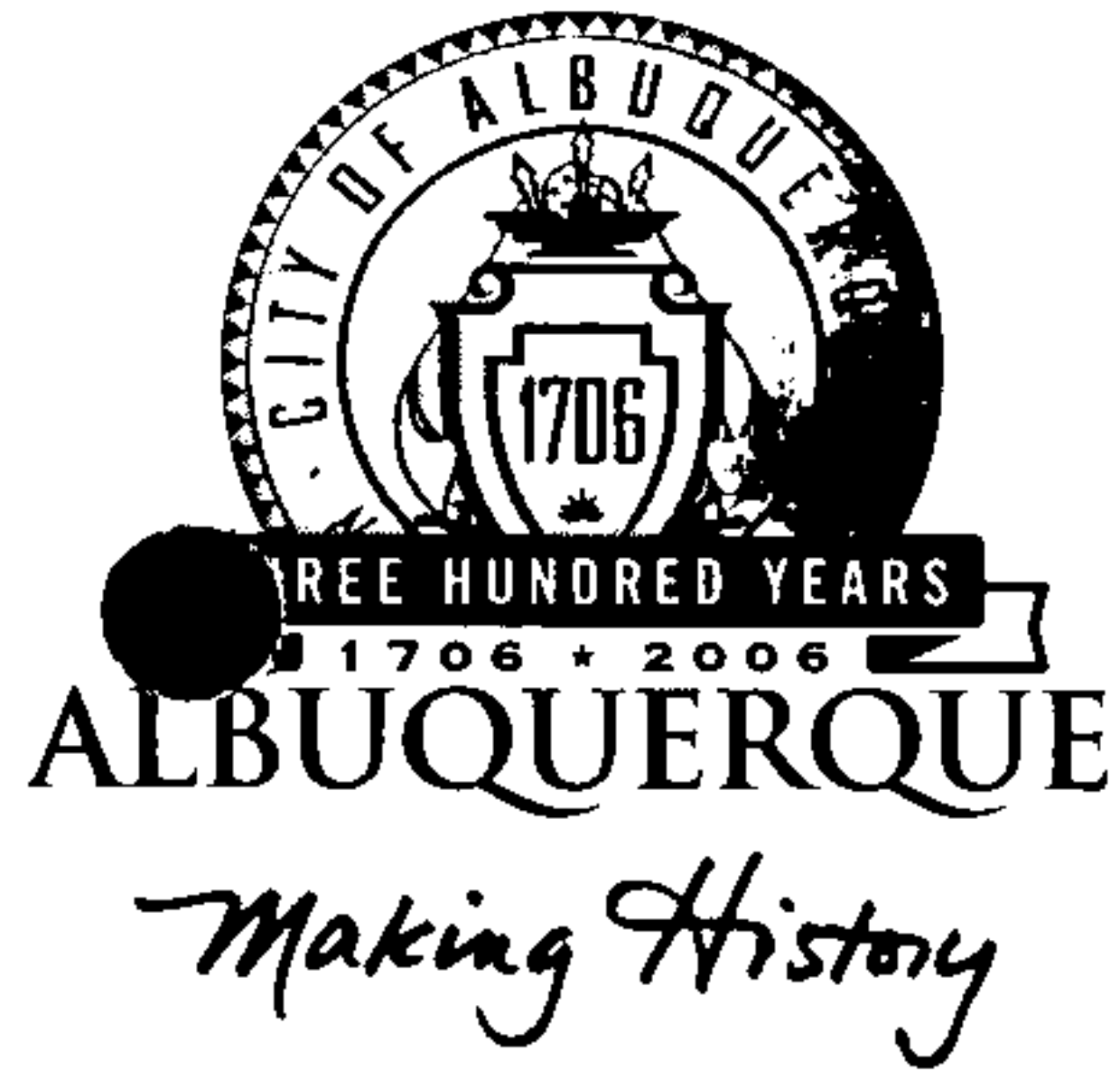
BOHANNAN HUSTON INC agent(s) for VENTANA WEST LLC request(s) the above action(s) for all or a portion of Tract(s) 7 & 8, **WESTERN SHADOWS SUBDIVISION @ VENTANA RANCH WEST**, zoned R-LT residential zone, located on VENTANA RIDGE RD NW AND VENTANA WEST PARKWAY NW containing approximately 30 acre(s). (B-8)

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 27, 2004.

CITY OF ALBUQUERQUE



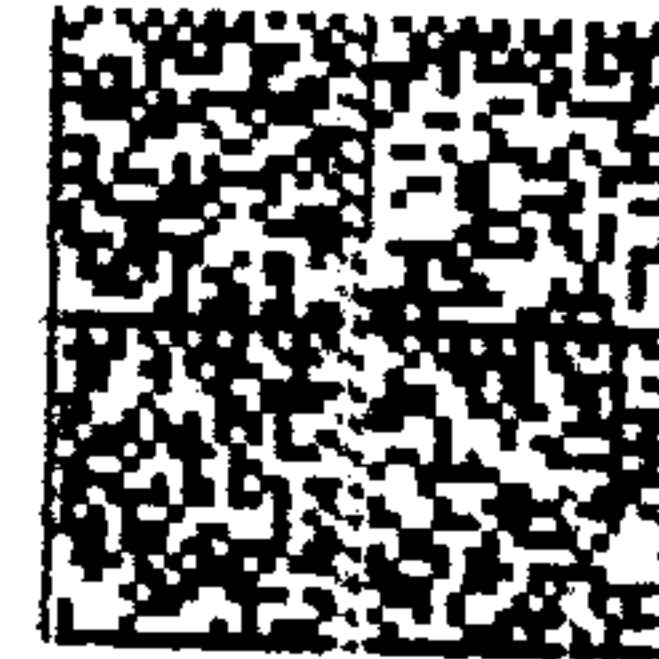
Planning Department

P.O. Box 1293

Albuquerque, NM 87103

100906504/06030510

BROWN MARK C & J
7624 VISTA ALTA
ALBUQUERQUE NM



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0004329277 SEP 23 2004
MAILED FROM ZIP CODE 87102

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RETURN TO SENDER
BROWN MOVED LEFT NO ADDRESS
UNABLE TO FORWARD
RETURN TO SENDER

87114+32240391253



012
**CITY OF PLANNING
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST**

Meeting Date: OCTOBER 13, 2004
Zone Atlas Page: B-8-Z & B-9-Z
Notification Radius: 100 Ft.

Project# 1003594
App# 04DRB-01444
App# 04DRB-01445
App# 04DRB-01446
App# 04DRB-01447

Cross Reference and Location:

Applicant: VENTANA WEST, LLC
Address: 10 TRAMWAY LOOP NE
ALBUQUERQUE NM 87113

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 24, 2004

Signature: KYLE TSETHLIKAI

PROPERTY OWNERSHIP / LEGAL LIST

App# _____
 Proj# _____

Date: _____

Page 1 Of 2

Zone Atlas Page	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address
B-8	1008005	478-213	401-30	✓
		512-196	29	✓
		512-066	22	✓
		478-032	08	✓ mp
		478-099	27	✓
		478-147	26	✓ mp
		445-033	07	✓
		445-099	21	✓
		445-164	25	✓ mp
		445-229	31	✓ mp
		443-298	101-20	✓ mp
BC-8	1008004	464-431	101-24	✓ mp
C-9	1009004	083-430	902-12	✓ mp
B-9	1009005	019-040	305-08	✓ mp
		018-108	303-01	✓ mp
		071-014	304-19	✓
		071-022	18	✓
		073-029	17	✓
		054-024	311-01	✓ mp
				1009005 042-024 311 02 ✓
				042-034 03 ✓
				040-037 04 ✓
				040-051 305 01 ✓ mp
				048-047 02 ✓
				053-049 03 ✓
				059-052 04 ✓
				057-060 07 ✓
				019-040 08 ✓ mp
				053-060 09 ✓
				047-060 10 ✓
				042-060 11 ✓
				027-070 312 01 ✓ mp
				034-070 02 ✓
				040-074 03 ✓
				045-074 04 ✓
				050-074 05 ✓
				008-108 303 01 ✓ mp
				008-133 02 ✓ mp



<mainframe@coa1mp3.cabq.gov>

To:
cc:
Subject:

09/22/2004 09:37 AM

1 RECORDS WITH LABELS PAGE
1
01008065 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE
0100806547821340130 LEGAL: TR O F LA ND WITHIN W NE NE SE & NW SW NE SE SEC
8 T LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: PARADISE WEST INC
OWNER ADDR: 05016 LA FIESTA DR NE
ALBUQUERQUE NM 87109
0100806551219640129 LEGAL: TR O F LD WITHIN E NE SE & E SE NE SE SEC 8 T11N
R2 LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: GRADY TOM &
OWNER ADDR: 00000 PO Box 30401
ALBUQUERQUE NM 87190
0100806551206640122 LEGAL: TR I N E1 /2 E1/2 SE SE SEC 8 T11N R2E CONT 9.85
AC LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: FRANCIS WILLIAM N
OWNER ADDR: 00027 PARK CT
STATEN ISLANNY 10301
0100806547803240108 LEGAL: TR O F LA ND COMP W/2 SE SE SE SEC 8 T11N R2E
CONT 5 LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: DEL FRATE DIANE GRAVES
OWNER ADDR: 00000 Ventana West, LLC
10 Tramway LP NE
Albuq. Nm 87113
SANDIA PARK NM 87047
0100806547809940127 LEGAL: TR O F LA ND IN SEC 8T11N R2E IN W1/2 NE1/4 SE1/4
SE LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: D & S TWO LTD CO
OWNER ADDR: 00000 PO Box 30501
ALBUQUERQUE NM 87190
0100806547814740126 LEGAL: T11N R2E SEC 8 TR BEING SW SE NE SE CONT 2.5 AC
LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: VENTANA WEST LLC
OWNER ADDR: 00010 TRAMWAY LP NE
ALBUQUERQUE NM 87122
0100806544503340107 LEGAL: E/2 SW/4 SE/4 SE/4 SEC 8 T11N R2E EXC SLY 20 FT
OU LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: WARD PHILLIP C & MAXAM GARTH L
OWNER ADDR: 01315 CAMINO AMPARO NW
ALBUQUERQUE NM 87107
0100806544509940121 LEGAL: E/2 NW/4 SE/4 SE/4 SEC 8 T11N R2E CONT 5.00 AC
+/- LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: CLARK RONALD B & SHIRLEY M
OWNER ADDR: 09151 ELENA DR NE
ALBUQUERQUE NM 87122
0100806544516440125 LEGAL: E1/2 SW NE SE OF SEC 8 T11N R2E CONT 5.00 ACRES

LAND USE:

PROPERTY ADDR: 00000 N/A
OWNER NAME: MAYHEW WILLIAM J & PAMELA
OWNER ADDR: ~~00000~~ *PO Box 14868*

ALBUQUERQUE NM 87191
0100806544522940131
LAND USE:

LEGAL: E/2 NW N E SE T11N R2E SEC 8 CONT 5.0 AC M/L

PROPERTY ADDR: 00000 N/A
OWNER NAME: D & S TWO LTD
OWNER ADDR: 00000

ALBUQUERQUE NM 87190
0100806546329810120
LAND USE:

LEGAL: S1/2 S1/ 2 N1/2 TR 10 EXC W 2640 D 541 P 285

PROPERTY ADDR: 00000 N/A
OWNER NAME: D & S TWO LTD CO
OWNER ADDR: 00000

ALBUQUERQUE NM 87190

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

PAGE

2

0100806446443110124
LAND USE:

LEGAL: POR TR5 NE NE 55.89AC SEC16X17 T11N R2E SEC

PROPERTY ADDR: 00000 UNKNOWN
OWNER NAME: VOLCANO SIX LIMITED PTN
OWNER ADDR: 01815 CENTRAL

AV NW

ALBUQUERQUE NM 87104
0100906408343020212
LAND USE:

LEGAL: T11N R2E SEC 16 W1/2 NW1/4

PROPERTY ADDR: 00000 UNKNOWN
OWNER NAME: VOLCANO SIX LIMITED PTN
OWNER ADDR: 01815 CENTRAL

AV NW

ALBUQUERQUE NM 87104
0100906501904030508
9. LAND USE:

LEGAL: TR 3 C PL AT OF TRACTS 3B & 3C VENTANA RANCH CONT

PROPERTY ADDR: 00000 N/A
OWNER NAME: LAS VENTANAS LTD PARTNERSHIP
OWNER ADDR: 00010 TRAMWAY

LP NE

ALBUQUERQUE NM 87122
0100906500810830301
VENTANA R LAND USE:

LEGAL: TR 8 A PL AT OF BRIAR RIDGE SUBDIVISION AT

PROPERTY ADDR: 00000 N/A
OWNER NAME: LAS VENTANAS LTD PARTNERSHIP
OWNER ADDR: 00010 TRAMWAY

LP NE

ALBUQUERQUE NM 87122
0100906507101630619
(R LAND USE:

LEGAL: LT 1 9 PL AT OF LAS CASITAS SUBD AT VENTANA RANCH

PROPERTY ADDR: 00000 CERROS
OWNER NAME: SAHD DARLENE M & ELVIRA M
OWNER ADDR: 07531 CERROS

PL NW

ALBUQUERQUE NM 87114
0100906507102230618
(R LAND USE:

LEGAL: LT 1 8 PL AT OF LAS CASITAS SUBD AT VENTANA RANCH

PROPERTY ADDR: 00000 CERROS
OWNER NAME: SANCHEZ DANIEL J & ROBERTA J
OWNER ADDR: 07527 CERROS

PL NW

ALBUQUERQUE NM 87114
0100906507302930617
(R LAND USE:

LEGAL: LT 1 7 PL AT OF LAS CASITAS SUBD AT VENTANA RANCH

PROPERTY ADDR: 00000 CERROS
OWNER NAME: DEMAREE JAMES M & RENE M
OWNER ADDR: 07523 CERROS

PL NW

ALBUQUERQUE NM 87114

0100906505402431101 VENTANA LAND USE: LEGAL: TR 3 B1 P LAT OF VISTA CASITAS SUBDIVISION AT
PROPERTY ADDR: 00000 N/A
OWNER NAME: VENTANA RANCH
OWNER ADDR: 00010 TRAMWAY LP NE
ALBUQUERQUE NM 87122

0100906506202431102 VENTANA LAND USE: LEGAL: LT 2 7 PL AT OF VISTA CASITAS SUBDIVISION AT
PROPERTY ADDR: 00000 VISTA CASITAS
OWNER NAME: DIFIGLIO DARLENE A
OWNER ADDR: 00261 RABBIT RD
SANTA FE NM 87508

0100906506203431103 VENTANA LAND USE: LEGAL: LT 2 8 PL AT OF VISTA CASITAS SUBDIVISION AT
PROPERTY ADDR: 00000 VISTA CASITAS
OWNER NAME: SERNA JOHN P
OWNER ADDR: 09504 VISTA CASITAS NW
ALBUQUERQUE NM 87114

0100906506603731104 VENTANA LAND USE: LEGAL: LT 2 9 PL AT OF VISTA CASITAS SUBDIVISION AT
PROPERTY ADDR: 00000 VISTA CASITAS
OWNER NAME: GISIN MERRITT W
OWNER ADDR: 09508 VISTA CASITAS NW
ALBUQUERQUE NM 87114

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

0100906504005130501 VENTANA LAND USE: LEGAL: TR 3 B2 P LAT OF VISTA CASITAS SUBDIVISION AT
PROPERTY ADDR: 00000 N/A
OWNER NAME: VENTANA RANCH
OWNER ADDR: 00010 TRAMWAY LP NE
ALBUQUERQUE NM 87122

0100906504804730502 VENTANA LAND USE: LEGAL: LT 2 6 PL AT OF VISTA CASITAS SUBDIVISION AT
PROPERTY ADDR: 00000 VISTA CASITAS
OWNER NAME: VIGIL VINCENT V SR & DONNA R V
OWNER ADDR: 09501 VISTA CASITAS DR NW
ALBUQUERQUE NM 87114

0100906505304930503 VENTANA LAND USE: LEGAL: LT 2 5 PL AT OF VISTA CASITAS SUBDIVISION AT
PROPERTY ADDR: 00000 VISTA CASITAS
OWNER NAME: VILLARREAL RAUL III & MICHELLE
OWNER ADDR: 09505 VISTA CASITAS DR NW
ALBUQUERQUE NM 87114

0100906505905230504 VENTANA LAND USE: LEGAL: LT 2 4 PL AT OF VISTA CASITAS SUBDIVISION AT
PROPERTY ADDR: 00000 VISTA CASITAS
OWNER NAME: SHERRARD GREGGORY J & MELISSA
OWNER ADDR: 09509 VISTA CASITAS DR NW
ALBUQUERQUE NM 87114

0100906505706030507 VENTANA LAND USE: LEGAL: LT 2 1 PL AT OF VISTA CASITAS SUBDIVISION AT
PROPERTY ADDR: 00000 VISTA ALTA
OWNER NAME: OTTMAN MATTHEW J & DIANE R
OWNER ADDR: 07616 VISTA ALTA NW
ALBUQUERQUE NM 87114

0100906501904030508 9. LAND USE: LEGAL: TR 3 C PL AT OF TRACTS 3B & 3C VENTANA RANCH CONT
PROPERTY ADDR: 00000 N/A
OWNER NAME: LAS VENTANAS LTD PARTNERSHIP
OWNER ADDR: 00010 TRAMWAY LP NE

ALBUQUERQUE NM 87122
 0100906505306030509 LEGAL: LT 2 0 PL AT OF VISTA CASITAS SUBDIVISION AT
 VENTANA LAND USE:
 PROPERTY ADDR: 00000 VISTA ALTA
 OWNER NAME: SMITH ANTHONY C & MARJORIE R L
 OWNER ADDR: 07620 VISTA ALTA NW

ALBUQUERQUE NM 87114
 0100906504706030510 LEGAL: LT 1 9 PL AT OF VISTA CASITAS SUBDIVISION AT
 VENTANA LAND USE:
 PROPERTY ADDR: 00000 VISTA ALTA
 OWNER NAME: BROWN MARK C & JAMIE L
 OWNER ADDR: 07624 VISTA ALTA NW

ALBUQUERQUE NM 87114
 0100906504206030511 LEGAL: LT 1 8 PL AT OF VISTA CASITAS SUBDIVISION AT
 VENTANA LAND USE:
 PROPERTY ADDR: 00000 VISTA ALTA
 OWNER NAME: ALEXIS EDWARD P & CARMEL J
 OWNER ADDR: 07628 VISTA ALTA NW

ALBUQUERQUE NM 87114
 0100906502707631201 LEGAL: TR 3 B3 P LAT OF VISTA CASITAS SUBDIVISION AT
 VENTANA LAND USE:
 PROPERTY ADDR: 00000 N/A
 OWNER NAME: VENTANA RANCH COMMUNITY ASSOCI
 OWNER ADDR: 00010 TRAMWAY LP NE

ALBUQUERQUE NM 87122
 0100906503407631202 LEGAL: LT 1 7 PL AT OF VISTA CASITAS SUBDIVISION AT
 VENTANA LAND USE:
 PROPERTY ADDR: 00000 VISTA ALTA
 OWNER NAME: SALAZAR SUSAN
 OWNER ADDR: 07631 VISTA ALTA NW

ALBUQUERQUE NM 87114
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ALBUQUERQUE NM 87114
 0100906504007631203 LEGAL: LT 1 6 PL AT OF VISTA CASITAS SUBDIVISION AT
 VENTANA LAND USE:
 PROPERTY ADDR: 00000 VISTA ALTA
 OWNER NAME: MORGAN LORI A & DANIEL J
 OWNER ADDR: 07627 VISTA ALTA NW

ALBUQUERQUE NM 87114
 0100906504507631204 LEGAL: LT 1 5 PL AT OF VISTA CASITAS SUBDIVISION AT
 VENTANA LAND USE:
 PROPERTY ADDR: 00000 VISTA ALTA
 OWNER NAME: OLESON RICKY R & MARGARET L
 OWNER ADDR: 07623 VISTA ALTA NW

ALBUQUERQUE NM 87114
 0100906505007631205 LEGAL: LT 1 4 PL AT OF VISTA CASITAS SUBDIVISION AT
 VENTANA LAND USE:
 PROPERTY ADDR: 00000 VISTA ALTA
 OWNER NAME: MARTINEZ MATTHEW L
 OWNER ADDR: 07619 VISTA ALTA NW

ALBUQUERQUE NM 87114
 0100906500810830301 LEGAL: TR 8 A PL AT OF BRIAR RIDGE SUBDIVISION AT
 VENTANA R LAND USE:
 PROPERTY ADDR: 00000 N/A
 OWNER NAME: LAS VENTANAS LTD PARTNERSHIP
 OWNER ADDR: 00010 TRAMWAY LP NE

ALBUQUERQUE NM 87122
 0100906500813330302 LEGAL: TR 8 B PL AT OF BRIAR RIDGE SUBDIVISION AT
 VENTANA R LAND USE:
 PROPERTY ADDR: 00000 N/A
 OWNER NAME: VENTANA RANCH

ALBUQUERQUE NM 87122 OWNER ADDR: 00010 TRAMWAY LP NE
 0100906502610430303 LEGAL: LT 1 3A P LAT OF LOTS 12A & 13A BRIAR RIDGE
 SUBDIVIS LAND USE:
 PROPERTY ADDR: 00000 MALLARD
 OWNER NAME: GUTIERREZ ALFONSO & PHELISHA
 OWNER ADDR: 07716 MALLARD AV NW

ALBUQUERQUE NM 87114
 0100906503210430304 LEGAL: LT 1 2A P LAT OF LOTS 12A & 13A BRIAR RIDGE
 SUBDIVIS LAND USE:
 PROPERTY ADDR: 00000 MALLARD
 OWNER NAME: KING LONNIE W JR &
 OWNER ADDR: 07712 MALLARD AV NW

ALBUQUERQUE NM 87114
 0100906503610430305 LEGAL: LT 1 1 PL AT OF BRIAR RIDGE SUBDIVISION AT
 VENTANA R LAND USE:
 PROPERTY ADDR: 00000 MALLARD
 OWNER NAME: LUCERO SHELIA
 OWNER ADDR: 07708 MALLARD AV NW

ALBUQUERQUE NM 87114
 0100906506109630312 LEGAL: R/O/ W EA SEMENT DEDICATED TO AMAFCA CONT 0.9857
 AC LAND USE:
 PROPERTY ADDR: 00000 N/A
 OWNER NAME: AMAFCA
 OWNER ADDR: 02600 PROSPECT NE

ALBUQUERQUE NM 87107
 0100906502712231301 LEGAL: LT 1 4 PL AT OF BRIAR RIDGE SUBDIVISION AT
 VENTANA R LAND USE:
 PROPERTY ADDR: 00000 MALLARD
 OWNER NAME: TAFOYA LARRY J & MARGARET B
 OWNER ADDR: 07715 MALLARD AV NW

ALBUQUERQUE NM 87114
 0100906503312231302 LEGAL: LT 1 5 PL AT OF BRIAR RIDGE SUBDIVISION AT
 VENTANA R LAND USE:
 PROPERTY ADDR: 00000 MALLARD
 OWNER NAME: DAVIS BRYANT A & BEVERLY A
 OWNER ADDR: 07711 MALLARD AV NW

ALBUQUERQUE NM 87114
 1 R E C O R D S W I T H L A B E L S PAGE
 5
 0100906503213331319 LEGAL: LT 3 2 PL AT OF BRIAR RIDGE SUBDIVISION AT
 VENTANA R LAND USE:
 PROPERTY ADDR: 00000 BRIAR RIDGE
 OWNER NAME: COSPER GARY P & PHYLLIS L
 OWNER ADDR: 07708 BRIAR RIDGE AV NW

ALBUQUERQUE NM 87114
 0100906502713331320 LEGAL: LT 3 3 PL AT OF BRIAR RIDGE SUBDIVISION AT
 VENTANA R LAND USE:
 PROPERTY ADDR: 00000 BRIAR RIDGE
 OWNER NAME: LAS VENTANAS LTD PARTNERSHIP
 OWNER ADDR: 00010 TRAMWAY LP NE

ALBUQUERQUE NM 87122
 0100906502113331321 LEGAL: LT 3 4 PL AT OF BRIAR RIDGE SUBDIVISION AT
 VENTANA R LAND USE:
 PROPERTY ADDR: 00000 BRIAR RIDGE
 OWNER NAME: LUJAN THOMAS B & GIGI A
 OWNER ADDR: 07716 BRIAR RIDGE AV NW

ALBUQUERQUE NM 87114
 0100906501414831401 LEGAL: LT 3 5 PL AT OF BRIAR RIDGE SUBDIVISION AT
 VENTANA R LAND USE:
 PROPERTY ADDR: 00000 BRIAR RIDGE

ALBUQUERQUE NM 87114
 0100906502014831402
 VENTANA R LAND USE:

OWNER NAME: BURWELL SANDRA E & JACOB M
 OWNER ADDR: 07719 BRIAR RIDGE AV NW

LEGAL: LT 3 6 PL AT OF BRIAR RIDGE SUBDIVISION AT
 PROPERTY ADDR: 00000 BRIAR RIDGE
 OWNER NAME: COBB RORY G & MARISSA G
 OWNER ADDR: 07715 BRIAR RIDGE AV NW

ALBUQUERQUE NM 87114
 0100906501415931424
 VENTANA R LAND USE:

LEGAL: LT 5 8 PL AT OF BRIAR RIDGE SUBDIVISION AT
 PROPERTY ADDR: 00000 STADLER
 OWNER NAME: MARTINEZ SEAN M
 OWNER ADDR: 07720 STADLER AV NW

ALBUQUERQUE NM 87114
 0100906500917630201
 VENTANA R LAND USE:

LEGAL: LT 5 9 PL AT OF BRIAR RIDGE SUBDIVISION AT
 PROPERTY ADDR: 00000 STADLER
 OWNER NAME: SMITH PATRICK D &
 OWNER ADDR: 07723 STADLER AV NW

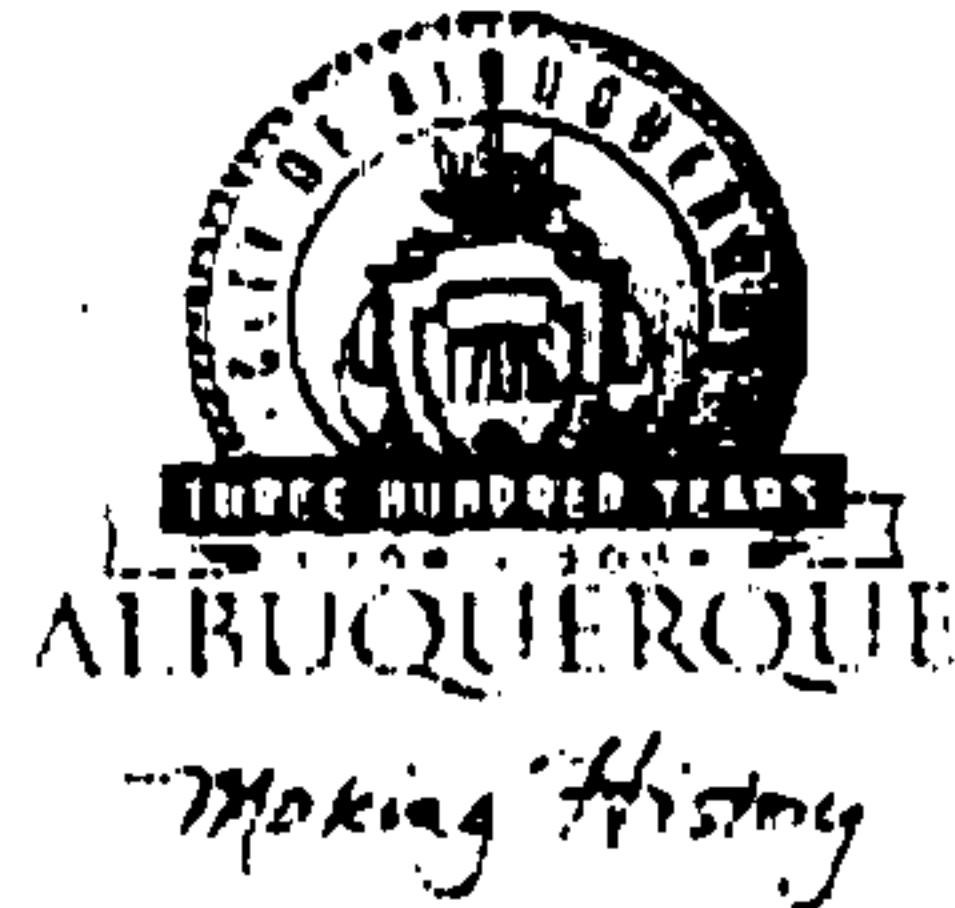
ALBUQUERQUE NM 87114
 0100906500120830215
 RANC LAND USE:

LEGAL: TRAC T 9B PLAT OF TRACTS 9A-1, 9B & 9C VENTANA
 PROPERTY ADDR: 00000 N/A
 OWNER NAME: VENTANA RANCH
 OWNER ADDR: 00010 TRAMWAY LP NE

ALBUQUERQUE NM 87122
 0100906500718830229
 REPLA LAND USE:

LEGAL: LOT 16 P LAT OF CANTABRIA AT VENTANA RANCH (A
 PROPERTY ADDR: 00000 KENTWOOD
 OWNER NAME: MARTIN NIGEL C & HOPE E
 OWNER ADDR: 07728 KENTWOOD AV NW

ALBUQUERQUE NM 87114
 .
 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: September 8, 2004

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

Thank you for your inquiry of 9/8/04 (date) requesting the names of **Recognized**

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at Tracts 1A, 1B + 3 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 (R)
Neighborhood Association
Contacts: Laura Horton
7224 Cascade 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 {X}

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.

CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

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

7000 0520 0025 3143 8510

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



U.S. POSTAGE
3.00

Recipient's Name (Please Print Clearly) (To be completed by mailer)
 DAWN HERTON
 Street, Apt. No., or PO Box No.
 7000 CAROLINA RD. NW
 City, State, ZIP+4
 ALBUQUERQUE, NM 87114

PS Form 3800, February 2000 See Reverse for Instructions

CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

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

2002 3150 0000 5051 5923

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



U.S. POSTAGE
3.00

Sent to
 Dawn Hertox
 Street, Apt. No.,
 or PO Box No. 10824 BURNSFIELD RD. NW
 City, State, ZIP+4
 ALBUQUERQUE, NM 87114

PS Form 3800, June 2002 See Reverse for Instru

Project# 1003594

VENTANA WEST, LLC
10 TRAMWAY LOOP NE
ALBUQUERQUE NM 87113

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

100806551206640122

FRANCIS WILLIAM N
27 PARK CT
STATEN ISLAND NY 10301

100806544509940121

CLARK RONALD B & SHIRLEY M
9151 ELENA DR NE
ALBUQUERQUE NM 87122

100906501904030508

LAS VENTANAS LTD PARTNERSHIP
10 TRAMWAY LP NE
ALBUQUERQUE NM 87122

100906507302930617

DEMAREE JAMES M & RENE M
7523 CERROS PL NW
ALBUQUERQUE NM 87114

100906506603731104

GISIN MERRITT W
9508 VISTA CASITAS NW
ALBUQUERQUE NM 87114

100906505304930503

VILLARREAL RAUL III & MICHELL
9505 VISTA CASITAS DR NW
ALBUQUERQUE NM 87114

100906505306030509

SMITH ANTHONY C & MARJORIE R
7620 VISTA ALTA NW
ALBUQUERQUE NM 87114

100906502707631201

VENTANA RANCH COMM ASSOC
10 TRAMWAY LP NE
ALBUQUERQUE NM 87122

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

100806547821340130

PARADISE WEST INC
5016 LA FIESTA DR NE
ALBUQUERQUE NM 87109

100806547809940127

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

100806544516440125

MAYHEW WILLIAM J & PAMELA
PO BOX 14868
ALBUQUERQUE NM 87191

100906507101630619

SAHD DARLENE M & ELVIRA M
7531 CERROS PL NW
ALBUQUERQUE NM 87114

100906506202431102

DIFIGLIO DARLENE A
261 RABBIT RD
SANTA FE NM 87508

100906504005130501

VENTANA RANCH
10 TRAMWAY LP NE
ALBUQUERQUE NM 87122

100906505905230504

SHERRARD GREGGORY J & MELISSA
9509 VISTA CASITAS DR NW
ALBUQUERQUE NM 87114

100906504706030510

BROWN MARK C & JAMIE L
7624 VISTA ALTA NW
ALBUQUERQUE NM 87114

100906503407631202

SALAZAR SUSAN
7631 VISTA ALTA NW
ALBUQUERQUE NM 87114

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

100806551219640129

GRADY TOM &
PO BOX 30801
ALBUQUERQUE NM 87190

100806544503340107

WARD PHILLIP C & MAXAM GARTH
1315 CAMINO AMPARO NW
ALBUQUERQUE NM 87107

100806446443110124

VOLCANO SIX LIMITED PTN
1815 CENTRAL AV NW
ALBUQUERQUE NM 87104

100906507102230618

SANCHEZ DANIEL J & ROBERTA J
7527 CERROS PL NW
ALBUQUERQUE NM 87114

100906506203431103

SERNA JOHN P
9504 VISTA CASITAS NW
ALBUQUERQUE NM 87114

100906504804730502

VIGIL VINCENT V SR & DONNA R
9501 VISTA CASITAS DR NW
ALBUQUERQUE NM 87114

100906505706030507

OTTMAN MATTHEW J & DIANE R
7616 VISTA ALTA NW
ALBUQUERQUE NM 87114

100906504206030511

ALEXIS EDWARD P & CARMEL J
7628 VISTA ALTA NW
ALBUQUERQUE NM 87114

100906504007631203

MORGAN LORI A & DANIEL J
7627 VISTA ALTA NW
ALBUQUERQUE NM 87114

100906504507631204

OLESON RICKY R & MARGARET L
7623 VISTA ALTA NW
ALBUQUERQUE NM 87114

100906503210430304

KING LONNIE W JR &
7712 MALLARD AV NW
ALBUQUERQUE NM 87114

100906502712231301

TAFOYA LARRY J & MARGARET B
7715 MALLARD AV NW
ALBUQUERQUE NM 87114

100906502113331321

LUJAN THOMAS B & GIGI A
7716 BRIAR RIDGE AV NW
ALBUQUERQUE NM 87114

100906501415931424

MARTINEZ SEAN M
7720 STADLER AV NW
ALBUQUERQUE NM 87114

100906505007631205

MARTINEZ MATTHEW L
7619 VISTA ALTA NW
ALBUQUERQUE NM 87114

100906503610430305

LUCERO SHELIA
7708 MALLARD AV NW
ALBUQUERQUE NM 87114

100906503312231302

DAVIS BRYANT A & BEVERLY A
7711 MALLARD AV NW
ALBUQUERQUE NM 87114

100906501414831401

BURWELL SANDRA E & JACOB M
7719 BRIAR RIDGE AV NW
ALBUQUERQUE NM 87114

100906500917630201

SMITH PATRICK D &
7723 STADLER AV NW
ALBUQUERQUE NM 87114

100906502610430303

GUTIERREZ ALFONSO & PHELISHA
7716 MALLARD AV NW
ALBUQUERQUE NM 87114

100906506109630312

AMAFCA
2600 PROSPECT NE
ALBUQUERQUE NM 87107

100906503213331319

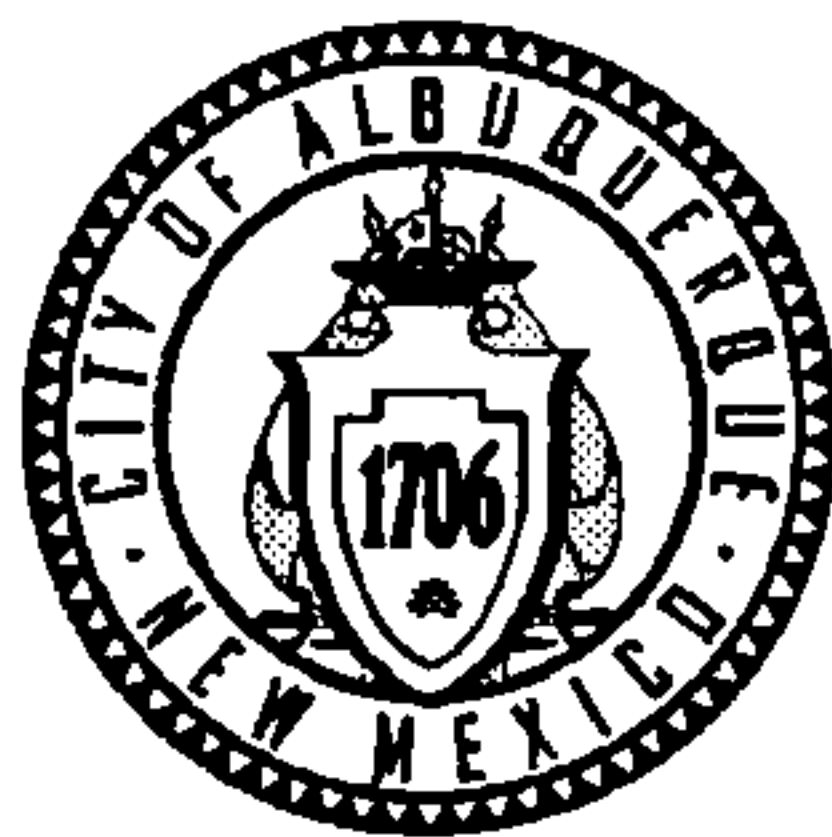
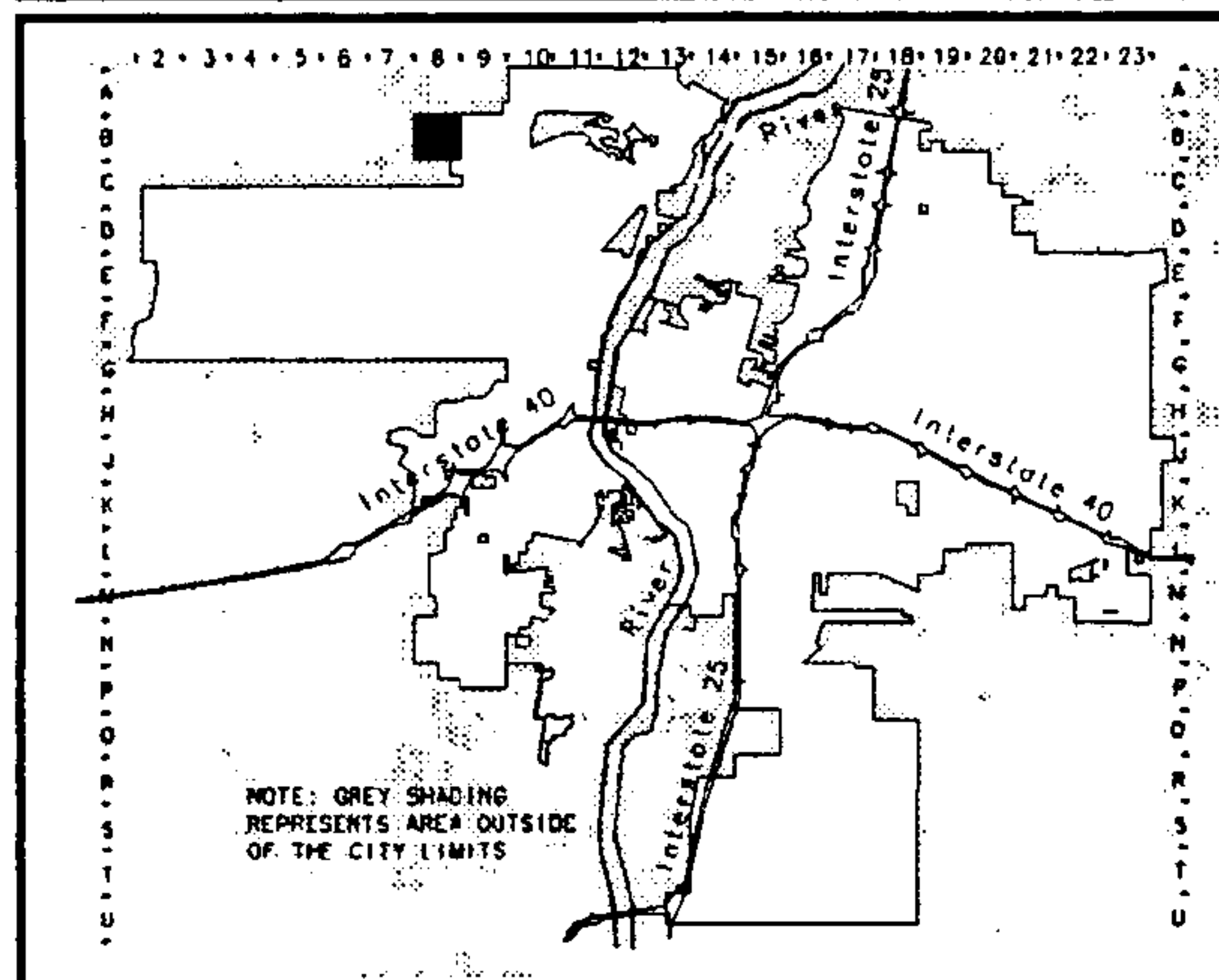
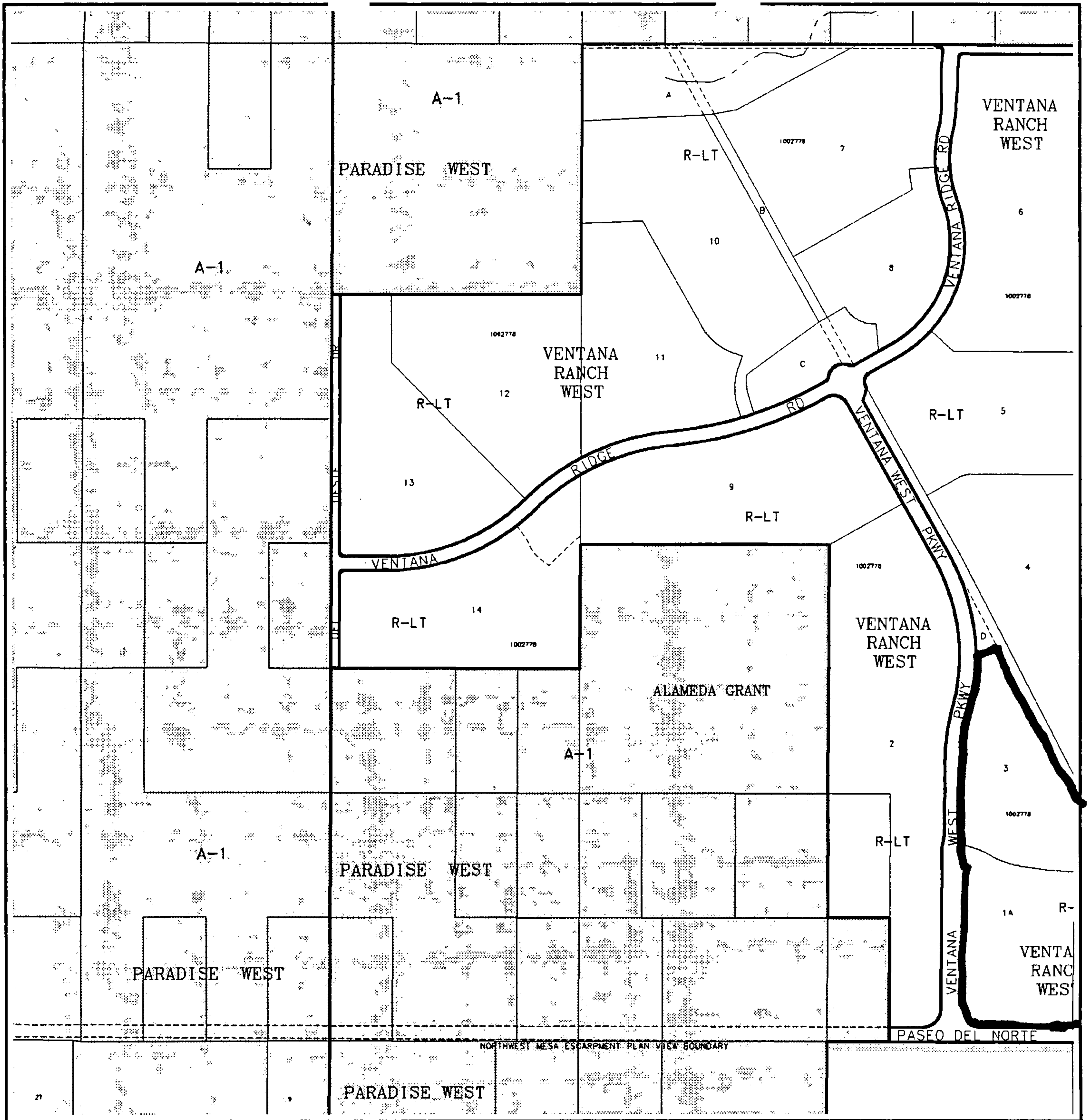
COSPER GARY P & PHYLLIS L
7708 BRIAR RIDGE AV NW
ALBUQUERQUE NM 87114

100906502014831402

COBB RORY G & MARISSA G
7715 BRIAR RIDGE AV NW
ALBUQUERQUE NM 87114

100906500718830229

MARTIN NIGEL C & HOPE E
7728 KENTWOOD AV NW
ALBUQUERQUE NM 87114



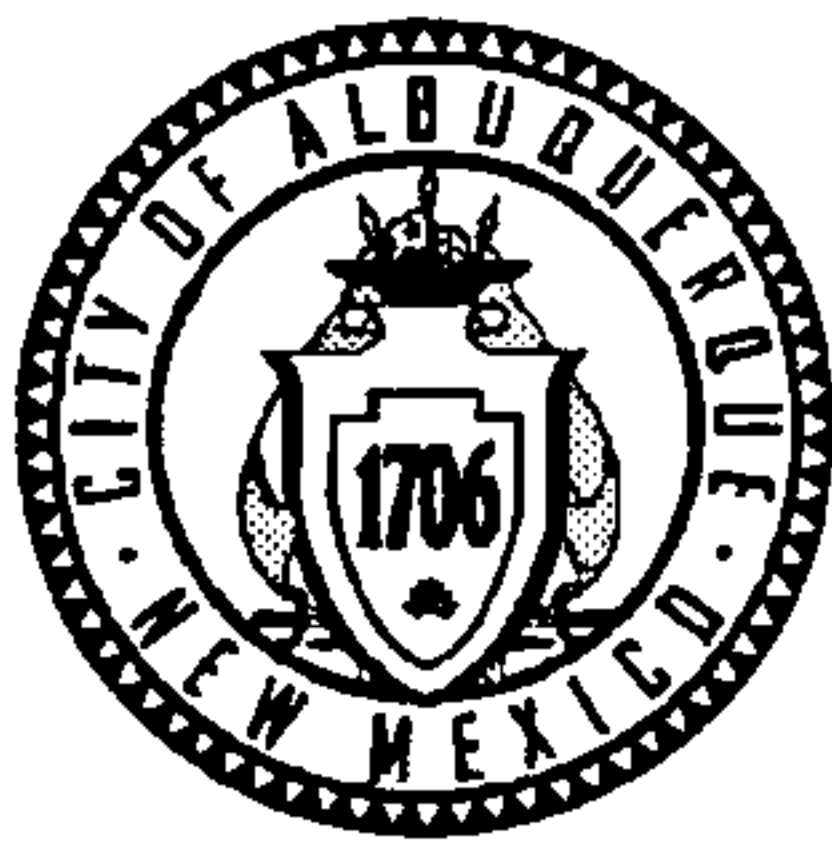
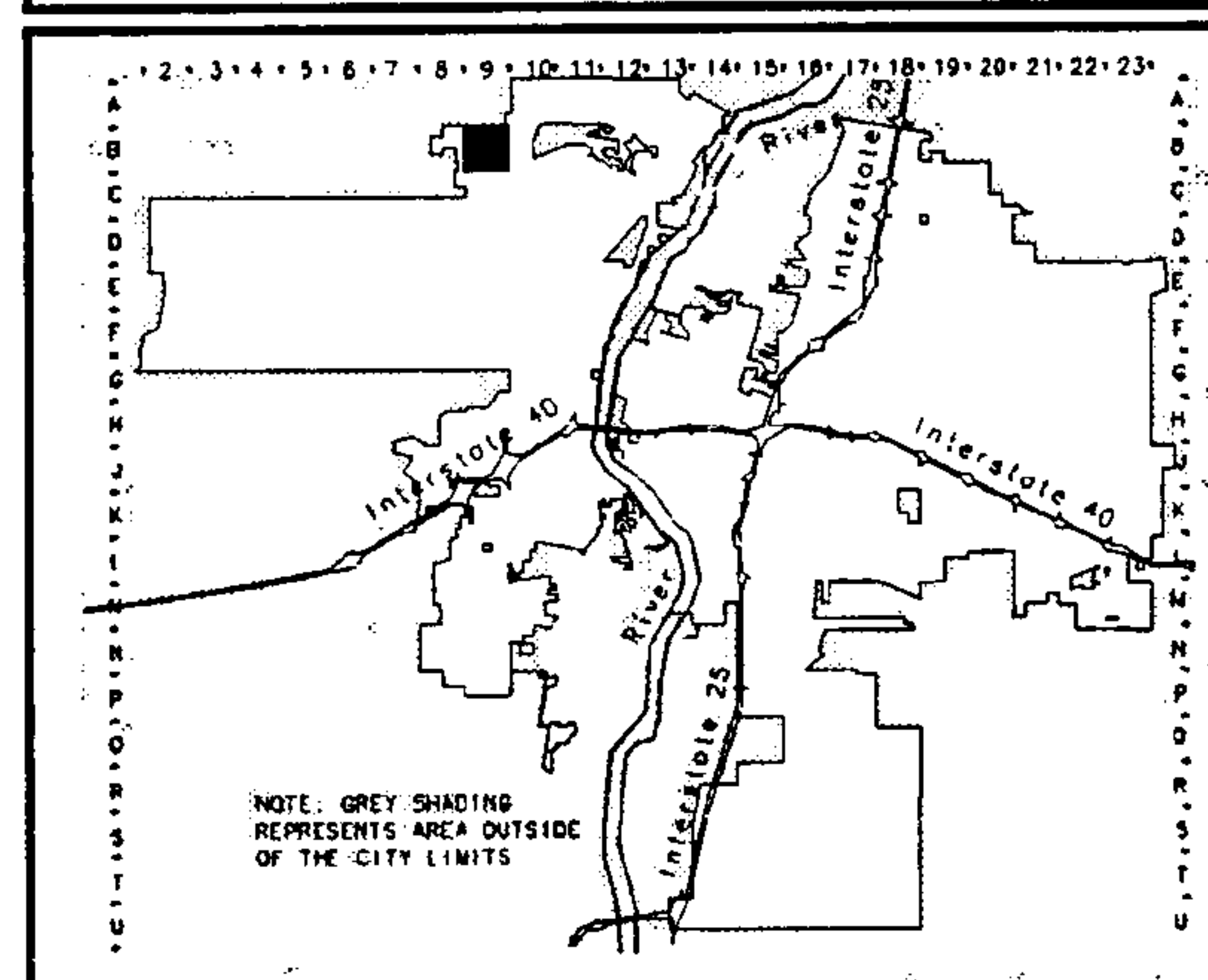
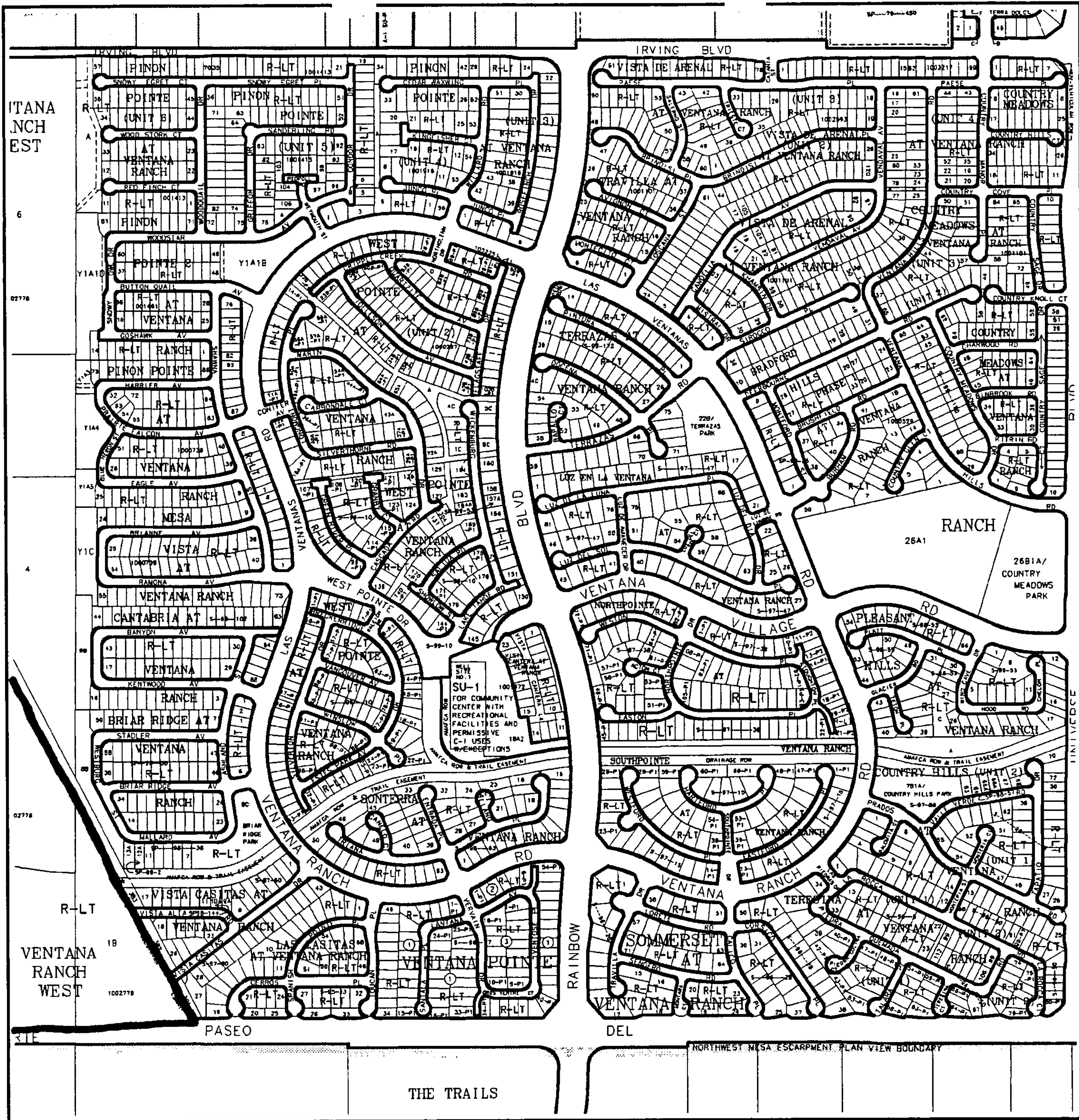
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PLANNING DEPARTMENT
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Zone Atlas Page

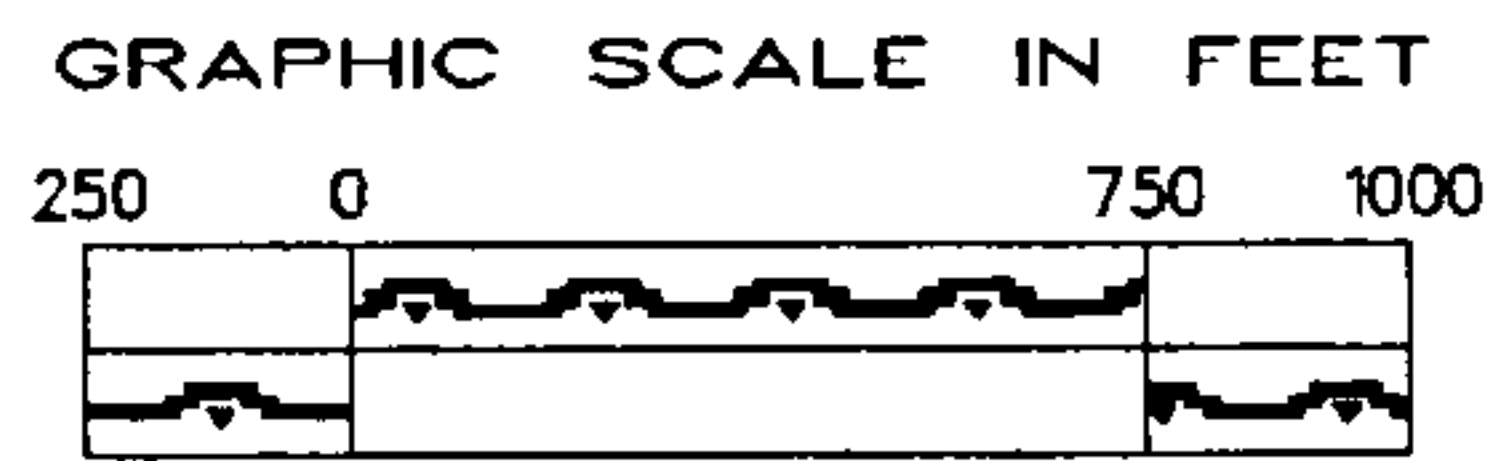
B-8-Z

Map Amended through August 03, 2004



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

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Zone Atlas Page

B-9-Z

Map Amended through August 03, 2004

143

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

Meeting Date: FEBUARY 9, 2005
Zone Atlas Page: B-8-Z & B-9-Z
Notification Radius: 100 Ft.

Project# 1003594
App# 05DRB-00086

Cross Reference and Location:

Applicant: D.R. HORTON HOMES
Address: 4400 ALAMEDA BLVD NE, STE# B
ALBUQUERQUE NM 87109

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

Special Instructions:

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

Date Mailed: JANUARY 21, 2005

Signature: KYLE TSEHLIKAI 

RECORDS WITH ELS PAGE 1

100806544522940131 LEGAL: E/2 NW NE SE T11N R2E SEC 8 CONT 5.0 AC M/L LAND USE:
 PROPERTY ADDR: 00000 N/A
 OWNER NAME: D & S TWO LTD
 OWNER ADDR: 00000 ALBUQUERQUE NM 87190

100806551219640129 LEGAL: TR 0 F LD WITHIN E NE SE & E SE NE SE SEC 8 T11N R2 LAND USE:
 PROPERTY ADDR: 00000 N/A
 OWNER NAME: GRADY TOM &
 OWNER ADDR: 00000 ALBUQUERQUE NM 87190

100806547821340130 LEGAL: TR 0 F LA ND WITHIN W NE NE SE & NW SW NE SE SEC 8 T LAND USE:
 PROPERTY ADDR: 00000 N/A
 OWNER NAME: PARADISE WEST INC
 OWNER ADDR: 05016 LA FIESTA DR NE ALBUQUERQUE NM 87109

100806544516440125 LEGAL: E1/2 SW NE SE OF SEC 8 T11N R2E CONT 5.00 ACRES LAND USE:
 PROPERTY ADDR: 00000 N/A
 OWNER NAME: MAYHEW WILLIAM J & PAMELA
 OWNER ADDR: 00000 ALBUQUERQUE NM 87191

100906500813330302 LEGAL: TR 8 B PL AT OF BRIAR RIDGE SUBDIVISION AT VENTANA R LAND USE:
 PROPERTY ADDR: 00000 N/A
 OWNER NAME: VENTANA RANCH
 OWNER ADDR: 00010 TRAMWAY LP NE ALBUQUERQUE NM 87122

100806547814740126 LEGAL: T11N R2E SEC 8 TR BEING SW SE NE SE CONT 2.5 AC LAND USE:
 PROPERTY ADDR: 00000 N/A
 OWNER NAME: VENTANA WEST LLC
 OWNER ADDR: 00010 TRAMWAY LP NE ALBUQUERQUE NM 87122

100906501414831401 LEGAL: LT 3 5 PL AT OF BRIAR RIDGE SUBDIVISION AT VENTANA R LAND USE:
 PROPERTY ADDR: 00000 BRIAR RIDGE
 OWNER NAME: BURWELL SANDRA E & JACOB M
 OWNER ADDR: 07719 BRIAR RIDGE AV NW ALBUQUERQUE NM 87114

100906500810830301 LEGAL: TR 8 A PL AT OF BRIAR RIDGE SUBDIVISION AT VENTANA R LAND USE:
 PROPERTY ADDR: 00000 N/A
 OWNER NAME: LAS VENTANAS LTD PARTNERSHIP
 OWNER ADDR: 00010 TRAMWAY LP NE ALBUQUERQUE NM 87122

100906502113331321 LEGAL: LT 3 4 PL AT OF BRIAR RIDGE SUBDIVISION AT VENTANA R LAND USE:
 PROPERTY ADDR: 00000 BRIAR RIDGE
 OWNER NAME: LUJAN THOMAS B & GIGI A
 OWNER ADDR: 07716 BRIAR RIDGE AV NW ALBUQUERQUE NM 87114

100806551206640122 LEGAL: TR I N E1/2 E1/2 SE SE SEC 8 T11N R2E CONT 9.85 AC LAND USE:
 PROPERTY ADDR: 00000 N/A
 OWNER NAME: FRANCIS WILLIAM N
 OWNER ADDR: 00027 PARK CT STATEN ISLANNY 10301

100806547809940127 LEGAL: TR 0 F LA ND IN SEC 8 T11N R2E IN W1/2 NE1/4 SE1/4 SE LAND USE:
 PROPERTY ADDR: 00000 N/A
 OWNER NAME: D & S TWO LTD CO
 OWNER ADDR: 00000 ALBUQUERQUE NM 87190

RECORDS WITH LABELS PAGE 2

100806544509940121 LEGAL: E/2 NW/4 SE/4 SE/4 SEC 8 T11N R2E CONT 5.00 AC +/- LAND USE:
 PROPERTY ADDR: 00000 N/A
 OWNER NAME: CLARK RONALD B & SHIRLEY M
 OWNER ADDR: 09151 ELENA DR NE ALBUQUERQUE NM 87122

100906502712231301 LEGAL: LT 1 4 PL AT OF BRIAR RIDGE SUBDIVISION AT VENTANA R LAND USE:
 PROPERTY ADDR: 00000 MALLARD
 OWNER NAME: TAFOYA LARRY J & MARGARET B
 OWNER ADDR: 07715 MALLARD AV NW ALBUQUERQUE NM 87114

100906506109630312 LEGAL: R/O/ W EA SEMENT DEDICATED TO AMAFCA CONT 0.9857 AC LAND USE:
 PROPERTY ADDR: 00000 N/A
 OWNER NAME: AMAFCA
 OWNER ADDR: 02600 PROSPECT NE ALBUQUERQUE NM 87107

100906502610430303 LEGAL: LT 1 3A P LAT OF LOTS 12A & 13A BRIAR RIDGE SUBDIVIS LAND USE:
 PROPERTY ADDR: 00000 MALLARD
 OWNER NAME: GUTIERREZ ALFONSO & PHELISHA
 OWNER ADDR: 07716 MALLARD AV NW ALBUQUERQUE NM 87114

100906503210430304 LEGAL: LT 1 2A P LAT OF LOTS 12A & 13A BRIAR RIDGE SUBDIVIS LAND USE:
 PROPERTY ADDR: 00000 MALLARD
 OWNER NAME: KING LONNIE W JR &
 OWNER ADDR: 07712 MALLARD AV NW ALBUQUERQUE NM 87114

100906503610430305 LEGAL: LT 1 1 PL AT OF BRIAR RIDGE SUBDIVISION AT VENTANA R LAND USE:
 PROPERTY ADDR: 00000 MALLARD
 OWNER NAME: LUCERO SHELIA
 OWNER ADDR: 07708 MALLARD AV NW ALBUQUERQUE NM 87114

100906501904030508 LEGAL: TR 3 C PL AT OF TRACTS 3B & 3C VENTANA RANCH CONT 9. LAND USE:
 PROPERTY ADDR: 00000 N/A
 OWNER NAME: LAS VENTANAS LTD PARTNERSHIP
 OWNER ADDR: 00010 TRAMWAY LP NE ALBUQUERQUE NM 87122

100906502707631201 LEGAL: TR 3 B3 P LAT OF VISTA CASITAS SUBDIVISION AT VENTAN LAND USE:
 PROPERTY ADDR: 00000 N/A
 OWNER NAME: VENTANA RANCH COMMUNITY ASSOCI
 OWNER ADDR: 00010 TRAMWAY LP NE ALBUQUERQUE NM 87122

100906503407631202 LEGAL: LT 1 7 PL AT OF VISTA CASITAS SUBDIVISION AT VENTANA LAND USE:
 PROPERTY ADDR: 00000 VISTA ALTA
 OWNER NAME: SALAZAR SUSAN
 OWNER ADDR: 07631 VISTA ALTA NW ALBUQUERQUE NM 87114

100906504007631203 LEGAL: LT 1 6 PL AT OF VISTA CASITAS SUBDIVISION AT VENTANA LAND USE:
 PROPERTY ADDR: 00000 VISTA ALTA
 OWNER NAME: MORGAN LORI A & DANIEL J
 OWNER ADDR: 07627 VISTA ALTA NW ALBUQUERQUE NM 87114

100906504507631204 LEGAL: LT 1 5 PL AT OF VISTA CASITAS SUBDIVISION AT VENTANA LAND USE:
 PROPERTY ADDR: 00000 VISTA ALTA
 OWNER NAME: OLESON RICKY R & MARGARET L
 OWNER ADDR: 07623 VISTA ALTA NW ALBUQUERQUE NM 87114

100906504706030510 LEGAL: LT 1 9 PL AT OF VISTA CASITAS SUBDIVISION AT VENTANA LAND USE:
 PROPERTY ADDR: 00000 VISTA ALTA
 OWNER NAME: BROWN MARK C & JAMIE L
 OWNER ADDR: 07624 VISTA ALTA NW ALBUQUERQUE NM 87114

100906505306030509 LEGAL: LT 2 0 PL AT OF VISTA CASITAS SUBDIVISION AT VENTANA LAND USE:
 PROPERTY ADDR: 00000 VISTA ALTA
 OWNER NAME: SMITH ANTHONY C & MARJORIE R L
 OWNER ADDR: 07620 VISTA ALTA NW ALBUQUERQUE NM 87114

100906504005130501 LEGAL: TR 3 B2 P LAT OF VISTA CASITAS SUBDIVISION AT VENTANA LAND USE:
 PROPERTY ADDR: 00000 N/A
 OWNER NAME: VENTANA RANCH
 OWNER ADDR: 00010 TRAMWAY LP NE ALBUQUERQUE NM 87122

100906504206030511 LEGAL: LT 1 8 PL AT OF VISTA CASITAS SUBDIVISION AT VENTANA LAND USE:
 PROPERTY ADDR: 00000 VISTA ALTA
 OWNER NAME: ALEXIS EDWARD P & CARMEL J
 OWNER ADDR: 07628 VISTA ALTA NW ALBUQUERQUE NM 87114

100806544503340107 LEGAL: E/2 SW/4 SE/4 SE/4 SEC 8 T11N R2E EXC SLY 20 FT OU LAND USE:
 PROPERTY ADDR: 00000 N/A
 OWNER NAME: WARD PHILLIP C & MAXAM GARTH L
 OWNER ADDR: 01315 CAMINO AMPARO NW ALBUQUERQUE NM 87107

100806547803240108 LEGAL: TR 0 F LAND COMP W/2 SE SE SE SEC 8 T11N R2E CONT 5 LAND USE:
 PROPERTY ADDR: 00000 N/A
 OWNER NAME: DEL FRATE DIANE GRAVES
 OWNER ADDR: 00000 SANDIA PARK NM 87047

100906505905230504 LEGAL: LT 2 4 PL AT OF VISTA CASITAS SUBDIVISION AT VENTANA LAND USE:
 PROPERTY ADDR: 00000 VISTA CASITAS
 OWNER NAME: SHERRARD GREGGORY J & MELISSA
 OWNER ADDR: 09509 VISTA CASITAS DR NW ALBUQUERQUE NM 87114

100906505304930503 LEGAL: LT 2 5 PL AT OF VISTA CASITAS SUBDIVISION AT VENTANA LAND USE:
 PROPERTY ADDR: 00000 VISTA CASITAS
 OWNER NAME: VILLARREAL RAUL III & MICHELLE
 OWNER ADDR: 09505 VISTA CASITAS DR NW ALBUQUERQUE NM 87114

100906504804730502 LEGAL: LT 2 6 PL AT OF VISTA CASITAS SUBDIVISION AT VENTANA LAND USE:
 PROPERTY ADDR: 00000 VISTA CASITAS
 OWNER NAME: VIGIL VINCENT V SR & DONNA R V
 OWNER ADDR: 09501 VISTA CASITAS DR NW ALBUQUERQUE NM 87114

100906506603731104 LEGAL: LT 2 9 PL AT OF VISTA CASITAS SUBDIVISION AT VENTANA LAND USE:
 PROPERTY ADDR: 00000 VISTA CASITAS
 OWNER NAME: GISEN MERRITT W
 OWNER ADDR: 09508 VISTA CASITAS NW ALBUQUERQUE NM 87114

100906506203431103 LEGAL: LT 2 8 PL AT OF VISTA CASITAS SUBDIVISION AT VENTANA LAND USE:
 PROPERTY ADDR: 00000 VISTA CASITAS
 OWNER NAME: SERNA JOHN P
 OWNER ADDR: 09504 VISTA CASITAS NW ALBUQUERQUE NM 87114

100906505402431101 LEGAL: TR 3 B1 P LAT OF VISTA CASITAS SUBDIVISION AT VENTANA LAND USE:
 PROPERTY ADDR: 00000 N/A
 OWNER NAME: VENTANA RANCH
 OWNER ADDR: 00010 TRAMWAY LP NE ALBUQUERQUE NM 87122

100906506202431102 LEGAL: LT 2 7 PL AT OF VISTA CASITAS SUBDIVISION AT VENTANA LAND USE:
 PROPERTY ADDR: 00000 VISTA CASITAS
 OWNER NAME: DIFIGLIO DARLENE A
 OWNER ADDR: 00261 RABBIT RD SANTA FE NM 87508

100906507302930617 LEGAL: LT 1 7 PL AT OF LAS CASITAS SUBD AT VENTANA RANCH (R LAND USE:
 PROPERTY ADDR: 00000 CERROS
 OWNER NAME: DEMAREE JAMES M & RENE M
 OWNER ADDR: 07523 CERROS PL NW ALBUQUERQUE NM 87114

100906507102230618 LEGAL: LT 1 8 PL AT OF LAS CASITAS SUBD AT VENTANA RANCH (R LAND USE:
 PROPERTY ADDR: 00000 CERROS
 OWNER NAME: SANCHEZ DANIEL J & ROBERTA J
 OWNER ADDR: 07527 CERROS PL NW ALBUQUERQUE NM 87114

100906507101630619 LEGAL: LT 1 9 PL AT OF LAS CASITAS SUBD AT VENTANA RANCH (R LAND USE:
 PROPERTY ADDR: 00000 CERROS
 OWNER NAME: SAHD DARLENE M & ELVIRA M
 OWNER ADDR: 07531 CERROS PL NW ALBUQUERQUE NM 87114

100806446443110124 LEGAL: POR TR5 NE NE 55.89AC SEC16X17 T11N R2E SEC LAND USE:
 PROPERTY ADDR: 00000 UNKNOWN
 OWNER NAME: VOLCANO SIX LIMITED PTN
 OWNER ADDR: 01815 CENTRAL AV NW ALBUQUERQUE NM 87104

100906408343020212 LEGAL: T11N R2E SEC 16 W1/2 NW1/4 LAND USE:
 PROPERTY ADDR: 00000 UNKNOWN
 OWNER NAME: VOLCANO SIX LIMITED PTN
 OWNER ADDR: 01815 CENTRAL AV NW ALBUQUERQUE NM 87104

"Attachment A"

STEPHANIE STRATTON, BOHANNAN ^ HUSTON
ZONE MAP: B-8 & B-9

Ventana Ranch NA (R)

*Laura Horton

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

Bruce Nyberg

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

ALTHOUGH YOU ARE NOT "OFFICIALLY REQUIRED" BY
O-92, you are most welcomed to notify the following
"Unrecognized" neighborhood associations of this project.

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

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

January 14, 2005

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

RE: Vacation of Public Easement
Tracts 1A, 1B, & 3 Ventana Mesa Subdivision Unit 1

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 Bohannan Huston, Inc., agent for D.R. Horton Homes, is seeking approval of 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 exhibit that outlines 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
Stephanie Stratton

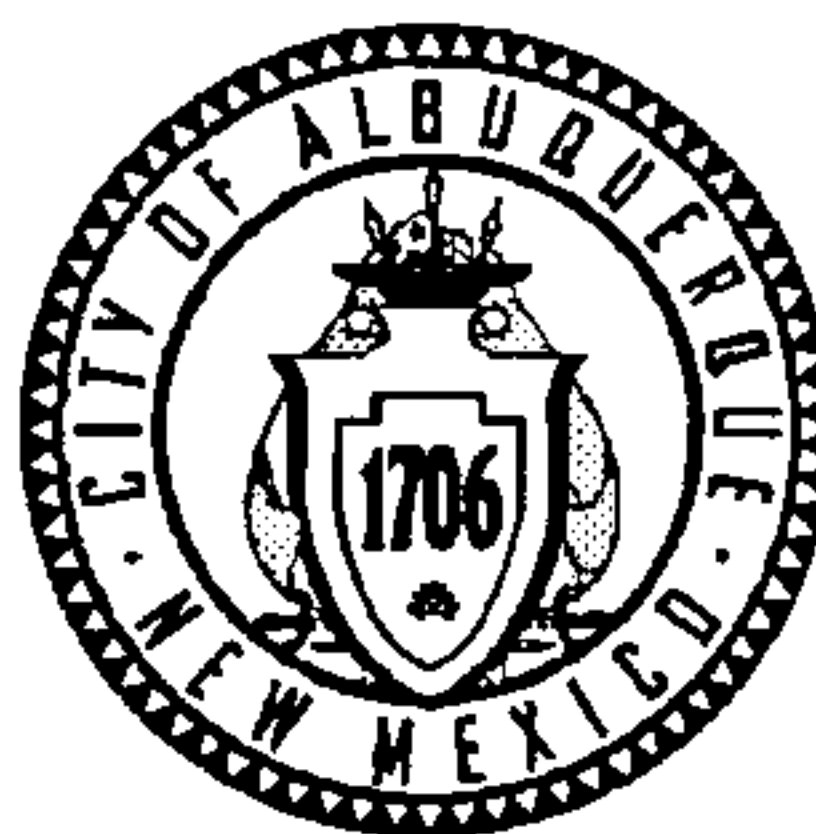
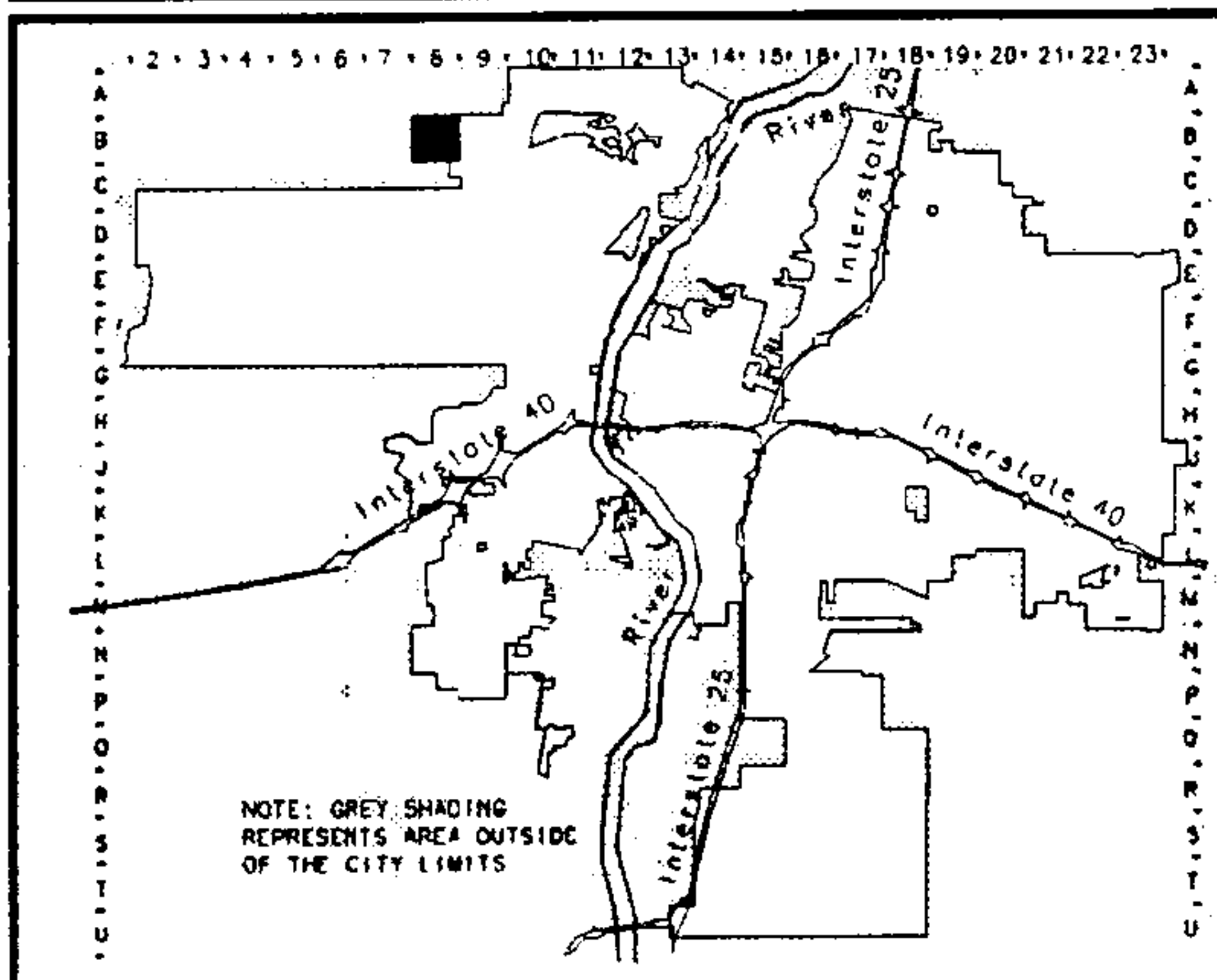
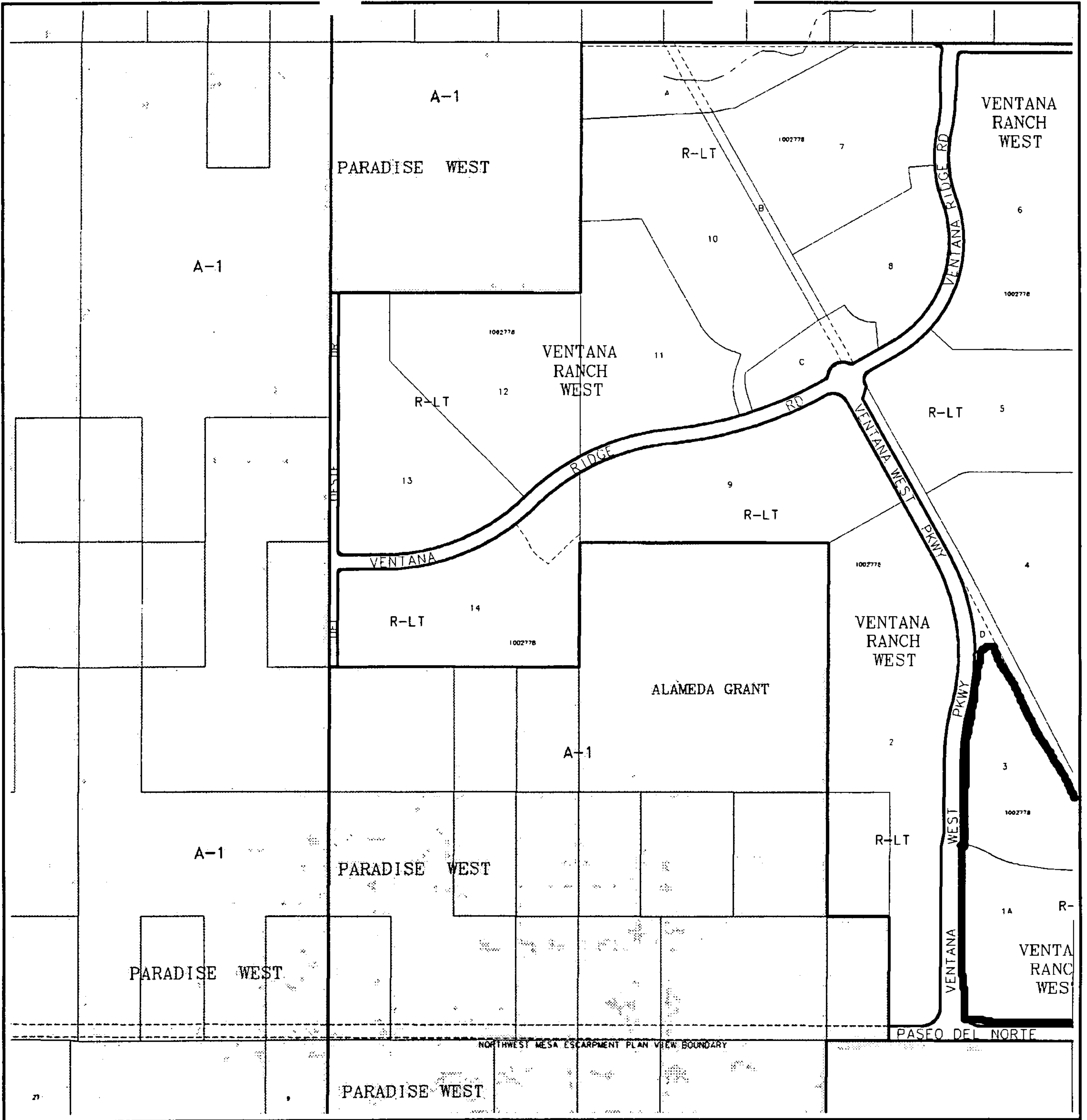
Kevin Patton, P.E.
Vice President
Community Development and Planning Group

SS
Enclosure

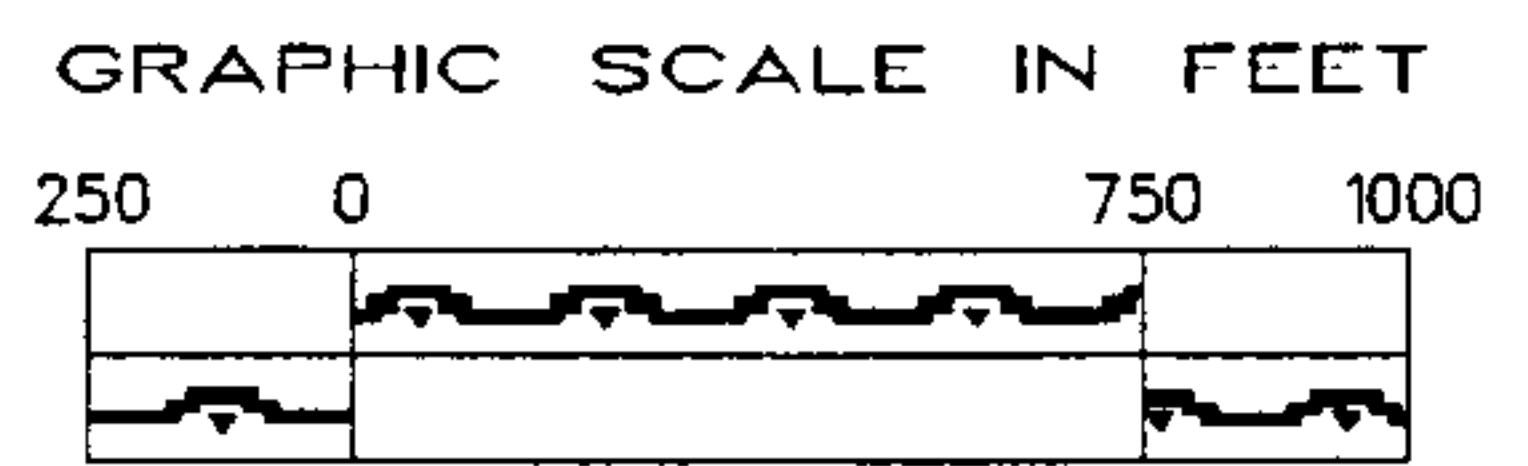
ENGINEERING

SPATIAL DATA

ADVANCED TECHNOLOGIES



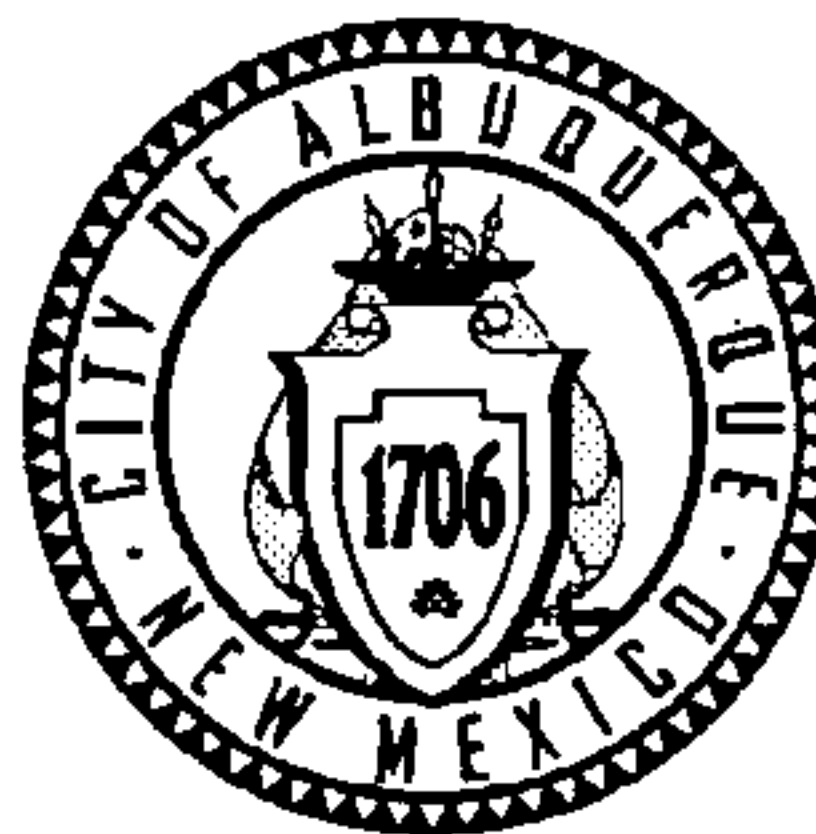
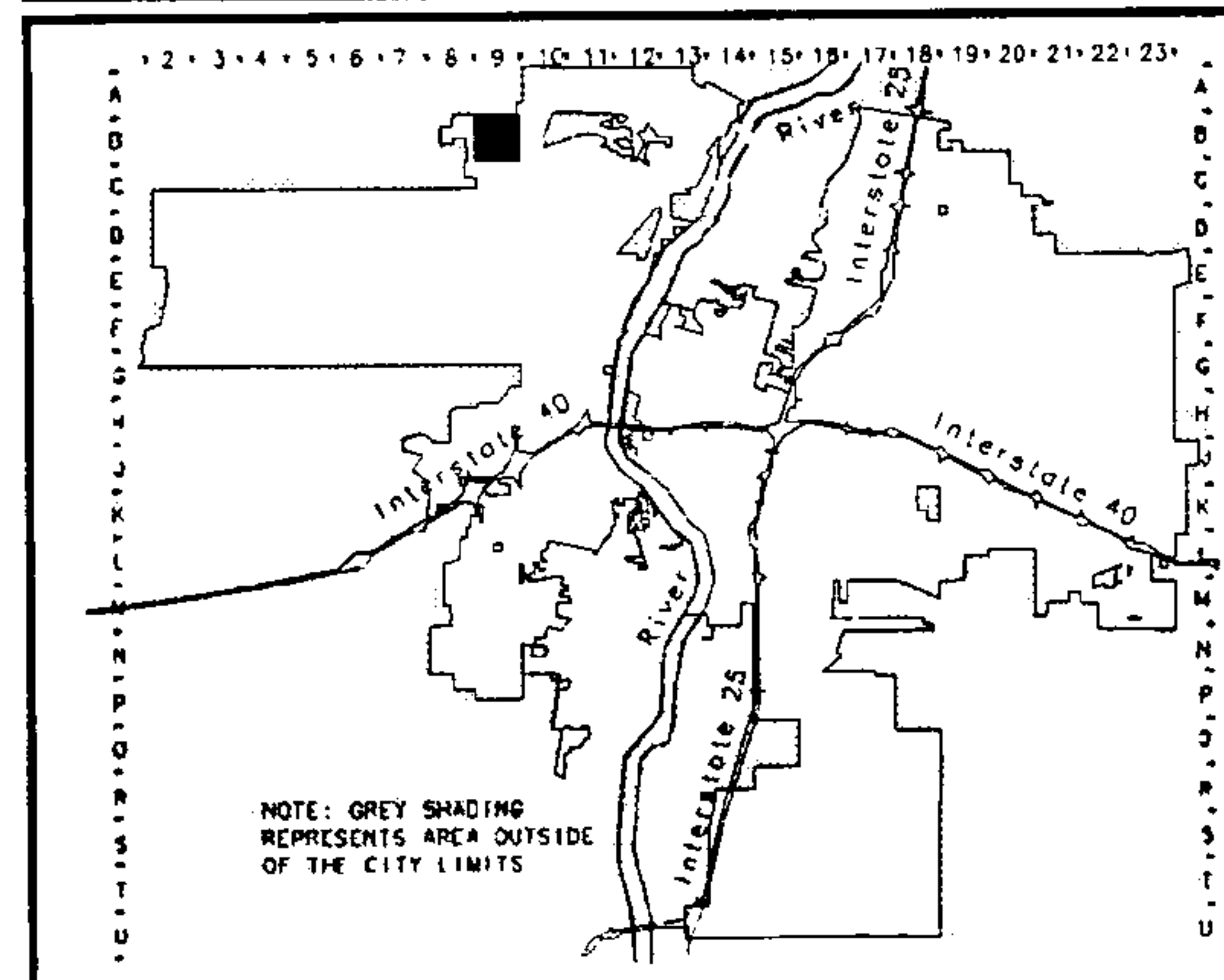
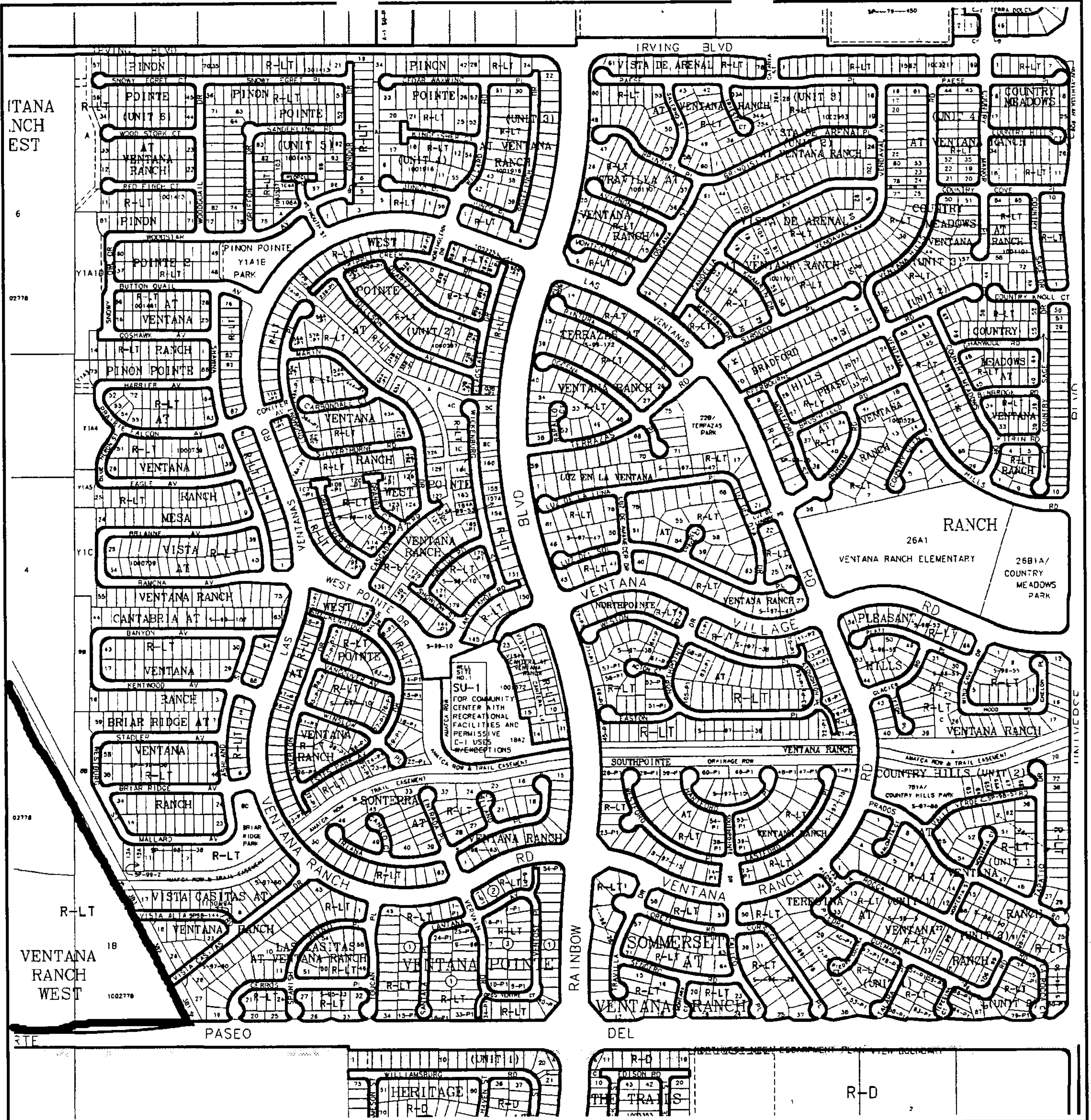
Albuquerque **G**eographic **I**nformation **S**ystem
PLANNING DEPARTMENT
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Zone Atlas Page

B-8-Z

Map Amended through January 04, 2005



Albuquerque **G**eographic **I**nformation **S**ystem
PLANNING DEPARTMENT
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Zone Atlas Page

B-9-Z

Map Amended through January 04, 2005



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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW, on Wednesday, February 9, 2005, beginning at 9:00 a.m.** for the purpose of considering the following:

Project # 1003585

05DRB-00087 Major-Vacation of Pub Right-of-Way
05DRB-00088 Minor-Temp Defer SDWK

RIO GRANDE ENGINEERING agent(s) for THE MONTANA GROUP request(s) the above action(s) for all or a portion of Lot(s) 1 THRU 4, Block(s) 4, **GRANADA HEIGHTS ADDITION**, zoned O-R, located on SILVER AVE SE, between MORNINGSIDE ST SE and ALISO ST SE containing approximately 2 acre(s). [REF: 04DRB01168, 04DRB01958] (K-17)

Project # 1003471

05DRB-00083 Major-Vacation of Pub Right-of-Way
05DRB-00084 Major-Vacation of Public Easements

SURV-TEK INC agent(s) for CURB WEST INC request(s) the above action(s) for all or a portion of Tract(s) B-2-A, **SEVILLE SUBDIVISION, UNIT 3A**, zoned R-1 residential zone, located on SEGOVIA NW and KAYENTA NW and containing approximately 24 acre(s). [REF: 02DRB01791, 02DRB01250, 04DRB00826, 04DRB00827, 04DRB01224, 04DRB01225, 04DRB01948, 04DRB01949] (A-10)

Project # 1003594

05DRB-00086 Major-Vacation of Public Easements

BOHANNAN HUSTON INC agent(s) for D.R. HORTON HOMES request(s) the above action(s) for all or a portion of Tract(s) 1A, 1B & 3, **VENTANA RANCH WEST**, zoned R-LT residential zone, located on PASEO DEL NORTE BLVD NW and VENTANA WEST PKWY NW and containing approximately 32 acre(s). [REF: 04DRB01199] (B-8/B-9)

Project # 1003790

05DRB-00085 Major-Vacation of Public Easements

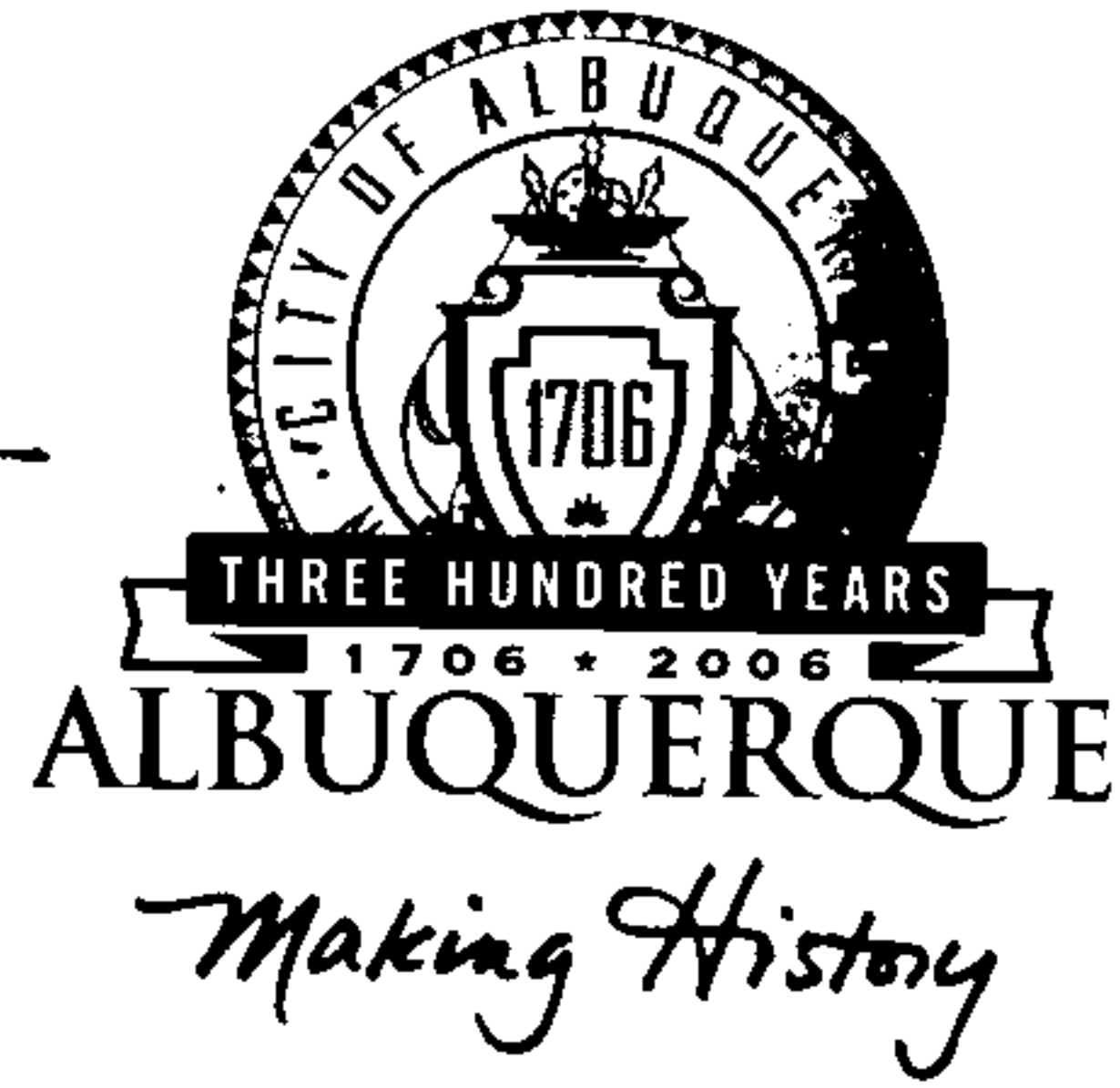
BOHANNAN HUSTON INC agent(s) for MCT INDUSTRIES request(s) the above action(s) for all or a portion of Lot(s) 1A & 25, Tract(s) H-1-C & A, Block(s) 1, **LANDS OF FILBERTO GURULE and NORTH ALBUQUERQUE ACRES**, zoned IP industrial park zone, located on NORTH I-25, between BALLOON FIESTA PARKWAY NE and SAN MATEO DR NE containing approximately 17 acre(s). [REF: 04DRB01790] (B-18)

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.

Roger A. Green
For Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, JANUARY 24, 2005.

CITY OF ALBUQUERQUE



Planning Department

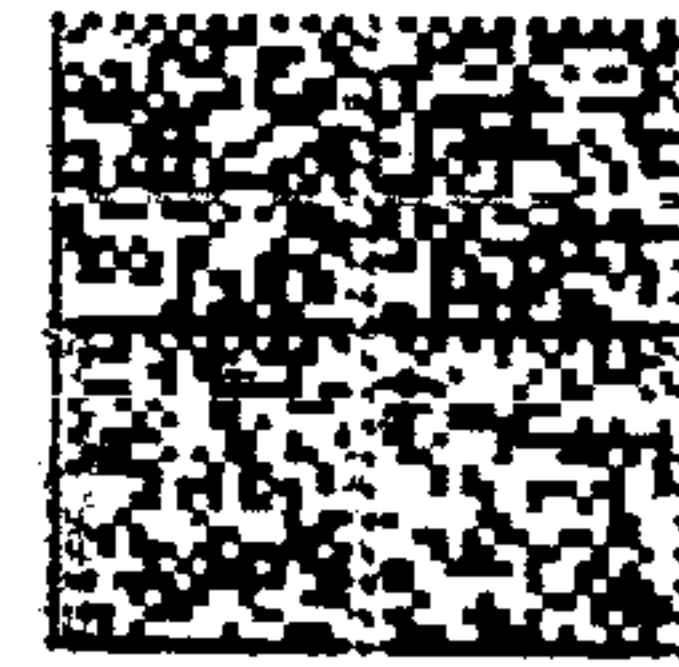
P.O. Box 1293

Albuquerque, NM 87103

DRB

100906504706030510

BROWN MARK C & JAMIE L
7624 VISTA ALTA
ALBUQUERQUE, NM _____ NW



02 1A \$ 00.37⁰
0004329277 JAN 24 2005
MAILED FROM ZIP CODE 87102

BROWN624 871143018 1COB 10 01/30/05
BROWN RETURN TO SENDER
MOVED LEFT NO ADDRESS
UNABLE TO FORWARD
RETURN TO SENDER

ALBUQUERQUE, NM 87103





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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW, on Wednesday, February 9, 2005, beginning at 9:00 a.m. for the purpose of considering the following:

Project # 1003585

05DRB-00087 Major-Vacation of Pub Right-of-Way
05DRB-00088 Minor-Temp Defer SDWK

RIO GRANDE ENGINEERING agent(s) for THE MONTANA GROUP request(s) the above action(s) for all or a portion of Lot(s) 1 THRU 4, Block(s) 4, GRANADA HEIGHTS ADDITION, zoned O-R, located on SILVER AVE SE, between MORNINGSIDE ST SE and ALISO ST SE containing approximately 2 acre(s). [REF: 04DRB01168, 04DRB01958] (K-17)

Project # 1003471

05DRB-00083 Major-Vacation of Pub Right-of-Way
05DRB-00084 Major-Vacation of Public Easements

SURV-TEK INC agent(s) for CURB WEST INC request(s) the above action(s) for all or a portion of Tract(s) B-2-A, SEVILLE SUBDIVISION, UNIT 3A, zoned R-1 residential zone, located on SEGOVIA NW and KAYENTA NW and containing approximately 24 acre(s). [REF: 02DRB01791, 02DRB01250, 04DRB00826, 04DRB00827, 04DRB01224, 04DRB01225, 04DRB01948, 04DRB01949] (A-10)

Project # 1003594

05DRB-00086 Major-Vacation of Public Easements

BOHANNAN HUSTON INC agent(s) for D.R. HORTON HOMES request(s) the above action(s) for all or a portion of Tract(s) 1A, 1B & 3, VENTANA RANCH WEST, zoned R-LT residential zone, located on PASEO DEL NORTE BLVD NW and VENTANA WEST PKWY NW and containing approximately 32 acre(s). [REF: 04DRB01199] (B-8/B-9)

Project # 1003790

05DRB-00085 Major-Vacation of Public Easements

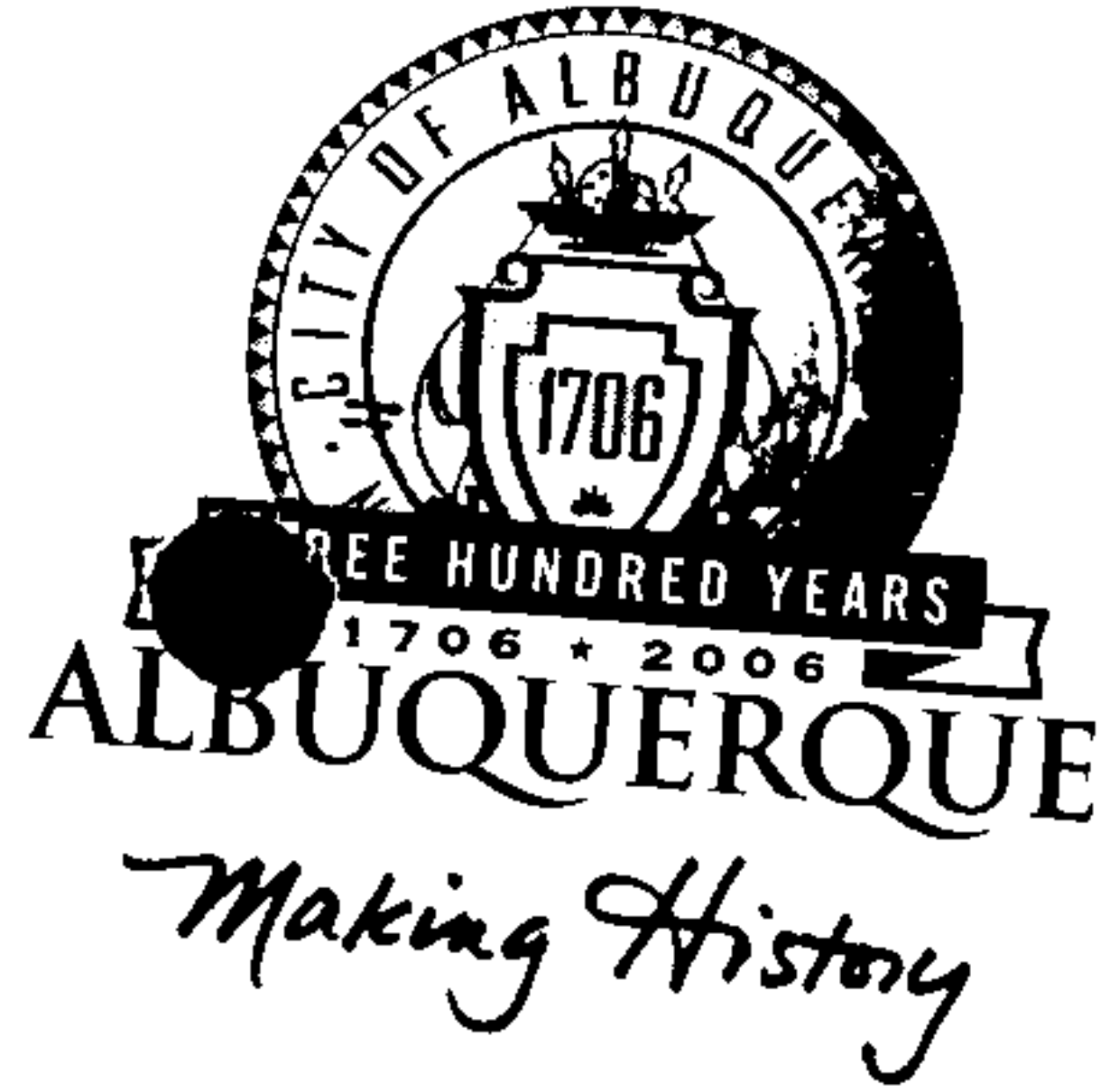
BOHANNAN HUSTON INC agent(s) for MCT INDUSTRIES request(s) the above action(s) for all or a portion of Lot(s) 1A & 25, Tract(s) H-1-C & A, Block(s) 1, LANDS OF FILBERTO GURULE and NORTH ALBUQUERQUE ACRES, zoned IP industrial park zone, located on NORTH I-25, between BALLOON FIESTA PARKWAY NE and SAN MATEO DR NE containing approximately 17 acre(s). [REF: 04DRB01790] (B-18)

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.

Roger A. Green
For Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, JANUARY 24, 2005.

CITY OF ALBUQUERQUE



Planning Department

P.O. Box 1293

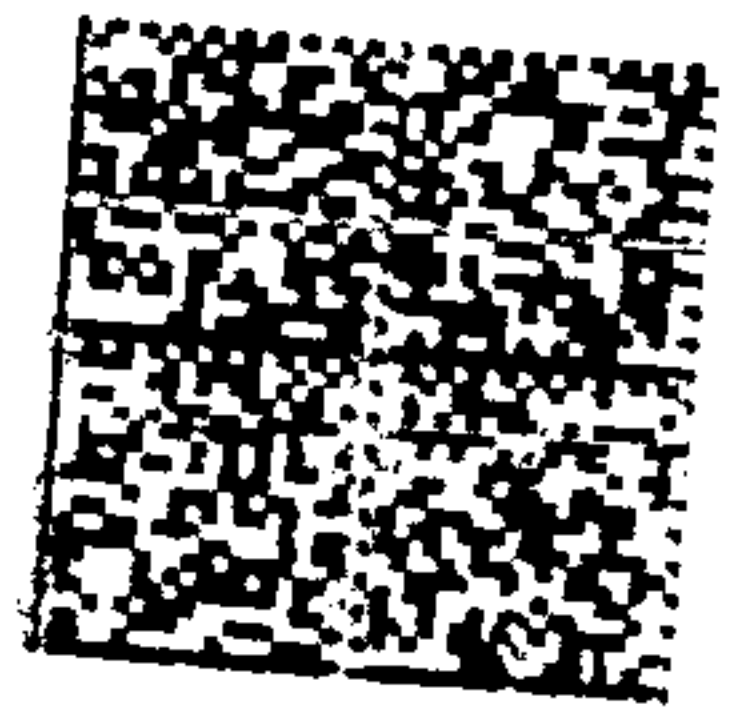
Albuquerque, NM 87103

NO LONGER
OWNER OF
PROPERTY AT →

100906506202431102

DIFIGLIO DARLENE A
261 RABBIT
SANTA FE NM RD
87508

NEW OWNER IS:
BRIAN BENNETT HARVE



02 1A
0004329277
MAILED FROM ZIP CODE 8
\$ 00.3
JAN 24

VENTANA RANCH
9500 VISTA CASITAS
ALBQ, NM 87114
NW

87508+9018 09



DRB

City of Albuquerque

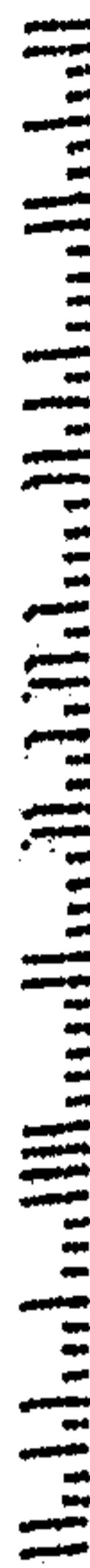
PLANNING DEPT.

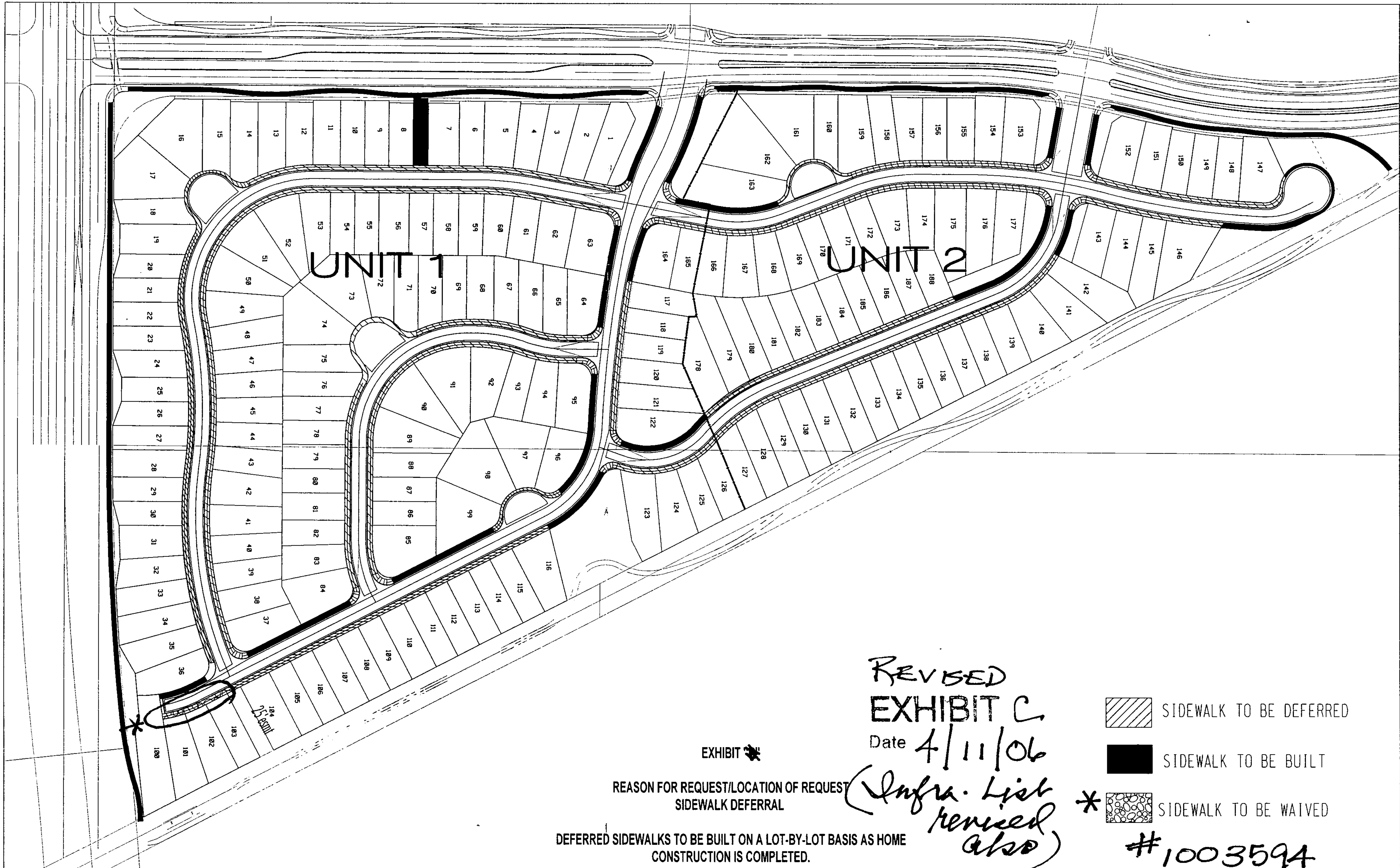
P.O. Box 1293

ALBQ, NM 87103



37USA









REVISED
EXHIBIT C

Date 4/11/06

(Infra. List revised also)

-  SIDEWALK TO BE DEFERRED
-  SIDEWALK TO BE BUILT
-   SIDEWALK TO BE WAIVED

#100359A

EXHIBIT ~~C~~

REASON FOR REQUEST/LOCATION OF REQUEST
SIDEWALK DEFERRAL

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

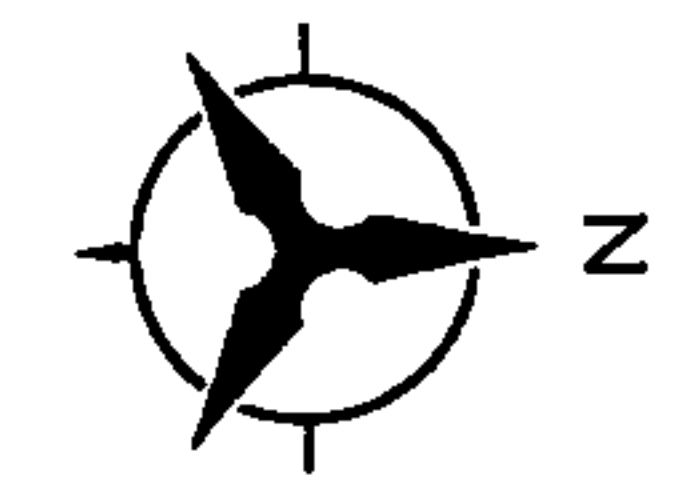


Handwritten notes, possibly including a date and some illegible text.

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*

#1003024



SHADED AREAS DESIGNATE ADDITIONAL PUBLIC STREET RIGHT-OF-WAY TO BE DEDICATED TO THE CITY OF ALBUQUERQUE FOR VENTANA WEST PARKWAY NW

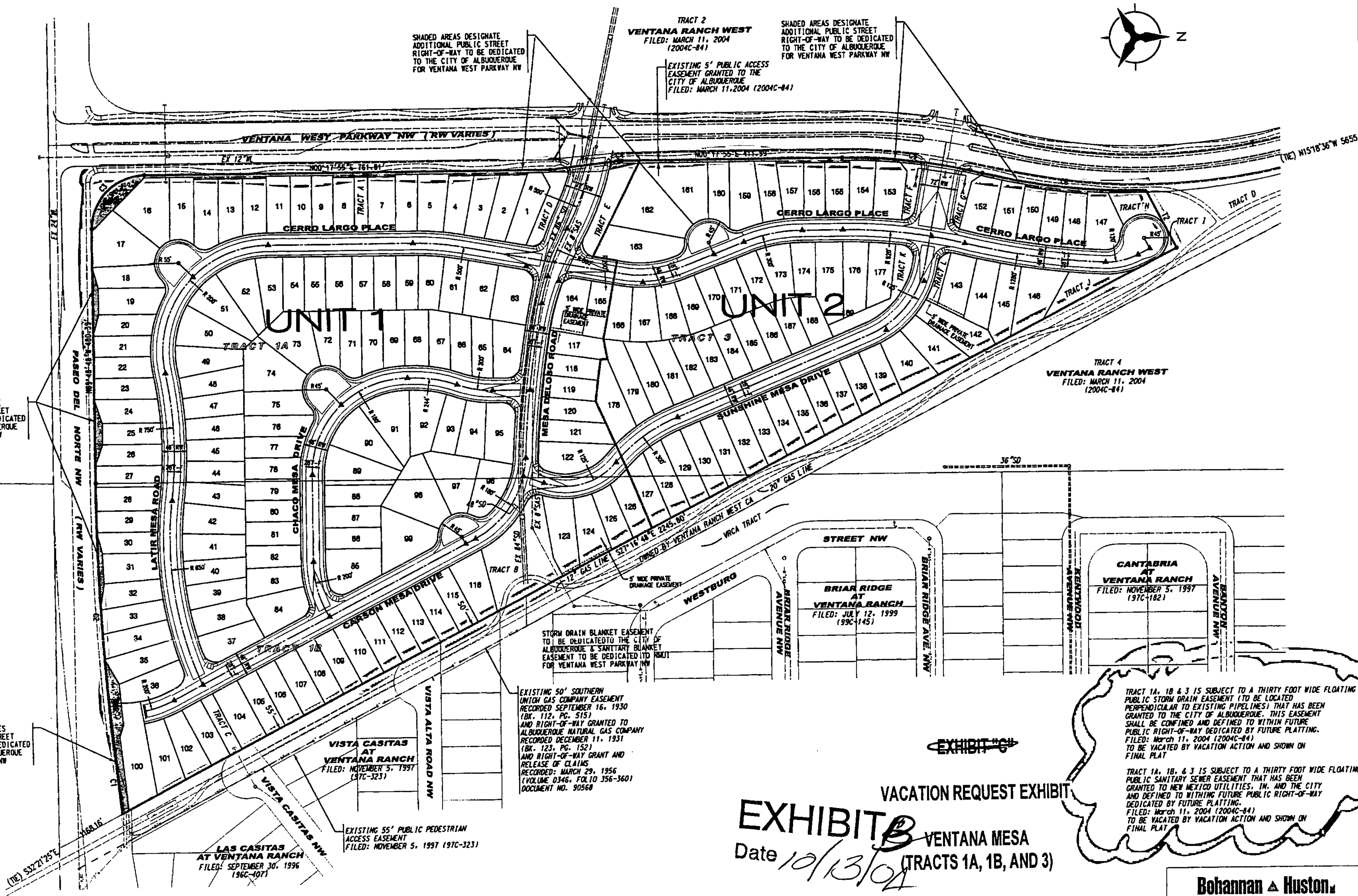
TRACT 2
VENTANA RANCH WEST
FILED: MARCH 11, 2004
(2004C-84)

SHADED AREAS DESIGNATE ADDITIONAL PUBLIC STREET RIGHT-OF-WAY TO BE DEDICATED TO THE CITY OF ALBUQUERQUE FOR VENTANA WEST PARKWAY NW

EXISTING 5' PUBLIC ACCESS EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE
FILED: MARCH 11, 2004 (2004C-84)

SHADED AREAS DESIGNATE ADDITIONAL PUBLIC STREET RIGHT-OF-WAY TO BE DEDICATED TO THE CITY OF ALBUQUERQUE FOR PASEO DEL NORTE NW

SHADED AREA DESIGNATES ADDITIONAL PUBLIC STREET RIGHT-OF-WAY TO BE DEDICATED TO THE CITY OF ALBUQUERQUE FOR PASEO DEL NORTE NW



STORM DRAIN BLANKET EASEMENT TO BE DEDICATED TO THE CITY OF ALBUQUERQUE & SANITARY BLANKET EASEMENT TO BE DEDICATED TO THE CITY OF ALBUQUERQUE FOR VENTANA WEST PARKWAY NW

EXISTING 50' SOUTHERN UNION GAS COMPANY EASEMENT RECORDED SEPTEMBER 16, 1930 (BK. 112, PG. 515) AND RIGHT-OF-WAY GRANTED TO ALBUQUERQUE NATURAL GAS COMPANY RECORDED DECEMBER 11, 1931 (BK. 123, PG. 152) AND RIGHT-OF-WAY GRANT AND RELEASE OF CLAIMS RECORDED: MARCH 29, 1956 (VOLUME D346, FOLIO 356-360) DOCUMENT NO. 90568

VISTA CASITAS AT VENTANA RANCH
FILED: NOVEMBER 5, 1997 (197C-323)

LAS CASITAS AT VENTANA RANCH
FILED: SEPTEMBER 30, 1996 (196C-107)

TRACT 4
VENTANA RANCH WEST
FILED: MARCH 11, 2004 (2004C-84)

BRIAR RIDGE AT VENTANA RANCH
FILED: JULY 12, 1999 (199C-145)

CANTABRIA AT VENTANA RANCH
FILED: NOVEMBER 5, 1997 (197C-182)

EXHIBIT C

VACATION REQUEST EXHIBIT

EXHIBIT B VENTANA MESA
Date 10/13/04 (TRACTS 1A, 1B, AND 3)

TRACT 1A, 1B & 3 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

TRACT 1A, 1B, & 3 IS SUBJECT TO A THIRTY FOOT WIDE FLOATING PUBLIC SANITARY SEWER EASEMENT THAT HAS BEEN GRANTED TO NEW MEXICO UTILITIES, INC. AND THE CITY 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

Bohannon & Huston

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ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES

ORIGINAL

Figure 12
INFRASTRUCTURE LIST

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

VENTANA MESA SUBDIVISION (UNITS 1 & 2)
(TRACTS 1A, 1B & 3, VENTANA RANCH WEST)

Claire
Date Submitted: 10/15/04
Date Site Plan Approved: N/A
Date Preliminary Plat Approved: 10/15/04
Date Preliminary Plat Expires: 10/15/09
DRB Project No. 5100-3594-7
04-01444

① 12-3-04
② 12-21-04
③ 4-11-06

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
UNIT 1 - PUBLIC ROADWAY IMPROVEMENTS - ON-SITE (DR HORTON)						
		22' F-F (IN)	RESIDENTIAL PAVING W/ PCC	MESA DEL ORO	VENTANA WEST	CERRO LARGO
		24' F-F (OUT)	CURB & GUTTER & PCC 4' WIDE	ROAD	PARKWAY	PLACE
		W/ 8' MEDIAN	SIDEWALK ON BOTH SIDES			
		28' F-F	RESIDENTIAL PAVING W/ PCC	MESA DEL ORO	CERRO LARGO	SUNSHINE MESA
			CURB & GUTTER & PCC 4' WIDE	ROAD	PLACE	DRIVE
			SIDEWALK ON BOTH SIDES*			
		28' F-F	RESIDENTIAL PAVING W/ PCC	CARSON MESA	LATIR MESA	SUNSHINE MESA
			CURB & GUTTER & PCC 4' WIDE	DRIVE	ROAD	DRIVE
			SIDEWALK ON BOTH SIDES*			
		26' F-F (STUB ST)	RESIDENTIAL PAVING W/ PCC	CARSON MESA	LATIR MESA	SOUTH STUB STREET
			CURB & GUTTER & PCC 4' WIDE	DRIVE	ROAD	TERMINUS
			SIDEWALK ON WEST SIDE ONLY			
		28' F-F	RESIDENTIAL PAVING W/ PCC	CERRO LARGO	LOT 165	LATIR MESA
			CURB & GUTTER & PCC 4' WIDE	PLACE		ROAD
			SIDEWALK ON BOTH SIDES* †			
		28' F-F	RESIDENTIAL PAVING W/ PCC	LATIR MESA	CERRO LARGO	CARSON MESA
			CURB & GUTTER & PCC 4' WIDE	ROAD	PLACE	DRIVE
			SIDEWALK ON BOTH SIDES* †			
		28' F-F	RESIDENTIAL PAVING W/ PCC	CHACO MESA LOOP	CARSON MESA	MESA DEL ORO
			CURB & GUTTER & PCC 4' WIDE	DRIVE	DRIVE	ROAD
			SIDEWALK ON BOTH SIDES*			
		28' F-F	RESIDENTIAL PAVING W/ PCC	SUNSHINE MESA	MESA DEL ORO	LOT 126
			CURB & GUTTER & PCC 4' WIDE	DRIVE	ROAD	
			SIDEWALK ON BOTH SIDES*			

*SIDEWALKS TO BE DEFERRED WHEN FRONTING A LOT; SIDEWALKS TO BE BUILT WHEN ADJACENT TO HOA TRACTS.
†SIDEWALK TO BE WAIVED FRONTING LOTS 14, 16, 71, 73, 98 AND (100 - 103 ONLY)
4 FT SIDEWALK TO BE CONSTRUCTED W/IN TRACTS A & B AND ALONG LOTS 63, 64, 95, 96, 99, 85, 84, 37, 122, & 164
STREET LIGHTS AS PER COA DPM

Private Inspector	City Inspector	City Crst Engineer
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Original

SIA Sequence #	COA DRC Project #

Size	Type of Improvement	Location	From	To
UNIT 1 - PUBLIC ROADWAY IMPROVEMENTS - OFF-SITE (VENTANA WEST LLC) (SEE NOTES)				
25' F-F	ARTERIAL PAVING W/ PCC STD & MED CURB & GUTTER & ACC 8' WIDE PATH ON EAST SIDE	VENTANA WEST PARKWAY	PASEO DEL NORTE BLVD	MESA DEL ORO ROAD
30' F-F	ARTERIAL PAVING W/ PCC STD & MED CURB & GUTTER*(see note)	PASEO DEL NORTE BLVD	LOT 27 (AKA TRACT 1A.)	VENTANA WEST PARKWAY
NOTE:	* THE PASEO DEL NORTE BLVD INFRASTRUCTURE IMPROVEMENTS (LESS THE PED PATH) SHALL BE PROVIDED TO THE COA VIA A SIA PROCEDURE. THE 8 FT WIDE ACC PED PATH SHALL BE CONSTRUCTED ALONG THE PASEO DEL NORTE FROM LOT 100 TO VENTANA WEST PARKWAY.			
NOTE:	THE PASEO DEL NORTE BLVD INFRASTRUCTURE IMPROVEMENTS BTWN LOT 27 & 100 (TRACT 1B; PREVIOUSLY TRACT 3C VENTANA RANCH) HAS BEEN MET VIA THE APPROVED OFFSITE TRANSPORTATION IMPROVEMENTS CONSTRUCTION AGREEMENT BETWEEN LAS VENTANAS LIMITED PARTNERSHIP AND THE COA VIA FIGURE 11 (8/07/04)			
NOTE: (AD)	THE OFF SITE INFRASTRUCTURE IMPROVEMENT ARE CURRENTLY UNDER CONSTRUCTION W/ COA CPN 617683 & 617684 STREET LIGHTS AS PER COA DPM			

Private Inspector	City Inspector	City Cnst Engineer
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UNIT 1 - PUBLIC (NMUI) WATERLINE IMPROVEMENTS - ON-SITE (DR HORTON)

8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	MESA DEL ORO ROAD	VENTANA WEST PARKWAY	SUNSHINE MESA DRIVE
8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	CARSON MESA DRIVE	LATIR MESA ROAD	SUNSHINE MESA DRIVE
6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	CARSON MESA DRIVE	LATIR MESA ROAD	SOUTH STUB STREET TERMINUS
6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	LATIR MESA ROAD	CARSON MESA DRIVE	CERRO LARGEO PLACE
6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	CERRO LARGEO PLACE	LATIR MESA ROAD	LOT 165
6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	CHACO MESA LOOP	CARSON MESA DRIVE	MESA DEL ORO ROAD
8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	SUNSHINE MESA DRIVE	MESA DEL ORO ROAD	LOT 126

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UNIT 1 - PUBLIC (NMUI) WATERLINE IMPROVEMENTS - OFF-SITE (VENTANA WEST LLC)

12" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	VENTANA WEST PARKWAY	PASEO DEL NORTE BLVD	VENTANA RIDGE ROAD
12" - 20" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S & PUMP STATION	VENTANA RIDGE RD & PUBLIC EASEMENTS	VENTANA WEST PARKWAY	WELL # 7 PUMP STATION

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Original

SIA Sequence #	COA DRC Project #


Size	Type of Improvement	Location	From	To
UNIT 1 - PUBLIC (NMUI) SANITARY SEWER IMPROVEMENTS - ON-SITE (DR HORTON)				
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	MESA DEL ORO ROAD	VENTANA WEST PARKWAY	CARSON MESA DRIVE
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	CARSON MESA DRIVE	MESA DEL ORO ROAD	SOUTH STUB STREET TERMINUS
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	TRACT C (PUBLIC EASEMENT)	CARSON MESA DRIVE	VISTA CASITAS PL (LAS CASITAS SUB)
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	LATIR MESA ROAD	CARSON MESA DRIVE	CERRO LARGEO PLACE
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	CERRO LARGEO PLACE	LATIR MESA ROAD	LOT 165
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	CHACO MESA LOOP	MESA DEL ORO ROAD	CARSON MESA ROAD
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	SUNSHINE MESA DRIVE	MESA DEL ORO ROAD	LOT 126

Private Inspector	City Inspector	City Crst Engineer
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Size	Type of Improvement	Location	From	To
UNIT 1 - PUBLIC (NMUI) SANITARY SEWER IMPROVEMENTS - OFF-SITE (VENTANA WEST LLC)				
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	VENTANA WEST PARKWAY	MESA DEL ORO ROAD	WEST SIDE OF VENTANA WEST PARKWAY

/	/	/
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Size	Type of Improvement	Location	From	To
UNIT 1 - PUBLIC STORM DRAIN IMPROVEMENTS - ON-SITE (DR HORTON)				
18' - 24" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS (OUTLET & HEADWALL)	TRACT C	LATIR MESA ROAD	VISTA CASITAS PL
18' - 24" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	CARSON MESA DRIVE	SUMP LOCATION IN CARSON MESA DR	TRACT B (CONNECT TO 84")
18' - 24" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	MESA DEL ORO ROAD	CHACO MESA LOOP	MESA DEL ORO RD (CONNECT TO 84")
18' - 24" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	SUNSHINE MESA DRIVE	MESA DEL ORO RD (CONNECT TO 84")	LOT 122
3' WIDE	CONCRETE RIBBON CHANNEL	PRIVATE DRAINAGE EASEMENT	BACK YARDS OF LOTS 123, 124 & 164	
NOTE:	A GRADING AND DRAINAGE CERTIFICATION OF THE APPROVED GRADING PLAN FOR UNIT 1 IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTEES			

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Size	Type of Improvement	Location	From	To
UNIT 1 - PUBLIC STORM SEWER IMPROVEMENTS - OFF-SITE (VENTANA WEST LLC)				
84" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS & HEADWALL CONNECTION TO AMAFCA CHANNEL	MESA DEL ORO ROAD & TRACT B	EXISTING AMAFCA CHANNEL	TRACT 2

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Original

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer	
UNIT 2 - PUBLIC ROADWAY IMPROVEMENTS - ON-SITE (DR HORTON)										
		22' F-F (IN)	RESIDENTIAL PAVING W/ PCC	SUNSHINE MESA DRIVE	VENTANA WEST PARKWAY	CERRO LARGO PLACE	/	/	/	
		24' F-F (OUT) W/ 8' MEDIAN	CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES							
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	SUNSHINE MESA DRIVE	CERRO LARGO PLACE	LOT 126	/	/	/	
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	CERRO LARGEO PLACE	LOT 165	NORTH CUL-DE-SAC TERMINUS	/	/	/	
UNIT 2 - PUBLIC ROADWAY IMPROVEMENTS - OFF-SITE (VENTANA WEST LLC) (SEE NOTE)										
		25' F-F	ARTERIAL PAVING W/ PCC STD & MED CURB & GUTTER & ACC 8' WIDE PATH ON EAST SIDE	VENTANA WEST PARKWAY	MESA DEL ORO ROAD	TRACT D	/	/	/	
		NOTE:	THE OFF SITE INFRASTRUCTURE IMPROVEMENTARE CURRENTLY UNDER CONSTRUCTION W/ COA CPN 617683 & 617684 STREET LIGHTS AS PER COA DPM					/	/	/
UNIT 2 - PUBLIC (NMUI) WATERLINE IMPROVEMENTS - ON-SITE (DR HORTON)										
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	SUNSHINE MESA DRIVE	VENTANA WEST PARKWAY	LOT 126	/	/	/	
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	CERRO LARGEO PLACE	LOT 165	NORTH CUL-DE-SAC TERMINUS	/	/	/	
UNIT 2 - PUBLIC (NMUI) SANITARY SEWER IMPROVEMENTS - OFF-SITE (VENTANA WEST LLC)										
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	VETANA WEST PARKWAY	SUNSHINE MESA DRIVE	WEST SIDE OF VENTANA WEST PARKWAY	/	/	/	
UNIT 2 - PUBLIC (NMUI) SANITARY SEWER IMPROVEMENTS - ON-SITE (DR HORTON)										
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	SUNSHINE MESA DRIVE	VENTANA WEST PARKWAY	LOT 126	/	/	/	
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	CERRO LARGEO PLACE	LOT 165	NORTH CUL-DE-SAC TERMINUS	/	/	/	
UNIT 2 - PUBLIC STORM DRAIN IMPROVMENTS - ON-SITE (DR HORTON)										
		NOTE:	A GRADING AND DRAINAGE CERTIFICAITON OF THE APPROVED GRADING PLAN FOR UNIT 2 IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTEES					/	/	/

Original

UNITS 1 & 2 - 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) DOC #2003138316. SEE CITY LEGAL OR CITY ENGINEER FOR FUTHER DETAILS.
 2003138316

NOTE: LANDSCAPING WITHIN THE PUBLIC RIGHT OF WAY WILL BE CONSTRUCTED IN ACCORDANCE WITH AN 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	10/13/04 DATE	 PARKS & GENERAL SERVICES DATE	10/13/04 DATE
BOHANNAN HUSTON INC. SIGNATURE	 TRANSPORTATION DEVELOPMENT	10/13/04 DATE	AMAFCA NEW MEXICO UTILITIES INCORPORATED	10-7-04 DATE
MAXIMUM TIME ALLOW TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION <div style="border: 1px solid black; width: 100%; height: 15px;"></div>	 CITY ENGINEER	10/13/04 DATE	DATE	DATE

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER
1	12/3/04		Bradley L. Biker	Yolanda Padilla
2	12-21-04		Jeff Saff	Yolanda Padilla
3	4-11-06		Jeff Saff	Yolanda Padilla



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

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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

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: D.R. HORTON HOMES
ADDRESS: 4400 ALAMEDA BLVD. NE SUITE B
CITY: ALBUQUERQUE
Proprietary interest in site: OWNER
AGENT (if any): BOHANNAN HUSTON INC.
ADDRESS: 7500 JEFFERSON NE
CITY: ALBUQUERQUE

STATE NM ZIP 87109
STATE NM ZIP 87109

PHONE: 797-4245
FAX: 797-9881
E-MAIL:
PHONE: 823-1000
FAX: 798-7988
E-MAIL:

DESCRIPTION OF REQUEST: PRELIMINARY/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. LOTS 109-A-1 THRU 113-A-1 AND TRACT N-1 Block: Unit:

Subdiv. / Addn. VENTANA MESA SUBDIVISION UNIT 1

Current Zoning: R-LT Proposed zoning:

Zone Atlas page(s): B9 No. of existing lots: 1 No. of proposed lots: 6

Total area of site (acres): 0.5553 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. 100906501805230508 MRGCD Map No.

LOCATION OF PROPERTY BY STREETS: On or Near: PASEO DEL NORTE BLVD. NW
Between: CARSON MESA DR. 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# 1003594/04-01199

Check-off if project was previously reviewed by Sketch Plat/Plan or Pre-application Review Team. Date of review: 8/11/04

SIGNATURE [Signature]
(Print) KEVIN PATTON

DATE 12/6/2005
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

05DRB - 01827

Action

PIF
CMF

S.F.

5(3)

Fees

\$ 585.00

\$ 20.00

\$

\$

\$

\$

\$

Total

\$ 585.00

Hearing date 12/14/05

Project # 1003594

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.
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
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
Copy of recorded SIA
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
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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)

Stephanie Watson

Applicant signature / date



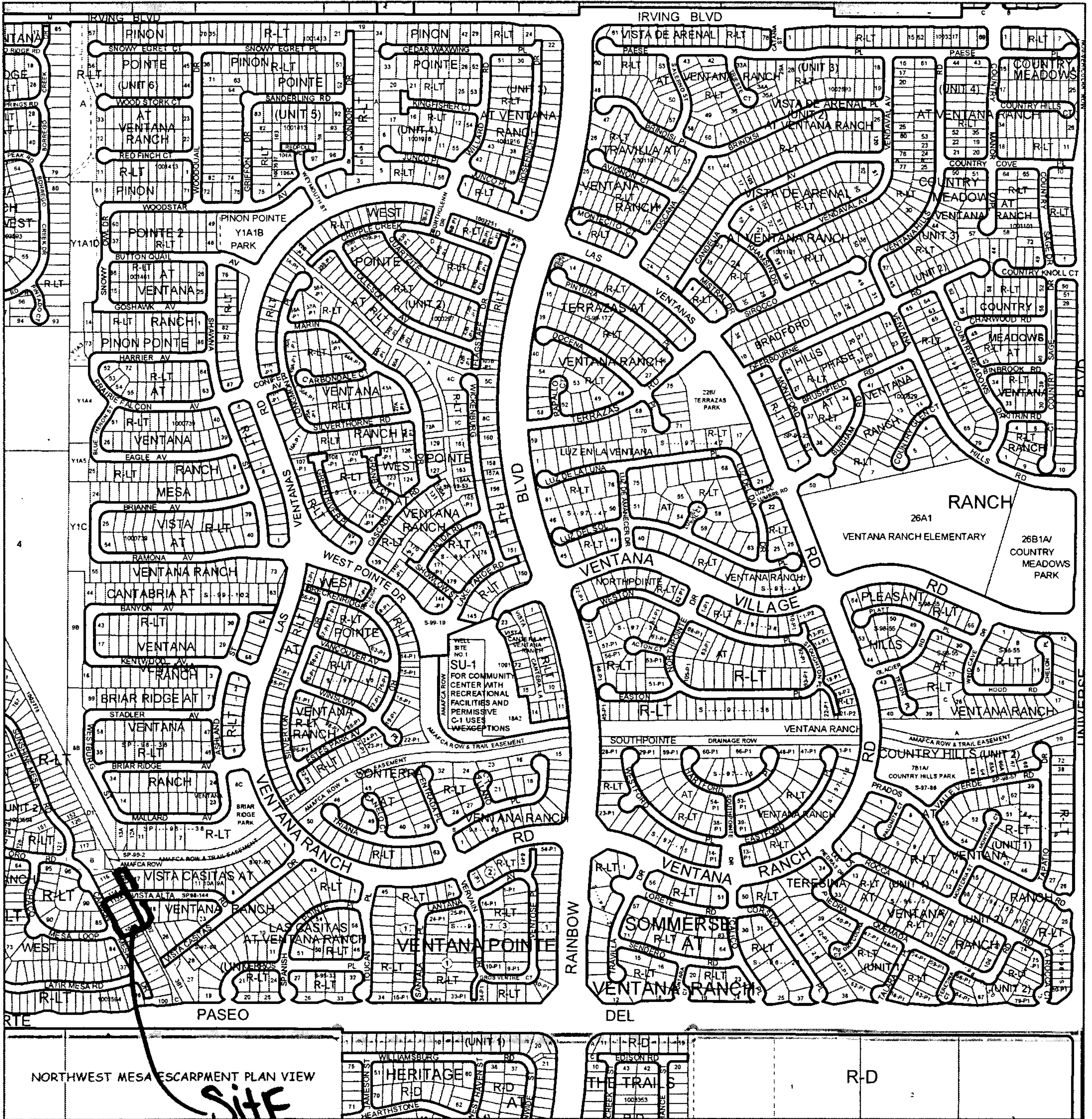
Form revised 8/04, 1/05 & 10/05

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

Application case numbers
OSDRB- 01827

Planner signature / date
Ki Sui 12/14/05

Project # 1004569



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

Map amended through: 11/2/2005

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
B-09-Z

Selected Symbols

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

0 750 1,500 Feet

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

December 5, 2005

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

Re: Preliminary/Final Plat Approval
Lots 109-A-1 thru 113-A-1 and Tract N-1 at Ventana Mesa Unit 1
DRB# 1003594/ 05DRB-00906

Dear Sheran:

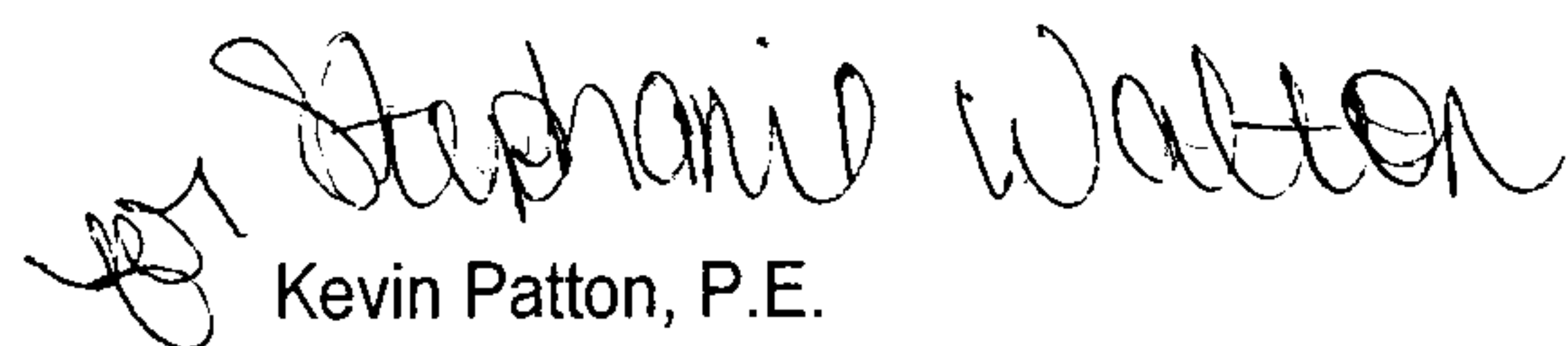
Enclosed for review and approval by the Development Review Board (DRB) are copies of the following information:

- Development Review Applications
- Fee on the amount of \$ 585.00
- Six (6) copies of the Preliminary/Final Plat, and
- Zone Atlas Map showing the location of the property

The purpose of this plat is to re-plat and subdivide Lots 109-113 into 5 lots and 1 tract. This site has been re-platted once before with the plat for Ventana Mesa Unit 1 which was recorded on June 9, 2005. We are now re-subdividing the lots to widen Tract N.

Please place this item on the DRB Agenda to be heard on December 14, 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 Bohannan, D.R. Horton Homes

ENGINEERING ▲

SPATIAL DATA ▲

ADVANCED TECHNOLOGIES ▲

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

PAID RECEIPT

APPLICANT NAME D. R. HORTON HOMES
 AGENT BOHANNAN & HUSTON
 ADDRESS 7500 JEFFERSON
 PROJECT & APP # 100 4569
 PROJECT NAME VENTANRA MESA SUBDIVISION Unit 1

\$ 20.⁰⁰ 441032/3424000 Conflict Management Fee
 \$ 565.⁰⁰ 441006/4983000 DRB Actions
 \$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals
 \$ _____ 441018/4971000 Public Notification
 \$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
 () Major/Minor Subdivision () Site Development Plan () Bldg Permit
 () Letter of Map Revision () Conditional Letter of Map Revision
 () Traffic Impact Study
 \$ 585.⁰⁰ TOTAL AMOUNT DUE

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

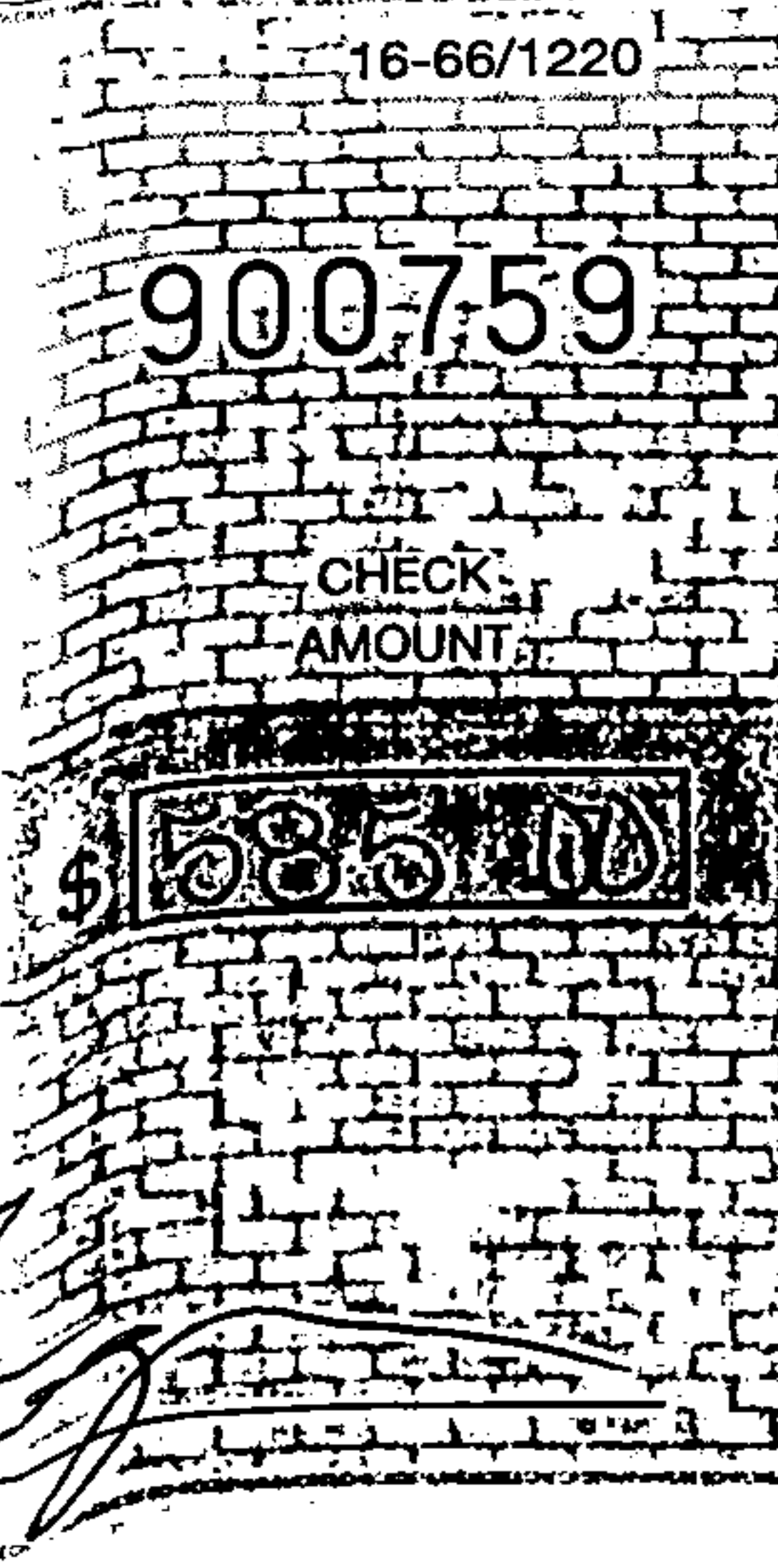
DRH SOUTHWEST CONSTRUCTION, INC.

1901 ASCENSION BLVD, SUITE 100
 ARLINGTON, TX 76006
 (817) 856-8200

DATE	INVOICE	AMOUNT

PAY Five Hundred Eighty-five dollars & 00/100 DOLLARS

DATE	TO THE ORDER OF	DESCRIPTION	ACCT. NO.	CHECK NO.
12-2-05	CITY OF ALBUQUERQUE	Plat Submittal	1510-17000	900759



BANK OF AMERICA, NA

[Handwritten Signature]

⑈ 900759 ⑈ ⑆061112788⑆3299115503⑈⑈

111
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DUPLICATE
City Of Albuquerque
Treasury Division

12/6/2005 9:38AM LOC: ANNX
RECEIPT# 00054179 WS# 007 TRANS# 0019
Account 441032 Fund 0110
Activity 3424000 TRSKAL
Trans Amt \$585.00
J24 Misc

\$20.00
Thank You

DUPLICATE
City Of Albuquerque
Treasury Division

12/6/2005 9:38AM LOC: ANNX
RECEIPT# 00054180 WS# 007 TRANS# 0019
Account 441006 Fund 0110
Activity 4983000 TRSKAL
Trans Amt \$585.00
J24 Misc

\$565.00
CK \$585.00
CHANGE \$0.00



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

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 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: D.R. HORTON HOMES PHONE: 797-4245
 ADDRESS: 4400 ALAMEDA SUITE B FAX: _____
 CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: _____
 Proprietary interest in site: OWNER
 AGENT (if any): BOHANNAN HUSTON INC. PHONE: 823-1000
 ADDRESS: 7500 JEFFERSON NE FAX: 798-7988
 CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: _____

DESCRIPTION OF REQUEST: 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. REPLAT OF TRACT F Block: _____ Unit: _____
 Subdiv. / Addn. VENTANA MESA UNIT 2
 Current Zoning: R-LT Proposed zoning: _____
 Zone Atlas page(s): B-8,B-9 No. of existing lots: 1 No. of proposed lots: 67
 Total area of site (acres): 10.2860 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. 100806547814740126 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: VENTANA WEST PARKWAY NW
 Between: MESA DE ORO ROAD NW and PASEO DEL NORTE BLVD. NW

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): DRB#1003594

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

SIGNATURE: Stephanie Shotton DATE 6/7/2005
 (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 - -00966</u>	<u>FP</u>	<u>S</u>	<u>\$ 20.00</u>
<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 type="checkbox"/> F.H.D.P. fee rebate	Hearing date <u>06/15/05</u>			<u>\$ 20.00</u>

Sandy Handley 06/07/05
 Planner signature / date

Project # 1003594

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

SKETCH PLAT REVIEW AND COMMENT

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Extension of preliminary plat approval expires after one year.

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- SIA financial guaranty verification
- Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
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DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.

MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL

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- 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)

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- 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)

for Stephanie Patton

Applicant signature / date

Form revised 11/04



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

Application case numbers
05DRB- -00966

Sandy Landley 06/15/05
 Planner signature / date

Project # 1003594

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

June 6, 2005

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

Re: Final Plat Approval
Ventana Mesa Unit 2 DRB# 1003594

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
- Design elevations of walls
- SIA approval

The enclosed final plat is in conformance with the approved preliminary plat. Unit 2 is the final plat associated with the approved preliminary plat. Please place this item on the DRB Agenda to be heard on June 15, 2005. If you have any questions or require additional information, please contact me.

Sincerely,

for Stephanie Stratton

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

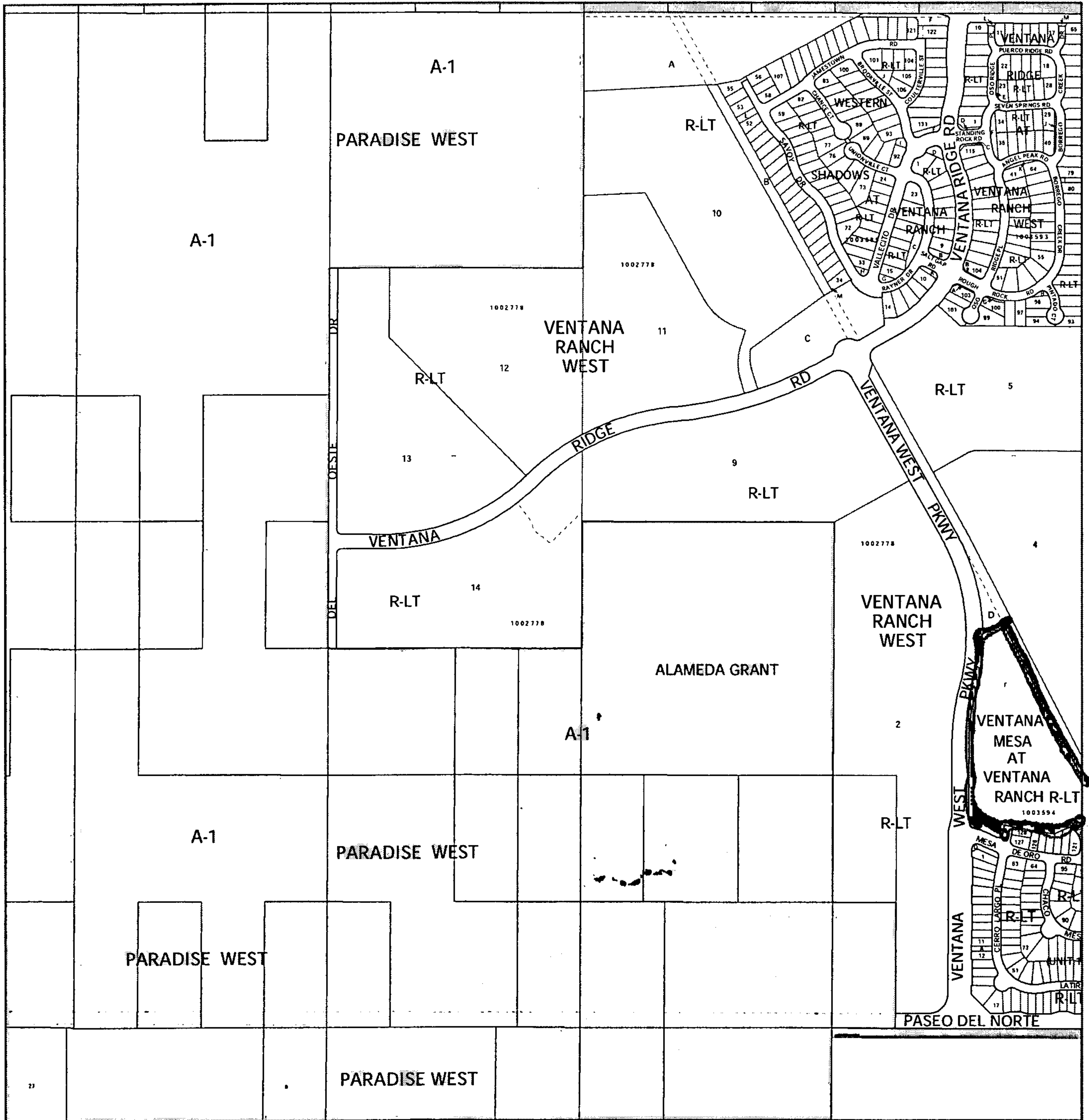
SS
Enclosure

cc: RP Bohannan, DR Horton (w/ encl)
Kurt Browning, LVLP (w/ encl)

ENGINEERING ▲

SPATIAL DATA ▲

ADVANCED TECHNOLOGIES ▲



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

AGIS
Albuquerque Geographic Information System

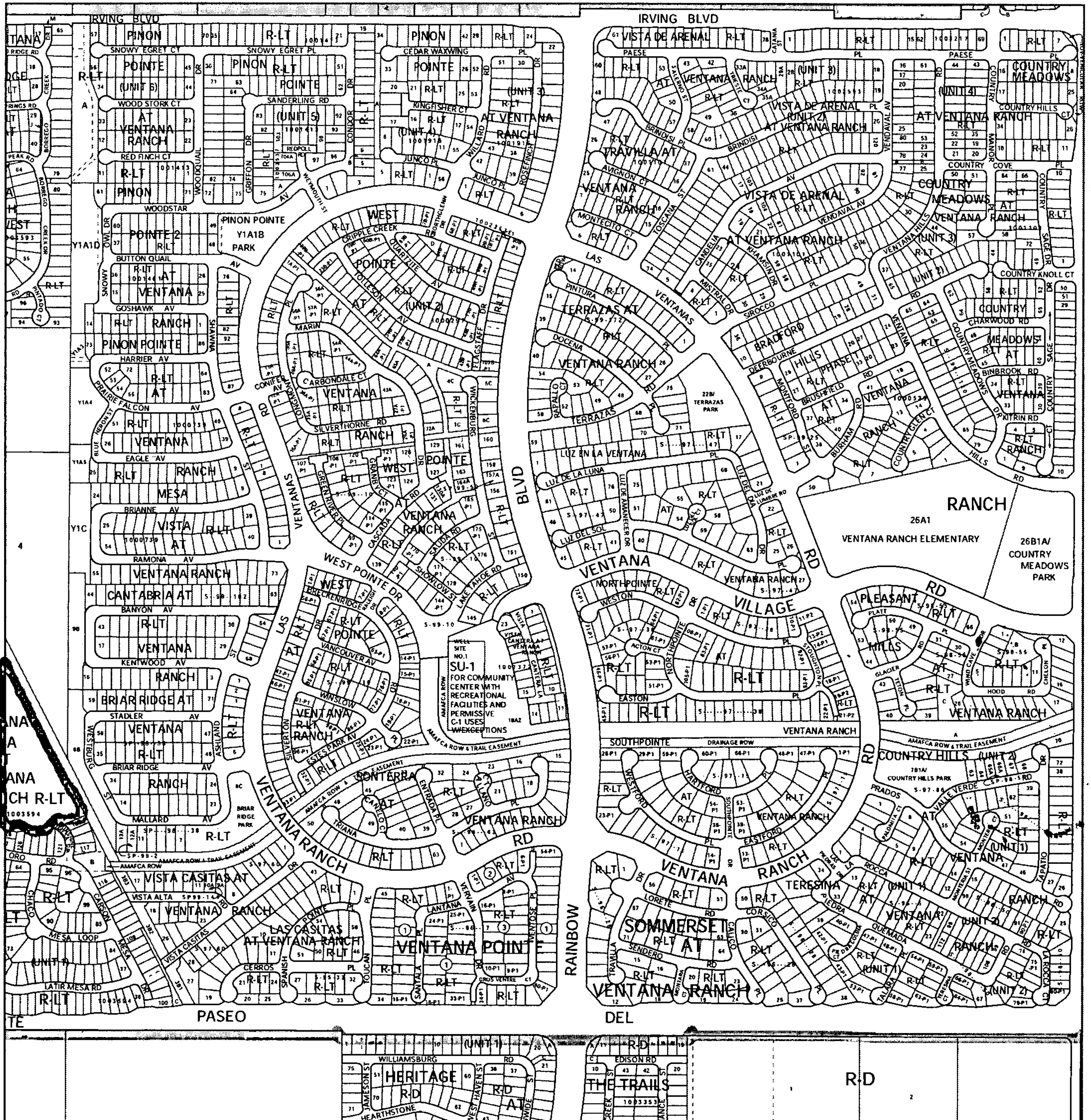
Map amended through: Apr 22, 2005

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
B-8-Z

Selected Symbols

0 750 1,500 Feet



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

Map amended through: Apr 22, 2005

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
B-9-Z

Selected Symbols

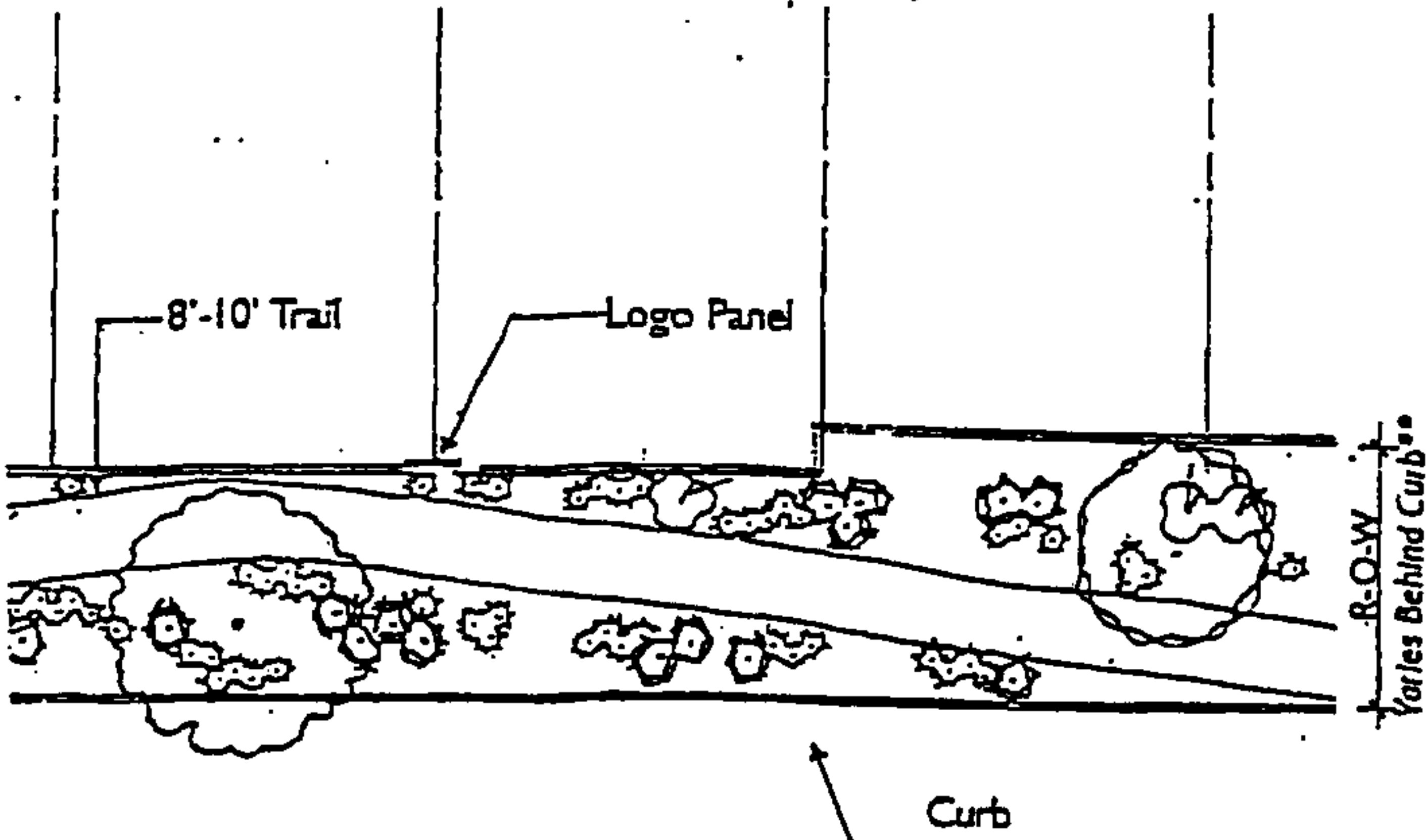
Outside City Limits	Petroglyph Mon.
Sector Plans	Escarpment
Design Overlay Zones	2 Mile Airport Zone
City Historic Zone	Airport Noise Contours
KKKH-1 Buffer Zone	Wall Overlay Zone

~~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

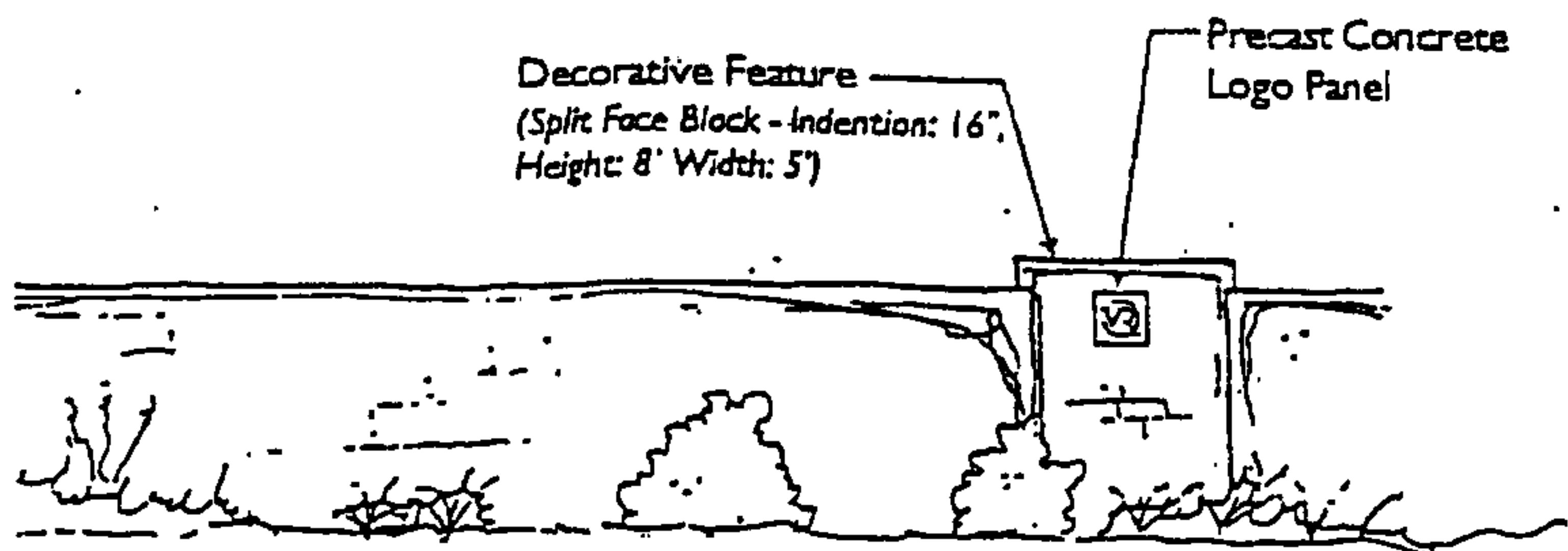
Lady Banks Rose (M)
 Boston Ivy (M)
 Honeysuckle (M)
 Trumpet Vine (M)
 Virginia Creeper (M)

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 Adas 8-9.



LAYOUT - 3 LOTS/3 LOTS

PROJECT # 1008593

Perimeter Wall Approved

[Signature]

DRB Chair

9/10/04

Date

VENTANA RANCH WEST

Prepared For:

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

Prepared By:

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

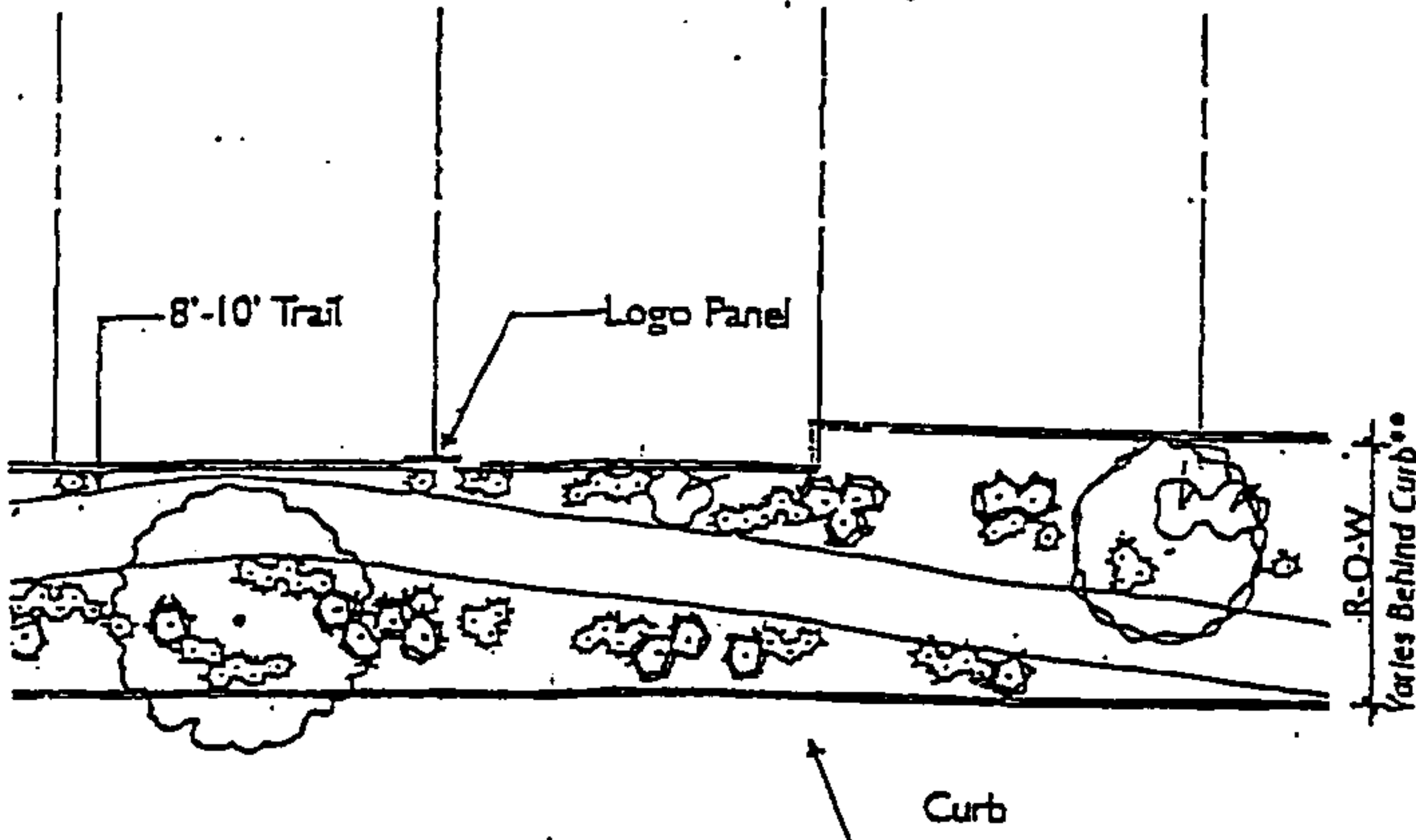
August 30, 2004

~~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

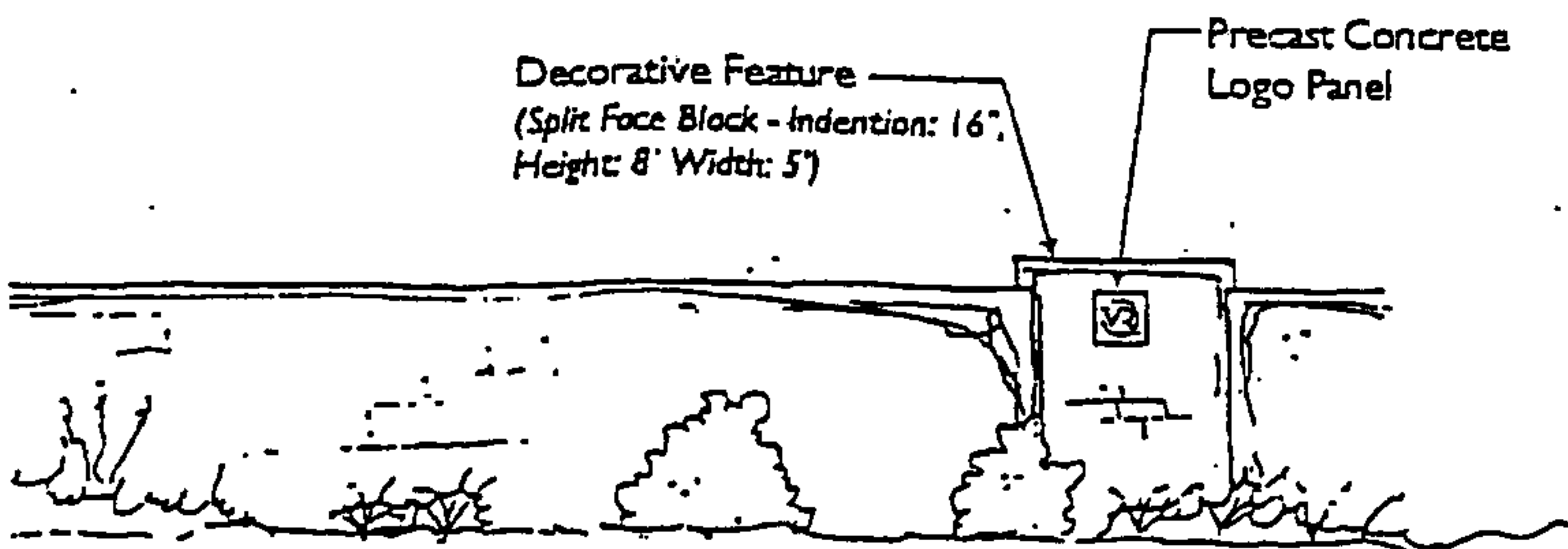
Lady Banks Rose (M)
 Boston Ivy (M)
 Honeysuckle (M)
 Trumpet Vine (M)
 Virginia Creeper (M)

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 Adas B-9.



LAYOUT - 3 LOTS/3 LOTS

PROJECT # 1003593

Perimeter Wall Approved

[Signature]

DRB Chair

9/10/04

Date

VENTANA RANCH WEST

Prepared For:

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

Prepared By:

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

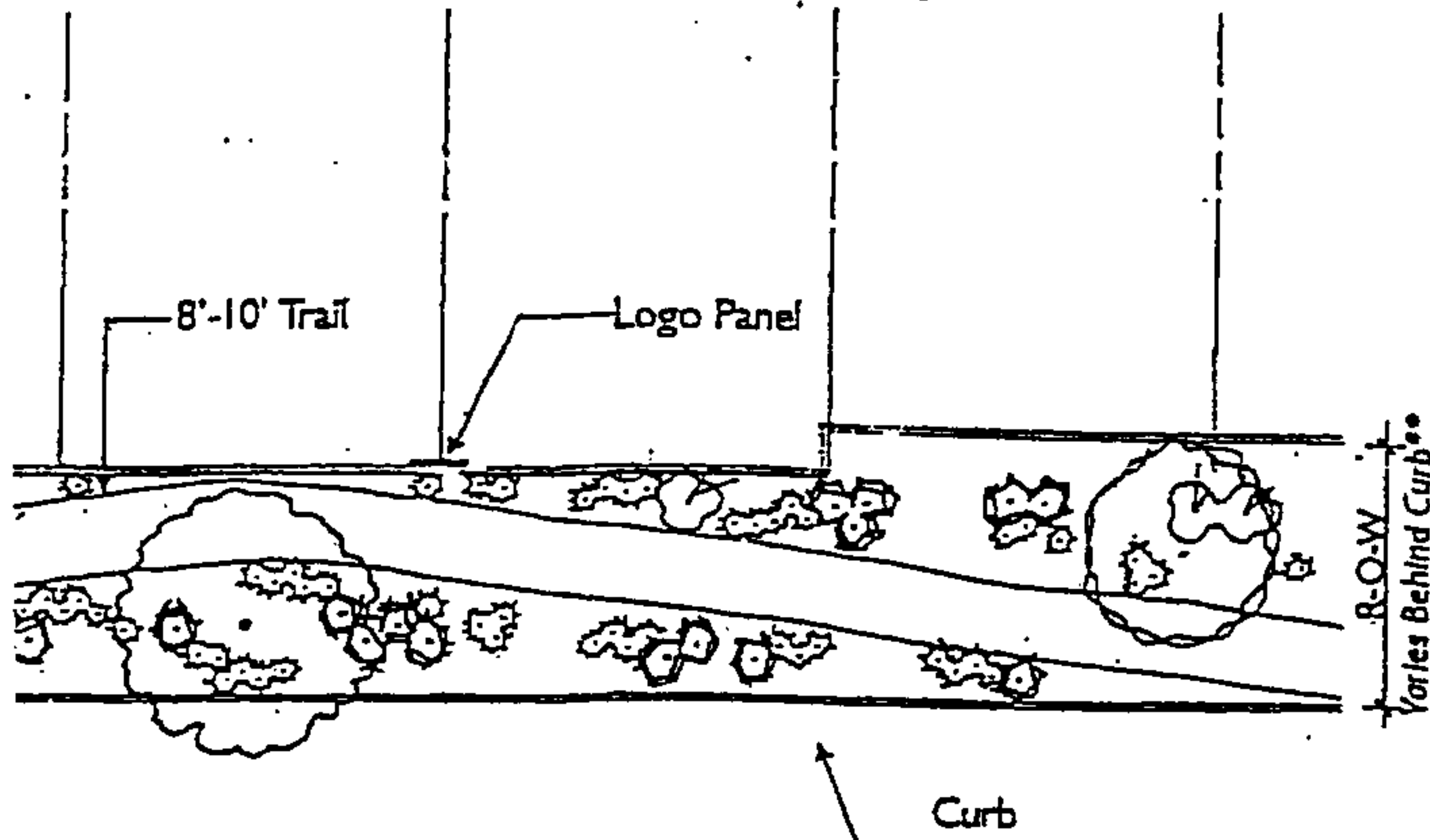
August 30, 2004

~~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

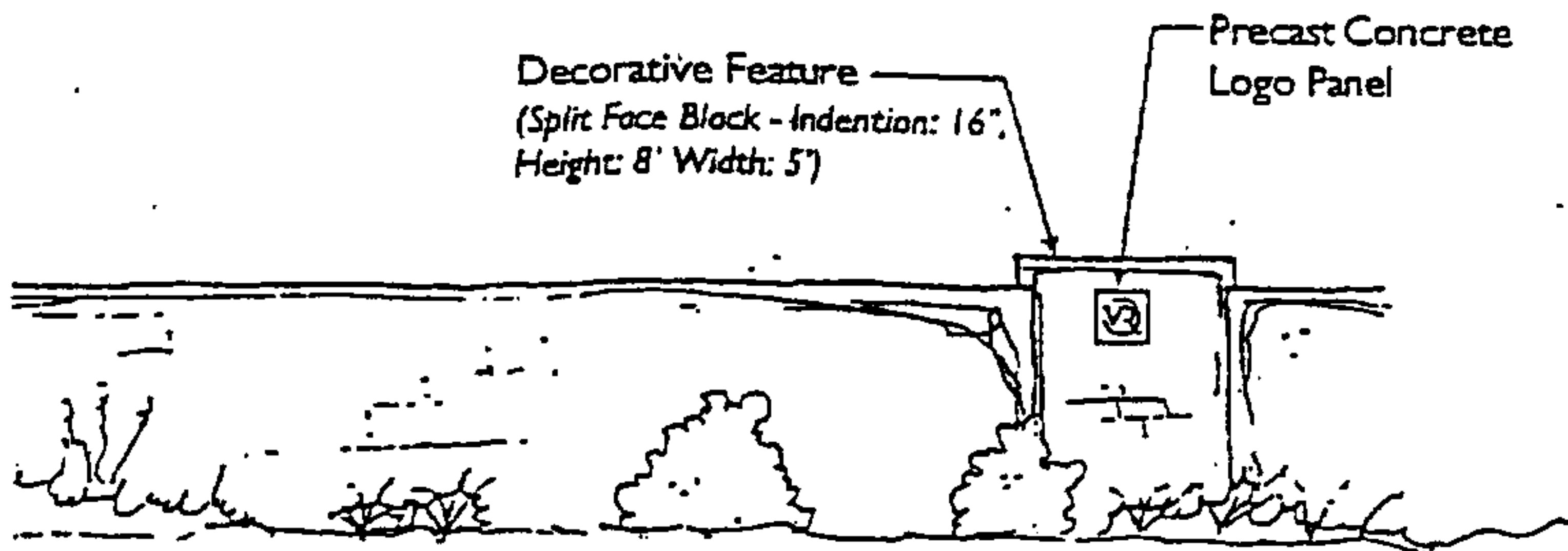
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 Boston Ivy (M)
 Honeysuckle (M)
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Groundcovers

Wildflowers (M)
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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

9/10/04

Date

VENTANA RANCH WEST

Prepared For:

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

Prepared By:

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

August 30, 2004

Stephanie 11/15/05 B

No. of Lots:
Nearest Major Streets

FIGURE 12

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

AGREEMENT TO CONSTRUCT
PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS

THIS AGREEMENT is made this 6th day of May, 2005, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P. O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, and D.R. Horton, Inc. ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] Delaware Corporation whose address is 4400 Alameda NE Suite B Alb, NM and whose telephone number is 797-4245, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [existing legal description:] Ventana West Tracts 1A, 1B, & 3, recorded on March 11, 2004 in the records of the Bernalillo County Clerk at Book 2004C, pages 84 through xxxxxxxx (the "Subdivision"). The Subdivider certifies that the Subdivision is owned by [state the name of the present real property owner exactly as shown on the real estate document conveying title in the Subdivision to the present owner:] D.R. Horton, Inc. ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as Ventana Mesa Subdivision Unit 2 describing Subdivider's Property.

As a result of the development of the Subdivision, the Subdivision Ordinance ("S.O.") and/or the Zoning Code, Section 14-16-3-11, require the Subdivider, at no cost to the City, to install certain public and/or private Improvements, which are reasonably related to the development of the Subdivision, or to financially guarantee the construction of the public and/or private improvements as a prerequisite to approval of the final plat of, or the Site Development Plan for the Subdivision.

2. Improvements and Construction Deadline. The Subdivider agrees to install and complete the public and/or private improvements described in Exhibit A, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the 13th day of October, 2006 ("Construction Completion Deadline"), at no cost to the City. The Improvements are shown in greater detail on the Subdivider's proposed and approved plans, which have been filed with the City Engineer and are identified as Project No. 7494.85.

Note: To compute the Construction Completion Deadline: If a final plat will be filed after Subdivider meets the requirements of this Agreement, the Construction Completion Deadline can be no later than two years after execution of this Agreement. (See Subdivision Ordinance Section 14-14-3.) If a final plat will not be filed pursuant to this Agreement, the Construction Completion Deadline can be no later than one year after approval of the preliminary plat by the Development Review Board ("DRB"), unless

Mary Herrera Bern. Co. AGRE R 19.00 2005064460 6260598 Page: 1 of 6 05/10/2005 10:23A Bk-A96 Pg-4269

the DRB grants an extension, not to exceed one additional year per extension, and the Subdivider processes an amendment to the Agreement. (See Subdivision Ordinance Section 14-14-3.) If this Agreement, with any amendments does not utilize the maximum time allowed for completion of construction, the Subdivider may obtain an extension of the Construction Completion Deadline if Subdivider shows adequate reason for the extension.

3. Work Order Requirements. The City agrees to issue a Work Order after:

A. The Subdivider causes to be submitted all documents, and meets all requirements listed in Development Process Manual, Volume 1, Chapter 5, Work Order Process, and figure 1, including submitting a Certificate of Insurance in a form acceptable to the City. The certificate must establish that the Subdivider has procured or has caused to be procured public liability insurance in the amount of not less than One Million Dollars (\$1,000,000) combined single limit for accidents or occurrences which cause bodily injury, death or property damage as a result of any condition of the Subdivision, the Improvements or the Subdivider's construction activities within, or related to the Subdivision. The insurance policy must name the City of Albuquerque, its employees and elected officials, as their interest may appear, as additional insured. The Subdivider must maintain the insurance until the City accepts the public Improvements and/or approves the private Improvements. The cancellation provision must provide that, if the policy is either canceled prior to the expiration date of the policy or is materially changed or not renewed, the issuing company will mail 30 days written notice to the City, attention City Engineer.

B. The Subdivider complies with all applicable laws, ordinances and regulations, including, but not limited to the City Excavation Ordinance and Sidewalk Ordinance, and pays the following required engineering, staking, testing fees, and other related City fees and County Clerk recording fees:

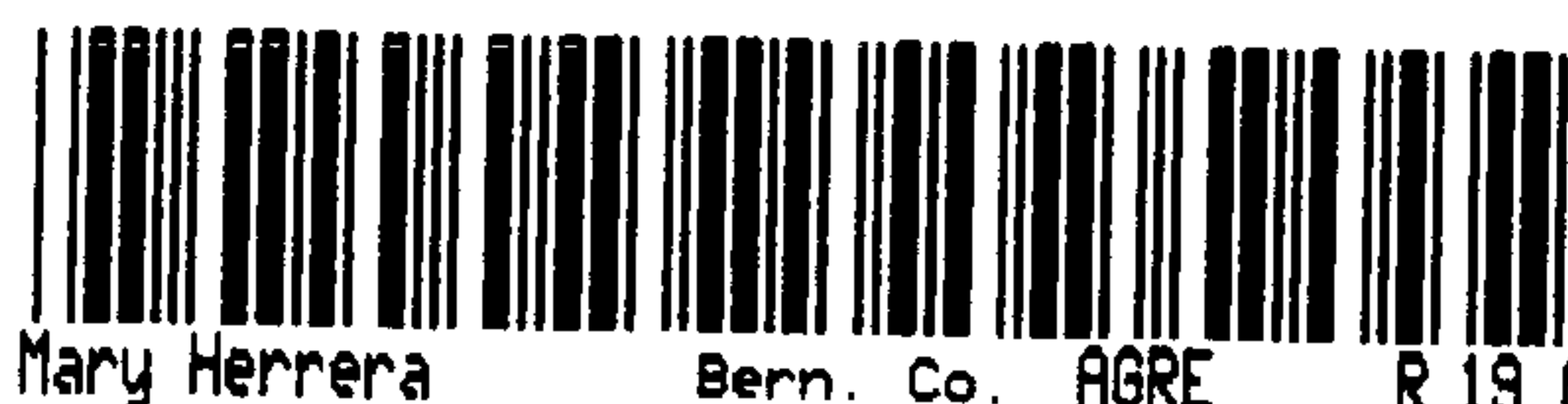
<u>Type of Fee</u>	<u>Amount</u>
<u>Engineering Fee</u>	<u>3.25% of Actual Construction Cost</u>
<u>Excavation And Sidewalk Ordinance, Street Restoration Fees</u>	<u>As required per City-approved estimate. (Figure 7)</u>

(Note: The Subdivider must pay the City all City fees which have been incurred during construction before the City will accept the public Improvements.

4. Surveying, Inspection and Testing. The Improvements shall be inspected, surveyed and tested in accordance with all applicable laws, ordinances, and regulations, and according to the following terms:

A. Construction Surveying. Construction surveying for the construction of the public Improvements shall be performed by Aldrich Land Surveying, and construction surveying of the private Improvements shall be performed by _____. If the construction surveying is performed by an entity other than the City, the City may monitor the construction surveying and the Subdivider shall ensure that the construction surveying entity provides all construction surveying field notes, plats, reports and related data to the City which the City requires for review. Record drawings shall be provided by the entity performing the survey. The Subdivider shall pay the City a reasonable fee for any construction surveying performed by the City.

B. Construction Inspection Methods. Inspection of the construction of the public Improvements shall be performed by Smith Engineering, and inspection of the private Improvements shall be performed by _____, both New Mexico Registered Professional Engineers. If the inspection is performed by an entity other than the City, the City may monitor the inspection and the Subdivider



shall ensure that the inspecting entity provides all inspection results, reports and related data to the City which the City requires for review. The City retains the right to perform its own general overall inspection of the construction project at any time prior to final acceptance of the Improvements, if deemed necessary or advisable by the City Engineer. The Subdivider shall pay the City a reasonable fee for the level of inspection performed by the City.

C. Field Testing. Field testing of the construction of the public Improvements shall be performed by Vineyard & Associates, and field testing of the private Improvements shall be performed by _____, both certified testing laboratories under the supervision of a New Mexico Registered Professional Engineer, in accordance with the current City of Albuquerque Standard Specifications for Public Works Construction. If any field testing is performed by an entity other than the City, the City may monitor the field testing and the Subdivider shall ensure that the field testing entity provides all field testing results, reports and related data to the City which the City requires for review. The Subdivider shall pay the City a reasonable fee for any field testing performed by the City.

D. Additional Testing. The City retains the right to perform all additional testing which the City Engineer deems is necessary or advisable, and the Subdivider shall pay the City a reasonable fee therefor.

5. Financial Guaranty. If final plat approval is not requested prior to construction of the Subdivision, a financial guaranty is not required. If final plat approval is requested, the Subdivider must provide the City with a financial guaranty in an amount of not less than 125% of the estimated cost of constructing the Improvements, as approved by the City Engineer. The financial guaranty must be irrevocable and may be in the form of a letter of credit, escrow deposit or loan reserve letter issued by a Federally Insured Financial Institution; a bond issued by a surety qualified to do business in New Mexico; or other pledge of liquid assets which meets all City requirements. The City must be able to call the financial guaranty at any time within the sixty (60) days immediately following the Construction Completion Deadline.

To meet the Subdivision Ordinance requirements, the Subdivider has acquired or is able to acquire the following "Financial Guaranty:"

Type of Financial Guaranty: Fidelity and Deposit Company of Maryland - Bond #08800091
Amount: \$ 279,408.69 Name of Financial Institution or Surety _____
Date City first able to call Guaranty: October 13, 2006
[Construction Completion Deadline]: October 13, 2006 20
If Guaranty other than a Bond, last day City able to call Guaranty is: _____
Additional information: Onsite Infrastructure

6. Notice of Start of Construction. Before construction begins, the Subdivider shall deliver an acceptable Notice to Proceed to the City and shall arrange or a preconstruction conference and all required inspections.

7. Completion, Acceptance and Termination. When the City receives Subdivider's final acceptance package, the City shall review it for completeness and accuracy. (See DPM Volume 1, Chapter 5, Work Order Process, Step 9.) If the package is acceptable, the City shall approve the package and issue a Certificate of Completion and Acceptance for the public Improvements and a Certificate of Completion for the private Improvements. Thereafter, the Subdivider's obligations to the City pursuant to this Agreement shall terminate, with the exception of the bond or other guarantee which the Subdivider has provided to assure the materials and workmanship, as required by the Subdivision Ordinance. After the City approves the final acceptance package, the City will promptly release this Agreement and the Financial Guaranty.



8. Conveyance of Property Rights. When the Improvements are completed, if the City does not own the real property upon or in which the public Improvements are constructed, the Subdivider will convey to the City all real and personal property rights which the City deems reasonably necessary, and all public Improvements, free and clear of all claims, encumbrances and liens before the City will accept the public Improvements. Conveyance may be made by appropriate dedication on the final plat of the Subdivision.

9. Reduction of Financial Guaranty Upon Partial Completion. The Subdivider shall be entitled to a reduction of the Financial Guaranty as a result of completing construction of part of the Improvements if the following conditions are met:

A. Loan Reserve Financial Guaranty. If a loan reserve letter was provided as the Financial Guaranty, the Subdivider must follow the procedures and meet the requirements detailed in the Development Process Manual, Volume 1, Chapter 5.

B. Non-Loan Reserve Financial Guaranty. If a Financial Guarantee other than a loan reserve letter has been provided, the completed Improvements must be free-standing, functionally independent of any Improvements which have not yet been completed and completed in substantial compliance with the approved construction plans, as determined by City on-site inspection in order to qualify for a Financial Guaranty reduction. If the Improvements which have been completed meet all City requirements, the City Engineer will estimate the cost of completing the remaining Improvements. Thereafter, the subdivider must submit the following documents to the City for review and approval:

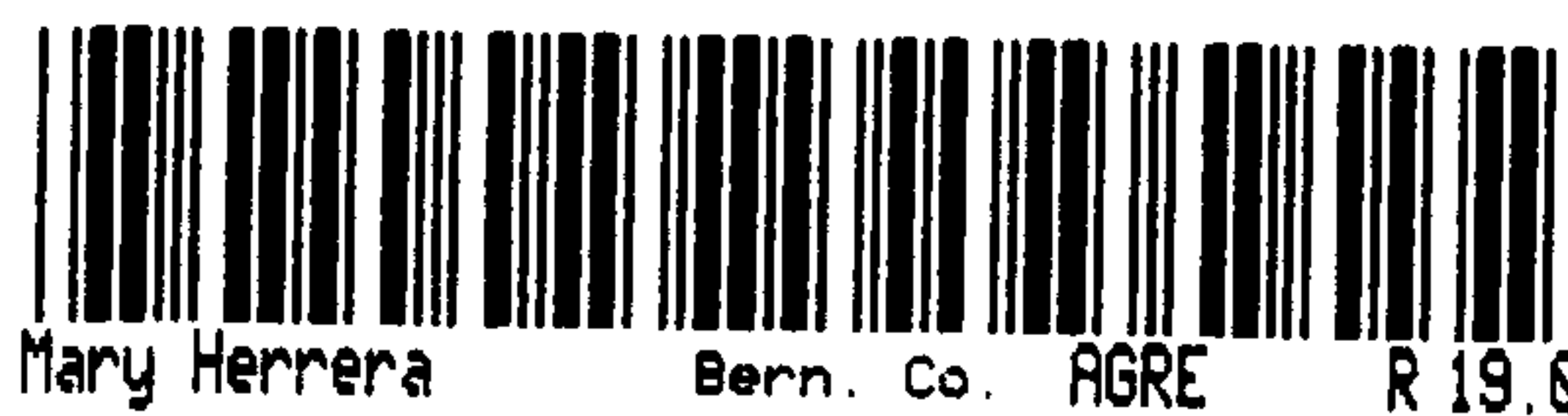
(1) A revised Financial Guaranty in an amount of not less than 125% of the cost of completing the remaining Improvements, as estimated by the City;

(2) A bond or other instrument acceptable to the City, which guarantees the completed Improvements against defective materials and workmanship for the period required by the Subdivision Ordinance.

(3) Conveyance of real and personal property rights which meet the requirements of section 8 of this Agreement.

After the City receives and approves the required documents, the City shall issue a Partial Certificate of Completion and Acceptance for the completed public Improvements and a Certificate of Partial Completion for the completed private Improvements.

10. Indemnification. Until the Improvements are accepted by the City, the Subdivider shall be solely responsible for maintaining the premises upon which the Improvements are being constructed in a safe condition. The Subdivider agrees to defend, indemnify and hold harmless the City and its officials, agents and employees from any claims, actions, suits or other proceedings arising from or out of the negligent acts or omissions of the Subdivider, its agents, representatives, contractors or subcontractors or arising from the failure of the Subdivider, its agents, representatives, contractors or subcontractors to perform any act or duty required of the Subdivider herein; provided, however, to the extent, if at all, Section 56-7-1 NMSA 1978 is applicable to this Agreement, this Agreement to indemnify will not extend to liability, claims, damages, losses or expenses, including attorney fees, arising out of (1) the preparation or approval of maps, drawings, opinions, reports, surveys, change orders, designs or specifications by the indemnitee, or the agents or employees of the indemnitee; or (2) the giving of or the failure to give directions or instructions by the indemnitee, where such giving or failure to give directions or instructions is the primary cause of bodily injury to persons or damage to property. The indemnification required hereunder shall not be limited as a result of the specifications of any applicable insurance coverage. Nothing herein is intended to impair any right or immunity under the laws of the State of New Mexico.



11. Assignment. This Agreement shall not be assigned without the prior written consent of the City and the Subdivider and the express written concurrence of any financial institution or surety which has undertaken to guarantee the completion of the Improvements. The City's approval will not be withheld unreasonably. If so assigned, this Agreement shall extend to and be binding upon the successors and assigns of the parties hereto.

12. Release. If the Subdivision or any part thereof is sold, conveyed or assigned, the City will not release the Subdivider from its obligations under this Agreement and will continue to hold the Subdivider responsible for all Improvements until a successor in interest to the Subdivider has entered into a Subdivision Improvements Agreement with the City. Thereafter, if the Subdivider's successor in interest has provided a substitute financial guaranty acceptable to the City, the City will release this Agreement and any related Financial Guaranty.

13. Payment for Incomplete Improvements. If the Subdivider fails to satisfactorily complete construction of the Improvements by the Construction Completion Deadline, the City may construct or cause the Improvements to be constructed as shown on the final plat and in the approved plans and specifications. The Subdivider shall be jointly and severally liable to pay to, and indemnify the City for the total cost, including, but not limited to engineering, legal and contingent costs, together with any damages, either direct or consequential, which the City may sustain as a result of Subdivider's failure to perform as required by this Agreement. If the direct or indirect costs and damages to the City exceed the amount of the City's Claim of Lien or any Financial Guaranty, the Subdivider shall be liable to, and shall pay, the City for all such costs and damages. The surety or sureties shall be jointly and severally liable to pay to and indemnify the City for the total cost to the extent of their obligations pursuant to any Financial Guaranty.

14. Binding on Subdivider's Property. The provisions of this Agreement constitute covenants running with Subdivider's Property for the benefit of the City and its successors and assigns until terminated, and are binding on the Subdivider and the Owner and their heirs, successors and assigns.

15. Notice. For purposes of giving formal written notice, including notice of change of address, the Subdivider's and the City's addresses are as stated in the first paragraph of this Agreement. Notice may be given either in person or by certified U.S. mail, postage paid. Notice will be considered to have been received within six days after the notice is mailed if there is no actual evidence of receipt.

16. Entire Agreement. This Agreement contains the entire agreement of the parties and supersedes any and all other agreements or understandings, oral or written, whether previous to the execution hereof or contemporaneous herewith.

17. Changes to Agreement. Changes to this Agreement are not binding unless made in writing, signed by both parties.

18. Construction and Severability. If any part of this Agreement is held to be invalid or unenforceable, the remainder of the Agreement will remain valid and enforceable if the remainder is reasonably capable of completion.

19. Captions. The captions to the sections or paragraphs of this Agreement are not part of this Agreement and will not affect the meaning or construction of any of its provisions.

20. Form not Changed. Subdivider agrees that changes to this form are not binding unless initialed by the subdivider and signed by the City's Legal Department on this form.

21. Authority to Execute. If the Subdivider signing below is not the Owner of the Subdivision, the Owner must execute the Power of Attorney below.



Executed on the date stated in the first paragraph of this Agreement.

SUBDIVIDER:

By [Signature]: [Signature]
Name: J MARK FERGUSON
Title: DIVISION PRESIDENT
Dated: 4-13-05

CITY OF ALBUQUERQUE
[Signature]
City Engineer
Dated: 5-06-05

[Handwritten initials] [Handwritten initials]

SUBDIVIDER'S NOTARY

STATE OF New Mexico
COUNTY OF Bernalillo ss.

This instrument was acknowledged before me on 13th day of April, 2005 by [name of person:] J. Mark Ferguson, [title or capacity, for instance, "President" or "Owner":] Division President, of [Subdivider:] D.R. Horton, Inc.

[Signature]
Notary Public

My Commission Expires: 10/14/05

CITY'S NOTARY

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) ss.

This instrument was acknowledged before me on 6th day of May, 2005 by Richard Dourte, City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

[Signature]
Notary Public

My Commission Expires: 11-25-2007

EXHIBIT A AND POWER OF ATTORNEY ATTACHED



Mary Herrera

Bern. Co. AGRE

R 19.00

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Page: 6 of 6
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SIA Sequence #	COA DRC Project #
B-1	749485

Size	Type of Improvement	Location	From	To
UNIT 2 - 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	SUNSHINE MESA DRIVE	VENTANA WEST PARKWAY	CERRO LARGO PLACE
28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	SUNSHINE MESA DRIVE	CERRO LARGO PLACE	LOT 126
28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	CERRO LARGO PLACE	LOT 165	NORTH CUL-DE-SAC TERMINUS

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

SIA Sequence #	COA DRC Project #
B-2	749485

Size	Type of Improvement	Location	From	To
UNIT 2 - PUBLIC ROADWAY IMPROVEMENTS - OFF-SITE (VENTANA WEST LLC) (SEE NOTE)				
25' F-F	ARTERIAL PAVING W/ PCC STD & MED CURB & GUTTER & ACC 8' WIDE PATH ON EAST SIDE	VENTANA WEST PARKWAY	MESA DEL ORO ROAD	TRACT D

NOTE: THE OFF SITE INFRASTRUCTURE IMPROVEMENT ARE CURRENTLY UNDER CONSTRUCTION W/ COA CPN 617683 & 617684 STREET LIGHTS AS PER COA DPM

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

SIA Sequence #	COA DRC Project #
NMUI	749485

Size	Type of Improvement	Location	From	To
UNIT 2 - PUBLIC (NMUI) WATERLINE IMPROVEMENTS - ON-SITE (DR HORTON)				
8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	SUNSHINE MESA DRIVE	VENTANA WEST PARKWAY	LOT 126
6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	CERRO LARGO PLACE	LOT 165	NORTH CUL-DE-SAC TERMINUS

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

SIA Sequence #	COA DRC Project #

Size	Type of Improvement	Location	From	To
UNIT 2 - PUBLIC (NMUI) SANITARY SEWER IMPROVEMENTS - OFF-SITE (VENTANA WEST LLC)				
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	VENTANA WEST PARKWAY	SUNSHINE MESA DRIVE	WEST SIDE OF VENTANA WEST PARKWAY

Private Inspector	City Inspector	City Cnst Engineer
/	/	/

SIA Sequence #	COA DRC Project #

Size	Type of Improvement	Location	From	To
UNIT 2 - PUBLIC (NMUI) SANITARY SEWER IMPROVEMENTS - ON-SITE (DR HORTON)				
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	SUNSHINE MESA DRIVE	VENTANA WEST PARKWAY	LOT 126
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	CERRO LARGO PLACE	LOT 165	NORTH CUL-DE-SAC TERMINUS

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

SIA Sequence #	COA DRC Project #

Size	Type of Improvement	Location	From	To
UNIT 2 - PUBLIC STORM DRAIN IMPROVEMENTS - ON-SITE (DR HORTON)				

NOTE: A GRADING AND DRAINAGE CERTIFICATION OF THE APPROVED GRADING PLAN FOR UNIT 2 IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTEES

Private Inspector	City Inspector	City Cnst Engineer
/	/	/

UNITS 1 & 2 - 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) DOC #200044444. SEE CITY LEGAL OR CITY ENGINEER FOR FURTHER DETAILS.

NOTE: LANDSCAPING WITHIN THE PUBLIC RIGHT OF WAY WILL BE CONSTRUCTED IN ACCORDANCE WITH AN 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

PREPARED BY: PRINT NAME: Kevin Patton, P.E. DATE: 10/13/04

FIRM: BORRANAN/JUSTON INC. DATE: 10/13/04

SIGNATURE: [Signature] DATE: 9/16/04

TRANSPORTATION DEVELOPMENT: [Signature] DATE: 10/13/04

UTILITY DEVELOPMENT: [Signature] DATE: 10/13/04

CITY ENGINEER: Bradley B. Biker DATE: 10/13/04

AMAFCA: [Signature] DATE: 10-7-04

NEW MEXICO UTILITIES INCORPORATED

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER
1	12/3/04	[Signature]	Bradley B. Biker	[Signature]
2	12-21-04	[Signature]	[Signature]	[Signature]

ORIGINAL

Figure 12

INFRASTRUCTURE LIST

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

VENTANA MESA SUBDIVISION (UNITS 1 & 2)
(TRACTS 1A, 1B & 3, VENTANA RANCH WEST)

Date Submitted: 10/15/04
Date Site Plan Approved: N/A
Date Preliminary Plat Approved: 10/15/04
Date Preliminary Plat Expires: 10/15/10

DRB Project No. 1003594
04-01444

△ 12-3-04

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which 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 Cn Engineer
UNIT 1 - PUBLIC ROADWAY IMPROVEMENTS - ON-SITE (DR HORTON)									
		22' F-F (IN)	RESIDENTIAL PAVING W/ PCC	MESA DEL ORO ROAD	VENTANA WEST PARKWAY	CERRO LARGO PLACE	/	/	/
		24' F-F (OUT) W/ 8' MEDIAN	CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES	MESA DEL ORO ROAD	CERRO LARGO PLACE	SUNSHINE MESA DRIVE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	MESA DEL ORO ROAD	LATIR MESA ROAD	SUNSHINE MESA DRIVE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	CARSON MESA DRIVE	LATIR MESA ROAD	SOUTH STUB STREET TERMINUS	/	/	/
		26' F-F (STUB ST)	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON WEST SIDE ONLY	CARSON MESA DRIVE	LOT 165	LATIR MESA ROAD	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES* †	CERRO LARGO PLACE	CERRO LARGO PLACE	CARSON MESA DRIVE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES* †	LATIR MESA ROAD	CARSON MESA DRIVE	MESA DEL ORO ROAD	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	CHACO MESA LOOP	MESA DEL ORO ROAD	LOT 126	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	SUNSHINE MESA DRIVE			/	/	/

*SIDEWALKS TO BE DEFERRED WHEN FRONTING A LOT; SIDEWALKS TO BE BUILT WHEN ADJACENT TO HOA TRACTS.
†SIDEWALK TO BE WAIVED FRONTING LOTS 14 - 18, 71 - 75, 90-99 AND 100 - 103
4 FT SIDEWALK TO BE CONSTRUCTED W/IN TRACTS A & B AND ALONG LOTS 63, 64, 95, 96, 99, 85, 84, 37, 122, & 164
STREET LIGHTS AS PER COA DPM

SIA Sequence #	COA DRC Project #

Size	Type of Improvement	Location	From	To
UNIT 1 - PUBLIC ROADWAY IMPROVEMENTS - OFF-SITE (VENTANA WEST LLC) (SEE NOTES)				
25' F-F	ARTERIAL PAVING W/ PCC STD & MED CURB & GUTTER & ACC 8' WIDE PATH ON EAST SIDE	VENTANA WEST PARKWAY	PASEO DEL NORTE BLVD	MESA DEL ORO ROAD
30' 25' F-F	ARTERIAL PAVING W/ PCC STD & MED CURB & GUTTER*(see note)	PASEO DEL NORTE BLVD	LOT 27 (AKA TRACT 1A.)	VENTANA WEST PARKWAY
NOTE:	<p>THE PASEO DEL NORTE BLVD INFRASTRUCTURE IMPROVEMENTS (LESS THE PED PATH) SHALL BE PROVIDED TO THE COA VIA A SIA PROCEDURE. MODIFIED PASEO DRIVE 'C' THE 8 FT WIDE ACC PED PATH SHALL BE CONSTRUCTED ALONG THE PASEO DEL NORTE FROM LOT 100 TO VENTANA WEST PARKWAY.</p>			
NOTE:	<p>THE PASEO DEL NORTE BLVD INFRASTRUCTURE IMPROVEMENTS BTWN LOT 27 & 100 (TRACT 1B; PREVIOUSLY TRACT 3C VENTANA RANCH) HAS BEEN MET VIA THE APPROVED OFFSITE TRANSPORTATION IMPROVEMENTS CONSTRUCTION AGREEMENT BETWEEN LAS VENTANAS LIMITED PARTNERSHIP AND THE COA VIA FIGURE 11 (8/07/04)</p>			
NOTE: (AD)	<p>THE OFF SITE INFRASTRUCTURE IMPROVEMENT ARE CURRENTLY UNDER CONSTRUCTION W/ COA CPN 617883 & 617684 STREET LIGHTS AS PER COA DPM</p>			

Private Inspector	City Inspector	City Cnst Engineer

Size	Type of Improvement	Location	From	To
UNIT 1 - PUBLIC (NMUI) WATERLINE IMPROVEMENTS - ON-SITE (DR HORTON)				
8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	MESA DEL ORO ROAD	VENTANA WEST PARKWAY	SUNSHINE MESA DRIVE
8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	CARSON MESA DRIVE	LATIR MESA ROAD	SUNSHINE MESA DRIVE
6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	CARSON MESA DRIVE	LATIR MESA ROAD	SOUTH STUB STREET TERMINUS
6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	LATIR MESA ROAD	CARSON MESA DRIVE	CERRO LARGEO PLACE
6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	CERRO LARGEO PLACE	LATIR MESA ROAD	LOT 165
6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	CHACO MESA LOOP	CARSON MESA DRIVE	MESA DEL ORO ROAD
8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	SUNSHINE MESA DRIVE	MESA DEL ORO ROAD	LOT 126

Size	Type of Improvement	Location	From	To
UNIT 1 - PUBLIC (NMUI) WATERLINE IMPROVEMENTS - OFF-SITE (VENTANA WEST LLC)				
12" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	VENTANA WEST PARKWAY	PASEO DEL NORTE BLVD	VENTANA RIDGE ROAD
12" - 20" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S & PUMP STATION	VENTANA RIDGE RD & PUBLIC EASEMENTS	VENTANA WEST PARKWAY	WELL # 7 PUMP STATION

SIA Sequence #	COA DRC Project #

Size	Type of Improvement	Location	From	To
UNIT 1 - PUBLIC (NMUI) SANITARY SEWER IMPROVEMENTS - ON-SITE (DR HORTON)				
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	MESA DEL ORO ROAD	VENTANA WEST PARKWAY	CARSON MESA DRIVE
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	CARSON MESA DRIVE	MESA DEL ORO ROAD	SOUTH STUB STREET TERMINUS
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	TRACT C (PUBLIC EASEMENT)	CARSON MESA DRIVE	VISTA CASITAS PL (LAS CASITAS SUB)
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	LATIR MESA ROAD	CARSON MESA DRIVE	CERRO LARGEO PLACE
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	CERRO LARGEO PLACE	LATIR MESA ROAD	LOT 165
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	CHACO MESA LOOP	MESA DEL ORO ROAD	CARSON MESA ROAD
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	SUNSHINE MESA DRIVE	MESA DEL ORO ROAD	LOT 126

Private Inspector	City Inspector	City Cnst Engineer

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Size	Type of Improvement	Location	From	To
UNIT 1 - PUBLIC (NMUI) SANITARY SEWER IMPROVEMENTS - OFF-SITE (VENTANA WEST LLC)				
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	VENTANA WEST PARKWAY	MESA DEL ORO ROAD	WEST SIDE OF VENTANA WEST PARKWAY

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Size	Type of Improvement	Location	From	To
UNIT 1 - PUBLIC STORM DRAIN IMPROVEMENTS - ON-SITE (DR HORTON)				
18" - 24" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS (OUTLET & HEADWALL)	TRACT C	LATIR MESA ROAD	VISTA CASITAS PL
18" - 24" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	CARSON MESA DRIVE	SUMP LOCATION IN CARSON MESA DR	TRACT B (CONNECT TO 84")
18" - 24" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	MESA DEL ORO ROAD	CHACO MESA LOOP	MESA DEL ORO RD (CONNECT TO 84")
18" - 24" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	SUNSHINE MESA DRIVE	MESA DEL ORO RD (CONNECT TO 84")	LOT 122
3' WIDE	CONCRETE RIBBON CHANNEL	PRIVATE DRAINAGE EASEMENT	BACK YARDS OF LOTS 123, 124 & 164	

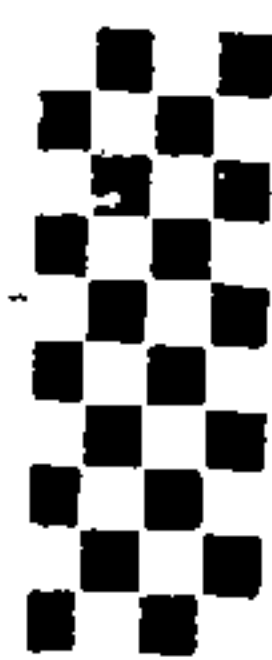
Private Inspector	City Inspector	City Cnst Engineer

NOTE: A GRADING AND DRAINAGE CERTIFICATION OF THE APPROVED GRADING PLAN FOR UNIT 1 IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTEES

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Size	Type of Improvement	Location	From	To
UNIT 1 - PUBLIC STORM SEWER IMPROVEMENTS - OFF-SITE (VENTANA WEST LLC)				
84" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS & HEADWALL CONNECTION TO AMAFCA CHANNEL	MESA DEL ORO ROAD & TRACT B	EXISTING AMAFCA CHANNEL	TRACT 2

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FINANCIAL GUARANTY AMOUNT

04/04/2005

Type of Estimate: SIA Procedure - B - w/F.G.

Project Description:

Project ID #: 749485, Ventana Mesa, Unit 2 @ Ventana Ranch Wes, Phase

Requested By: Yolanda Padilla, PE w/ Bohannan Huston

Approved estimate amount:		\$192,811.17
Contingency Amount:	0.00%	\$.00
Subtotal:		\$192,811.17
NMGRT	6.75%	\$13,014.75
Subtotal:		\$205,825.92
Engineering Fee	6.60%	\$13,584.51
Testing Fee	2.00%	\$4,116.52
Subtotal:		\$223,526.95
FINANCIAL GUARANTY RATE		1.25
Retainage Amount:		\$.00
TOTAL FINANCIAL GUARANTY REQUIRED		<u>\$279,408.69</u>

APPROVAL:

DATE:

[Signature]

04-04-2005

Notes: -B-1 of 2. On-Site FG. See B-2 for off-site. Certification for grading & drainage required prior to release of financial guaranty. Water & SAS by NMUI & not included in this FG.

CIRCLE ONE:
SUBDIVISION BOND FOR:
SIA, SW'S, SPCL.AGRMT.

BOND NO. (SURETYS NO.): 08800091
CONTACT PERSON'S NAME: Richard Caby

SUBDIVISION IMPROVEMENTS BOND

KNOW ALL MEN BY THESE PRESENTS: That we D.R. Horton, Inc.
("SUBDIVIDER") a [state type of business entity, for
instance, "New Mexico corporation," "general partnership", "joint venture",
"individual", etc.:] a Delaware Corp. as
"Principal", and Fidelity and Deposit Company of Maryland ("NAME OF SURETY"),
a corporation organized and existing under and by virtue of the laws of the
State of Maryland and authorized to do business in the
State of New Mexico, as "Surety," whose address is One Metro Center, 4010 Boy Scout Blvd,
Ste. 600, Tampa FL 33607 and whose telephone number is (813) 873-2055
are held and firmly bound unto the CITY OF ALBUQUERQUE in the penal sum of
(WRITTEN AMOUNT) Two Hundred Seventy Nine Thousand, Four Hundred Eight and 69/100-----
Dollars, (AMOUNT OF FIGURES) \$279,408.69 -----, as amended by change orders
approved by the Surety or changes to the infrastructure list approved by the
City Development Review Board, the payment of which is well and truly to be
made, and each of us bind ourselves, our and each of our heirs, executors,
administrators, successors and assigns, jointly and severally, and firmly by
these presents.

NOW, THEREFORE, the condition of the above obligation is such that:

WHEREAS, the Principal is the owner of and/or is interested in or is
developing land and premises known as VENTANA MESA SUBDIVISION UNIT 2
SUBDIVISION", CITY PROJECT NO.749485 ("NAME OF
SUBDIVISION"; and

WHEREAS, said Subdivision is subject to the provisions and conditions of
the ordinance of the CITY OF ALBUQUERQUE known as the Subdivision Ordinance,
the requirements of which include the installation of various other
improvements by the Principal; and

WHEREAS, the Subdivision Ordinance also requires the Principal to
install and construct the following improvements at the Subdivision: (list the
improvements, e.g., water, sewer, pavement, sidewalks:)WATER, SEWER, PAVEMENT
AND SIDEWALK (IMPROVEMENTS")

All construction shall be performed in accordance with the Agreement to
Construct Public and/or Private Subdivision Improvements Agreement entered
into between ("NAME OF SUBDIVIDER") D.R. HORTON, INC.
and the CITY OF ALBUQUERQUE, as recorded in the office of the Clerk of
Bernalillo County, New Mexico, in Book Misc. , pages through ,
as amended by change orders or amendments to the Agreement.

NOW THEREFORE, if the Principal completes construction of the Improvements
and facilitates and performs the work herein above specified to be performed,
all on or before [Construction Completion Deadline established in Agreement or
as amended;.] October 13, 2006 ("the
Construction Completion Deadline"), then this obligation shall be null and void;
if the Principal does not complete construction by or before the Construction
Completion Deadline, the City may call on this obligation until released by
the City.

IN WITNESS WHEREOF, this bond has been executed this 18th day of April, 2005.

SUBDIVIDER: D.R. Horton, Inc.

By [signature:] J. Mark Ferguson
Name: J. Mark Ferguson
Title: Division President
Dated: _____

SURETY: Fidelity and Deposit Company of Maryland

By [signature:] Anett Cardinale
Name: Anett Cardinale
Title: Attorney-In-Fact
Dated: April 18, 2005

STATE OF New Mexico)
COUNTY OF Bernalillo) ss.

Subscribed and sworn to before me this 13th day of April, 2005.

Kathryn Chang-Eliwell
Notary Public

My Commission Expires:

10/14/05

*NOTE: Power of Attorney for Surety must be attached.

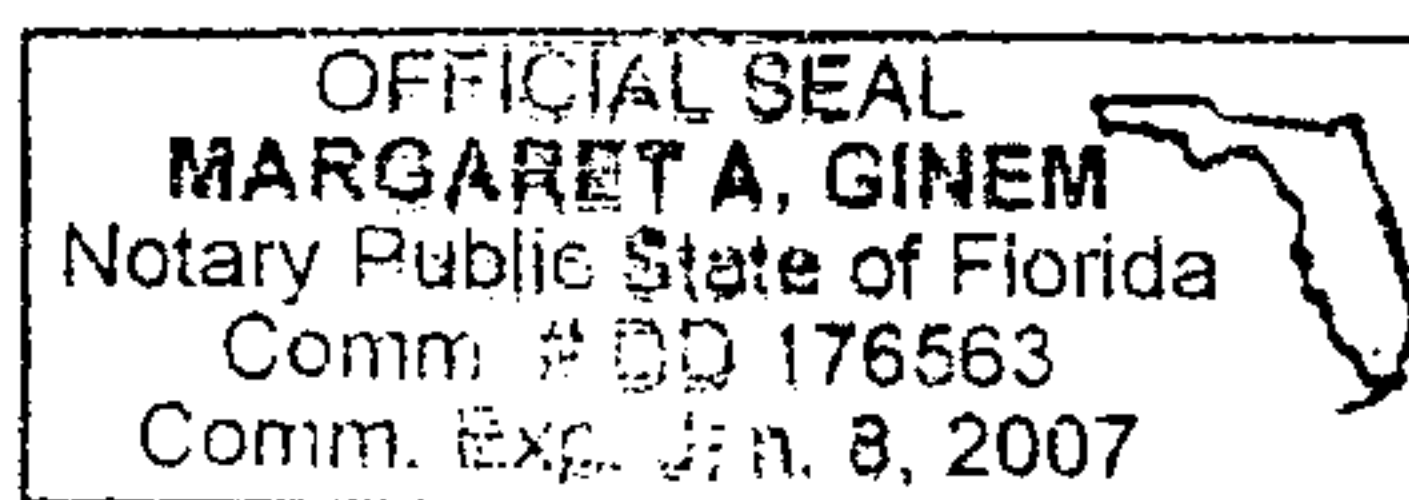
ACKNOWLEDGEMENT BY SURETY

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH } SS.

On this 18th day **April, 2005** before me, personally came **Anett Cardinale**, who is personally known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed the within Instrument as Attorney-In-Fact on behalf of **Fidelity and Deposit Company of Maryland**, and acknowledged to me that he/she executed the within instrument on behalf of said surety company and was duly authorized to do.

In witness whereof, I have signed and affixed my official seal on the date in this certificate first above written.

Signature *Margaret A. Ginem*
Margaret A. Ginem



This area for Official Notarial Seal

**Power of Attorney
FIDELITY AND DEPOSIT COMPANY OF MARYLAND**

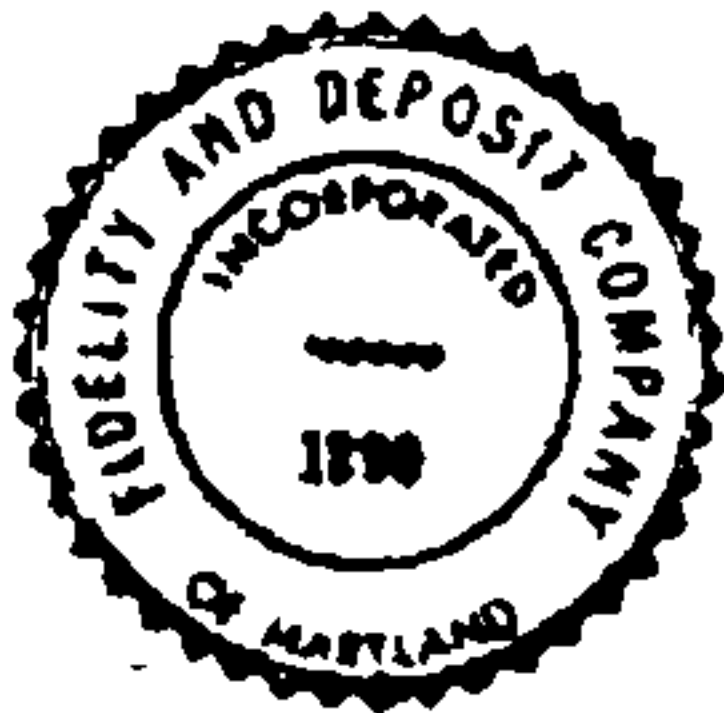
KNOW ALL MEN BY THESE PRESENTS: That the FIDELITY AND DEPOSIT COMPANY OF MARYLAND, a corporation of the State of Maryland, by WILLIAM J. MILLS, Vice President, and ERIC D. BARNES, Assistant Secretary, in pursuance of authority granted by Article VI, Section 2, of the By-Laws of said Company, which are set forth on the reverse side hereof and are hereby certified to be in full force and effect on the date hereof, does hereby nominate, constitute and appoint **James W. DUNN, David H. CARR, Kimberly A. TAVERNIER, Anett CARDINALE and Denise TAYLOR, all of Tampa, Florida, EACH** its true and lawful agent and Attorney-in-Fact, to make, execute, seal and deliver, for, and on its behalf as surety, and as its act and deed, ~~any and all bonds and undertakings~~, and the execution of such bonds or undertakings in pursuance of these presents, shall be as binding upon said Company, as fully and amply, to all intents and purposes, as if they had been duly executed and acknowledged by the regularly elected officers of the Company at its office in Baltimore, Md. in their own proper persons. This power of attorney revokes that issued on behalf of James W. DUNN, David H. CARR, Kimberly A. TAVERNIER, Linda J. MEYER, Anett CARDINALE, dated January 30, 2004.

The said Assistant Secretary does hereby certify that the extract set forth on the reverse side hereof is a true copy of Article VI, Section 2, of the By-Laws of said Company, and is now in force.

IN WITNESS WHEREOF, the said Vice-President and Assistant Secretary have hereunto subscribed their names and affixed the Corporate Seal of the said FIDELITY AND DEPOSIT COMPANY OF MARYLAND, this 1st day of November, A.D. 2004.

ATTEST:

FIDELITY AND DEPOSIT COMPANY OF MARYLAND



Eric D. Barnes

Eric D. Barnes Assistant Secretary

William J. Mills

By: *William J. Mills* Vice President

State of Maryland } ss:
City of Baltimore }

On this 1st day of November, A.D. 2004, before the subscriber, a Notary Public of the State of Maryland, duly commissioned and qualified, came WILLIAM J. MILLS, Vice President, and ERIC D. BARNES, Assistant Secretary of the FIDELITY AND DEPOSIT COMPANY OF MARYLAND, to me personally known to be the individuals and officers described in and who executed the preceding instrument, and they each acknowledged the execution of the same, and being by me duly sworn, severally and each for himself deposed and saith, that they are the said officers of the Company aforesaid, and that the seal affixed to the preceding instrument is the Corporate Seal of said Company, and that the said Corporate Seal and their signatures as such officers were duly affixed and subscribed to the said instrument by the authority and direction of the said Corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my Official Seal the day and year first above written.



Maria D. Adamski

Maria D. Adamski Notary Public
My Commission Expires: July 8, 2007



ZURICH

THIS IMPORTANT DISCLOSURE NOTICE IS PART OF YOUR BOND

We are making the following informational disclosures in compliance with The Terrorism Risk Insurance Act of 2002. No action is required on your part.

Disclosure of Terrorism Premium

The premium charge for risk of loss resulting from acts of terrorism (as defined in the Act) under this bond is \$ waived. This amount is reflected in the total premium for this bond.

Disclosure of Availability of Coverage for Terrorism Losses

As required by the Terrorism Risk Insurance Act of 2002, we have made available to you coverage for losses resulting from acts of terrorism (as defined in the Act) with terms, amounts, and limitations that do not differ materially as those for losses arising from events other than acts of terrorism.

Disclosure of Federal Share of Insurance Company's Terrorism Losses

The Terrorism Risk Insurance Act of 2002 establishes a mechanism by which the United States government will share in insurance company losses resulting from acts of terrorism (as defined in the Act) after a insurance company has paid losses in excess of an annual aggregate deductible. For 2002, the insurance company deductible is 1% of direct earned premium in the prior year; for 2003, 7% of direct earned premium in the prior year; for 2004, 10% of direct earned premium in the prior year; and for 2005, 15% of direct earned premium in the prior year. The federal share of an insurance company's losses above its deductible is 90%. In the event the United States government participates in losses, the United States government may direct insurance companies to collect a terrorism surcharge from policyholders. The Act does not currently provide for insurance industry or United States government participation in terrorism losses that exceed \$100 billion in any one calendar year.

Definition of Act of Terrorism

The Terrorism Risk Insurance Act defines "act of terrorism" as any act that is certified by the Secretary of the Treasury, in concurrence with the Secretary of State and the Attorney General of the United States:

1. to be an act of terrorism;
2. to be a violent act or an act that is dangerous to human life, property or infrastructure;
3. to have resulted in damage within the United States, or outside of the United States in the case of an air carrier (as defined in section 40102 of title 49, United States Code) or a United States flag vessel (or a vessel based principally in the United States, on which United States income tax is paid and whose insurance coverage is subject to regulation in the United States), or the premises of a United States mission; and
4. to have been committed by an individual or individuals acting on behalf of any foreign person or foreign interest as part of an effort to coerce the civilian population of the United States or to influence the policy or affect the conduct of the United States Government by coercion.

But, no act shall be certified by the Secretary as an act of terrorism if the act is committed as part of the course of a war declared by Congress (except for workers' compensation) or property and casualty insurance losses resulting from the act, in the aggregate, do not exceed \$5,000,000.

These disclosures are informational only and do not modify your bond or affect your rights under the bond.

Copyright Zurich American Insurance Company 2003

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

PAID RECEIPT

APPLICANT NAME D.R. HORTON HOMES
AGENT ~~SE~~ BOHANNAN HUSTON
ADDRESS 7500 JEFFERSON NE
PROJECT & APP # 1003594/00966
PROJECT NAME VENTANA MESA UNIT 2

\$ 20.⁰⁰ 441032/3424000 Conflict Management Fee
\$ _____ 441006/4983000 DRB Actions
\$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals
\$ _____ 441018/4971000 Public Notification
\$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
() Major/Minor Subdivision () Site Development Plan () Bldg Permit
() Letter of Map Revision () Conditional Letter of Map Revision
() Traffic Impact Study
\$ 20.⁰⁰ TOTAL AMOUNT DUE

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

DUPLICATE
City Of Albuquerque
Treasury Division

6/7/2005 9:08AM LOC: ANNX
RECEIPT# 00043965 WS# 007 TRANSH# 0004
Account. 441032 Fund 0110
Activity 3424000 TRSLJS
Trans Amt \$20.00
J24 Misc \$20.00
CA \$20.00
CHANGE \$0.00

Thank You



<p>SUBDIVISION</p> <p><input type="checkbox"/> Major Subdivision action</p> <p><input checked="" type="checkbox"/> Minor Subdivision action</p> <p><input type="checkbox"/> Vacation</p> <p><input type="checkbox"/> Variance (Non-Zoning)</p> <p>SITE DEVELOPMENT PLAN</p> <p><input type="checkbox"/> ...for Subdivision Purposes</p> <p><input type="checkbox"/> ...for Building Permit</p> <p><input type="checkbox"/> IP Master Development Plan</p> <p><input type="checkbox"/> Cert. of Appropriateness (LUCC)</p>	<p>Supplemental form</p> <p>S</p> <p>V</p> <p>P</p> <p>L</p>	<p>Supplemental form</p> <p>ZONING & PLANNING</p> <p><input type="checkbox"/> Annexation</p> <p><input type="checkbox"/> County Submittal</p> <p><input type="checkbox"/> EPC Submittal</p> <p><input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning)</p> <p><input type="checkbox"/> Sector Plan (Phase I, II, III)</p> <p><input type="checkbox"/> Amendment to Sector, Area, Facility or Comprehensive Plan</p> <p><input type="checkbox"/> Text Amendment</p> <p>APPEAL / PROTEST of...</p> <p><input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals</p>	<p>Z</p> <p>A</p>
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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 SUITE B</u>	FAX: _____
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: PRELIMINARY/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. LOTS 109-A THRU 113-A AND TRACT N Block: _____ Unit: _____

Subdiv. / Addn. VENTANA MESA UNIT, 1

Current Zoning: R-LT Proposed zoning: _____

Zone Atlas page(s): B-9 No. of existing lots: 1 No. of proposed lots: 5

Total area of site (acres): 0.5553 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. 100906501904030508 MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: VENTANA WEST PARKWAY NW
Between: VENTANA RIDGE RD. N W and PASEO DEL NORTE BLVD. NW

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.): DRB#1003594

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

SIGNATURE for Stephanie Johnston DATE 5/31/2005

(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 type="checkbox"/> All checklists are complete	<u>05DRB - 00906</u>	<u>P&F</u>	<u>53</u>	\$ <u>495.00</u>
<input type="checkbox"/> All fees have been collected	_____	<u>GEM</u>	_____	\$ <u>20.00</u>
<input type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	Hearing date <u>06/08/05</u>	_____	_____	Total \$ <u>515.00</u>

Sanders Sandley 05/31/05
Planner signature / date

Project # 1003594

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
- Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
- Any original and/or related file numbers are listed on the cover application

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

MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL **Your attendance is required.**

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

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

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

AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)

AMENDMENT TO GRADING PLAN (with minor changes)

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

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

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

Kevin Patton

Applicant name (print)

Stephanie Stratton 5-31-05

Applicant signature / date



Form revised 11/04

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

Application case numbers
05DRB-00906

Sandy Waudley 05/31/05
 Planner signature / date
Project # 1003594

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

May 31, 2005

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

Re: Preliminary/Final Plat Approval
Lots 109-A thru 113-A and Tract N at Ventana Mesa Unit 1
DRB# 1003594

Dear Sheran:

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

- Development Review Applications
- Fee on the amount of \$ 515.00
- Six (6) copies of the Preliminary/Final Plat, and
- Zone Atlas Map showing the location of the property

The purpose of this plat is to subdivide Lots 109-113 into 5 lots and 1 tract. This is already part of the plat for Ventana Mesa Unit 1 which was recorded on March 3, 2005.

Please place this item on the DRB Agenda to be heard on June 8, 2005. If you have any questions or require additional information, please contact me.

Sincerely,

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

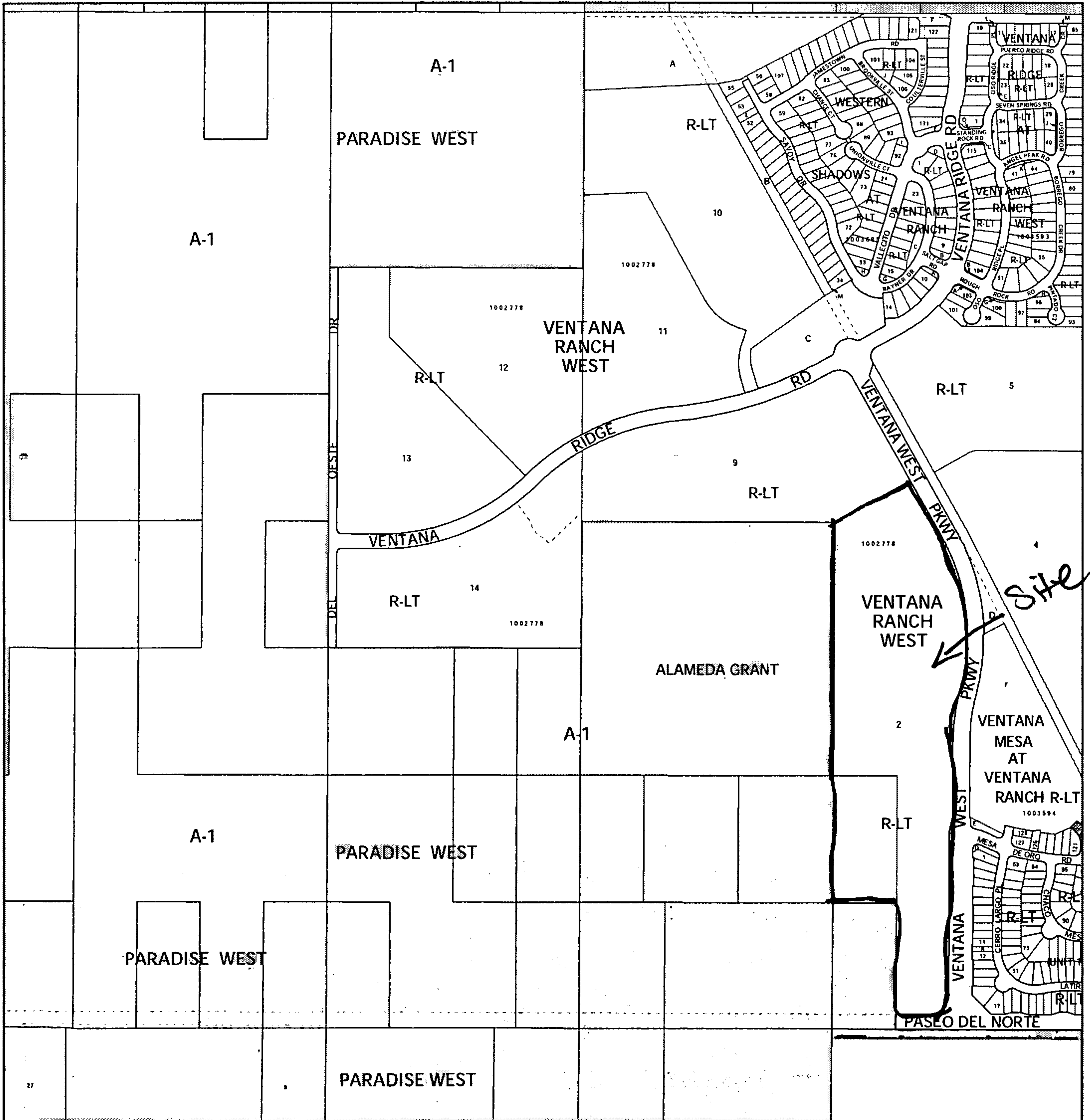
ss
Enclosure

CC: Kurt Browning, Sandia Properties
RP Bohannan, D.R. Horton Homes

ENGINEERING ▲

SPATIAL DATA ▲

ADVANCED TECHNOLOGIES ▲



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

AGIS
Albuquerque Geographic Information System

Map amended through: Apr 22, 2005

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
B-8-Z

Selected Symbols

Feet

0 750 1,500

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

PAID RECEIPT

APPLICANT NAME D.R. HORTON HMS

AGENT ~~STEP~~ BOHANNAN HUSTON INC

ADDRESS 7500 JEFFERSON NE

PROJECT & APP # 1003594/00906

PROJECT NAME VENTANA MESA UNIT 1

\$ 20.00 441032/3424000 Conflict Management Fee

\$ 495.00 441006/4983000 DRB Actions

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

\$ _____ 441018/4971000 Public Notification

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

\$ 515.00 TOTAL AMOUNT DUE

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



COURTYARD I, 7500 JEFFERSON STREET NE.
ALBUQUERQUE, NM 87109-4335
505.823.1000

BANK OF AMERICA
ALBUQUERQUE, NEW MEXICO
95-32 / 1070
134528

5/26/2005

NO. 134528

*****515 *****00
 PAY *****DUPLICATE***** DOLLARS &
 City Of Albuquerque
 Treasury Division

CENTS \$ *****515.00
*****DUPLICATE*****
 City Of BOHANNAN-HUSTON INC.
 Treasury Division

TO THE ORDER OF **CITY OF ALBUQUERQUE**
 5/31/2005 9:40AM LOC: ANNX
 PO Box 1313
 Albuquerque, NM 87103-1313 US
 Account 441032 Fund 0110
 Activity 3424000 TRSEJA

5/31/2005 9:41AM LOC: ANNX
 RECIPT# 000-1477 WS# 006 TRANS# 0013
 Account 441006 Fund 0110
 Activity 4983000 AUTHORIZED SIGNATURE TRSEJA

Trans Amt \$515.00
 J24 Misc **134528** 1070003271 002865399404 \$515.00

Thank You

Trans Amt \$515.00
 J24 Misc \$495.00
 CR \$515.00
 CHANGE \$0.00

Thank You



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: D.R. HORTON HOMES
 ADDRESS: 4400 ALAMEDA BLVD. NE SUITE B
 CITY: ALBUQUERQUE
 Proprietary interest in site: OWNER
 AGENT (if any): BOHANNAN HUSTON INC.
 ADDRESS: 7500 JEFFERSON NE
 CITY: ALBUQUERQUE

STATE NM ZIP 87109

PHONE: 797-4245
 FAX: 797-9881
 E-MAIL: _____

STATE NM ZIP 87109

PHONE: 823-1000
 FAX: 798-7988
 E-MAIL: _____

DESCRIPTION OF REQUEST: VACATION OF PUBLIC EASEMENT

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. TRACTS 1A, 1B, & 3 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: 189

Total area of site (acres): 31.82 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. 100906501904030508 MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: PASEO DEL NORTE BLVD. NW
 Between: VENTANA WEST PKWY 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# 1003594/04-01199

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: 8/11/04

SIGNATURE

DATE 9/17/04 1/14/05

(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

05 DRB - - 00096

Action

VPE

S.F.

V

Fees

\$ 45.00

All fees have been collected

CMF

\$ 20.00

All case #s are assigned

AD Fee

\$ 75.00

AGIS copy has been sent

\$

Case history #s are listed

\$

Site is within 1000ft of a landfill

\$

F.H.D.P. density bonus

Total

F.H.D.P. fee-rebate

\$ 140.00

Hearing date 2/19/05

1-14-05

Project # 1003594

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)
 1/14/05

 Applicant signature / date

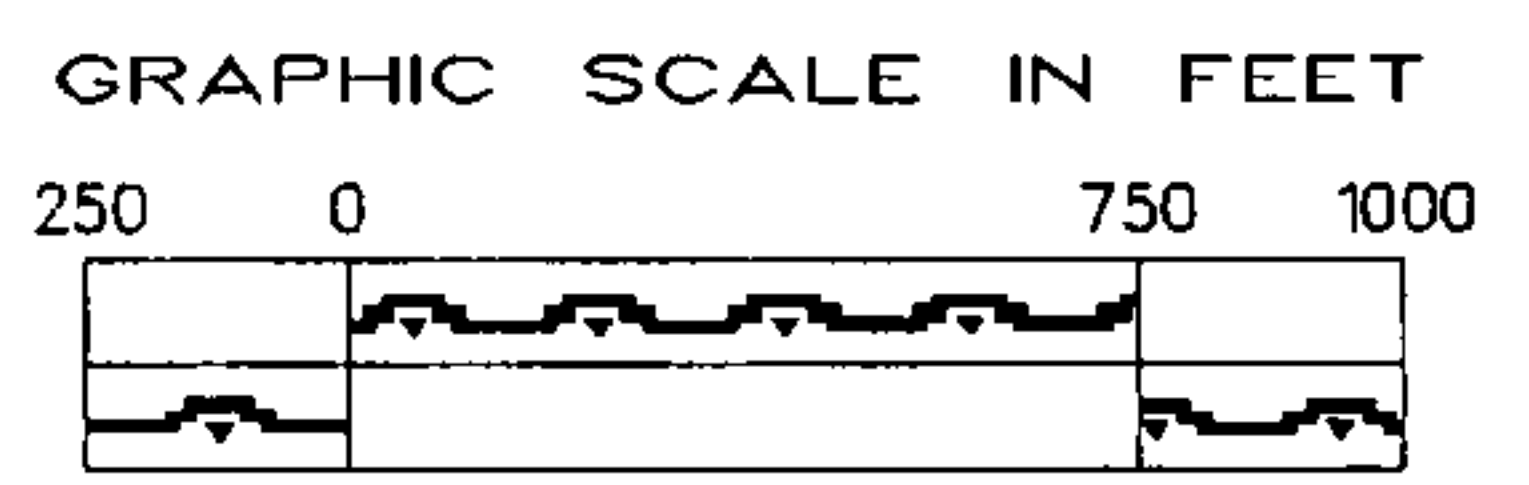
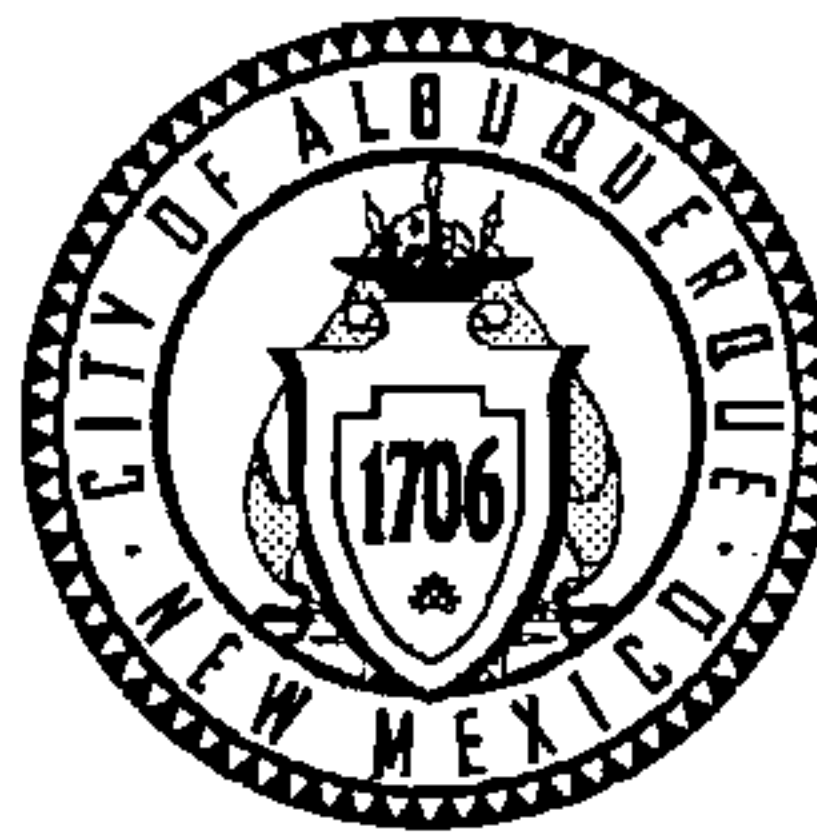
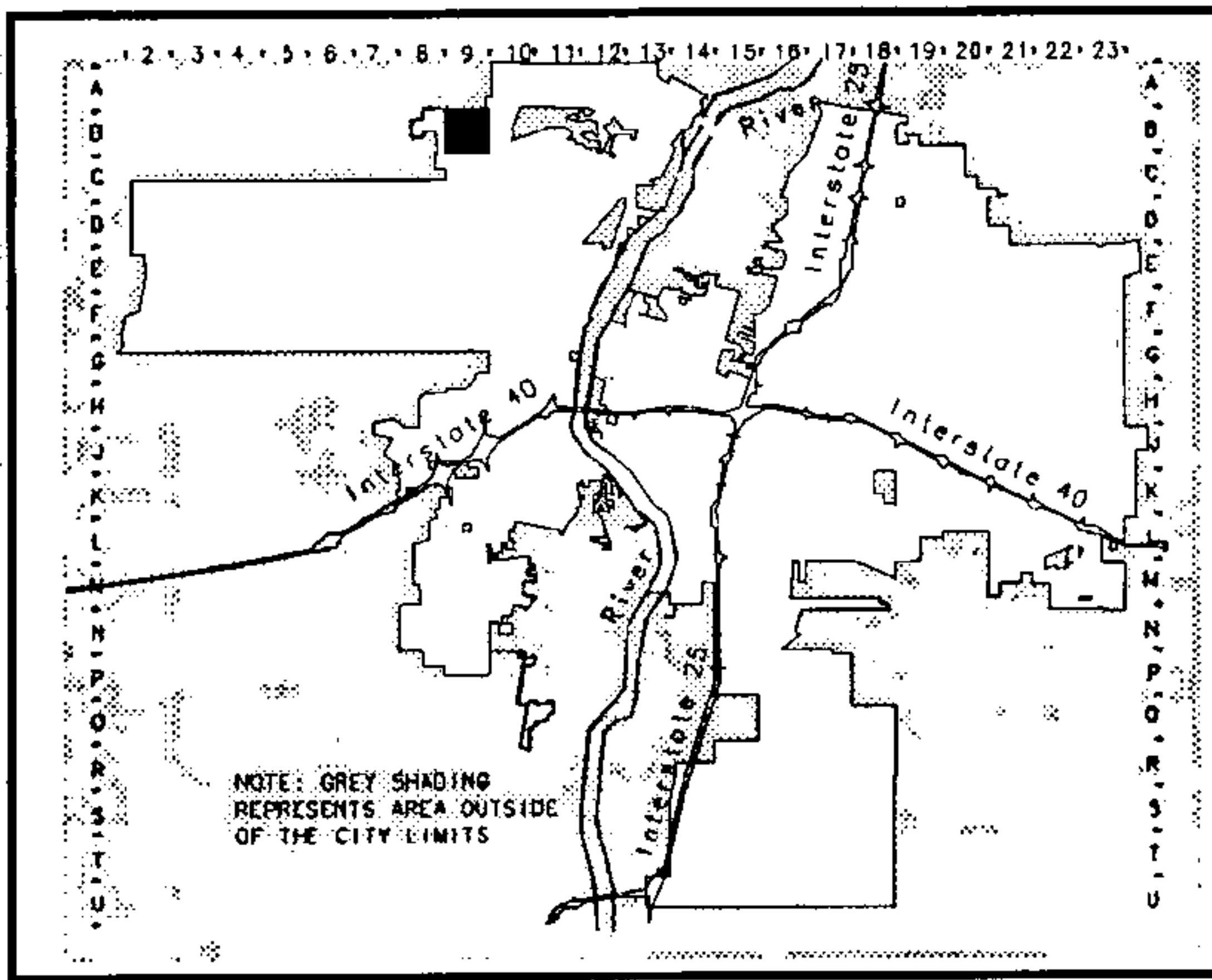
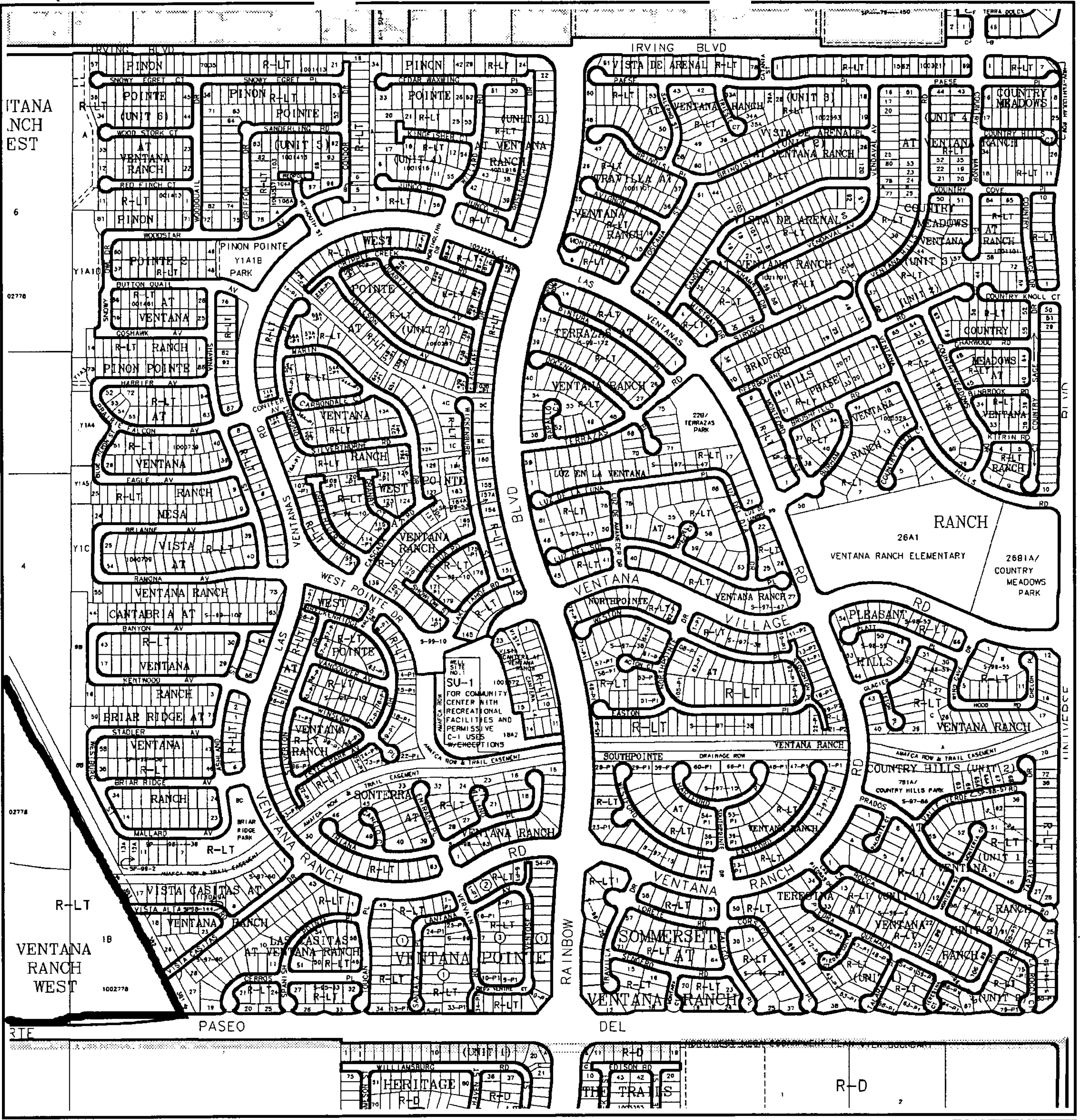


Form revised 4/03 and October 2003

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

Application case numbers
 05DRB- _____ - 00086
 _____ - _____ - _____
 _____ - _____ - _____

 Planner signature / date
Project # 1003594



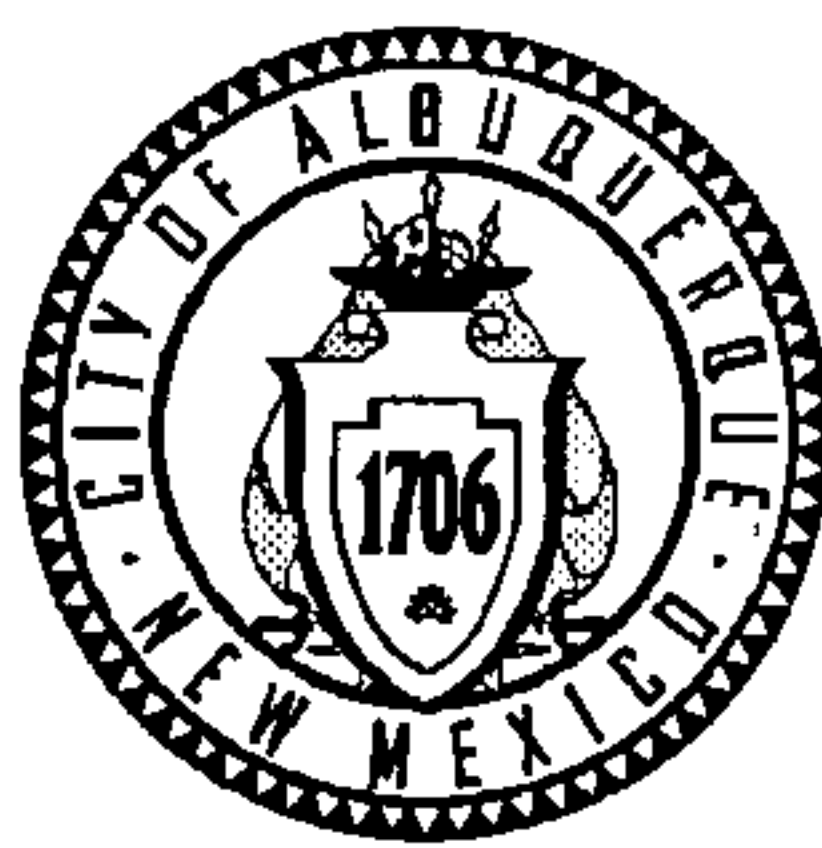
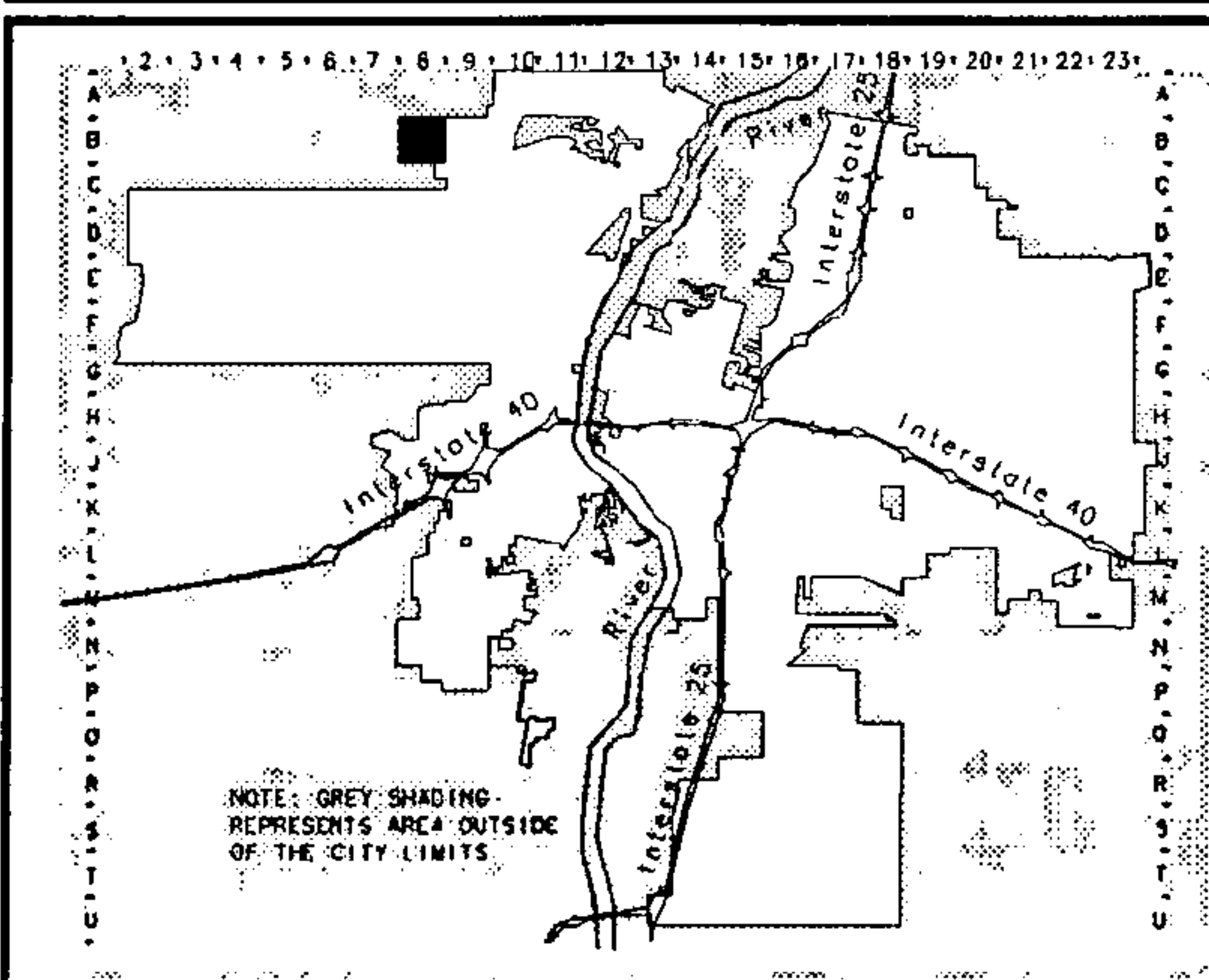
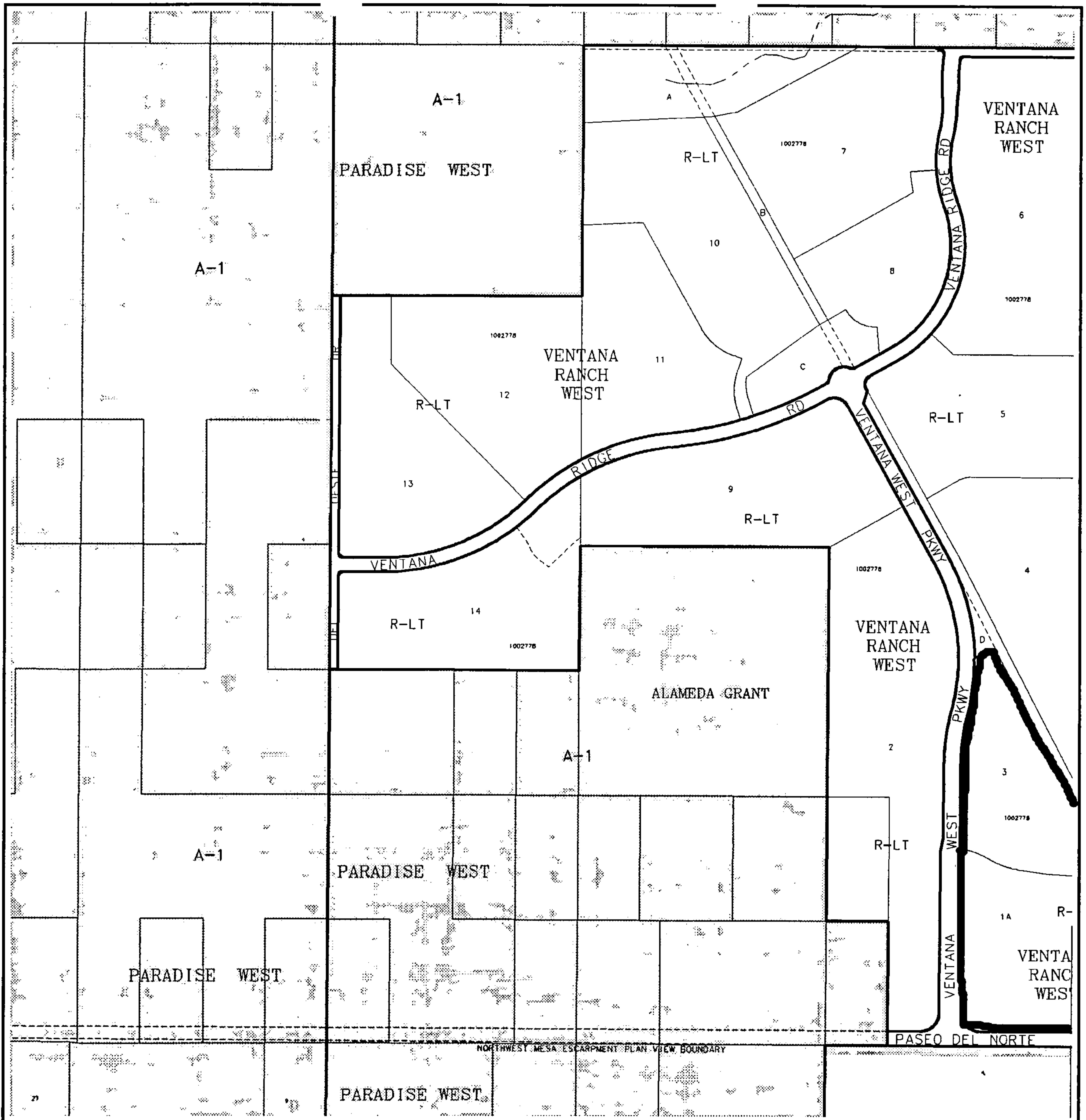
Albuquerque **G**eographic **I**nformation **S**ystem
PLANNING DEPARTMENT

© Copyright 2004

Zone Atlas Page

B-9-Z

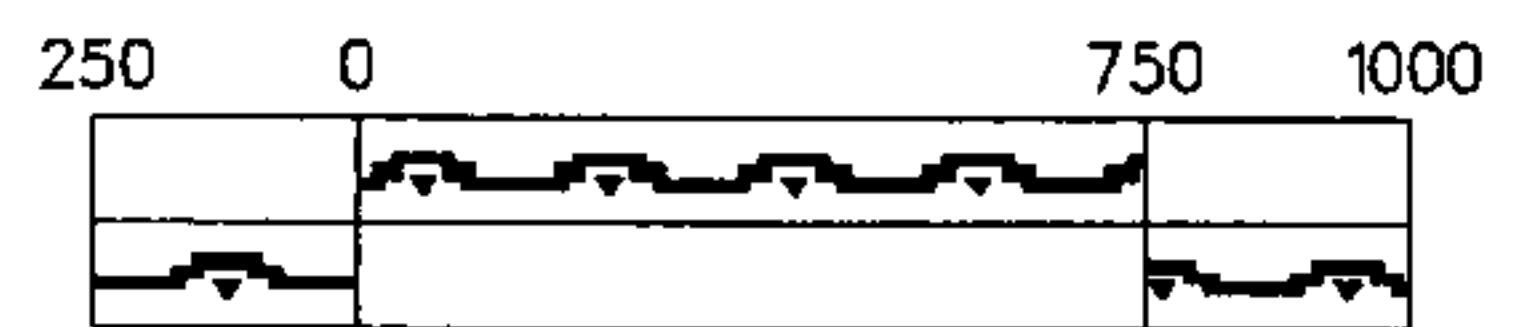
Map Amended through January 04, 2005



Albuquerque Geographic Information System
PLANNING DEPARTMENT

© Copyright 2004

GRAPHIC SCALE IN FEET



Zone Atlas Page

B-8-Z

Map Amended through January 04, 2005

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 14, 2005

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

Re: Vacation of Public Easement
Ventana Mesa Subdivision Unit 1 DRB# 1003594

Dear Sheran:

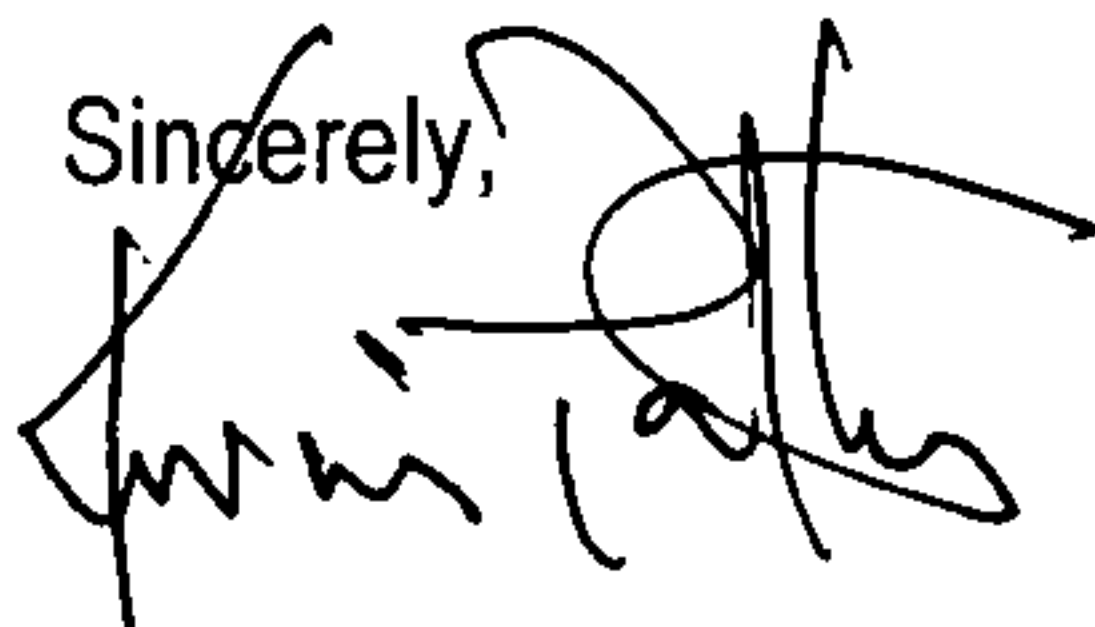
Enclosed for review and approval by the Development Review Board (DRB) are copies of the following information:

- Development Review Applications
- Twenty-four (24) copies of the Location of Request for the vacation of easements (Exhibit "A")
- Letter from the Office of Neighborhood Coordination and related data,
- Zone Atlas Map showing the location of the property, and
- Fee in the amount of \$ 140.00

The purpose of our submittal is to vacate a 100 foot temporary drainage, utility and trail easement which was filed November 30, 1995 (905C-430). The easement was a temporary easement to AMAFCA with a subservient trail easement and utility easement (subject to licensed approval from AMAFCA). The language that granted this easement indicated that we must vacate the easement through the city vacation process and to obtain a quit claim deed from AMAVCA via AMAFCA's quit claim process. We have submitted our request to AMAFCA for a quit claim deed. This easement to AMAFCA is no longer required because AMAFCA's channel has stopped just west of the existing 50 foot Gas Line Easement. We are currently providing a 10 foot public utility easement and a public trail easement with the final plat for Ventana Mesa.

Please place this item on the DRB Agenda to be heard on February 9, 2005. If you have any questions or require further information, please contact me.

Sincerely,



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

ENGINEERING ▲

SPATIAL DATA ▲

ADVANCED TECHNOLOGIES ▲

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

www.bhinc.com

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facsimile: 505.798.7988
toll free: 800.877.5332

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

January 14, 2005

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

RE: Vacation of Public Easement
Tracts 1A, 1B, & 3 Ventana Mesa Subdivision Unit 1

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 D.R. Horton Homes, is seeking approval for 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 exhibit that outlines 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,

for Stephanie Stratton

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

SS
Enclosure

ENGINEERING
SPATIAL DATA

ADVANCED TECHNOLOGIES

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

January 14, 2005

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

RE: Vacation of Public Easement
Tracts 1A, 1B, & 3 Ventana Mesa Subdivision Unit 1

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 Bohannan Huston, Inc., agent for D.R. Horton Homes, is seeking approval of 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 exhibit that outlines 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

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

SS
Enclosure

ENGINEERING
SPATIAL DATA

"Attachment A"

STEPHANIE STRATTON, BOHANNAN ^ HUSTON
ZONE MAP: B-8 & B-9

Ventana Ranch NA (R)

*Laura Horton

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

Bruce Nyberg

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

ALTHOUGH YOU ARE NOT "OFFICIALLY REQUIRED" BY
O-92, you are most welcomed to notify the following
"Unrecognized" neighborhood associations of this project.

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

NOTICE TO APPLICANTS

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

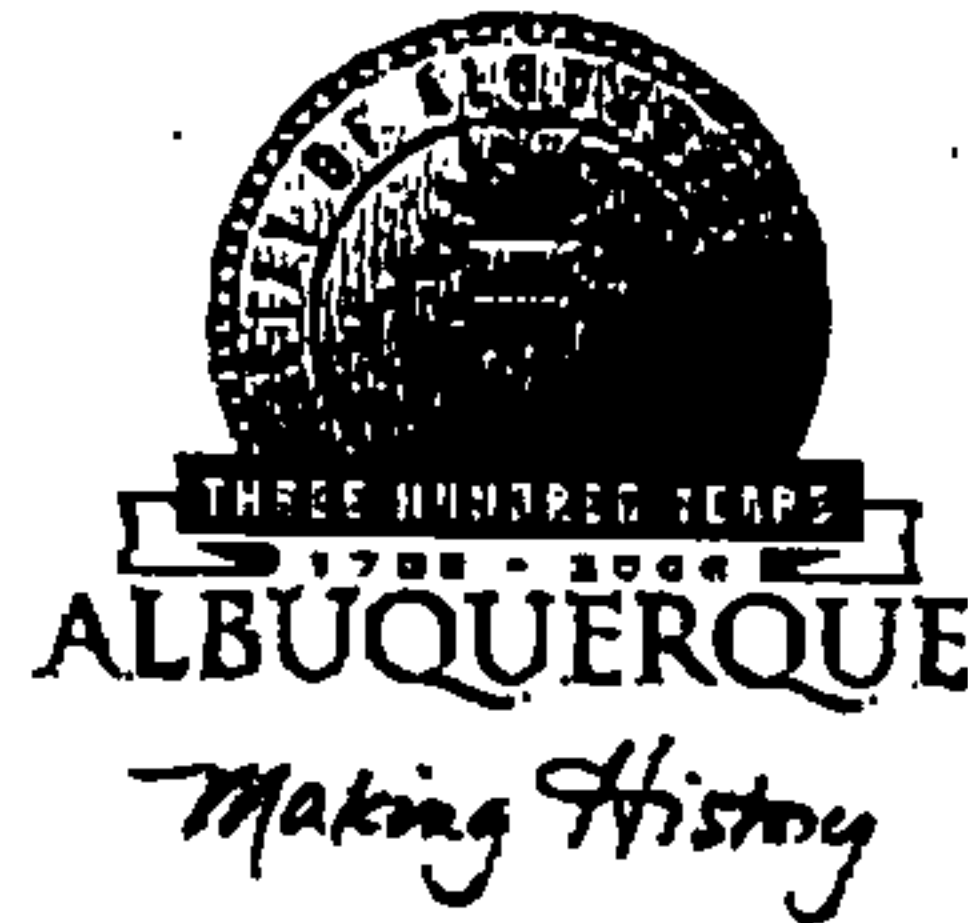
Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, etc. are required under Council Bill O-92 to notify all affected recognized neighborhood associations **PRIOR TO FILING THE APPLICATION TO THE PLANNING DEPARTMENT**. Because 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: 1/14/05 Time Entered: 9:01AM ONC Rep. Initials: JK



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

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

January 14, 2005

Stepanie Stratton
Bohannan ^ Huston
7500 Jefferson St. NE / 87109
Phone: 823-1000; Fax: 798-7988

Dear Stephanie:

Thank you for your inquiry of January 14, 2005 requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **TRACTS 1A, 1B, AND 3 VENTANA RANCH WEST**
Zone Map **B-8 AND B-9**

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

SEE "ATTACHMENT A" FOR NEIGHBORHOOD INFORMATION.

Please note that according to O-92 you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing. **IMPORTANT! Failure of adequate notification may result in your Application Hearing being deferred for 30 days.** If you have any questions about the information provided, please contact me at (505) 924-3914 or via an e-mail message at juliaking@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Julia King

Julia King
Senior Office Assistant
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

planningrnaform(10/27/04)

INAN-HUSTON, INC.
10 JEFFERSON NE
ALBUQUERQUE, NM 87109



91 7108 2133 3931 2005 8451



UNITED STATES POSTAGE
PINEY BOWLS
02 1P \$04.65
0002368945 JAN 14 2005
MAILED FROM ZIP CODE 87109

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Eric Nyberg
6824 Brushfield Rd. NW
Albuquerque, NM 87114

2. Article Number

(Transfer from service label)

91 7108 2133 3931 2005 8451

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

Agent

Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1?

Yes

if YES, enter delivery address below:

No

3. Service Type

Certified Mail

Express Mail

Registered

Return Receipt for Merchandise

Insured Mail

C.O.D.

4. Restricted Delivery? (Extra Fee)

Yes

PS Form 3811, August 2001

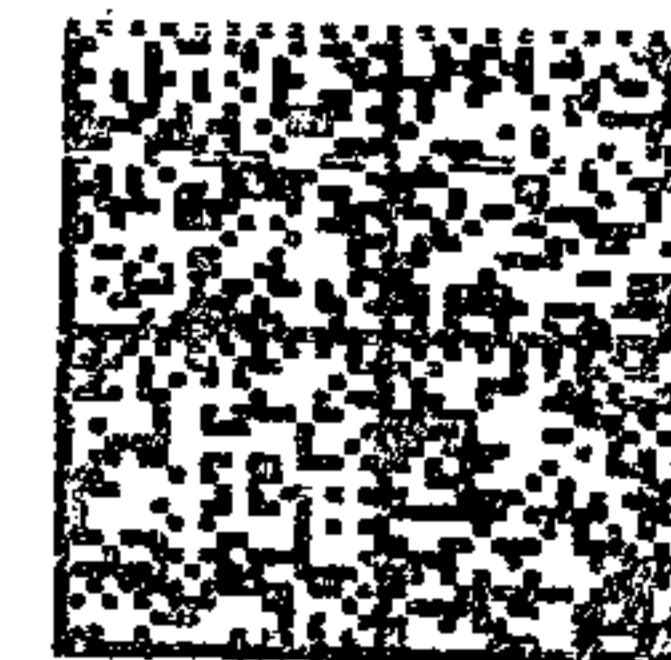
Domestic Return Receipt

2ACPRI-03-P-4081

IAN HUSTON, INC.
JEFFERSON NE
ERQUE, NM 87109



91 7108 2133 3931 2005 8444



UNITED STATES POSTAGE
02 1P \$04.65⁰⁰
0002368945 JAN 14 2005
MAILED FROM ZIP CODE 87109

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Laura Horton
7224 Cascada Rd. NW
Albuquerque, NM
87114

2. Article Number

(Transfer from service label)

91 7108 2133 3931 2005 8444

PS Form 3811, August 2001

Domestic Return Receipt

2ACPRI-03-P-4081

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

Agent

Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? Yes
if YES, enter delivery address below: No

3. Service Type

Certified Mail

Express Mail

Registered

Return Receipt for Merchandise

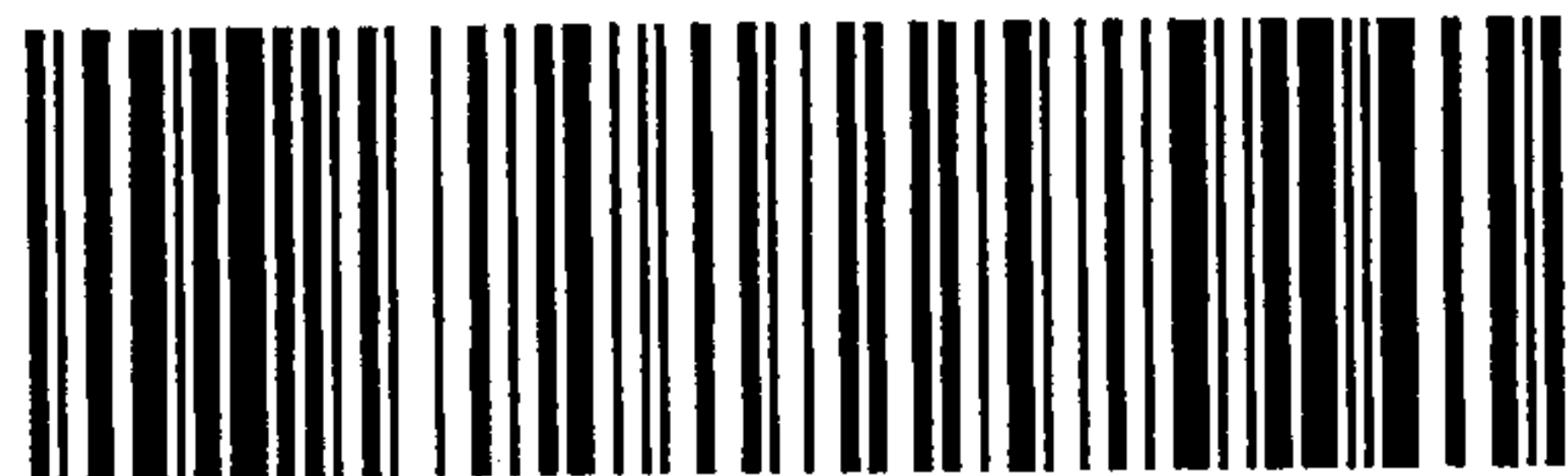
Insured Mail

C.O.D.

4. Restricted Delivery? (Extra Fee)

Yes

STON, INC.
ION NE
NM 87109



91 7108 2133 3931 2005 8499



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
Joe Yardumian
7801 R.C. Gorman Avenue
Albuquerque, NM 87122

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
X Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? Yes
if YES, enter delivery address below: No

3. Service Type
 Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

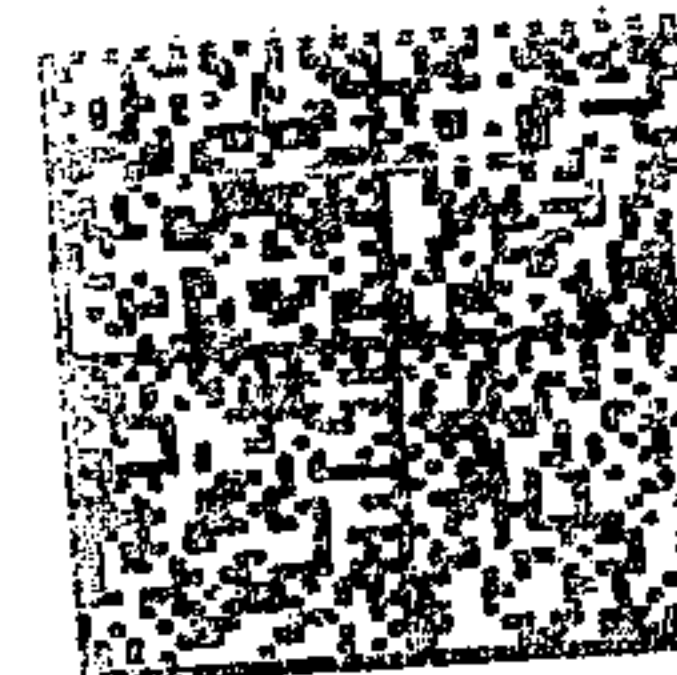
2. Article Number (Transfer from service label) 91 7108 2133 3931 2005 8499

INC.
E
7109



91 7108 2133 3931 2005 8482

CERTIFIED MAIL



UNITED STATES POSTAGE
FIRST CLASS
\$04.65
02 1P
0002368945 JAN 14 2005
MAILED FROM ZIP CODE 87109

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

LICK Treadwell
5004 Watercress NE
Albuquerque, NM 87113

2. Article Number

(Transfer from service label)

91 7108 2133 3931 2005 8482

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

Agent

Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? Yes
if YES, enter delivery address below: No

3. Service Type

Certified Mail

Express Mail

Registered

Return Receipt for Merchandise

Insured Mail

C.O.D.

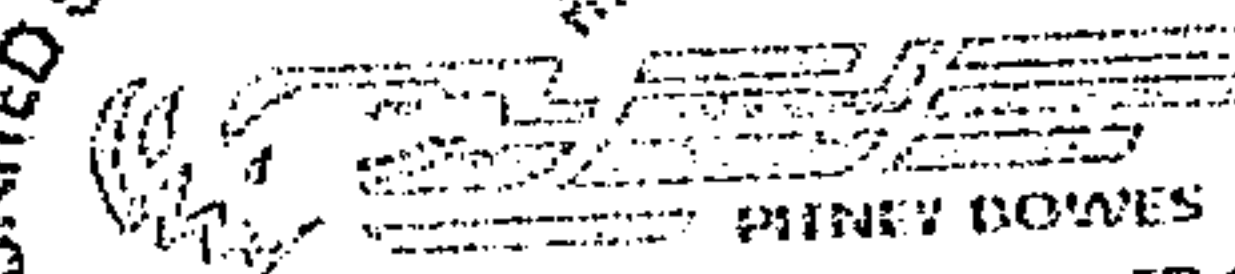
4. Restricted Delivery? (Extra Fee)

Yes

INC.
E
7109



91 7108 2133 3931 2005 8475

UNITED STATES POSTAGE

 PINKY DOWES
 \$ 04.65⁰⁰
 02 1P
 0002368945 JAN 14 2005
 MAILED FROM ZIP CODE 87109

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
 Harry Caudill
 4915 Watercress NE
 Albuquerque, NM 87113

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee
 X

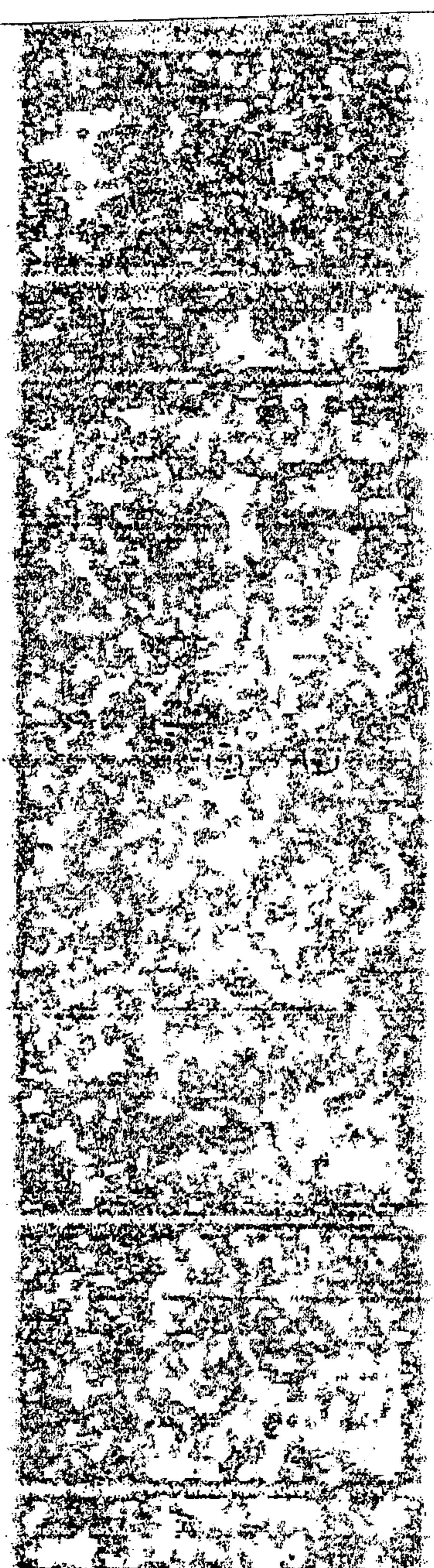
B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? Yes
 if YES, enter delivery address below: No

3. Service Type
 Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

2. Article Number
 (Transfer from service label) 91 7108 2133 3931 2005 8475



ON, INC.
NE
87109



91 7108 2133 3931 2005 8468

CERTIFIED MAIL

UNITED STATES POSTAGE
02 1F \$04.65⁰⁰
0002368945 JAN 14 2005
MAILED FROM ZIP CODE 87109

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
 Keilani Mcbrannah
 7600 Rio Guadalupe NE
 Albuquerque, NM 87122

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 X Addressee

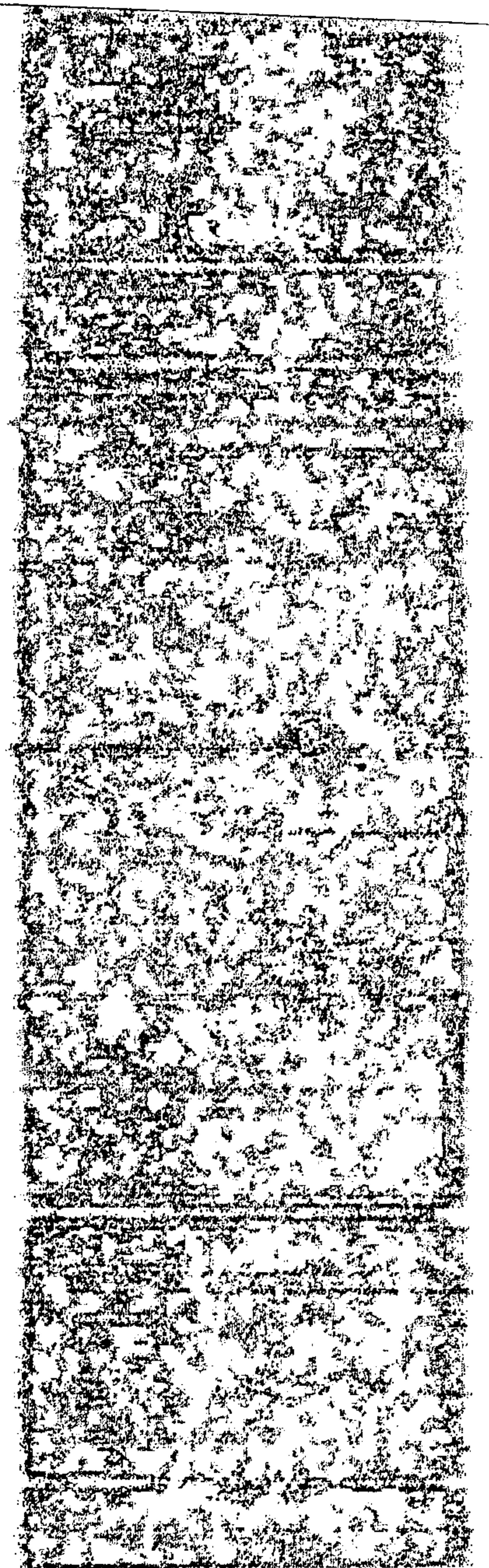
B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? Yes
 if YES, enter delivery address below: No

3. Service Type
 Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

2. Article Number (Transfer from service label) 91 7108 2133 3931 2005 8468



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

PAID RECEIPT

APPLICANT NAME D. R. Horton
 AGENT Bohannan Huston
 ADDRESS 7500 Jefferson NE
 PROJECT & APP # 1003594/05DRB 00086
 PROJECT NAME Ventana Ranch west Tr 1A, 1B, 3

*****DUPLICATE***
 City of Albuquerque
 Treasury Division**
 1/14/2005 10:03AM LOC: ANNX
 RECEIPT# 00037155 WSH# 007 TRNSH# 0010
 Account 441032 Fund 0000
 Activity 3424000 TRSLJ5
 Trans Amt \$140.00
 J24 Misc \$20.00

\$ 200.00 441032/3424000 Conflict Management Fee
 \$ 45.00 441006/4983000 DRB Actions
 \$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals
 \$ 75.00 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
 \$ 140.00 TOTAL AMOUNT DUE

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

Bohannan Huston
 COURT YARD 7500 JEFFERSON STREET NE
 ALBUQUERQUE, NM 87109-4335
 505.823.1000
 City of Albuquerque
 Treasury Division
 DUPLICATE
 City of Albuquerque
 Treasury Division
 PO Box 1313
 Albuquerque, NM 87103-1313 US

BANK OF AMERICA
 ALBUQUERQUE, NEW MEXICO
 95-32 / 1070
 133030
 1/14/2005
 NO. 133030
 DUPLICATE
 City of Albuquerque
 Treasury Division
 \$140.00
 1/14/2005 10:03AM BOHANNAN-HUSTON INC. ANNX
 RECEIPT# 00037157 WSH# 007 TRNSH# 0010
 Account 441018 Fund 0000
 Activity 4971000 TRSLJ5
 Trans Amt \$140.00
 J24 Misc \$75.00
 CK \$15.00
 AUTHORIZED SIGNATURE

Thank You
 TO THE ORDER OF

⑈ 133030⑈ ⑆ 107000327⑆ 002865999404⑈

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 \$3.75 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 1-25-05 To 2-9-05

5. REMOVAL

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

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

Stephanie Stratton
(Applicant or Agent)

1-14-05
(Date)

I issued 3 signs for this application, 1-14-05
(Date)

[Signature]
(Staff Member)

DRB PROJECT NUMBER: 1003594

BRIAR RIDGE

FILED: MAY 21, 1998

35 36 (98C-145)

BRIAR RIDGE AVENUE NW

TRACT 3

BURG STREET NW

8B

BURG STREET NW

34

33

14

PLAT OF LOTS 12A BRIAR RIDGE

FILED: DECEMBER 10, 1998 (98C-344)

13A

12A

11

10

100' TEMPORARY DRAINAGE, PUBLIC UTILITY AND TRAIL EASEMENT FILED: NOVEMBER 30, 1995 (95C-430) TO REMAIN

AMAFCA RW

100' TEMPORARY DRAINAGE, PUBLIC UTILITY AND TRAIL EASEMENT FILED: NOVEMBER 30, 1995 (95C-430) TO BE VACATED BY VACATION ACTION. 100' TEMPORARY DRAINAGE EASEMENT ALSO REQUIRES A QUICK CLAIM DEED FROM AMAFCA VIA THE AMAFCA QUICK CLAIM PROCESS.

3B-3

17

16

15

14

VISTA ALTA ROAD

TRACT 1A

1A

TRACT 1B

1B

18

19

20

VISTA CASAS AT VENTANA

FILED: AUGUST 2, 1997 (97C-255)

3B-2

26

25

24

VISTA CASITAS

28

29

27

3B-1

SHEET 4

8" W 480.39'

8

9

C2

PASEO DEL NORTE NW (RW VARIES)

17

16

PROJECTED SECTION LINE

EXHIBIT "A"
VACATION REQUEST EXHIBIT
VENTANA MESA SUBDIVISION UNIT 1
(REPLAT OF TRACT 1A, 1B AND 3
AT VENTANA RANCH WEST)

Vacation
EXHIBIT B
Date 1/26/05
2/9/05



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: D.R. HORTON HOMES
 ADDRESS: 4400 ALAMEDA BLVD. NE SUITE B
 CITY: ALBUQUERQUE
 Proprietary interest in site: OWNER
 AGENT (if any): BOHANNAN HUSTON INC.
 ADDRESS: 7500 JEFFERSON NE
 CITY: ALBUQUERQUE

STATE NM ZIP 87109

PHONE: 797-4245
 FAX: 797-9881
 E-MAIL: _____

STATE NM ZIP 87109

PHONE: 823-1000
 FAX: 798-7988
 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. TRACTS 1A, 1B, & 3 Block: _____ Unit: _____

Subdiv. / Addn. VENTANA MESA SUBDIVISION UNIT 1

Current Zoning: R-LT Proposed zoning: _____

Zone Atlas page(s): B8, B9 No. of existing lots: 1 No. of proposed lots: 134

Total area of site (acres): 31.8341 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. _____ MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: PASEO DEL NORTE BLVD. NW
 Between: VENTANA WEST PKWY 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# 1003594/04-01199

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: 8/11/04

SIGNATURE

DATE 1/25/05

(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 type="checkbox"/> All checklists are complete	<u>05DRB - -00166</u>	<u>FP</u>	<u>CMF</u>	<u>\$ 20.00</u>
<input type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus				Total
<input type="checkbox"/> F.H.D.P. fee rebate	Hearing date <u>2-9-05</u>			<u>\$ 20.00</u>

Olivera Senora 2/1/05
 Planner signature / date

Project # 1003594

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
- Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
- Any original and/or related file numbers are listed on the cover application

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

MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL **Your attendance is required.**

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

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

AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)

AMENDMENT TO GRADING PLAN (with minor changes)

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

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

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

Kevin Patton

 Applicant name (print)

 Applicant signature / date



Form revised 11/04

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

Application case numbers
 05 DRB - 00166

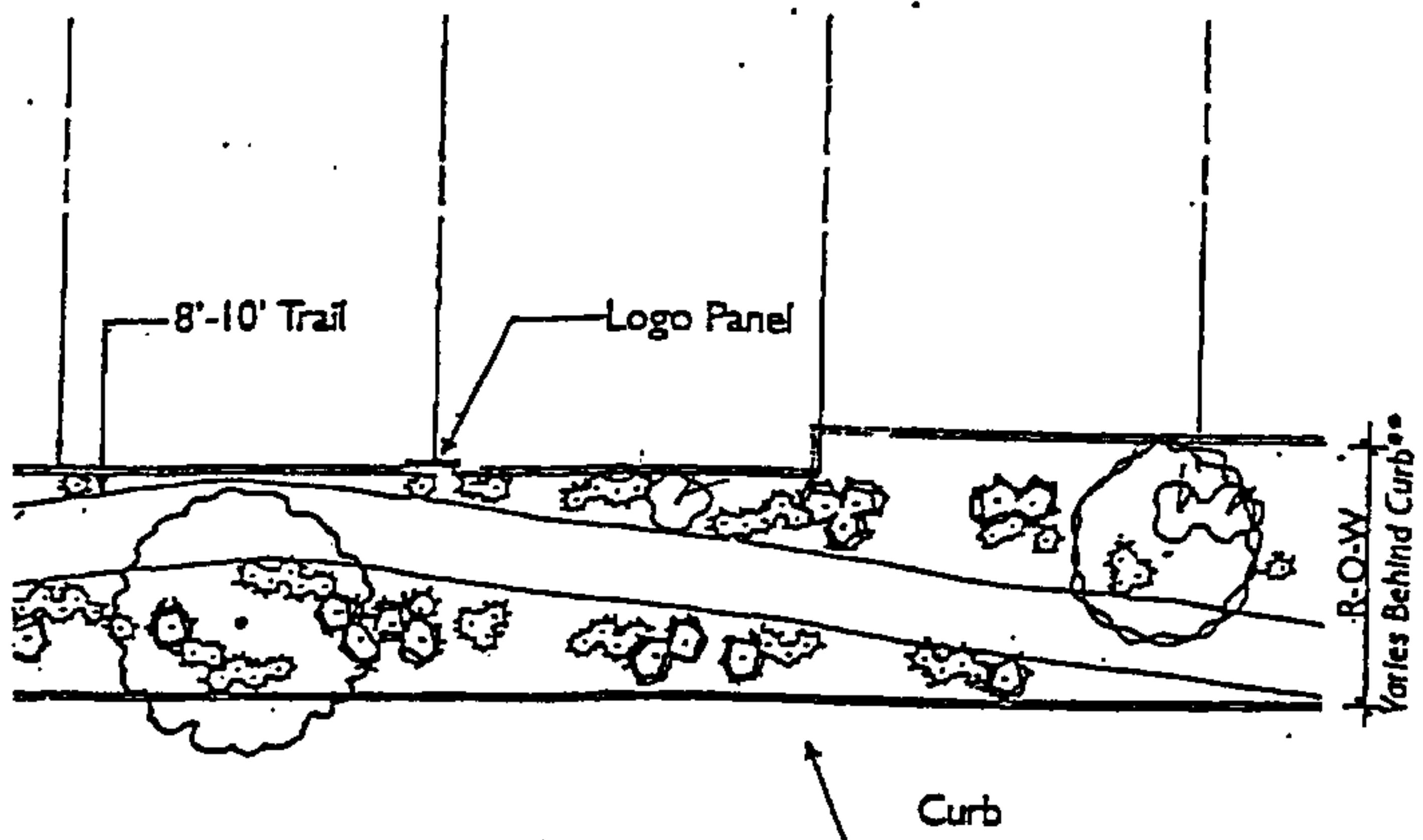
_____ 2/1/05
 Planner signature / date
Project # 1003594

~~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

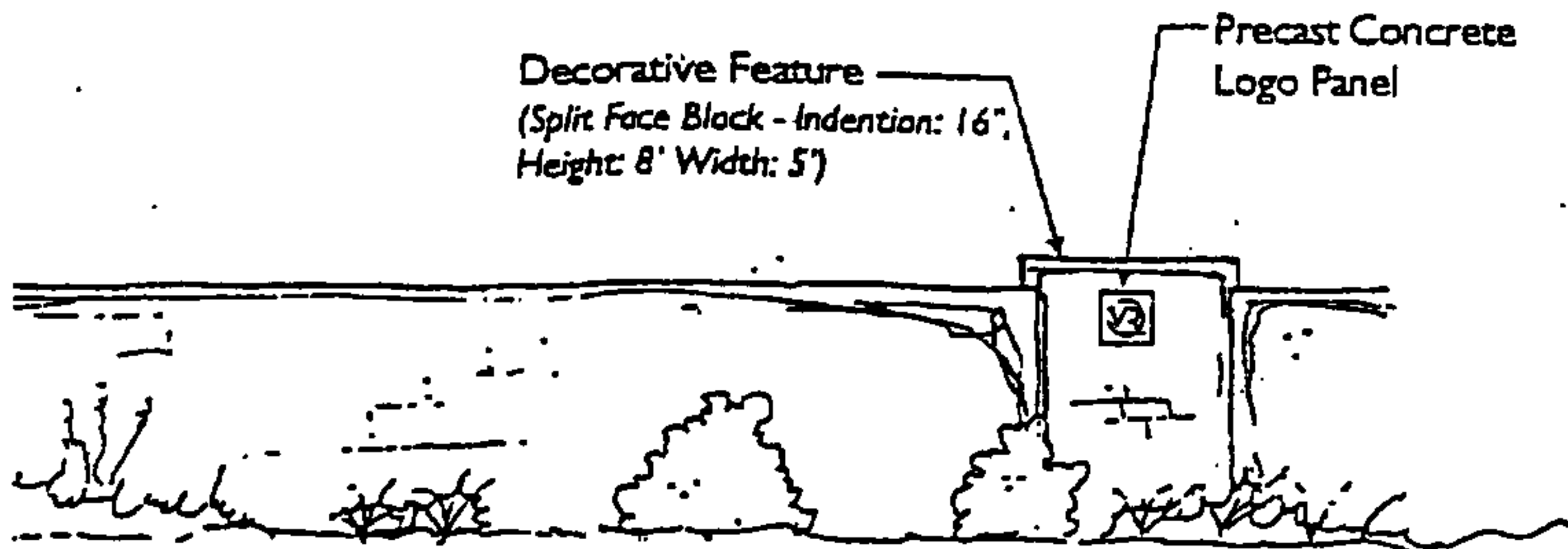
Lady Banks Rose (M)
 Boston Ivy (M)
 Honeysuckle (M)
 Trumpet Vine (M)
 Virginia Creeper (M)

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

9/10/04

Date

VENTANA RANCH WEST

Prepared For:

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

Prepared By:

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

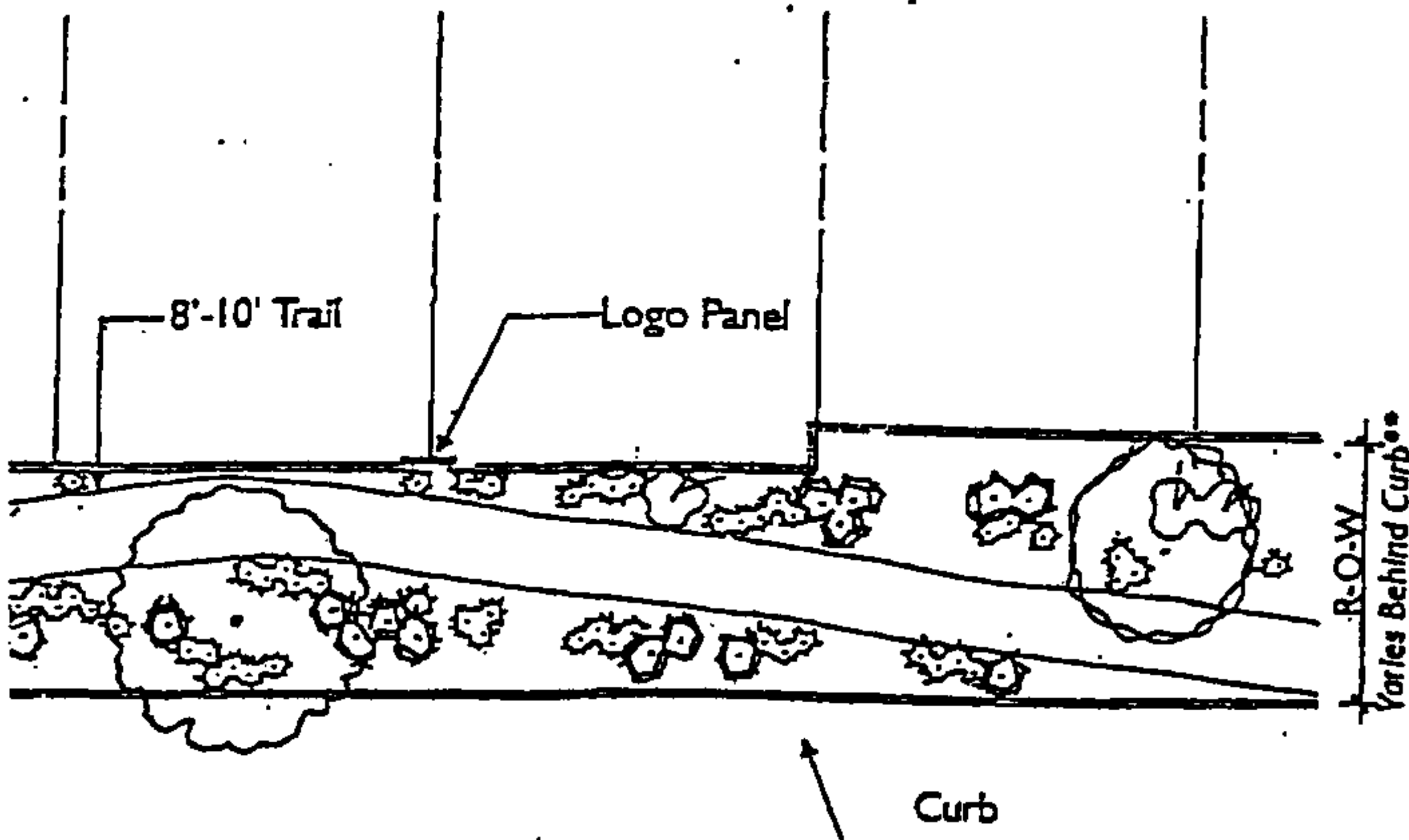
August 30, 2004

~~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

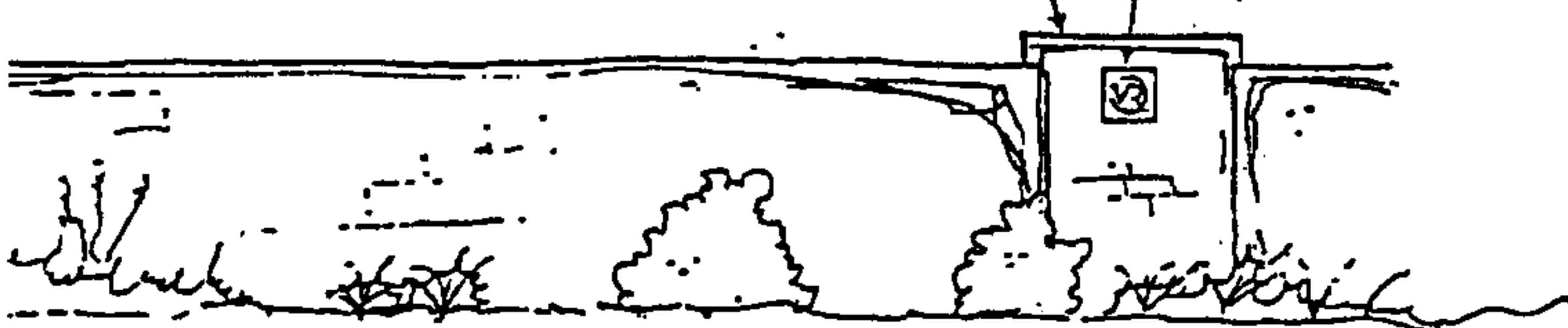
Wildflowers (M)
 Creeping Rosemary (L+)

NOTES

1. The Ventana Ranch West Perimeter Wall complies with the City's Wall Regulations for layout, facade, height, and materials.
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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 Adas B-9.

Decorative Feature
 (Split Face Block - Indentation: 16",
 Height: 8' Width: 5')

Precast Concrete
 Logo Panel



LAYOUT - 3 LOTS/3 LOTS

PROJECT # 1008598

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

Prepared By:

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

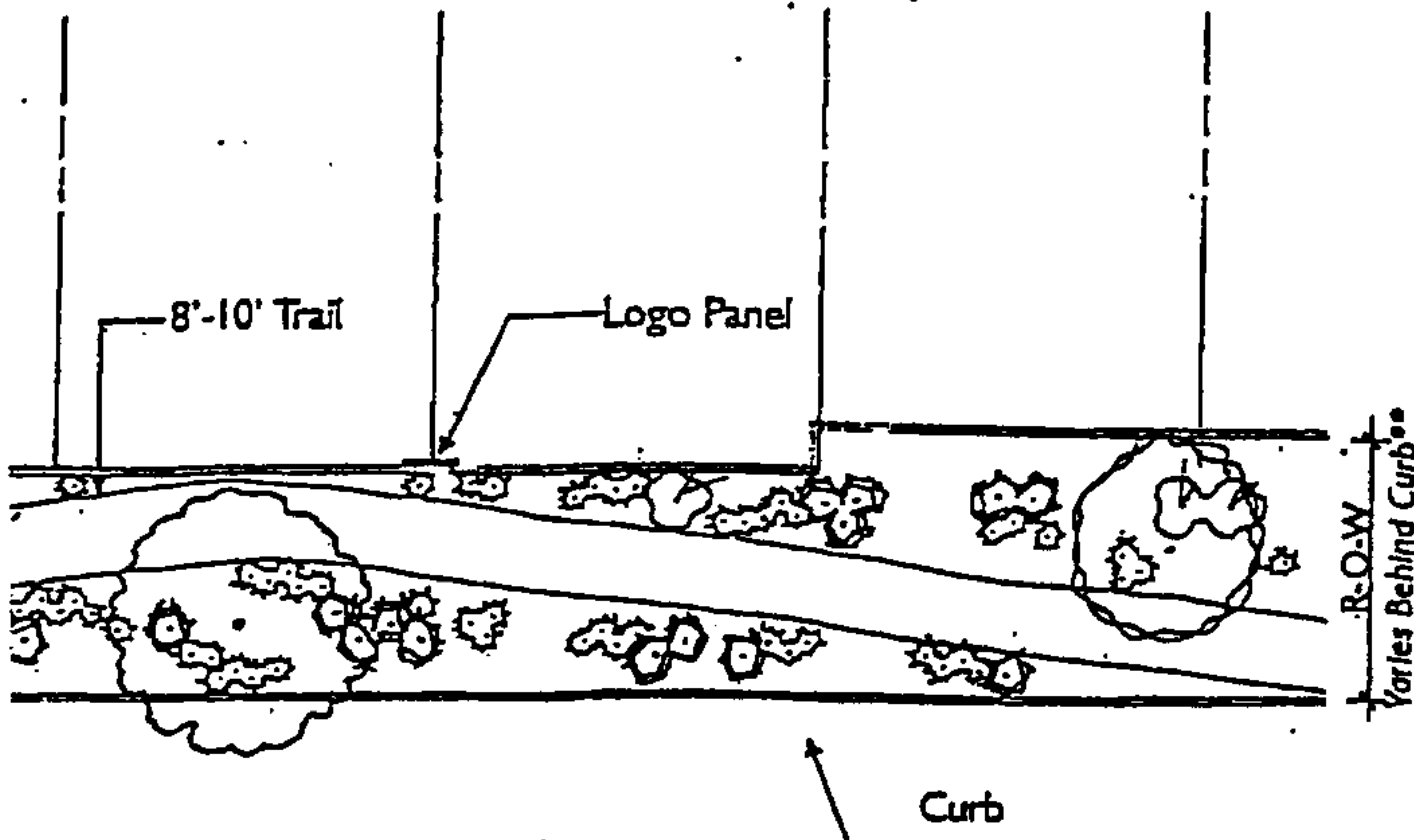
August 30, 2004

~~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.



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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

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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

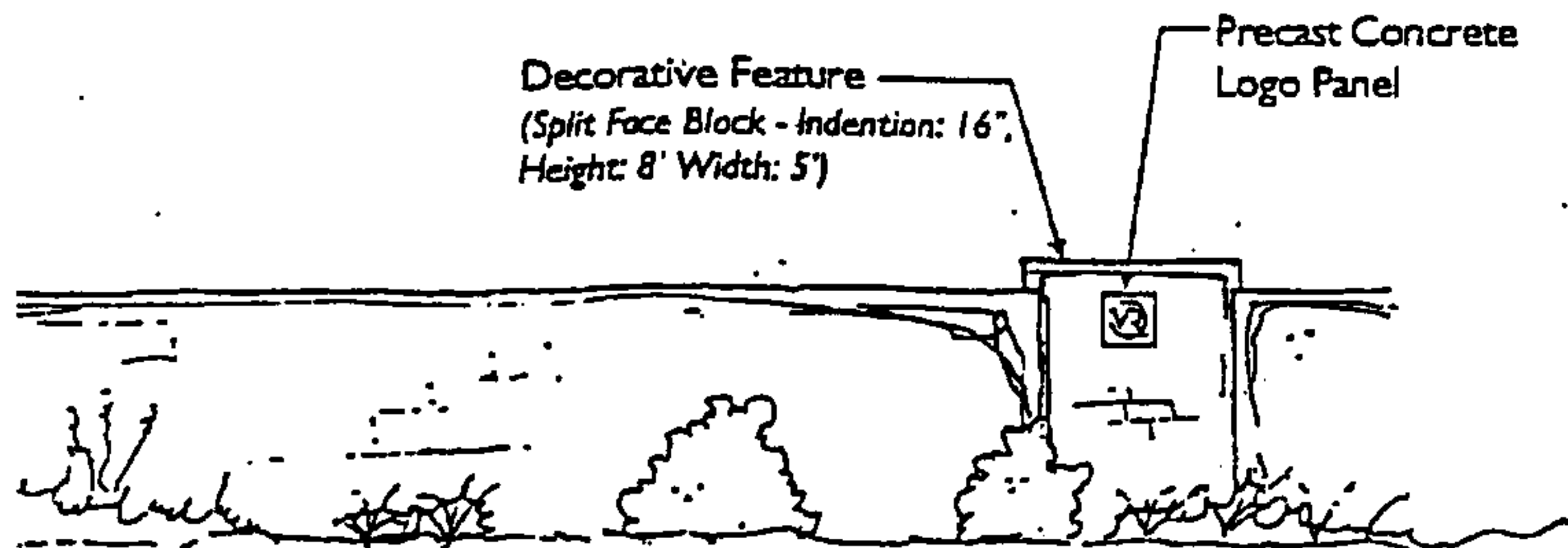
Lady Banks Rose (M)
Boston Ivy (M)
Honeysuckle (M)
Trumpet Vine (M)
Virginia Creeper (M)

Groundcovers

Wildflowers (M)
Creeping Rosemary (L+)

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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

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 31, 2005

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

Re: Final Plat Approval
Ventana Mesa Subdivision Unit 1 DRB# 1003594

Dear Sheran:

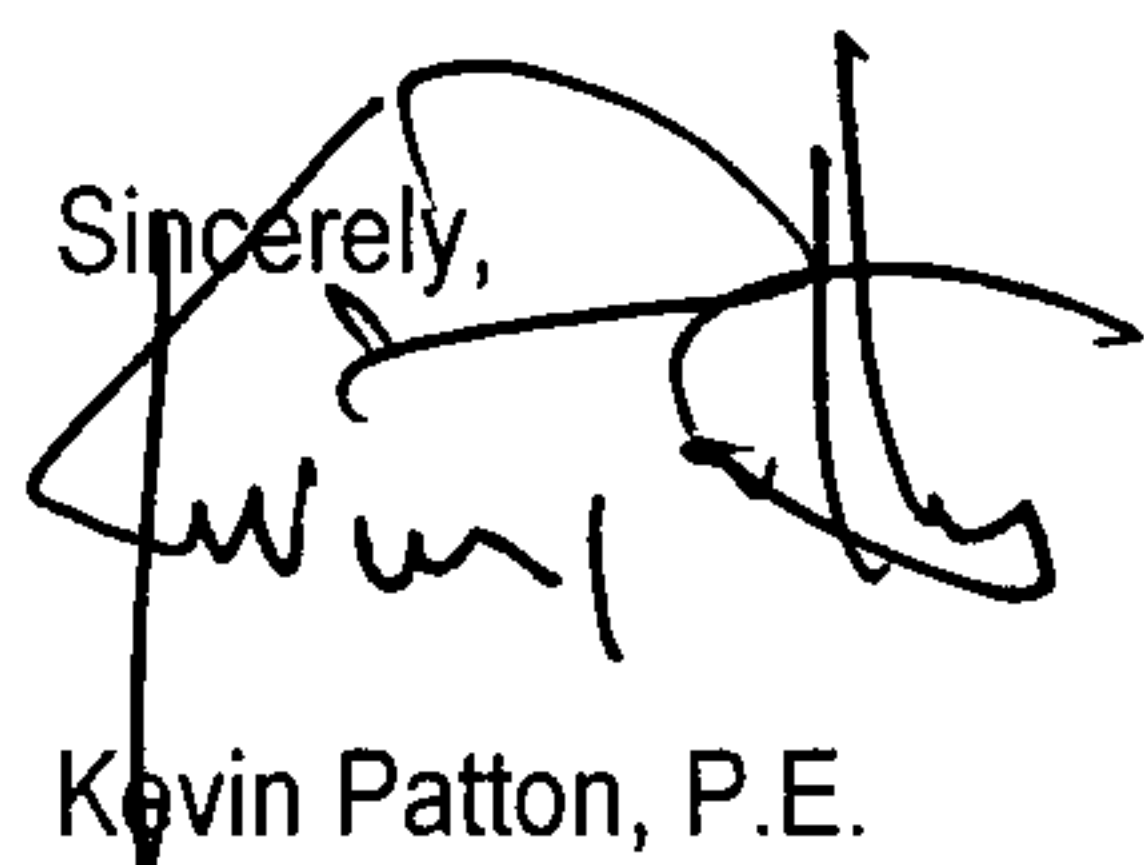
Enclosed for review and approval by the Development Review Board (DRB) are copies of the following information:

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

The purpose of this submittal is to request final plat approval for the referenced development with Ventana Ranch West. The enclosed final plat is in accordance with the approved preliminary plat and recent vacation request. We recently discovered an existing temporary AMAFCA, public utility and trail easement across Tract 1B, Ventana Ranch West that had not be vacated. The vacation action is being heard at DRB on Wednesday, February 9, 2005. The AMAFCA easement was recent quit claimed at the AMAFCA January 27, 2005, board meeting. The recording information of this quit claim is referenced on the final plat.

Please place this item on the DRB Agenda to be heard on February 9, 2005. If you have any questions or require additional information, please contact me.

Sincerely,



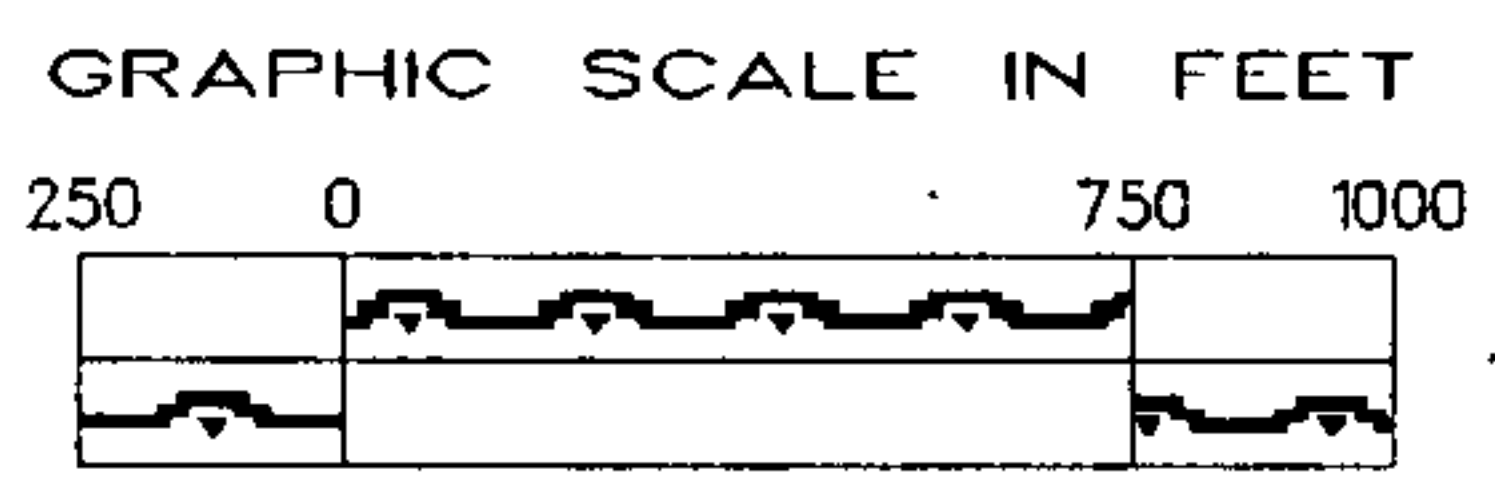
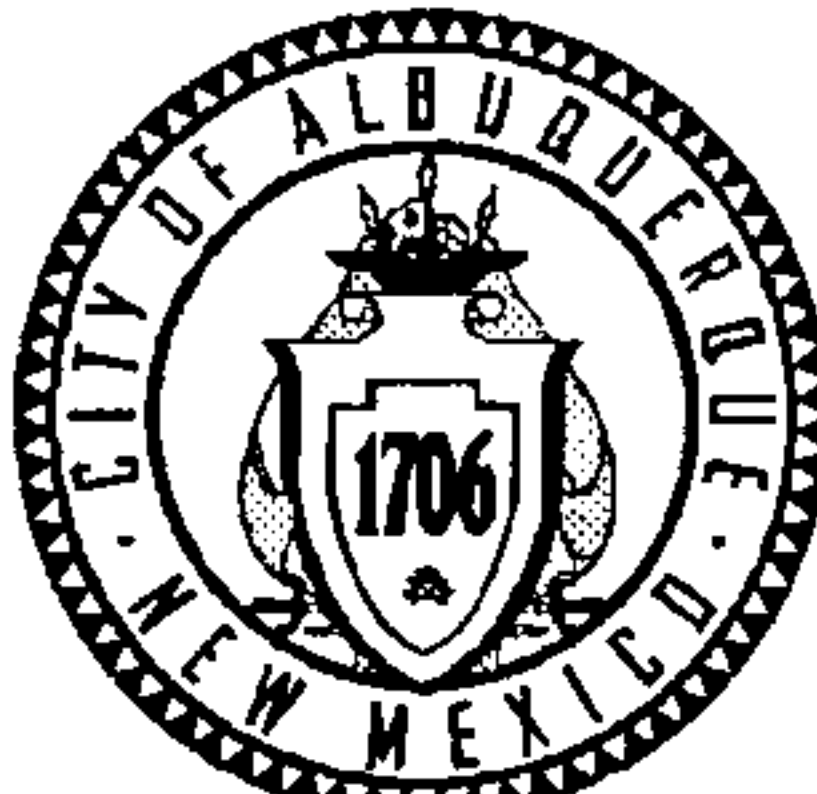
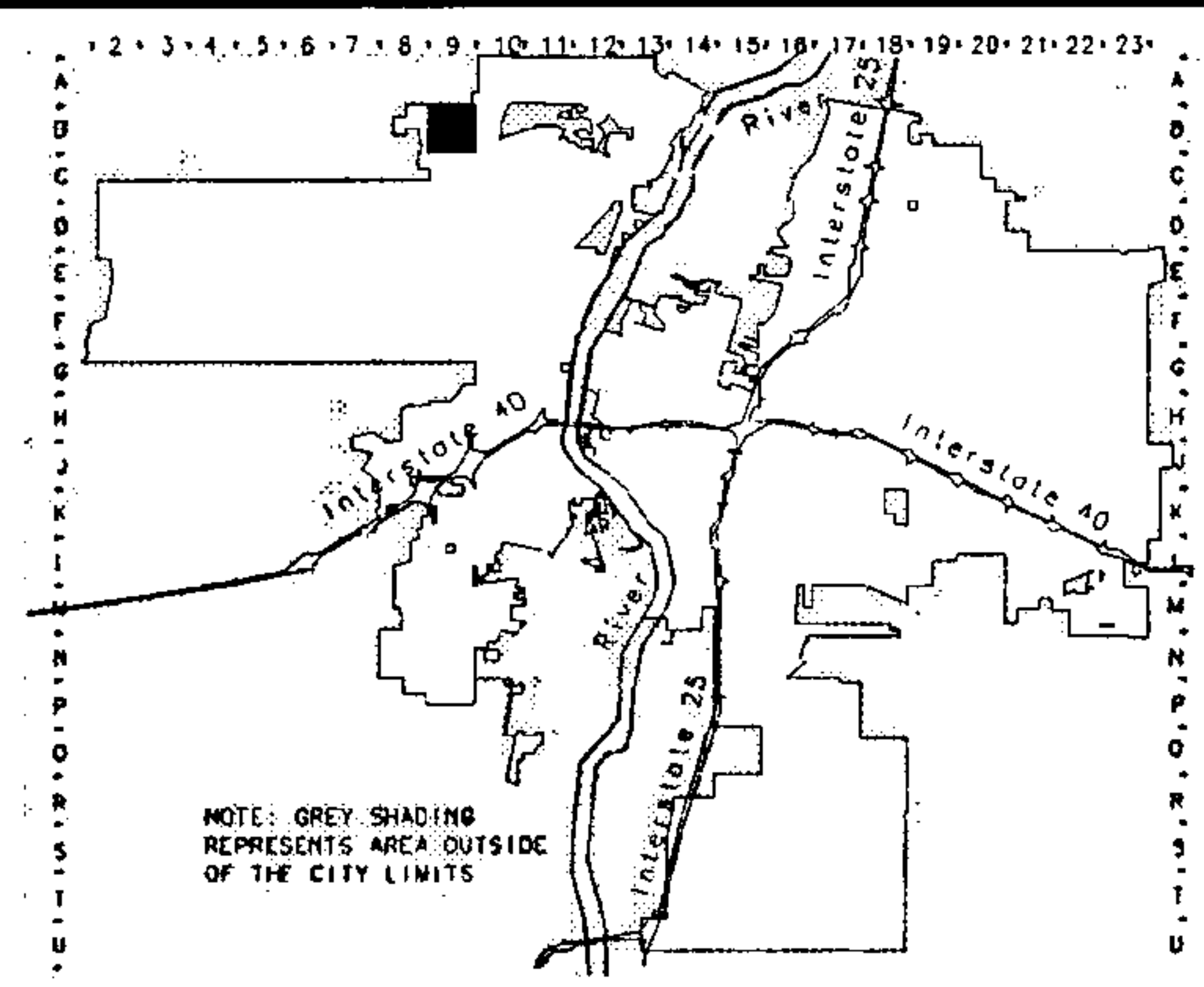
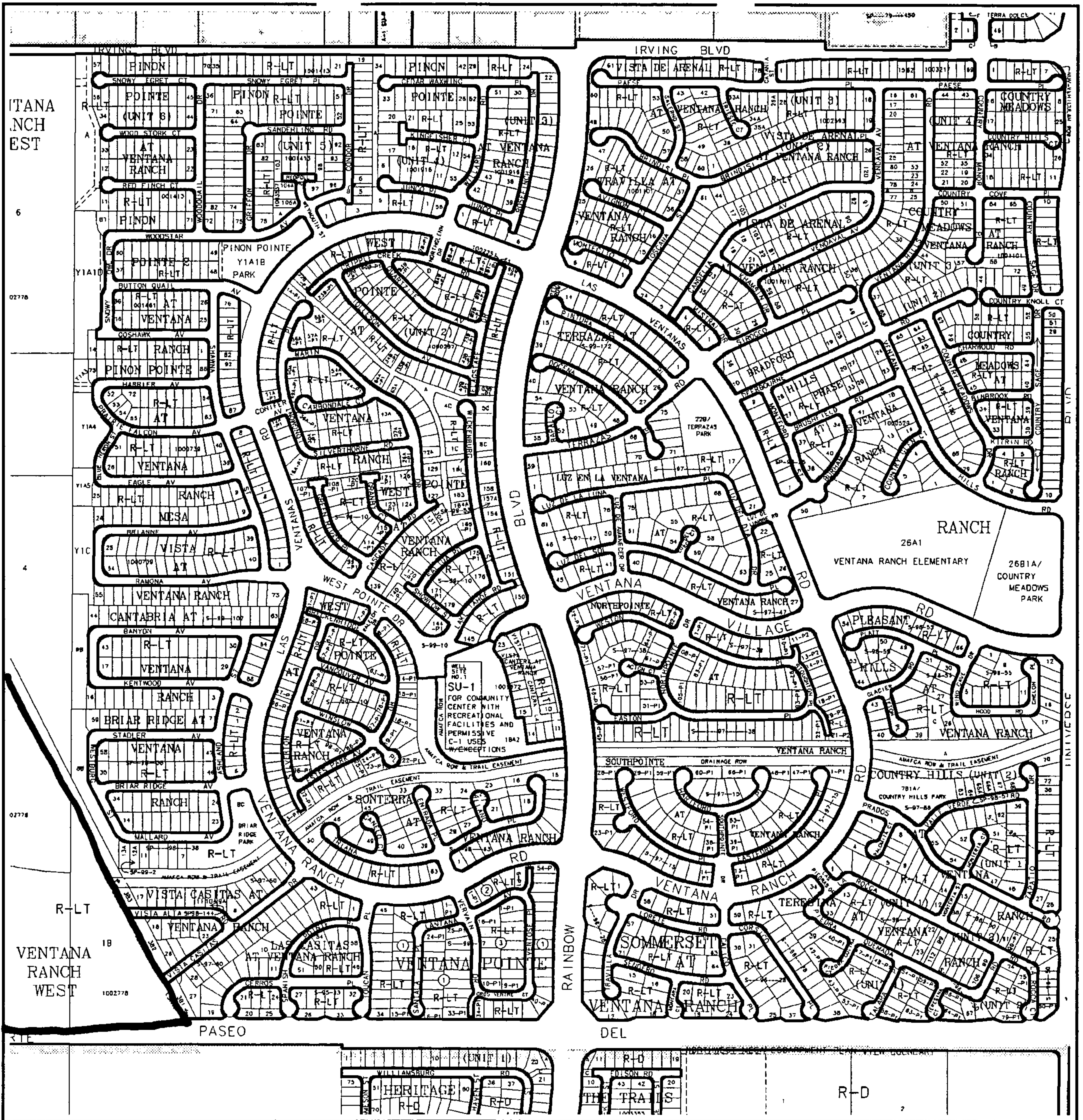
Kevin Patton, P.E.
Vice President
Community Development and Planning Group

SS
Enclosure

ENGINEERING ▲

SPATIAL DATA ▲

ADVANCED TECHNOLOGIES ▲



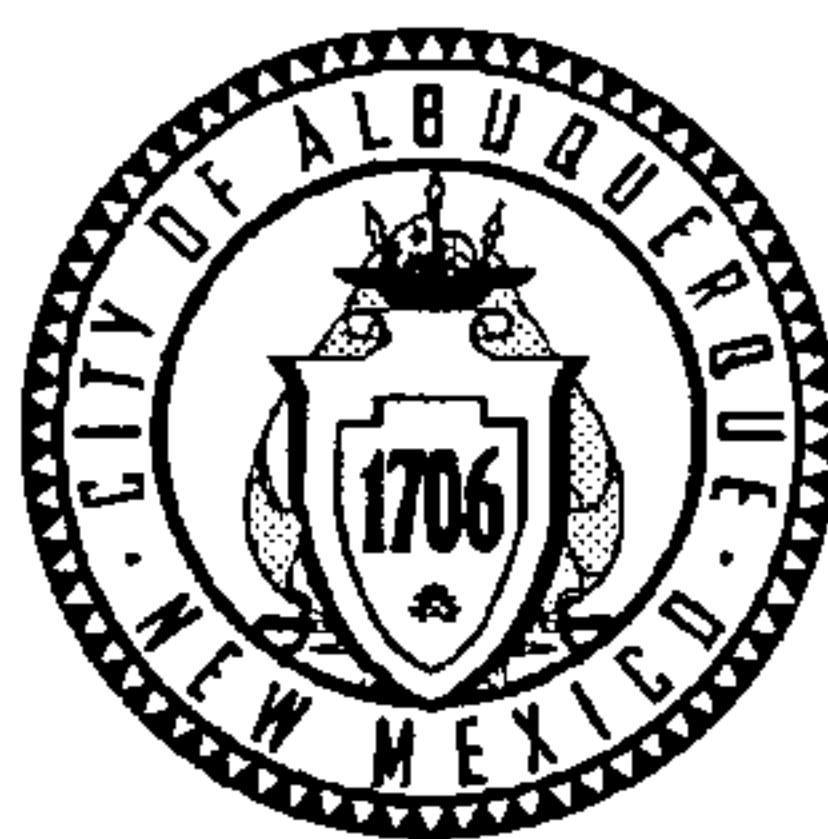
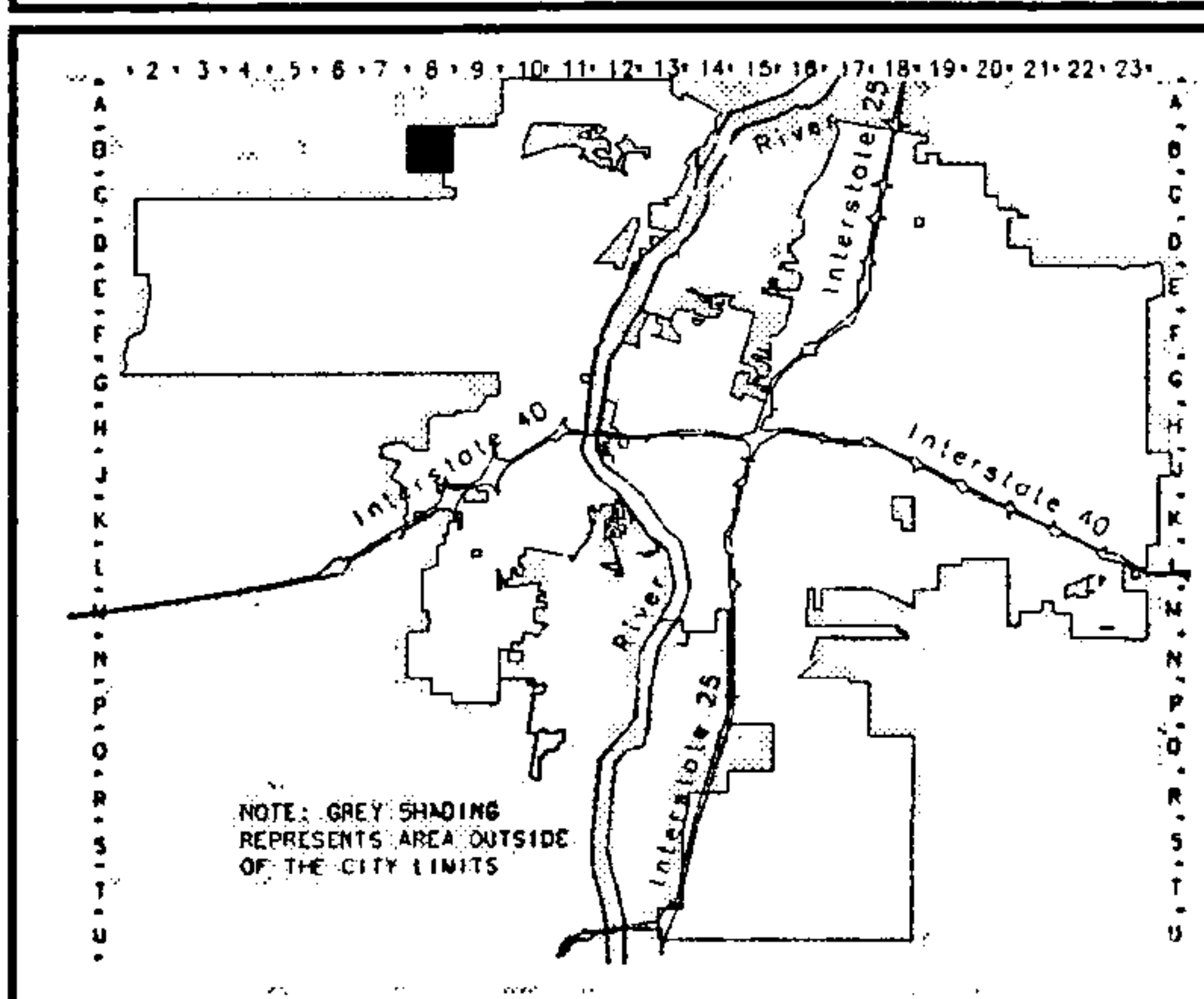
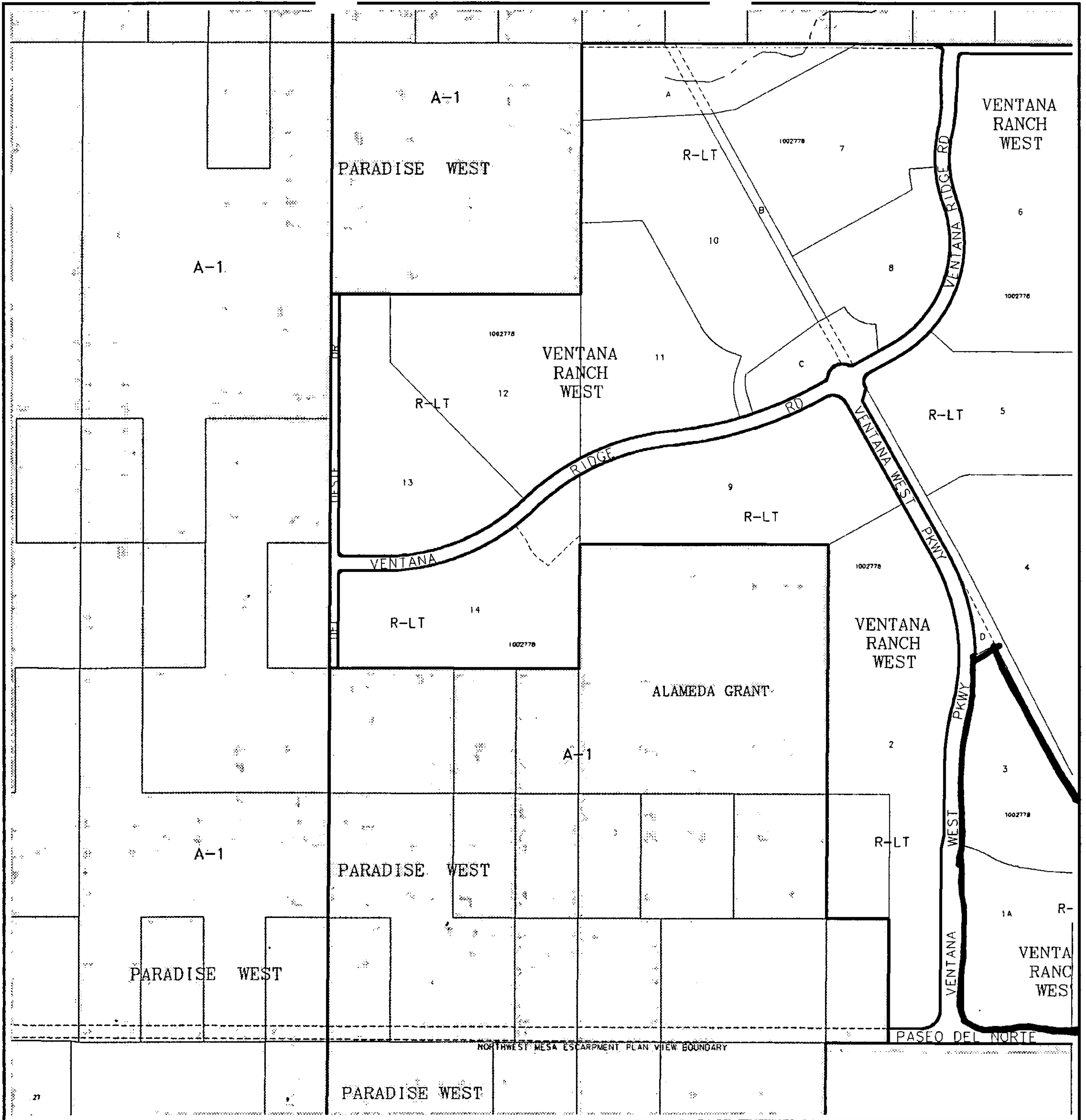
A G I S
 Albuquerque Geographic Information System
 PLANNING DEPARTMENT

© Copyright 2004

Zone Atlas Page

B-9-Z

Map Amended through January 04, 2005



Albuquerque Geographic Information System
PLANNING DEPARTMENT

© Copyright 2004

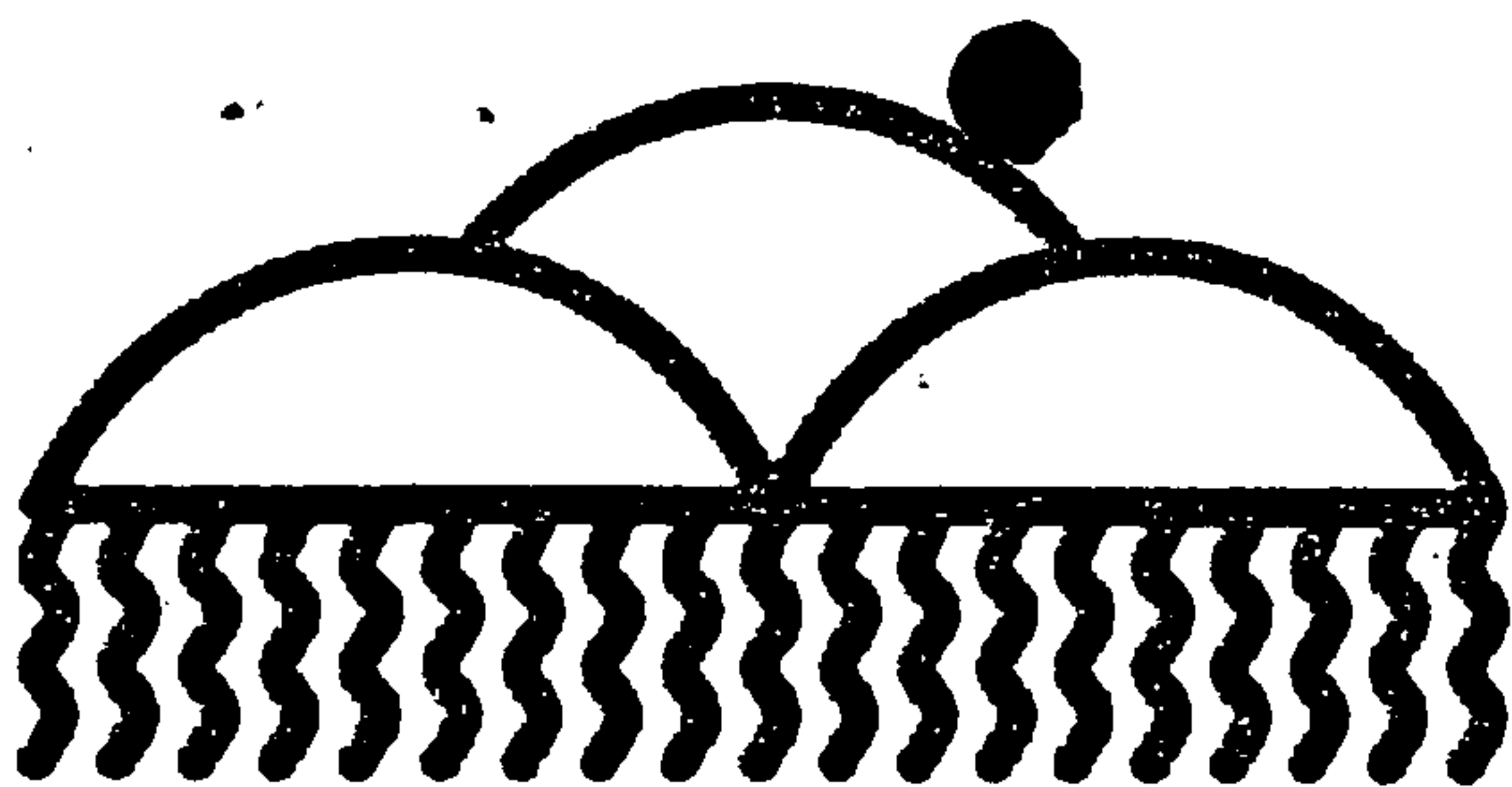
GRAPHIC SCALE IN FEET



Zone Atlas Page

B-8-Z

Map Amended through January 04, 2005



REC'D FEB 01 2005
AMA/CA

2600 Prospect Ave., NE
Albuquerque, NM 87107
(505) 884-2215
(505) 884-0214 Fax

FAX

Kevin Patton@BHI@798-7988

To: Kurt Browning@Sandia From: Marty Eckert

Fax: @856-6335 Pages, including cover sheet: 4

Phone: Date: 1-28-05

Re: QCD Doc # 2005013423

Urgent For Review Please Comment Please Reply

As filed today 1-28-05 for
placing info. on Plat.

Have a great weekend-

Marty

XC: J. Kelly

QUITCLAIM DEED / RELEASE OF EASEMENT

The Albuquerque Metropolitan Arroyo Flood Control Authority, a political subdivision of the State of New Mexico (AMAFCA), hereby quitclaims and releases and discharges of record the west end of the 100' wide temporary easement area containing 0.4613 +/- acres that was granted to AMAFCA by the November 30, 1995 Plat of Ventana Ranch, Plat 95C-430, as the same area to be quitclaimed / released is more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

Said portion of the temporary easement is no longer needed by AMAFCA because drainage in this area of Ventana Ranch West will be confined to an eighty-four inch diameter storm drain pipe to be maintained by the City of Albuquerque in a fifty foot wide City drainage easement.

This Quitclaim Deed / Release of Easement does not affect in any way other easement or fee simple ownership interests of AMAFCA that are located out of the 0.4613 +/- acre area identified on said Exhibit "A".

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

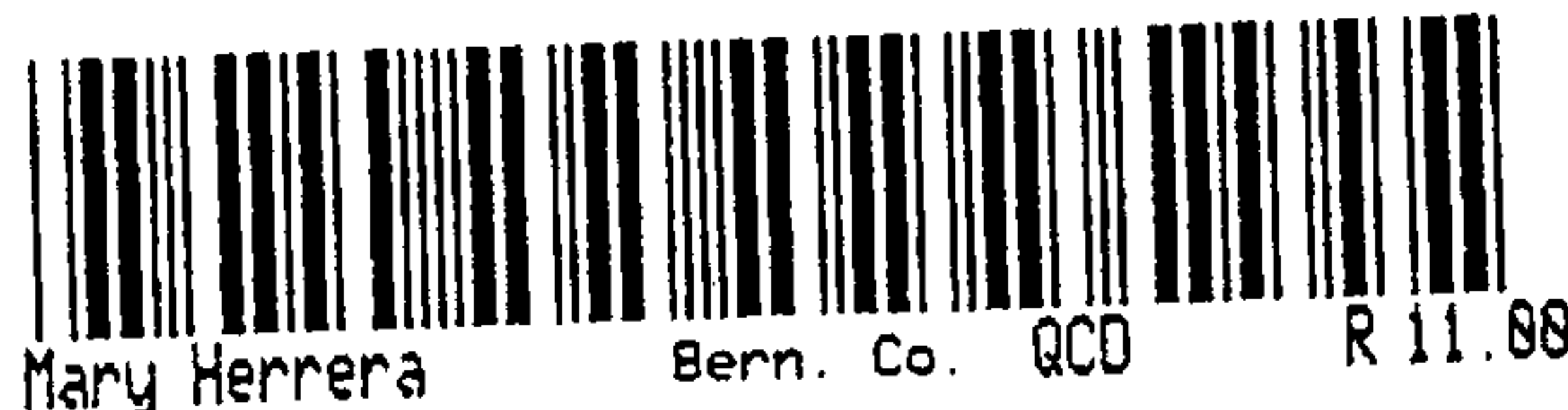
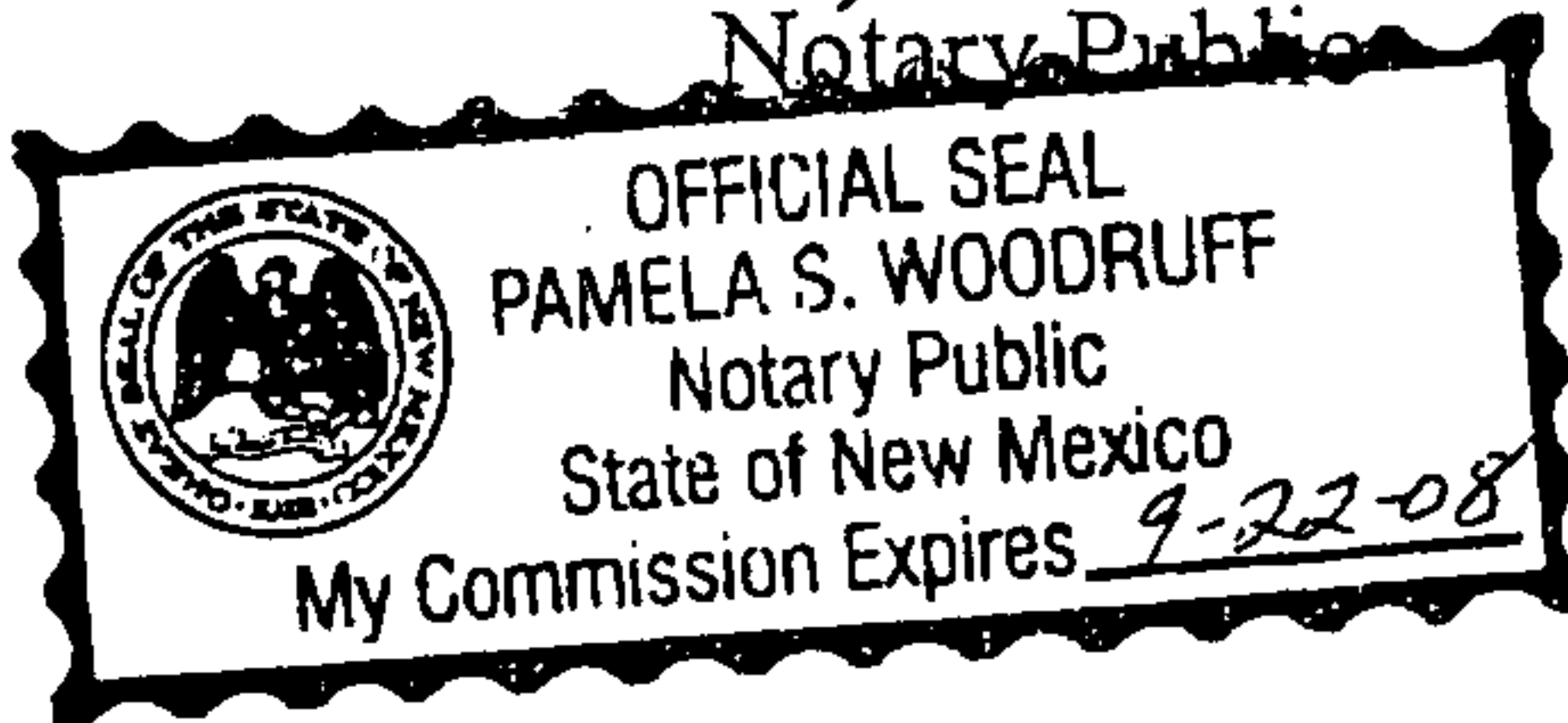
By: Ronald D. Brown
Ronald D. Brown, Chairman
(As authorized at the January 27, 2005 Board Meeting)

STATE OF NEW MEXICO)
) s.s.
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on January 27, 2005 by Ronald D. Brown as Chairman of the Board of Directors of the Albuquerque Metropolitan Arroyo Flood Control Authority, a political subdivision of the State of New Mexico, on behalf of said political subdivision.

9-22-08
My commission expires:

Pamela S. Woodruff
Notary Public



2005013423
6209465
Page: 1 of 2
01/28/2005 10:16A
BK-A91 Pg-3375

01/28/2005

10:16A

RECEIPT # 362658

Mary Herrera

Bernalillo County, NM
PO Box 542
Albuquerque, NM 87103

FROM : SANDRA K/MARTIN W ECKERT JR/AMAF
BY : CKFRONTI

REC.NO.: 2005013423 # Pgs 2
ECS NUM: A91/3375
DOC TYPE: QUITCLAIM DEED
FEE: 11.00

TOTAL FEE -----> 11.00
AMOUNT (Check) RECEIVED -----> (11.00)
Check # 10039 (11.00)
SANDRA K/MARTIN W ECKERT JR/AM

AF
I Check Received

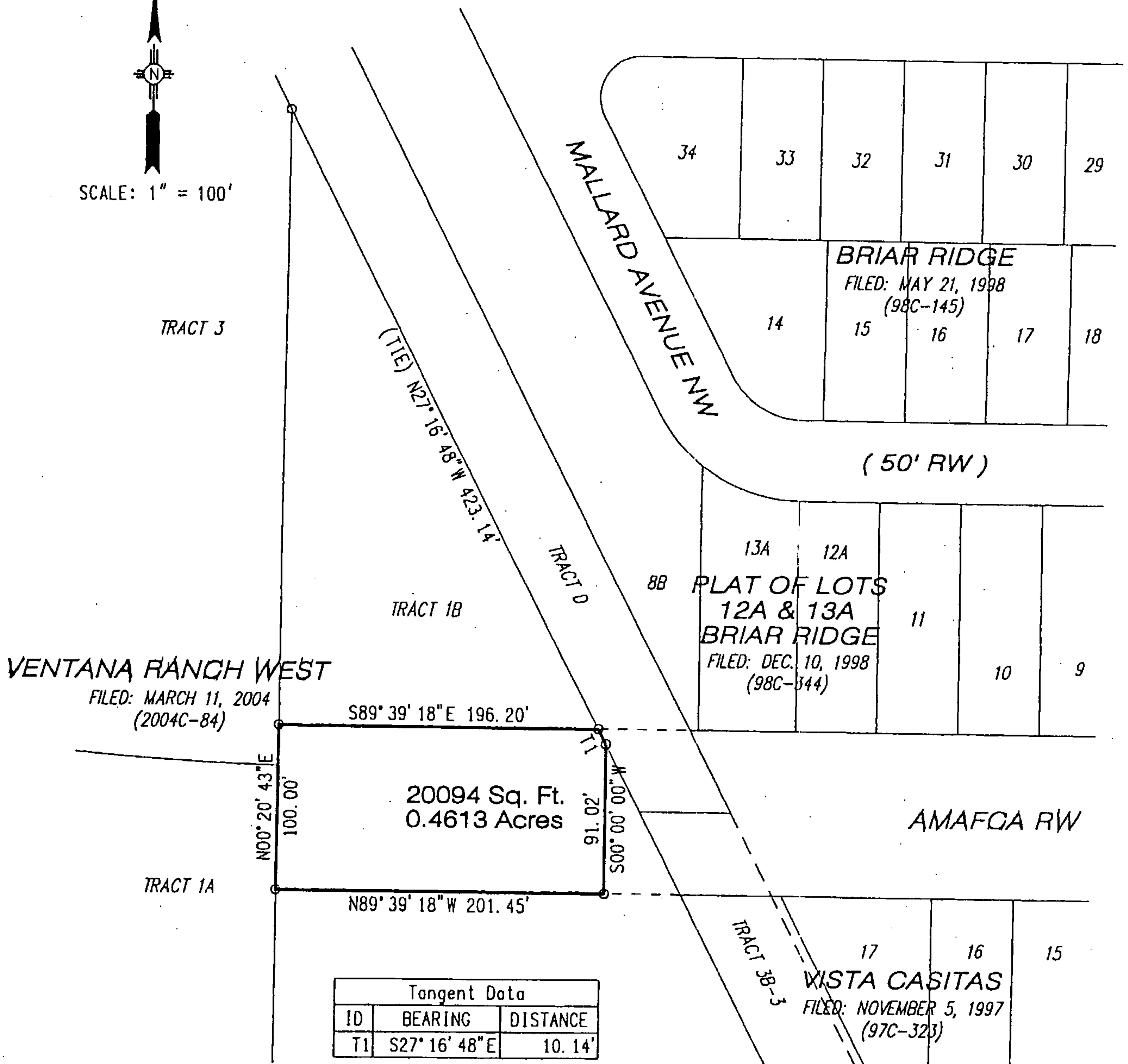
CHANGE -----> 0.00

*** RECEIPT ***

EXHIBIT "A"



SCALE: 1" = 100'



Tangent Data		
ID	BEARING	DISTANCE
T1	S27°16'48"E	10.14'

DESCRIPTION

A certain tract of land situate within the Town of Alameda Grant, within projected Section 9, Township 11 North, Range 2 East, New Mexico Principal Meridian, Bernalillo County, Albuquerque, New Mexico, being and comprising a northerly portion of Tract 1B of the BULK LAND PLAT FOR VENTANA RANCH WEST, Albuquerque, New Mexico, as the same is shown and designated on the plat thereof, recorded in the office of the County Clerk of Bernalillo County, New Mexico on March 11, 2004 in Book 2004C, Page 84 as Document No. 2004032553 and being more particularly described as follows:

BEGINNING at a point on the northerly line of a 100 foot wide easement as described in Book 95C, Page 430 filed November 30, 1995, also being a point on the easterly boundary line of said Tract 1B, also being a point on the westerly boundary line of Tract D of the BULK LAND PLAT FOR VENTANA RANCH WEST, as the same is shown and designated on the plat thereof, recorded in the office of the County Clerk of Bernalillo County, New Mexico on March 11, 2004 in book 2004C, Page 84 as Document No. 2004032553, whence the Northwest Corner of said Tract 1B bears N27°16'48"W a distance of 423.14 feet, thence leaving said northerly easement line and running along the easterly boundary line of said Tract 1B and the westerly boundary line of said Tract D, S27°16'48"E, a distance of 10.14 feet to a point, thence leaving said easterly boundary line of Tract 1B and said westerly boundary line of Tract D and running thence along the easterly boundary line of the tract herein described, S00°00'00"W, a distance of 91.02 feet to the southeast corner of the tract herein described, a point on the southerly line of said 100 foot wide easement; thence, along said southerly easement line N89°39'18"W, a distance of 201.46 feet to the southwest corner of the tract herein described, identical to the southwest corner of said 100 foot wide easement, a point on the westerly boundary line of said Tract 1B, thence running along the westerly boundary line of said Tract 1B and the westerly line of said 100 foot wide easement, N00°20'43"E, a distance of 100.00 feet to the northwest corner of the tract herein described, identical to the northwest corner of said 100 foot wide easement; thence leaving the westerly boundary line of said Tract 1B and running along the northerly boundary line of said 100 foot wide easement, S89°39'18"E, a distance of 196.20 feet to the point and place of beginning.

Tract contains 20,094 Square Feet or 0.4613 acre, more or less.

Robert Gromatzky
Robert Gromatzky
New Mexico Professional Surveyor 16469

Date: January 19, 2005

Bohannon & Huston INC.

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



2005013423
 6289465
 Page: 2 of 2
 01/28/2005 10:16A
 R 11.80 Bk-P81 Pg-3375
 Mary Herrera
 Bern. Co. QCD

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

PAID RECEIPT

APPLICANT NAME D. R. Hoston Homes

AGENT Bohannon Huston

ADDRESS _____

PROJECT & APP # 1003594/05DRB00166

PROJECT NAME Ventana Mesa Unit 1

\$ 20.00 441032/3424000 Conflict Management Fee

\$ _____ 441006/4983000 DRB Actions

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

\$ _____ 441018/4971000 Public Notification

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

\$ 20.00 TOTAL AMOUNT DUE

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

DUPLICATE
City Of Albuquerque
Treasury Division

2/1/2005 11:10AM LOC: ANNX
RECEIPT# 00035464 WSH 008 TRANSH 0016
Account 441032 Fund 0110
Activity 3424000 TRSDMM
Trans Amt \$20.00
J24 Misc \$20.00
CA \$20.00
CHANGE \$0.00

Thank You

FIGURE 19
SIDEWALK DEFERRAL AGREEMENT
PROJECT NO. 740482

THIS AGREEMENT is made this 19th day of January, 2005, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P.O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103 and D.R. Horton, Inc. ("Developer"), whose address is 4400-B Alameda NE, Albu. NM 87113 and whose telephone number is 797-4245, a (state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc. :) Delaware corporation, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

WHEREAS, the Developer is developing certain lands within the City of Albuquerque, County of Bernalillo, State of New Mexico, known as (existing legal description) Ventana Ranch West Tracts 1A, 1B & 3 (the "Subdivision"); and

WHEREAS, the Developer has submitted and the City has approved Developer's development plans and (state "preliminary" or "final":) preliminary plat plat, to be identified as (state name of plat:) Ventana Mesa; and

WHEREAS, Developer has requested and the City has determined that it is acceptable for the Developer to defer construction of the sidewalks within the Subdivision until after construction of other required infrastructure; and

WHEREAS, the Subdivision Ordinance requires all sidewalks to be completed within four (4) years after execution of the Agreement to Construct Subdivision Improvements; and

WHEREAS, the Developer must execute and deliver to the City an Agreement and an acceptable financial guaranty to provide funds for construction of the sidewalk improvements in case the Developer does not complete the construction as required.

THEREFORE, the City and the Developer agree:

1.A. Sidewalk Construction Deadline. Developer has obtained a sidewalk deferral, as shown in the attached Exhibit "A", which is a copy of the Development Review Board's decision regarding the deferral granted. Developer agrees to utilize the City's sidewalk permit process and complete the sidewalk to the satisfaction of the City by October 13, 2008 ("Sidewalk Construction Deadline").

B. Request for Extension. If this Sidewalk Deferral Agreement establishes a Sidewalk Construction Deadline which is less than four (4) years after execution of the Subdivision Improvements Agreement, the Developer may request an extension from the Project Review Section for an additional period of time, which shall not exceed a total of four years after execution of the Subdivision Improvements Agreement. The form of the Financial Guaranty extension and the amount must be approved by the City, but shall not exceed 125% of the City's estimate of the cost of construction at the time Developer requests an extension. If the Developer will need more than four (4) years after execution of the Subdivision Improvements Agreement to construct the sidewalks, the Developer must request and obtain an extension from the Development Review Board and submit the required documentation to the Design Review Section before expiration of the four (4) years.



2. Financial Guaranty. Developer will provide a financial guaranty in an amount of not less than 125% of the cost of constructing the sidewalk improvements within the Subdivision, as determined by the City. The financial guaranty must be irrevocable and may be in the form of a City-approved bond, letter of credit, escrow deposit or loan reserve letter issued by a federally insured financial institution; a bond issued by a surety qualified to do business in New Mexico; or other pledge of liquid assets which meets all City requirements. The City must be able to call the financial guaranty at any time within the sixty (60) days immediately following the Sidewalk Construction Deadline. To meet the Subdivision Ordinance requirements, the Developer has provided the following "Financial Guaranty":

Type of Financial Guaranty: Subdivision Bond # 10101618
Amount: \$ 75,060.31 Name of Financial Institution or
Surety providing Guaranty: LOYON INSURANCE COMPANY
Date City first able to call Guaranty (Sidewalk Construction
Deadline): October 18, 2008.
If Guaranty other than a Bond, last day City able to call
Guaranty is: _____
Additional Information: Deferred²⁰ Sidewalks

3. Completion, Acceptance and Release. The Developer shall report completion of sidewalk construction in writing to the City. The City shall inspect the sidewalks to verify completion. Upon acceptance of the improvements, the City shall promptly release the financial guaranty and Sidewalk Deferral Agreement.

4. Conveyance of Property Rights. When the sidewalks have been constructed, if the City does not own the real property upon which the sidewalks are constructed, the Developer shall convey to the City the real property rights required by the City together with the improvements, free and clear of all claims, encumbrances and liens, before the City will release the Financial Guaranty and Sidewalk Variance Agreement. Conveyance may be by dedication on the final plat of the Subdivision.

5. Indemnification. Until the sidewalks are accepted by the City, the Developer shall be solely responsible for maintaining the premises upon which the sidewalks are being constructed in a safe condition. The Developer agrees to defend, indemnify and hold harmless the City and its officers, agents and employees from and against all suits, actions or claims of any kind brought because of any injury or damage arising out of the design or construction of the sidewalks, or by reason of any act, omission or misconduct of the Developer, its agents or employees. The indemnification required hereunder shall not be limited as a result of the specifications of any applicable insurance coverage. Nothing herein is intended to impair any right or immunity under the laws of the State of New Mexico. Provided, however, to the extent, if at all, Section 56-7-1 NMSA 1978 is applicable to this Agreement, this Agreement to indemnify will not extend to liability, claims, damages, losses or expenses, including attorney fees, arising out of (1) the preparation or approval of maps, drawings, opinions, reports, surveys, change orders, designs or specifications by the City, or the agents or employees of the City; or (2) the giving of or the failure to give directions or instructions by the City, where such giving or failure to give directions or instructions is the primary cause of bodily injury to persons or damage to property.

6. Assignment. This Agreement shall not be assigned without the prior written consent of the City and the Developer and the express written concurrence of financial institution or surety which has undertaken to guaranty the completion of the Improvements. The City's approval will not be withheld unreasonably. If so assigned, this Agreement shall extend to and be binding upon the successors and assigns of the parties hereto.



7. Release. If the subdivision or any part thereof is sold, conveyed or assigned, the City will not release the Developer from its obligations under this Agreement and will continue to hold the Developer responsible for all Improvements until a successor in interest to the Developer has posted a suitable financial guaranty and entered into a Sidewalk Improvements Agreement with the City. Thereafter, when the Developer's successor in interest has provided a substitute financial guaranty acceptable to the City, the City will release this Agreement and any related Financial Guaranty.

8. Payment for Incomplete Improvements. If the Developer fails to satisfactorily complete construction of the sidewalks by the Construction Completion Deadline, the City may construct or cause the sidewalks to be constructed as shown on the final plat and in the approved plans and specifications. The Developer shall be jointly and severally liable to pay to, and indemnify the City for the total cost, including, but not limited to engineering, legal and contingent costs, together with any damages, either direct or consequential, which the City may sustain as a result of Developer's failure to perform as required by this Agreement. If the direct or indirect costs and damages to the City exceed the amount of the Financial Guaranty, the Developer shall be liable to, and shall pay the City for all such costs and damages. The surety or sureties shall be jointly and severally liable to pay to and indemnify the City for the total cost to the extent of their obligations pursuant to the Financial Guaranty.

9. Binding on Developer's Property. The provisions of this Agreement constitute covenants running with Developer's Subdivision for the benefit of the City and its successors and assigns until terminated, and are binding on the Developer and its heirs, successors and assigns.

10. Notice. For purposes of giving formal written notice, including notice of change of address, the Developer's and the City's addresses are as stated in the first paragraph of this Agreement. Notice may be given either in person or by certified U.S. mail, postage paid. Notice will be considered to have been received within six days after the notice is mailed if there is no actual evidence of receipt.

11. Entire Agreement. This Agreement contains the entire agreement of the parties and supersedes any and all other agreements or understandings, oral or written, whether previous to the execution hereof or contemporaneous herewith.

12. Changes to Agreement. Changes to this Agreement are not binding unless made in writing, signed by both parties.

13. Construction and Severability. If any part of this Agreement is held to be invalid or unenforceable, the remainder of the Agreement will remain valid and enforceable if the remainder is reasonably capable of completion.

14. Captions. The captions to the sections or paragraphs of this Agreement are not part of this Agreement and will not affect the meaning or construction of any of its provisions.

15. Form not Changes. Developer agrees that changes to this form are not binding unless initialed by the Developer and signed by the City's Legal Department on this form.

16. Authority to Execute. If the Developer signing below is not the Owner of the Subdivision, the owner must provide a Power of Attorney or other evidence of authority to execute this Agreement which is acceptable to the City.



Executed on the date stated in the first paragraph of this Agreement.

DEVELOPER:

CITY OF ALBUQUERQUE:

By (Signature): [Signature]

Name: J. Mark Ferguson

Title: Division President

Dated: _____

[Signature]
City Engineer

Dated: 1-19-05

9/1/05

HP 1/19/05

DEVELOPER'S NOTARY

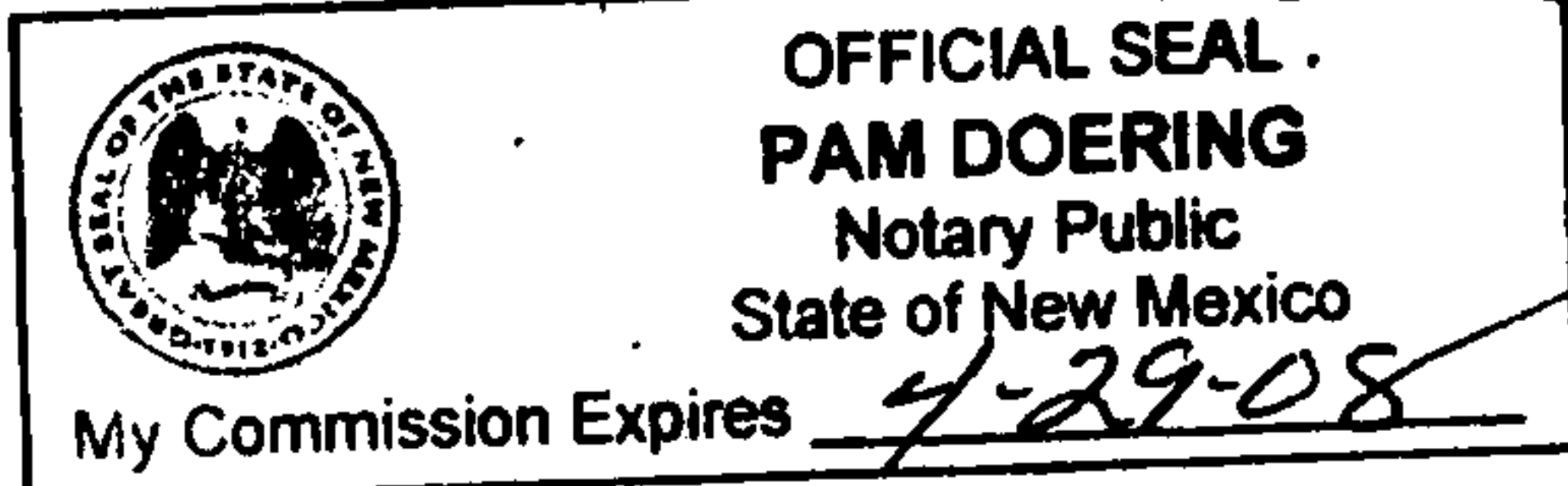
STATE OF _____)
) ss.

COUNTY OF _____)

This instrument was acknowledged before me on 17th day of December, 2004 by (name of person:) J. Mark Ferguson, (title or capacity, for instance, "President" or "Owner":) Div. President of (Developer:) DR Horton

[Signature]
Notary Public

My Commission Expires: 4-29-08



CITY'S NOTARY

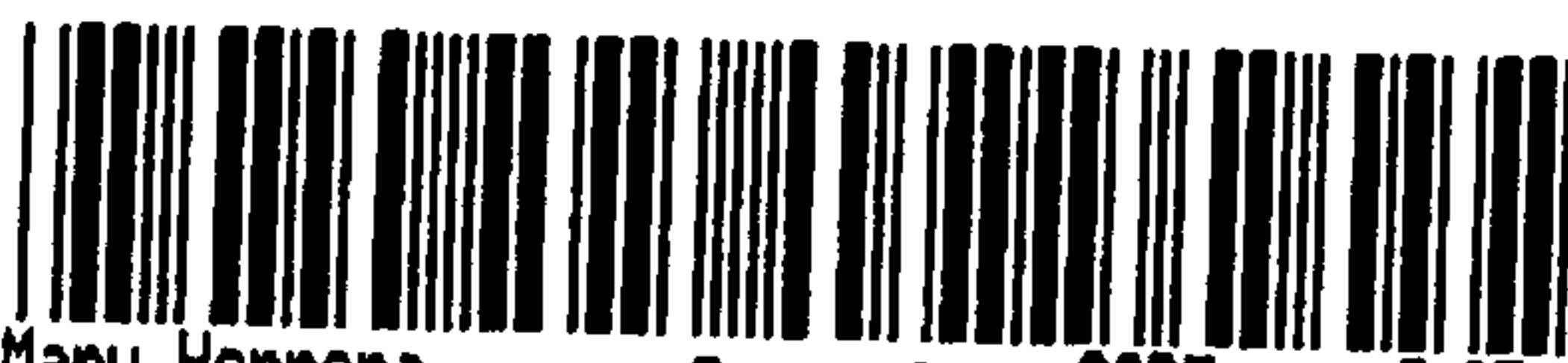
STATE OF New Mexico)
) ss.
COUNTY OF Bernalillo)

This instrument was acknowledged before me on 19th day of January, 2005 by Richard Dourte, City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

[Signature]
Notary Public

My Commission Expires: 08/20/2005

EXHIBIT "A" ATTACHED



ORIGINAL

Date Submitted: 10/15/04
 Date Site Plan Approved: N/A
 Date Preliminary Plat Approved: 10/15/04
 Date Preliminary Plat Expires: 10/15/05

DRB Project No. 1003594

04-01444

12-3-04

Figure 12

INFRASTRUCTURE LIST

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

VENTANA MESA SUBDIVISION (UNITS 1 & 2)
(TRACTS 1A, 1B & 3, 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
UNIT 1 - 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	MESA DEL ORO ROAD	VENTANA WEST PARKWAY	CERRO LARGO PLACE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	MESA DEL ORO ROAD	CERRO LARGO PLACE	SUNSHINE MESA DRIVE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	CARSON MESA DRIVE	LATIR MESA ROAD	SUNSHINE MESA DRIVE	/	/	/
		26' F-F (STUB ST)	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON WEST SIDE ONLY	CARSON MESA DRIVE	LATIR MESA ROAD	SOUTH STUB STREET TERMINUS	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES* †	CERRO LARGO PLACE	LOT 165	LATIR MESA ROAD	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES* †	LATIR MESA ROAD	CERRO LARGO PLACE	CARSON MESA DRIVE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	CHACO MESA LOOP	CARSON MESA DRIVE	MESA DEL ORO ROAD	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	SUNSHINE MESA DRIVE	MESA DEL ORO ROAD	LOT 126	/	/	/

*SIDEWALKS TO BE DEFERRED WHEN FRONTING A LOT; SIDEWALKS TO BE BUILT WHEN ADJACENT TO HOA TRACTS.
 †SIDEWALK TO BE WAIVED FRONTING LOTS 14 - 18, 71 - 75, ~~82-88~~ AND 100 - 103
 4 FT SIDEWALK TO BE CONSTRUCTED W/IN TRACTS A & B AND ALONG LOTS 63, 64, 95, 96, 99, 85, 84, 37, 122, & 164
 STREET LIGHTS AS PER COA DPM

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SIA Sequence #	COA DRC Project #

Size	Type of Improvement	Location	From	To
UNIT 1 - PUBLIC ROADWAY IMPROVEMENTS - OFF-SITE (VENTANA WEST LLC) (SEE NOTES)				
25' F-F	ARTERIAL PAVING W/ PCC STD & MED CURB & GUTTER & ACC 8' WIDE PATH ON EAST SIDE	VENTANA WEST PARKWAY	PASEO DEL NORTE BLVD	MESA DEL ORO ROAD
25' F-F	ARTERIAL PAVING W/ PCC STD & MED CURB & GUTTER*(see note)	PASEO DEL NORTE BLVD	LOT 27 (AKA TRACT 1A.)	VENTANA WEST PARKWAY
NOTE:	* THE PASEO DEL NORTE BLVD INFRASTRUCTURE IMPROVEMENTS (LESS THE PED PATH) SHALL BE PROVIDED TO THE COA VIA A SIA PROCEDURE. THE 8 FT WIDE ACC PED PATH SHALL BE CONSTRUCTED ALONG THE PASEO DEL NORTE FROM LOT 100 TO VENTANA WEST PARKWAY. MODIFIED PROCEDURE 2			
NOTE:	THE PASEO DEL NORTE BLVD INFRASTRUCTURE IMPROVEMENTS BTWN LOT 27 & 100 (TRACT 1B; PREVIOUSLY TRACT 3C VENTANA RANCH) HAS BEEN MET VIA THE APPROVED OFFSITE TRANSPORTATION IMPROVEMENTS CONSTRUCTION AGREEMENT BETWEEN LAS VENTANAS LIMITED PARTNERSHIP AND THE COA VIA FIGURE 11 (8/07/04)			
NOTE: (A0)	THE OFF SITE INFRASTRUCTURE IMPROVEMENT ARE CURRENTLY UNDER CONSTRUCTION W/ COA CPN 617683 & 617684 STREET LIGHTS AS PER COA DPM			

Private Inspector	City Inspector	City Cnst Engineer
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Size	Type of Improvement	Location	From	To
UNIT 1 - PUBLIC (NMU) WATERLINE IMPROVEMENTS - ON-SITE (DR HORTON)				
8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	MESA DEL ORO ROAD	VENTANA WEST PARKWAY	SUNSHINE MESA DRIVE
8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	CARSON MESA DRIVE	LATIR MESA ROAD	SUNSHINE MESA DRIVE
6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	CARSON MESA DRIVE	LATIR MESA ROAD	SOUTH STUB STREET TERMINUS
6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	LATIR MESA ROAD	CARSON MESA DRIVE	CERRO LARGEO PLACE
6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	CERRO LARGEO PLACE	LATIR MESA ROAD	LOT 165
6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	CHACO MESA LOOP	CARSON MESA DRIVE	MESA DEL ORO ROAD
8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	SUNSHINE MESA DRIVE	MESA DEL ORO ROAD	LOT 126

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Size	Type of Improvement	Location	From	To
UNIT 1 - PUBLIC (NMU) WATERLINE IMPROVEMENTS - OFF-SITE (VENTANA WEST LLC)				
12" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	VENTANA WEST PARKWAY	PASEO DEL NORTE BLVD	VENTANA RIDGE ROAD
12" - 20" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS & PUMP STATION	VENTANA RIDGE RD & PUBLIC EASEMENTS	VENTANA WEST PARKWAY	WELL # 7 PUMP STATION

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SIA Sequence #	COA DRC Project #

Size	Type of Improvement	Location	From	To
UNIT 1 - PUBLIC (NMU) SANITARY SEWER IMPROVEMENTS - ON-SITE (DR HORTON)				
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	MESA DEL ORO ROAD	VENTANA WEST PARKWAY	CARSON MESA DRIVE
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	CARSON MESA DRIVE	MESA DEL ORO ROAD	SOUTH STUB STREET TERMINUS
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	TRACT C (PUBLIC EASEMENT)	CARSON MESA DRIVE	VISTA CASITAS PL (LAS CASITAS SUB)
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	LATIR MESA ROAD	CARSON MESA DRIVE	CERRO LARGEO PLACE
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	CERRO LARGEO PLACE	LATIR MESA ROAD	LOT 165
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	CHACO MESA LOOP	MESA DEL ORO ROAD	CARSON MESA ROAD
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	SUNSHINE MESA DRIVE	MESA DEL ORO ROAD	LOT 126

Private Inspector	City Inspector	City Cnst Engineer

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Size	Type of Improvement	Location	From	To
UNIT 1 - PUBLIC (NMU) SANITARY SEWER IMPROVEMENTS - OFF-SITE (VENTANA WEST LLC)				
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	VENTANA WEST PARKWAY	MESA DEL ORO ROAD	WEST SIDE OF VENTANA WEST PARKWAY

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Size	Type of Improvement	Location	From	To
UNIT 1 - PUBLIC STORM DRAIN IMPROVEMENTS - ON-SITE (DR HORTON)				
18" - 24" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS (OUTLET & HEADWALL)	TRACT C	LATIR MESA ROAD	VISTA CASITAS PL
18" - 24" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	CARSON MESA DRIVE	SUMP LOCATION IN CARSON MESA DR	TRACT B (CONNECT TO 84")
18" - 24" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	MESA DEL ORO ROAD	CHACO MESA LOOP	MESA DEL ORO RD (CONNECT TO 84")
18" - 24" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	SUNSHINE MESA DRIVE	MESA DEL ORO RD (CONNECT TO 84")	LOT 122
3' WIDE	CONCRETE RIBBON CHANNEL	PRIVATE DRAINAGE EASEMENT	BACK YARDS OF LOTS 123, 124 & 164	

NOTE: A GRADING AND DRAINAGE CERTIFICATION OF THE APPROVED GRADING PLAN FOR UNIT 1 IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTEES

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Size	Type of Improvement	Location	From	To
UNIT 1 - PUBLIC STORM SEWER IMPROVEMENTS - OFF-SITE (VENTANA WEST LLC)				
84" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS & HEADWALL CONNECTION TO AMAFCA CHANNEL	MESA DEL ORO ROAD & TRACT B	EXISTING AMAFCA CHANNEL	TRACT 2

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Size	Type of Improvement	Location	From	To
UNIT 2 - 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	SUNSHINE MESA DRIVE	VENTANA WEST PARKWAY	CERRO LARGO PLACE
28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	SUNSHINE MESA DRIVE	CERRO LARGO PLACE	LOT 126
28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	CERRO LARGO PLACE	LOT 165	NORTH CUL-DE-SAC TERMINUS

Private Inspector	City Inspector	City Cnst Engineer
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UNIT 2 - PUBLIC ROADWAY IMPROVEMENTS - OFF-SITE (VENTANA WEST LLC) (SEE NOTE)				
25' F-F	ARTERIAL PAVING W/ PCC STD & MED CURB & GUTTER & ACC 8' WIDE PATH ON EAST SIDE	VENTANA WEST PARKWAY	MESA DEL ORO ROAD	TRACT D
NOTE: THE OFF SITE INFRASTRUCTURE IMPROVEMENT ARE CURRENTLY UNDER CONSTRUCTION W/ COA CPN 617683 & 617684 STREET LIGHTS AS PER COA DPM				

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UNIT 2 - PUBLIC (NMU) WATERLINE IMPROVEMENTS - ON-SITE (DR HORTON)				
8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	SUNSHINE MESA DRIVE	VENTANA WEST PARKWAY	LOT 126
6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	CERRO LARGO PLACE	LOT 165	NORTH CUL-DE-SAC TERMINUS

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UNIT 2 - PUBLIC (NMU) SANITARY SEWER IMPROVEMENTS - OFF-SITE (VENTANA WEST LLC)				
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	VENTANA WEST PARKWAY	SUNSHINE MESA DRIVE	WEST SIDE OF VENTANA WEST PARKWAY

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UNIT 2 - PUBLIC (NMU) SANITARY SEWER IMPROVEMENTS - ON-SITE (DR HORTON)				
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	SUNSHINE MESA DRIVE	VENTANA WEST PARKWAY	LOT 126
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	CERRO LARGO PLACE	LOT 165	NORTH CUL-DE-SAC TERMINUS

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UNIT 2 - PUBLIC STORM DRAIN IMPROVEMENTS - ON-SITE (DR HORTON)				
NOTE: A GRADING AND DRAINAGE CERTIFICATION OF THE APPROVED GRADING PLAN FOR UNIT 2 IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTEES				

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UNITS 1 & 2 - 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) DOC #2003138316. SEE CITY LEGAL OR CITY ENGINEER FOR FURTHER DETAILS.

NOTE: LANDSCAPING WITHIN THE PUBLIC RIGHT OF WAY WILL BE CONSTRUCTED IN ACCORDANCE WITH AN 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.		<i>[Signature]</i>	10/13/04	
PREPARED BY: PRINT NAME		DRB CHAIR	DATE	
		<i>[Signature]</i>	10/13/04	
		PARKS & GENERAL SERVICES	DATE	
FIRM: BOHANNAN HUSTON INC.		<i>[Signature]</i>	10/13/04	
		TRANSPORTATION DEVELOPMENT	DATE	
<i>[Signature]</i>	9/16/04	<i>[Signature]</i>	10/13/04	
SIGNATURE		UTILITY DEVELOPMENT	DATE	
MAXIMUM TIME ALLOW TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION		<i>[Signature]</i>	10/13/04	
		CITY ENGINEER	DATE	

DESIGN REVIEW COMMITTEE REVISIONS				
REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER
1	12/3/04	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>
2	12-21-04	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>

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FINANCIAL GUARANTY AMOUNT

12/15/2004

Type of Estimate: Sidewalk Deferral

Project Description:

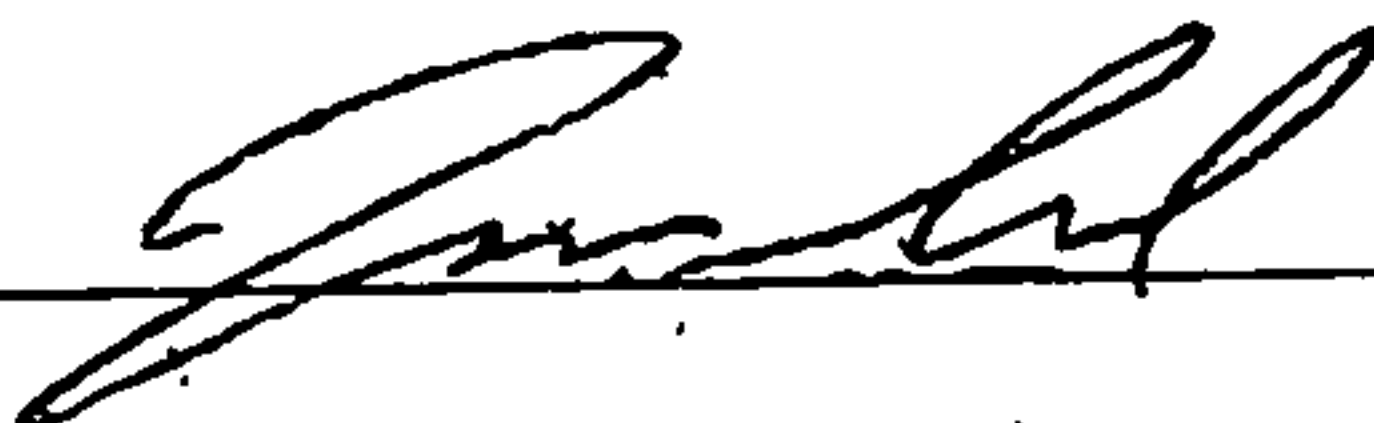
Project ID #: 749482, Ventana Mesa Subd., at Ventana Ranch West, Phase/U

Requested By: Yolanda Padilla, PE w/ BHI

Approved estimate amount:		\$56,615.91
NMGRT	6.0625%	\$3,432.34
Subtotal:		\$60,048.25
125% FINANCIAL GUARANTY RATE		1.25
TOTAL FINANCIAL GUARANTY REQUIRED		\$75,060.31

APPROVAL:

DATE:



12-15-2004

Notes:

FIGURE 16

CIRCLE ONE:
SUBDIVISION BOND FOR:
SIA, SW'S, SPCL.AGRMT.

BOND NO. (SURETYS NO.): 1010668
CONTACT PERSON'S NAME: Christopher Dobbs

SUBDIVISION IMPROVEMENTS BOND

KNOW ALL MEN BY THESE PRESENTS: That we D.R. Horton, Inc.
("SUBDIVIDER") a [state type of business entity, for
instance, "New Mexico corporation," "general partnership", "joint venture",
"individual", etc.:] a Delaware Corp. as
"Principal", and Lexon Insurance Company ("NAME OF SURETY"),
a corporation organized and existing under and by virtue of the laws of the
State of Texas and authorized to do business in the
State of New Mexico, as "Surety," whose address is 1919 S. Highland Ave., Bldg A
Ste 300, Lombard, IL 60148 and whose telephone number is 630-495-9380,
are held and firmly bound unto the CITY OF ALBUQUERQUE in the penal sum of
(WRITTEN AMOUNT) Seventy Five Thousand Sixty Dollars & 31/100 Dollars,
(AMOUNT OF FIGURES) \$75,060.31, as amended by change orders approved by the
Surety or changes to the infrastructure list approved by the City Development
Review Board, the payment of which is well and truly to be made, and each of us
bind ourselves, our and each of our heirs, executors, administrators,
successors and assigns, jointly and severally, and firmly by these presents.

NOW, THEREFORE, the condition of the above obligation is such that:

WHEREAS, the Principal is the owner of and/or is interested in or is
developing land and premises known as Ventana Mesa
("NAME OF SUBDIVISION", CITY PROJECT NO. 7494.82; and

WHEREAS, said Subdivision is subject to the provisions and conditions of
the ordinance of the CITY OF ALBUQUERQUE known as the Subdivision Ordinance,
the requirements of which include the installation of various other
improvements by the Principal; and

WHEREAS, the Subdivision Ordinance also requires the Principal to
install and construct the following improvements at the Subdivision: (list the
improvements, e.g., water, sewer, pavement, sidewalks:)
Sidewalk (IMPROVEMENTS")

All construction shall be performed in accordance with the Agreement to
Construct Public and/or Private Subdivision Improvements Agreement entered
into between ("NAME OF SUBDIVIDER") D.R. HORTON, INC.
and the CITY OF ALBUQUERQUE, as recorded in the office of the Clerk of
Bernalillo County, New Mexico, in Book Misc. (leave blank) _____, pages _____
through _____, as amended by change orders or amendments to the Agreement.

NOW THEREFORE, if the Principal completes construction of the Improvements
and facilitates and performs the work herein above specified to be performed,
all on or before [Construction Completion Deadline established in Agreement or
as amended;.] October 13, 2008 ("the Construction
Completion Deadline"), then this obligation shall be null and void; if the
Principal does not complete construction by or before the Construction
Completion Deadline, the City may call on this obligation until released by
the City.

IN WITNESS WHEREOF, this bond has been executed this 21st day of
December, ~~2003~~ 2004.

SUBDIVIDER: D.R. Horton, Inc.

By [signature:] *J. Mark Ferguson*
Name: J. Mark Ferguson
Title: Division President
Dated: _____

SURETY: Lexon Insurance Company

By [signature:] *Irene Diaz*
Name: Irene Diaz
Title: Attorney-in-Fact
Dated: December 21, 2004

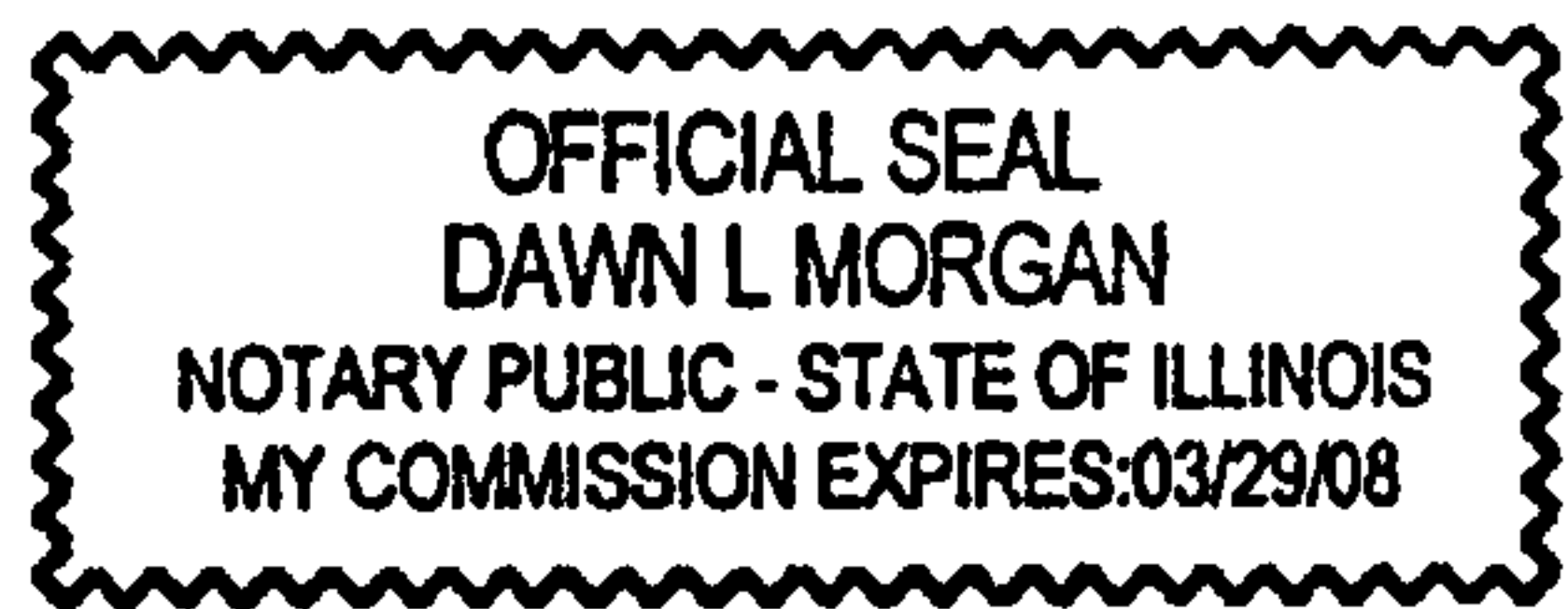
STATE OF Illinois)
) ss.
COUNTY OF Cook)

Subscribed and sworn to before me this 21st day of December,
~~2003~~ 2004.

Dawn L. Morgan
Notary Public

My Commission Expires:
March 29, 2008

*NOTE: Power of Attorney for Surety must be attached.



POWER OF ATTORNEY

LX-012259

Lexon Insurance Company

KNOW ALL MEN BY THESE PRESENTS, that LEXON INSURANCE COMPANY, a Texas Corporation, with its principal office in Louisville, Kentucky, does hereby constitute and appoint:

Michael J. Scheer, James I. Moore, Christine Woods, Irene Diaz, Bonnie Kruse,

Stephen T. Kazmer, Dawn L. Morgan, Peggy Faust, Kelly A. Jacobs, Elaine Marcus, Jennifer J. McComb, Melissa Schmidt

its true and lawful Attorney(s)-In-Fact to make, execute, seal and deliver for, and on its behalf as surety, any and all bonds, undertakings or other writings obligatory in nature of a bond.

This authority is made under and by the authority of a resolution which was passed by the Board of Directors of LEXON INSURANCE COMPANY on the 1st day of July, 2003 as follows:

Resolved, that the President of the Company is hereby authorized to appoint and empower any representative of the Company or other person or persons as Attorney-In-Fact to execute on behalf of the Company any bonds, undertakings, policies, contracts of indemnity or other writings obligatory in nature of a bond not to exceed \$2,000,000.00, Two Million Dollars, which the Company might execute through its duly elected officers, and affix the seal of the Company thereto. Any said execution of such documents by an Attorney-In-Fact shall be as binding upon the Company as if they had been duly executed and acknowledged by the regularly elected officers of the Company. Any Attorney-In-Fact, so appointed, may be removed for good cause and the authority so granted may be revoked as specified in the Power of Attorney.

Resolved, that the signature of the President and the seal of the Company may be affixed by facsimile on any power of attorney granted, and the signature of the Vice President, and the seal of the Company may be affixed by facsimile to any certificate of any such power and any such power or certificate bearing such facsimile signature and seal shall be valid and binding on the Company. Any such power so executed and sealed and certificate so executed and sealed shall, with respect to any bond of undertaking to which it is attached, continue to be valid and binding on the Company.

IN WITNESS THEREOF, LEXON INSURANCE COMPANY has caused this instrument to be signed by its President, and its Corporate Seal to be affixed this 2nd day of July, 2003.

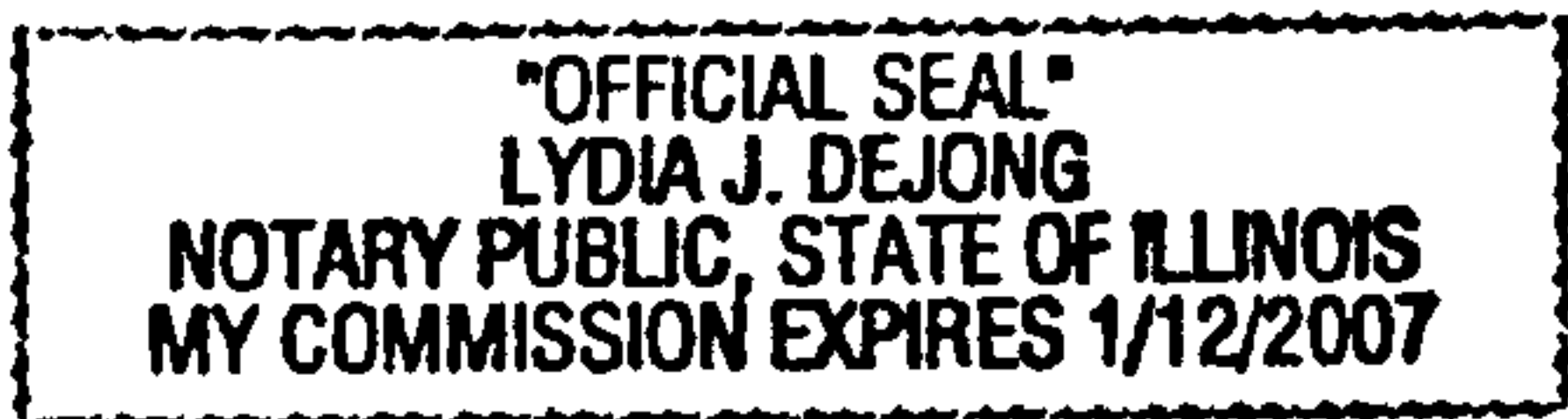


LEXON INSURANCE COMPANY

BY [Signature] David E. Campbell President

ACKNOWLEDGEMENT

On this 2nd day of July, 2003, before me, personally came David E. Campbell to me known, who being duly sworn, did depose and say that he is the President of LEXON INSURANCE COMPANY, the corporation described in and which executed the above instrument; that he executed said instrument on behalf of the corporation by authority of his office under the By-laws of said corporation.



[Signature] Lydia J. DeJong Notary Public

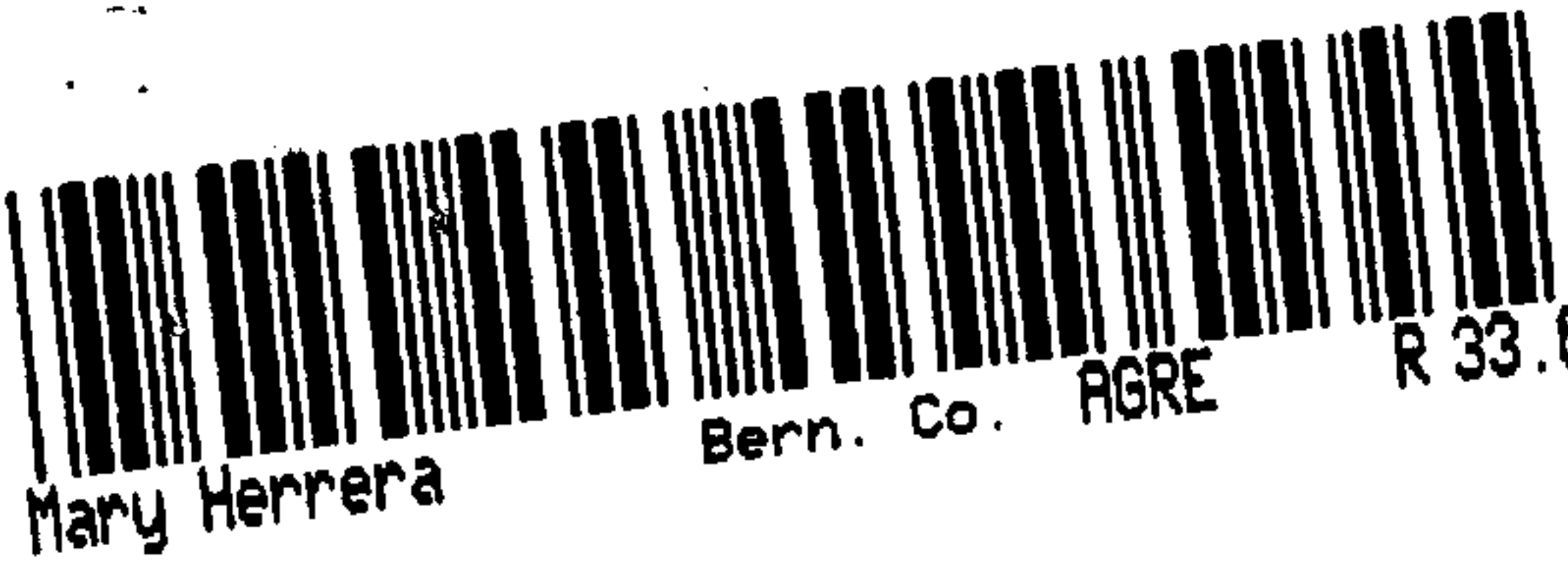
CERTIFICATE

I, the undersigned, Secretary of LEXON INSURANCE COMPANY, A Texas Insurance Company, DO HEREBY CERTIFY that the original Power of Attorney of which the foregoing is a true and correct copy, is in full force and effect and has not been revoked and the resolutions as set forth are now in force.

Signed and Sealed at Lombard, Illinois this 21st Day of December, 2004.



[Signature] Donald D. Buchanan Secretary



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Page: 1 of 13
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Bk-A91 Pg-212

B-2
Offsite PID

No. of Lots: _____
Nearest Major Streets
PASEO DEL NORTE & VENTANA WEST PARKWAY

FIGURE 12

749482

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

AGREEMENT TO CONSTRUCT
PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS

THIS AGREEMENT is made this 19 day of JANUARY, 2005, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P. O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, and SANDIA PROPERTIES LTD., CO.

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

1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [existing legal description:] VENTANA WEST - TRACTS 1A, 1B & 3., recorded on MARCH 11, 2004 in the records of the Bernalillo County Clerk at Book 2004C, pages 84 through N/A (the "Subdivision"). The Subdivider certifies that the Subdivision is owned by [state the name of the present real property owner exactly as shown on the real estate document conveying title in the Subdivision to the present owner:] VENTANA WEST LLC ("Owner").

See attached Purchase Agmt. X

DR. Horton
KRB
1/18/05

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as VENTANA MESA describing Subdivider's Property.

As a result of the development of the Subdivision, the Subdivision Ordinance ("S.O.") and/or the Zoning Code, Section 14-16-3-11, require the Subdivider, at no cost to the City, to install certain public and/or private Improvements, which are reasonably related to the development of the Subdivision, or to financially guarantee the construction of the public and/or private improvements as a prerequisite to approval of the final plat of, or the Site Development Plan for the Subdivision.

2. Improvements and Construction Deadline. The Subdivider agrees to install and complete the public and/or private improvements described Exhibit A, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the 28TH day of DECEMBER, 2005 ("Construction Completion Deadline"), at no cost to the City. The Improvements are shown in greater detail on the Subdivider's proposed and approved plans, which have been filed with the City Engineer and are identified as Project No. 749482.

Note: To compute the Construction Completion Deadline: If a final plat will be filed after Subdivider meets the requirements of this Agreement, the Construction Completion Deadline can be no later than two years after execution of this Agreement. (See Subdivision Ordinance Section 14-14-3.) If a final plat will not be filed pursuant to this Agreement, the Construction Completion Deadline can be no later than one year after approval of the preliminary plat by the Development Review Board ("DRB"), unless

** offsite infrastructure being constructed as part of Ventana West Public Improvement District City Project # 617683. KRB 1/18/05*

the DRB grants an extension, not to exceed one additional year per extension, and the Subdivider processes an amendment to the Agreement. (See Subdivision Ordinance Section 14-14-3.) If this Agreement, with any amendments does not utilize the maximum time allowed for completion of construction, the Subdivider may obtain an extension of the Construction Completion Deadline if Subdivider shows adequate reason for the extension.

3. Work Order Requirements. The City agrees to issue a Work Order after:

A. The Subdivider causes to be submitted all documents, and meets all requirements listed in Development Process Manual, Volume 1, Chapter 5, Work Order Process, and figure 1, including submitting a Certificate of Insurance in a form acceptable to the City. The certificate must establish that the Subdivider has procured or has caused to be procured public liability insurance in the amount of not less than One Million Dollars (\$1,000,000) combined single limit for accidents or occurrences which cause bodily injury, death or property damage as a result of any condition of the Subdivision, the Improvements or the Subdivider's construction activities within, or related to the Subdivision. The insurance policy must name the City of Albuquerque, its employees and elected officials, as their interest may appear, as additional insured. The Subdivider must maintain the insurance until the City accepts the public Improvements and/or approves the private Improvements. The cancellation provision must provide that, if the policy is either canceled prior to the expiration date of the policy or is materially changed or not renewed, the issuing company will mail 30 days written notice to the City, attention City Engineer.

B. The Subdivider complies with all applicable laws, ordinances and regulations, including, but not limited to the City Excavation Ordinance and Sidewalk Ordinance, and pays the following required engineering, staking, testing fees, and other related City fees and County Clerk recording fees:

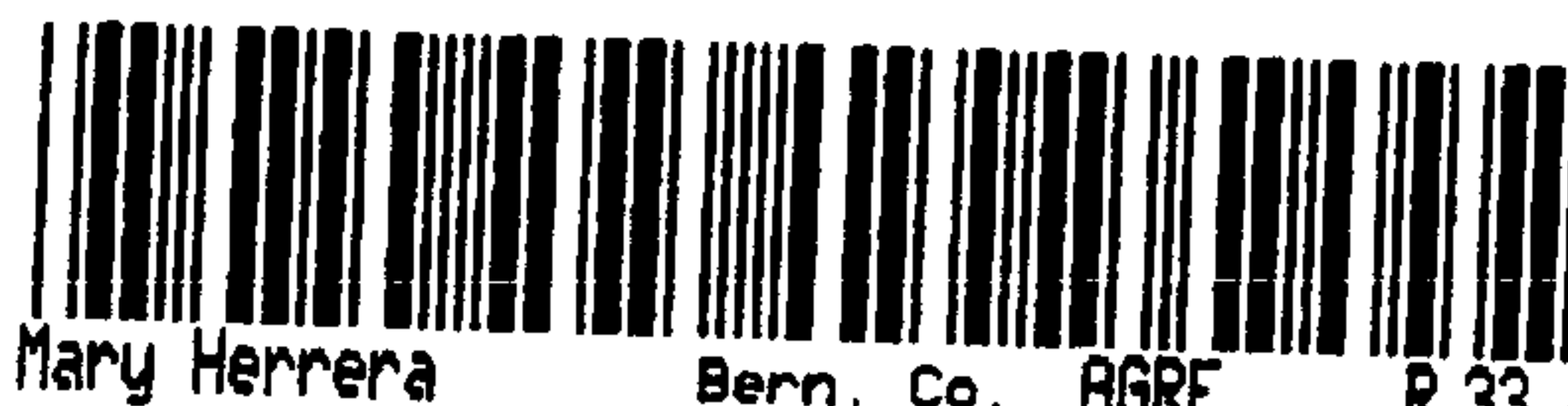
<u>Type of Fee</u>	<u>Amount</u>
<u>Engineering Fee</u>	<u>3.25%</u>
<u>Excavation And Sidewalk Ordinance, Street Restoration Fees</u>	<u>As required per City-approved estimate. (Figure 7)</u>

(Note: The Subdivider must pay the City all City fees which have been incurred during construction before the City will accept the public Improvements.

4. Surveying, Inspection and Testing. The Improvements shall be inspected, surveyed and tested in accordance with all applicable laws, ordinances, and regulations, and according to the following terms:

A. Construction Surveying. Construction surveying for the construction of the public Improvements shall be performed by SUNDANCE MECHANICAL, and construction surveying of the private Improvements shall be performed by N/A. If the construction surveying is performed by an entity other than the City, the City may monitor the construction surveying and the Subdivider shall ensure that the construction surveying entity provides all construction surveying field notes, plats, reports and related data to the City which the City requires for review. Record drawings shall be provided by the entity performing the survey. The Subdivider shall pay the City a reasonable fee for any construction surveying performed by the City.

B. Construction Inspection Methods. Inspection of the construction of the public Improvements shall be performed by SMITH ENGINEERING, and inspection of the private Improvements shall be performed by N/A, both New Mexico Registered Professional Engineers. If the inspection is performed by an entity other than the City, the City may monitor the inspection and the Subdivider



shall ensure that the inspecting entity provides all inspection results, reports and related data to the City which the City requires for review. The City retains the right to perform its own general overall inspection of the construction project at any time prior to final acceptance of the Improvements, if deemed necessary or advisable by the City Engineer. The Subdivider shall pay the City a reasonable fee for the level of inspection performed by the City.

C. Field Testing. Field testing of the construction of the public Improvements shall be performed by VINYARD & ASSOCIATES, and field testing of the private Improvements shall be performed by N/A, both certified testing laboratories under the supervision of a New Mexico Registered Professional Engineer, in accordance with the current City of Albuquerque Standard Specifications for Public Works Construction. If any field testing is performed by an entity other than the City, the City may monitor the field testing and the Subdivider shall ensure that the field testing entity provides all field testing results, reports and related data to the City which the City requires for review. The Subdivider shall pay the City a reasonable fee for any field testing performed by the City.

D. Additional Testing. The City retains the right to perform all additional testing which the City Engineer deems is necessary or advisable, and the Subdivider shall pay the City a reasonable fee therefor.

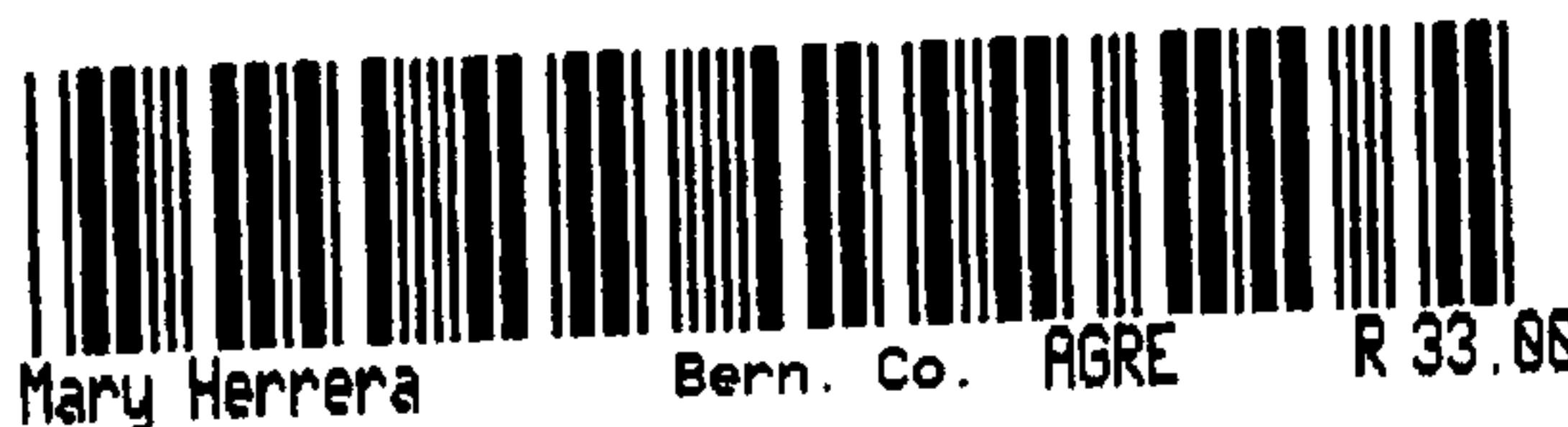
5. Financial Guaranty. If final plat approval is not requested prior to construction of the Subdivision, a financial guaranty is not required. If final plat approval is requested, the Subdivider must provide the City with a financial guaranty in an amount of not less than 125% of the estimated cost of constructing the Improvements, as approved by the City Engineer. The financial guaranty must be irrevocable and may be in the form of a letter of credit, escrow deposit or loan reserve letter issued by a Federally Insured Financial Institution; a bond issued by a surety qualified to do business in New Mexico; or other pledge of liquid assets which meets all City requirements. The City must be able to call the financial guaranty at any time within the sixty (60) days immediately following the Construction Completion Deadline.

To meet the Subdivision Ordinance requirements, the Subdivider has acquired or is able to acquire the following "Financial Guaranty:"

Type of Financial Guaranty: BOND #929354266
 Amount: \$705,262.23 Name of Financial Institution or Surety
 Date City first able to call Guaranty: WESTERN SURETY CO.
 [Construction Completion Deadline]: DECEMBER 28 2005
 If Guaranty other than a Bond, last day City able to call Guaranty is:
 _____, 20_____
 Additional information: _____

6. Notice of Start of Construction. Before construction begins, the Subdivider shall deliver an acceptable Notice to Proceed to the City and shall arrange or a preconstruction conference and all required inspections.

7. Completion, Acceptance and Termination. When the City receives Subdivider's final acceptance package, the City shall review it for completeness and accuracy. (See DPM Volume 1, Chapter 5, Work Order Process, Step 9.) If the package is acceptable, the City shall approve the package and issue a Certificate of Completion and Acceptance for the public Improvements and a Certificate of Completion for the private Improvements. Thereafter, the Subdivider's obligations to the City pursuant to this Agreement shall terminate, with the exception of the bond or other guarantee which the Subdivider has provided to assure the materials and workmanship, as required by the Subdivision Ordinance. After the City approves the final acceptance package, the City will promptly release this Agreement and the Financial Guaranty.



8. Conveyance of Property Rights. When the Improvements are completed, if the City does not own the real property upon or in which the public Improvements are constructed, the Subdivider will convey to the City all real and personal property rights which the City deems reasonably necessary, and all public Improvements, free and clear of all claims, encumbrances and liens before the City will accept the public Improvements. Conveyance may be made by appropriate dedication on the final plat of the Subdivision.

9. Reduction of Financial Guaranty Upon Partial Completion. The Subdivider shall be entitled to a reduction of the Financial Guaranty as a result of completing construction of part of the Improvements if the following conditions are met:

A. Loan Reserve Financial Guaranty. If a loan reserve letter was provided as the Financial Guaranty, the Subdivider must follow the procedures and meet the requirements detailed in the Development Process Manual, Volume 1, Chapter 5.

B. Non-Loan Reserve Financial Guaranty. If a Financial Guarantee other than a loan reserve letter has been provided, the completed Improvements must be free-standing, functionally independent of any Improvements which have not yet been completed and completed in substantial compliance with the approved construction plans, as determined by City on-site inspection in order to qualify for a Financial Guaranty reduction. If the Improvements which have been completed meet all City requirements, the City Engineer will estimate the cost of completing the remaining Improvements. Thereafter, the subdivider must submit the following documents to the City for review and approval:

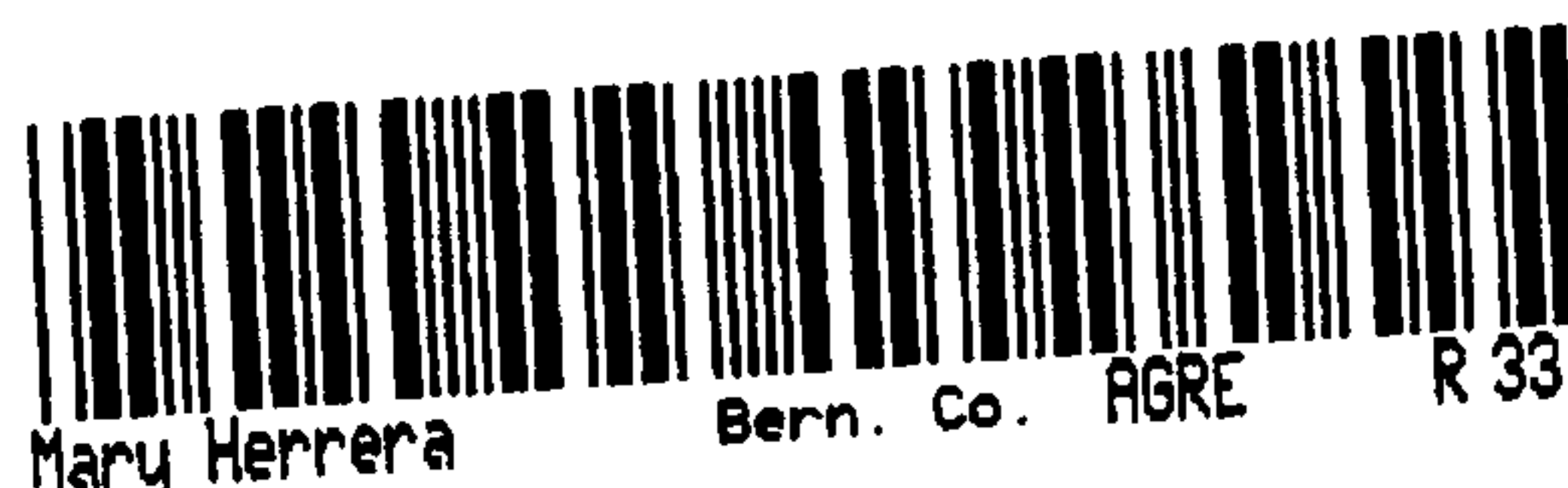
(1) A revised Financial Guaranty in an amount of not less than 125% of the cost of completing the remaining Improvements, as estimated by the City;

(2) A bond or other instrument acceptable to the City, which guarantees the completed Improvements against defective materials and workmanship for the period required by the Subdivision Ordinance.

(3) Conveyance of real and personal property rights which meet the requirements of section 8 of this Agreement.

After the City receives and approves the required documents, the City shall issue a Partial Certificate of Completion and Acceptance for the completed public Improvements and a Certificate of Partial Completion for the completed private Improvements.

10. Indemnification. Until the Improvements are accepted by the City, the Subdivider shall be solely responsible for maintaining the premises upon which the Improvements are being constructed in a safe condition. The Subdivider agrees to defend, indemnify and hold harmless the City and its officials, agents and employees from any claims, actions, suits or other proceedings arising from or out of the negligent acts or omissions of the Subdivider, its agents, representatives, contractors or subcontractors or arising from the failure of the Subdivider, its agents, representatives, contractors or subcontractors to perform any act or duty required of the Subdivider herein; provided, however, to the extent, if at all, Section 56-7-1 NMSA 1978 is applicable to this Agreement, this Agreement to indemnify will not extend to liability, claims, damages, losses or expenses, including attorney fees, arising out of (1) the preparation or approval of maps, drawings, opinions, reports, surveys, change orders, designs or specifications by the indemnitee, or the agents or employees of the indemnitee; or (2) the giving of or the failure to give directions or instructions by the indemnitee, where such giving or failure to give directions or instructions is the primary cause of bodily injury to persons or damage to property. The indemnification required hereunder shall not be limited as a result of the specifications of any applicable insurance coverage. Nothing herein is intended to impair any right or immunity under the laws of the State of New Mexico.



11. Assignment. This Agreement shall not be assigned without the prior written consent of the City and the Subdivider and the express written concurrence of any financial institution or surety which has undertaken to guarantee the completion of the Improvements. The City's approval will not be withheld unreasonably. If so assigned, this Agreement shall extend to and be binding upon the successors and assigns of the parties hereto.

12. Release. If the Subdivision or any part thereof is sold, conveyed or assigned, the City will not release the Subdivider from its obligations under this Agreement and will continue to hold the Subdivider responsible for all Improvements until a successor in interest to the Subdivider has entered into a Subdivision Improvements Agreement with the City. Thereafter, if the Subdivider's successor in interest has provided a substitute financial guaranty acceptable to the City, the City will release this Agreement and any related Financial Guaranty.

13. Payment for Incomplete Improvements. If the Subdivider fails to satisfactorily complete construction of the Improvements by the Construction Completion Deadline, the City may construct or cause the Improvements to be constructed as shown on the final plat and in the approved plans and specifications. The Subdivider shall be jointly and severally liable to pay to, and indemnify the City for the total cost, including, but not limited to engineering, legal and contingent costs, together with any damages, either direct or consequential, which the City may sustain as a result of Subdivider's failure to perform as required by this Agreement. If the direct or indirect costs and damages to the City exceed the amount of the City's Claim of Lien or any Financial Guaranty, the Subdivider shall be liable to, and shall pay, the City for all such costs and damages. The surety or sureties shall be jointly and severally liable to pay to and indemnify the City for the total cost to the extent of their obligations pursuant to any Financial Guaranty.

14. Binding on Subdivider's Property. The provisions of this Agreement constitute covenants running with Subdivider's Property for the benefit of the City and its successors and assigns until terminated, and are binding on the Subdivider and the Owner and their heirs, successors and assigns.

15. Notice. For purposes of giving formal written notice, including notice of change of address, the Subdivider's and the City's addresses are as stated in the first paragraph of this Agreement. Notice may be given either in person or by certified U.S. mail, postage paid. Notice will be considered to have been received within six days after the notice is mailed if there is no actual evidence of receipt.

16. Entire Agreement. This Agreement contains the entire agreement of the parties and supersedes any and all other agreements or understandings, oral or written, whether previous to the execution hereof or contemporaneous herewith.

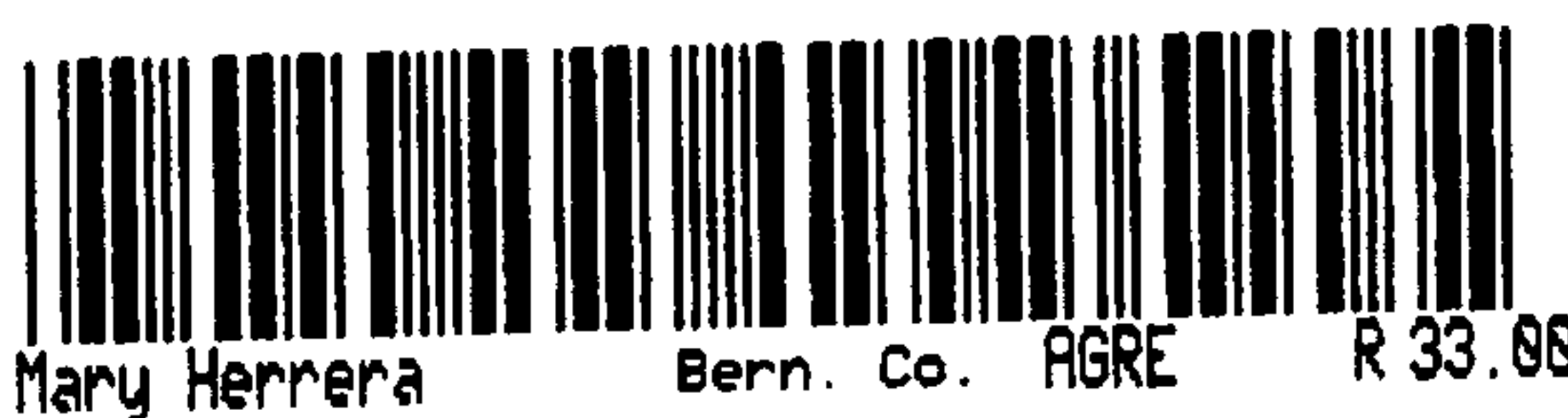
17. Changes to Agreement. Changes to this Agreement are not binding unless made in writing, signed by both parties.

18. Construction and Severability. If any part of this Agreement is held to be invalid or unenforceable, the remainder of the Agreement will remain valid and enforceable if the remainder is reasonably capable of completion.

19. Captions. The captions to the sections or paragraphs of this Agreement are not part of this Agreement and will not affect the meaning or construction of any of its provisions.

20. Form not Changed. Subdivider agrees that changes to this form are not binding unless initialed by the subdivider and signed by the City's Legal Department on this form.

21. Authority to Execute. If the Subdivider signing below is not the Owner of the Subdivision, the Owner must execute the Power of Attorney below.



Executed on the date stated in the first paragraph of this Agreement.

SUBDIVIDER: SANDIA PROPERTIES LTD., CO.

CITY OF ALBUQUERQUE

By [Signature]: [Signature]
Name: ROBERT M. MURPHY
Title: PRESIDENT
Dated: 1-5-05

[Signature]
City Engineer
Dated: 1-19-05

Pub

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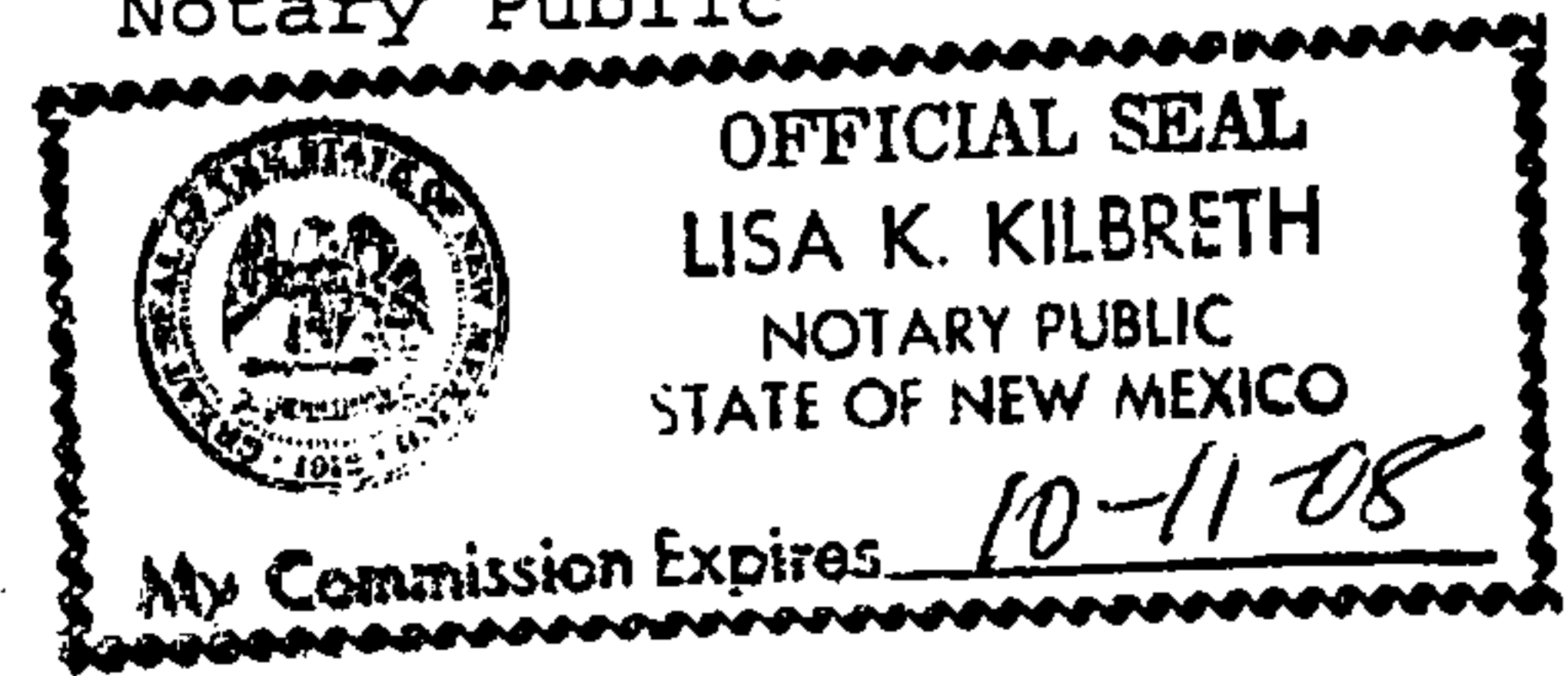
SUBDIVIDER'S NOTARY

STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO

This instrument was acknowledged before me on 4th day of JANUARY, 2005 by [name of person:] ROBERT M. MURPHY, [title or capacity, for instance, "President" or "Owner":] PRESIDENT of [Subdivider:] SANDIA PROPERTIES LTD., CO.

[Signature]
Notary Public

My Commission Expires: _____



CITY'S NOTARY

STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO

This instrument was acknowledged before me on 19th day of January, 2005 by Richard Dourte, City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

[Signature]
Notary Public

My Commission Expires: 08/20/2005

EXHIBIT A AND POWER OF ATTORNEY ATTACHED



POWER OF ATTORNEY

STATE OF NEW MEXICO)
)ss.
COUNTY OF BERNALILLO)

SANDIA PROPERTIES LTD., CO., a New Mexico limited liability company ("Owner") of 10 Tramway Loop, NE, Albuquerque, New Mexico 87122, hereby makes, constitutes and appoints, VENTANA WEST LLC, a New Mexico limited liability company as its Agent, giving unto the Agent full power to do and perform all and every act that it may legally do through an attorney in fact, and every proper power necessary to meet the city of Albuquerque's ("City") subdivision requirements regarding the real estate owned by it and described in Section 1 of the Subdivision Improvements Agreement ("Agreement") above, including executing the Agreement and related documents required by the City, with full power of substitution and revocation, hereby ratifying and affirming what the Agent lawfully does or causes to be done by virtue of the power herein conferred upon the Agent.

This Power of Attorney can only be terminated: (1) by a sworn document signed and notarized by the Owner, which shall be promptly delivered to the City Planner in order to provide notice to City of the termination of this Power of Attorney; or (2) upon release of the Agreement by the City.

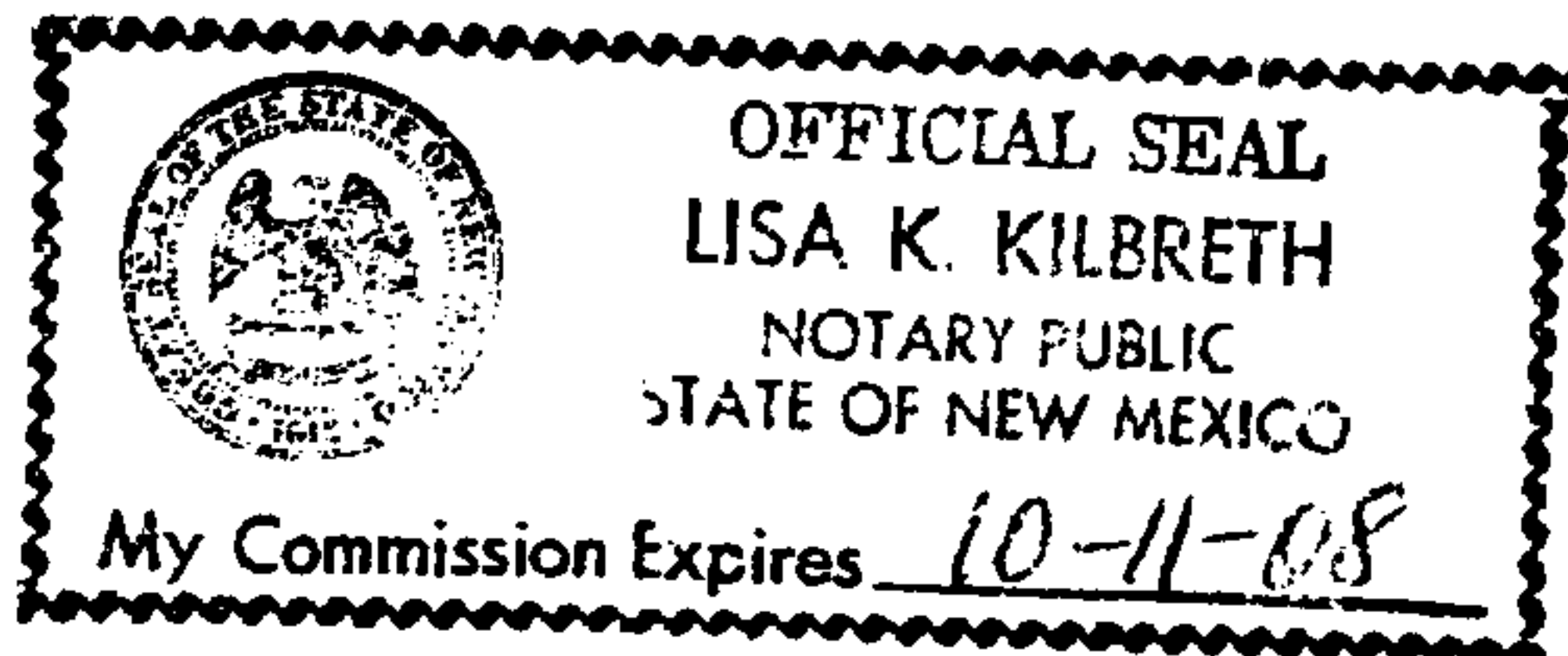
SANDIA PROPERTIES LTD., CO.
a New Mexico limited liability company

By: *Tony Sciarrillo*
Tony Sciarrillo, Vice President

The foregoing instrument was acknowledged before me this 3rd day of January, 2005 by Tony Sciarrillo, Vice President of Sandia Properties Ltd., Co., a New Mexico limited liability company.

My commission expires:

Lisa K. Kilbreth
Notary Public



POWER OF ATTORNEY

STATE OF NEW MEXICO)
)ss.
COUNTY OF BERNALILLO)

VENTANA WEST LLC, a New Mexico limited liability company ("Owner") of 10 Tramway Loop, NE, Albuquerque, New Mexico 87122, hereby makes, constitutes and appoints SANDIA PROPERTIES LTD., CO., a New Mexico limited liability company, as its Agent, giving unto the Agent full power to do and perform all and every act that it may legally do through an attorney in fact, and every proper power necessary to meet the city of Albuquerque's ("City") subdivision requirements regarding the real estate owned by it and described in Section 1 of the Subdivision Improvements Agreement ("Agreement") above, including executing the Agreement and related documents required by the City, with full power of substitution and revocation, hereby ratifying and affirming what the Agent lawfully does or causes to be done by virtue of the power herein conferred upon the Agent.


This Power of Attorney can only be terminated: (1) by a sworn document signed and notarized by the Owner, which shall be promptly delivered to the City Planner in order to provide notice to City of the termination of this Power of Attorney; or (2) upon release of the Agreement by the City.

VENTANA WEST LLC,
a New Mexico limited liability company

By: *Tony Sciarrillo*
Tony Sciarrillo, Vice President
Sandia Properties Ltd., Co.
a New Mexico limited liability company
Managing Member

The foregoing instrument was acknowledged before me this 3rd day of January, 2005 by Tony Sciarrillo, Vice President of Sandia Properties Ltd., Co., a New Mexico limited liability company, Managing Member, Ventana West LLC, a New Mexico limited liability company.

Lisa K. Kilbreth
Notary Public

My commission expires:

OFFICIAL SEAL
LISA K. KILBRETH
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires 10-11-08

ORIGINAL

050118

Date Submitted: 10/13/04
 Date Site Plan Approved: N/A
 Date Preliminary Plat Approved: 10/13/04
 Date Preliminary Plat Expires: 10/13/09

DRB Project No. 1003594

04-01444

Figure 12

INFRASTRUCTURE LIST

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

VENTANA MESA SUBDIVISION (UNITS 1 & 2)
 (TRACTS 1A, 1B & 3, 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 #
B-1	749482
Sw-1	

Size	Type of Improvement	Location	From	To
UNIT 1 - 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	210 MESA DEL ORO ROAD 370 ROAD 1870	VENTANA WEST PARKWAY	CERRO LARGO PLACE
28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	410 MESA DEL ORO ROAD 630 ROAD	CERRO LARGO PLACE	SUNSHINE MESA DRIVE
28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	700 CARSON MESA DRIVE 1470 DRIVE	LATIR MESA ROAD	SUNSHINE MESA DRIVE
28' F-F (STUB ST)	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON WEST SIDE ONLY	100 CARSON MESA DRIVE see above	LATIR MESA ROAD	SOUTH STUB STREET TERMINUS
28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	770 CERRO LARGO PLACE 1350 PLACE 11250	LOT 185	LATIR MESA ROAD
28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	770 LATIR MESA ROAD 1500 ROAD	CERRO LARGO PLACE	CARSON MESA DRIVE
28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	740 CHACO MESA LOOP 1400	CARSON MESA DRIVE	MESA DEL ORO ROAD
28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	180 SUNSHINE MESA DRIVE 320 DRIVE	MESA DEL ORO ROAD	LOT 128

*SIDEWALKS TO BE DEFERRED WHEN FRONTING A LOT; SIDEWALKS TO BE BUILT WHEN ADJACENT TO HOA TRACTS.
 †SIDEWALK TO BE WAIVED FRONTING LOTS [redacted] AND [redacted]
 4 FT SIDEWALK TO BE CONSTRUCTED W/IN TRACTS [redacted] AND ALONG LOTS [redacted]
 STREET LIGHTS AS PER COA DPM

Private Inspector	City Inspector	City Cnst Engineer
/	/	/
/	/	/
/	/	/
/	/	/
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Mary Herrera
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Original

SIA Sequence #	COA DRC Project #
B-2	749482
CM-1	
B-2	749482

UNIT 1 - PUBLIC ROADWAY IMPROVEMENTS - OFF-SITE (VENTANA WEST LLC) (SEE NOTES)

Size	Type of Improvement	Location	From	To
25' F-F	ARTERIAL PAVING W/ PCC STD & MED CURB & GUTTER & ACC 8' WIDE PATH ON EAST SIDE	VENTANA WEST PARKWAY	PASEO DEL NORTE/ BLVD	MESA DEL ORO ROAD
25' F-F	ARTERIAL PAVING W/ PCC STD & MED CURB & GUTTER*(see note)	PASEO DEL NORTE BLVD	LOT 27 (AKA TRACT 1A)	VENTANA WEST PARKWAY

NOTE: THE PASEO DEL NORTE BLVD INFRASTRUCTURE IMPROVEMENTS (LESS THE PED PATH) SHALL BE PROVIDED TO THE COA VIA A SIA-PROCEDURE. THE 8 FT WIDE ACC PED PATH SHALL BE CONSTRUCTED ALONG THE PASEO DEL NORTE FROM LOT 100 TO VENTANA WEST PARKWAY.

NOTE: THE PASEO DEL NORTE BLVD INFRASTRUCTURE IMPROVEMENTS BTWN LOT 27 & 100 (TRACT 1B; PREVIOUSLY TRACT 3C VENTANA RANCH) HAS BEEN MET VIA THE APPROVED OFFSITE TRANSPORTATION IMPROVEMENTS CONSTRUCTION AGREEMENT BETWEEN LAS VENTANAS LIMITED PARTNERSHIP AND THE COA VIA FIGURE 11 (8/07/04)

NOTE: (A) THE OFF SITE INFRASTRUCTURE IMPROVEMENTS ARE CURRENTLY UNDER CONSTRUCTION W/ COA CPN 617683 & 617684 STREET LIGHTS AS PER COA DPM

Private Inspector	City Inspector	City Cnst Engineer
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UNIT 1 - PUBLIC (NMUI) WATERLINE IMPROVEMENTS - ON-SITE (DR HORTON)

NMUI	749482

Size	Type of Improvement	Location	From	To
8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	MESA DEL ORO ROAD	VENTANA WEST PARKWAY	SUNSHINE MESA DRIVE
8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	CARSON MESA DRIVE	LATIR MESA ROAD	SUNSHINE MESA DRIVE
8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	CARSON MESA DRIVE	LATIR MESA ROAD	SOUTH STUB STREET TERMINUS
6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	LATIR MESA ROAD	CARSON MESA DRIVE	CERRO LARGEO PLACE
6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	CERRO LARGEO PLACE	LATIR MESA ROAD	LOT 165
6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	CHACO MESA LOOP	CARSON MESA DRIVE	MESA DEL ORO ROAD
8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	SUNSHINE MESA DRIVE	MESA DEL ORO ROAD	LOT 126

UNIT 1 - PUBLIC (NMUI) WATERLINE IMPROVEMENTS - OFF-SITE (VENTANA WEST LLC)

Size	Type of Improvement	Location	From	To
12" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	VENTANA WEST PARKWAY	PASEO DEL NORTE BLVD	VENTANA RIDGE ROAD
12" - 20" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS & PUMP STATION	VENTANA RIDGE RD & PUBLIC EASEMENTS	VENTANA WEST PARKWAY	WELL # 7 PUMP STATION

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SIA Sequence #	COA DRC Project #
NMU I	749482

Size	Type of Improvement	Location	From	To
UNIT 1 - PUBLIC (NMU) SANITARY SEWER IMPROVEMENTS - ON-SITE (DR HORTON)				
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	MESA DEL ORO ROAD	VENTANA WEST PARKWAY	CARSON MESA DRIVE
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	CARSON MESA DRIVE	MESA DEL ORO ROAD	SOUTH STUB STREET TERMINUS
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	TRACT C (PUBLIC EASEMENT)	CARSON MESA DRIVE	VISTA CASITAS PL (LAS CASITAS SUB)
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	LATIR MESA ROAD	CARSON MESA DRIVE	CERRO LARGEO PLACE
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	CERRO LARGEO PLACE	LATIR MESA ROAD	LOT 165
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	CHACO MESA LOOP	MESA DEL ORO ROAD	CARSON MESA ROAD
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	SUNSHINE MESA DRIVE	MESA DEL ORO ROAD	LOT 126

Private Inspector	City Inspector	City Cnst Engineer

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Size	Type of Improvement	Location	From	To
UNIT 1 - PUBLIC (NMU) SANITARY SEWER IMPROVEMENTS - OFF-SITE (VENTANA WEST LLC)				
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	VENTANA WEST PARKWAY	MESA DEL ORO ROAD	WEST SIDE OF VENTANA WEST PARKWAY

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SIA Sequence #	COA DRC Project #
B-1	

Size	Type of Improvement	Location	From	To
UNIT 1 - PUBLIC STORM DRAIN IMPROVEMENTS - ON-SITE (DR HORTON)				
18" - 24" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS (OUTLET & HEADWALL)	TRACT C	LATIR MESA ROAD	VISTA CASITAS PL
18" - 24" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS ^{24"} 36" 32" 24" 40"	CARSON MESA DRIVE	SUMP LOCATION IN CARSON MESA DR	TRACT B (CONNECT TO 84")
18" - 24" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS ^{18"} 18" 60"	MESA DEL ORO ROAD	CHACO MESA LOOP	MESA DEL ORO RD (CONNECT TO 84")
18" - 24" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS ^{24"} 24" 60" ^{12"} 12" 30"	SUNSHINE MESA DRIVE	MESA DEL ORO RD (CONNECT TO 84")	LOT 122
3' WIDE	CONCRETE RIBBON CHANNEL ¹⁶⁰ 160	PRIVATE DRAINAGE EASEMENT	BACK YARDS OF LOTS 123, 124 & 164	
NOTE:	A GRADING AND DRAINAGE CERTIFICATION OF THE APPROVED GRADING PLAN FOR UNIT 1 IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTEES			

B-2	
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Size	Type of Improvement	Location	From	To
UNIT 1 - PUBLIC STORM SEWER IMPROVEMENTS - OFF-SITE (VENTANA WEST LLC)				
84" DIA ⁹⁰⁰	RCP W/ NEC. MH'S, LATERALS & INLETS & HEADWALL CONNECTION TO AMAFCA CHANNEL	MESA DEL ORO ROAD & TRACT B	EXISTING AMAFCA CHANNEL	TRACT 2

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Size	Type of Improvement	Location	From	To
UNIT 2 - 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	SUNSHINE MESA DRIVE	VENTANA WEST PARKWAY	CERRO LARGO PLACE
28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	SUNSHINE MESA DRIVE	CERRO LARGO PLACE	LOT 126
28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	CERRO LARGEO PLACE	LOT 165	NORTH CUL-DE-SAC TERMINUS

Private Inspector	City Inspector	City Cnst Engineer
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Size	Type of Improvement	Location	From	To
UNIT 2 - PUBLIC ROADWAY IMPROVEMENTS - OFF-SITE (VENTANA WEST LLC) (SEE NOTE)				
25' F-F	ARTERIAL PAVING W/ PCC STD & MED CURB & GUTTER & ACC 8' WIDE PATH ON EAST SIDE	VENTANA WEST PARKWAY	MESA DEL ORO ROAD	TRACT D
NOTE:	THE OFF SITE INFRASTRUCTURE IMPROVEMENT ARE CURRENTLY UNDER CONSTRUCTION W/ COA CPN 617683 & 617684 STREET LIGHTS AS PER COA DPM			

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Size	Type of Improvement	Location	From	To
UNIT 2 - PUBLIC (NMU) WATERLINE IMPROVEMENTS - ON-SITE (DR HORTON)				
8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	SUNSHINE MESA DRIVE	VENTANA WEST PARKWAY	LOT 126
6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	CERRO LARGEO PLACE	LOT 165	NORTH CUL-DE-SAC TERMINUS

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Size	Type of Improvement	Location	From	To
UNIT 2 - PUBLIC (NMU) SANITARY SEWER IMPROVEMENTS - OFF-SITE (VENTANA WEST LLC)				
8" DIA	SANITARY SEWER W/ NEC. MHS & SERVICES	VETANA WEST PARKWAY	SUNSHINE MESA DRIVE	WEST SIDE OF VENTANA WEST PARKWAY

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Size	Type of Improvement	Location	From	To
UNIT 2 - PUBLIC (NMU) SANITARY SEWER IMPROVEMENTS - ON-SITE (DR HORTON)				
8" DIA	SANITARY SEWER W/ NEC. MHS & SERVICES	SUNSHINE MESA DRIVE	VENTANA WEST PARKWAY	LOT 126
8" DIA	SANITARY SEWER W/ NEC. MHS & SERVICES	CERRO LARGEO PLACE	LOT 165	NORTH CUL-DE-SAC TERMINUS

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Size	Type of Improvement	Location	From	To
UNIT 2 - PUBLIC STORM DRAIN IMPROVEMENTS - ON-SITE (DR HORTON)				
NOTE:	A GRADING AND DRAINAGE CERTIFICATION OF THE APPROVED GRADING PLAN FOR UNIT 2 IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTEES			

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UNITS 1 & 2 - 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) DOC #2003138316. SEE CITY LEGAL OR CITY ENGINEER FOR FUTHER DETAILS.
2003138316

NOTE: LANDSCAPING WITHIN THE PUBLIC RIGHT OF WAY WILL BE CONSTRUCTED IN ACCORDANCE WITH AN 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	<i>[Signature]</i> DRB CHAIR	10/13/04 DATE	<i>[Signature]</i> PARKS & GENERAL SERVICES	10/13/04 DATE	
BOHANNAN HUSTON INC. FIRM:	<i>[Signature]</i> TRANSPORTATION DEVELOPMENT	10/13/04 DATE			
<i>[Signature]</i> SIGNATURE	9/16/04		<i>[Signature]</i> AMAFCA		
MAXIMUM TIME ALLOW TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION	<i>[Signature]</i> UTILITY DEVELOPMENT	10/13/04 DATE	<i>[Signature]</i> NEW MEXICO UTILITIES INCORPORATED	10-7-04 DATE	
	<i>[Signature]</i> CITY ENGINEER	10/13/04 DATE			

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



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FINANCIAL GUARANTY AMOUNT

12/15/2004

Type of Estimate: SIA Procedure - B - w/F.G.

Project Description:

Project ID #: 749482, Ventana Mesa Subd., at Ventana Ranch West, Phase/L

Requested By: Yolanda Padilla, PE w/ BHI

Approved estimate amount:		\$489,834.00
Contingency Amount:	0.00%	\$.00
Subtotal:		\$489,834.00
NMGRT	6.0625%	\$29,696.19
Subtotal:		\$519,530.19
Engineering Fee	6.60%	\$34,288.99
Testing Fee	2.00%	\$10,390.60
Subtotal:		\$564,209.78
FINANCIAL GUARANTY RATE		1.25
Retainage Amount:		\$.00
TOTAL FINANCIAL GUARANTY REQUIRED		\$705,262.23

APPROVAL:

DATE:



12-15-2004

Notes: B-2 of 2. This FG is for the off-site paving & SD. Water & SAS by NMUI & not included in this FG.

FIGURE 16
 SUBDIVISION BOND
 (Procedure B)

Bond No. [Surety's No:] 929354266

SUBDIVISION IMPROVEMENTS BOND

KNOW ALL MEN BY THESE PRESENTS: That we Sandia Properties Ltd. Co.
 _____ a [state type of business entity, for
 Instance, "New Mexico corporation," "general partnership," joint venture",
 "Individual," etc.] NEW MEXICO LIMITED LIABILITY COMPANY as
 "Principal," and Western Surety Company a corporation
 organized and existing under and by virtue of the laws of the State of
SOUTH DAKOTA and authorized to do business in the State
 of New Mexico, as "Surety," are held and firmly bound unto the CITY OF
 ALBUQUERQUE In the penal sum of SEVEN HUNDRED FIVE THOUSAND TWO HUNDRED SIXTY TWO
 AND TWENTY THREE CENTS
 Dollars, \$705,262.23), as amended by
 change orders approved by the Surety or changes to the infrastructure list
 approved by the City Development Review Board, the payment of which is well
 and truly to be made,, and each of us bind ourselves, our and each of our
 heirs, executors, administrators, successors and assigns, jointly and
 severally, and firmly by these presents.

NOW, THEREFORE, the condition of the above obligation is such that:

WHEREAS, the Principal is the owner of and/or is interested in or is
 developing land and premises known as VENTANA MESA
 _____ ("Subdivision"), _____ City Project
No. 749482, and

WHEREAS, said Subdivision is subject to the provisions and conditions of
 the ordinance of the CITY OF ALBUQUERQUE known as the Subdivision Ordinance,
 the requirements of which include the installation of various improvements by
 the Principal, and

WHEREAS, the Subdivision Ordinance requires the Principal to install and
 construct the following improvements at the Subdivision: [list the
 Improvements, e.g., water, sewer, pavement, sidewalks:] MASTER PLAN IMPROVEMENTS
 _____ ("Improvements")

All construction shall be performed in accordance with the Agreement to
 Construct Public and/or Private Subdivision Improvements Agreement entered
 into between Sandia Properties Ltd. Co.
 and the CITY OF ALBUQUERQUE, as recorded in the office of the Clerk of
 Bernalillo County, New Mexico, in Book Misc. _____ pages
 _____ through _____, as amended by
 change orders or amendments to the Agreement.

NOW, THEREFORE, if the Principal completes construction of the Improvements and facilities and performs the work hereinabove specified to be performed, all on or before DECEMBER 28, 2005

_____ ("the "Construction Completion Deadline"), then this obligation shall be null and void; if the Principal does not complete construction by or before the Construction Completion Deadline, the City may call on this obligation until released by the City.

IN WITNESS WHEREOF, this bond has been executed this 28TH day of DECEMBER 20 04

SUBDIVIDER Sandia Properties LTD Co.
By [signature:] [Handwritten Signature]
Name: Robert M Murphy
Title: President
Dated: _____

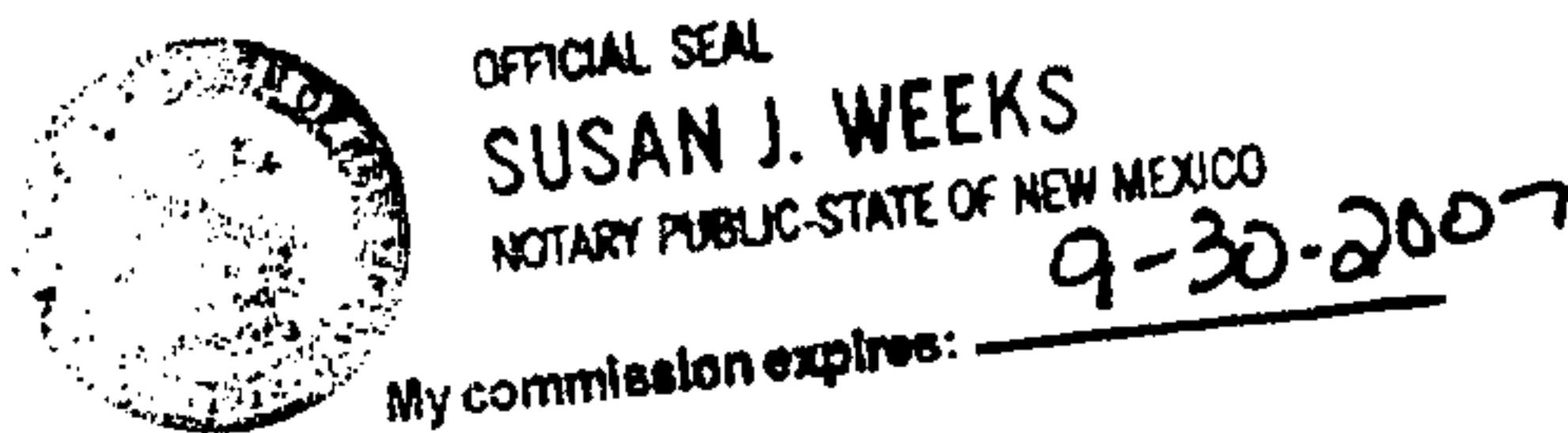
SURETY
By [signature:] [Handwritten Signature]
Name: SHERRYL L. QUINT
Title: ATTORNEY-IN-FACT
Dated: DECEMBER 28, 2004

STATE OF NEW MEXICO)
) ss
COUNTY OF BERNALILLO)

Subscribed and sworn to before me this 28TH day of DECEMBER, 2004

My Commission Expires: 9-30-2007 Susan Weeks
Notary Public

• NOTE: Power of Attorney for Surety must be attached.



Western Surety Company

POWER OF ATTORNEY APPOINTING INDIVIDUAL ATTORNEY-IN-FACT

Know All Men By These Presents, That WESTERN SURETY COMPANY, a South Dakota corporation, is a duly organized and existing corporation having its principal office in the City of Sioux Falls, and State of South Dakota, and that it does by virtue of the signature and seal herein affixed hereby make, constitute and appoint

Roger N Downey, Kathryn L Corcoran, Sherryl L Quint, Individually

of Albuquerque, NM, its true and lawful Attorney(s)-in-Fact with full power and authority hereby conferred to sign, seal and execute for and on its behalf bonds, undertakings and other obligatory instruments of similar nature

- In Unlimited Amounts -

and to bind it thereby as fully and to the same extent as if such instruments were signed by a duly authorized officer of the corporation and all the acts of said Attorney, pursuant to the authority hereby given, are hereby ratified and confirmed.

This Power of Attorney is made and executed pursuant to and by authority of the By-Law printed on the reverse hereof, duly adopted, as indicated, by the shareholders of the corporation.

In Witness Whereof, WESTERN SURETY COMPANY has caused these presents to be signed by its Senior Vice President and its corporate seal to be hereto affixed on this 11th day of July, 2003

WESTERN SURETY COMPANY



Paul T. Bruslat

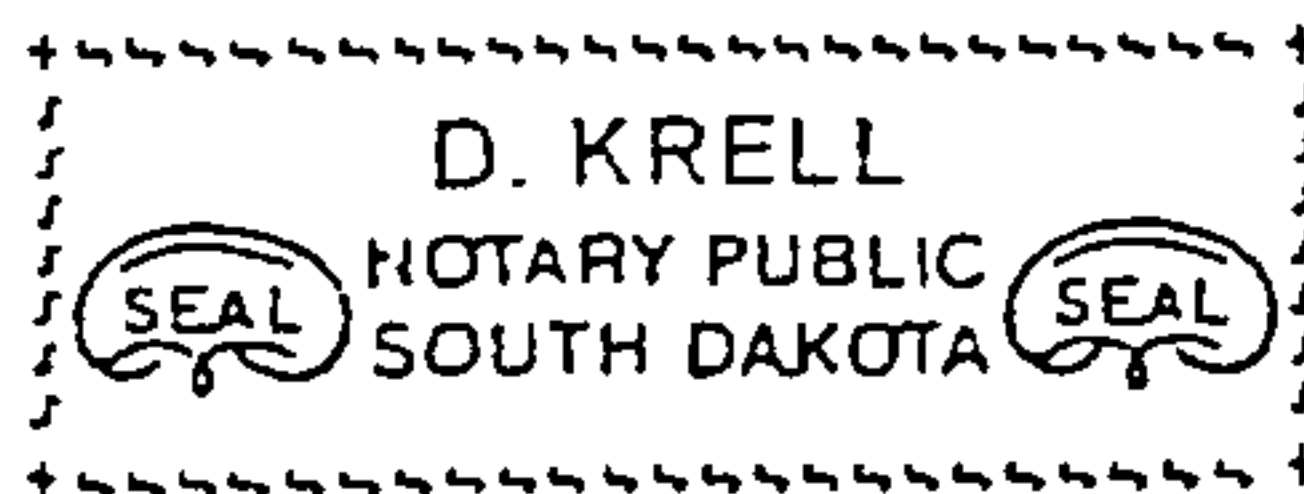
Paul T. Bruslat, Senior Vice President

State of South Dakota }
County of Minnehaha } ss

On this 11th day of July, 2003, before me personally came Paul T. Bruslat, to me known, who, being by me duly sworn, did depose and say: that he resides in the City of Sioux Falls, State of South Dakota; that he is the Senior Vice President of WESTERN SURETY COMPANY described in and which executed the above instrument; that he knows the seal of said corporation; that the seal affixed to the said instrument is such corporate seal, that it was so affixed pursuant to authority given by the Board of Directors of said corporation and that he signed his name thereto pursuant to like authority, and acknowledges same to be the act and deed of said corporation.

My commission expires

November 30, 2006



D. Krell

D. Krell, Notary Public

CERTIFICATE

I, L. Nelson, Assistant Secretary of WESTERN SURETY COMPANY do hereby certify that the Power of Attorney hereinabove set forth is still in force, and further certify that the By-Law of the corporation printed on the reverse hereof is still in force. In testimony whereof I have hereunto subscribed my name and affixed the seal of the said corporation this 28th day of December, 2004



WESTERN SURETY COMPANY

L. Nelson

L. Nelson, Assistant Secretary

No. of Lots:
Nearest Major Streets

749482

FIGURE 12

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

AGREEMENT TO CONSTRUCT
PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS

THIS AGREEMENT is made this 19th day of January, 2005, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P. O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, and

DR HORTON, INC.

("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] Delaware corporation, whose address is 4400 Alameda Blvd. Suite B Alb, NM and whose telephone number is 797-4245, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [existing legal description:] Ventana West Tracts 1A, 1B and 3 recorded on March 11, 2004 in the records of the Bernalillo County Clerk at Book 2004C, pages 84 through (the "Subdivision"). The Subdivider certifies that the Subdivision is owned by [state the name of the present real property owner exactly as shown on the real estate document conveying title in the Subdivision to the present owner:] D.R. Harten, Inc. ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as Ventana Mesa Subdivision Unit 1 describing Subdivider's Property.

As a result of the development of the Subdivision, the Subdivision Ordinance ("S.O.") and/or the Zoning Code, Section 14-16-3-11, require the Subdivider, at no cost to the City, to install certain public and/or private Improvements, which are reasonably related to the development of the Subdivision, or to financially guarantee the construction of the public and/or private improvements as a prerequisite to approval of the final plat of, or the Site Development Plan for the Subdivision.

2. Improvements and Construction Deadline. The Subdivider agrees to install and complete the public and/or private improvements described in Exhibit A, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the 13th day of October, 2006 ("Construction Completion Deadline"), at no cost to the City. The Improvements are shown in greater detail on the Subdivider's proposed and approved plans, which have been filed with the City Engineer and are identified as Project No. 7494.82.

Note: To compute the Construction Completion Deadline: If a final plat will be filed after Subdivider meets the requirements of this Agreement, the Construction Completion Deadline can be no later than two years after execution of this Agreement. (See Subdivision Ordinance Section 14-14-3.) If a final plat will not be filed pursuant to this Agreement, the Construction Completion Deadline can be no later than one year after approval of the preliminary plat by the Development Review Board ("DRB"), unless

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the DRB grants an extension, not to exceed one additional year per extension, and the Subdivider processes an amendment to the Agreement. (See Subdivision Ordinance Section 14-14-3.) If this Agreement, with any amendments does not utilize the maximum time allowed for completion of construction, the Subdivider may obtain an extension of the Construction Completion Deadline if Subdivider shows adequate reason for the extension.

3. Work Order Requirements. The City agrees to issue a Work Order after:

A. The Subdivider causes to be submitted all documents, and meets all requirements listed in Development Process Manual, Volume 1, Chapter 5, Work Order Process, and figure 1, including submitting a Certificate of Insurance in a form acceptable to the City. The certificate must establish that the Subdivider has procured or has caused to be procured public liability insurance in the amount of not less than One Million Dollars (\$1,000,000) combined single limit for accidents or occurrences which cause bodily injury, death or property damage as a result of any condition of the Subdivision, the Improvements or the Subdivider's construction activities within, or related to the Subdivision. The insurance policy must name the City of Albuquerque, its employees and elected officials, as their interest may appear, as additional insured. The Subdivider must maintain the insurance until the City accepts the public Improvements and/or approves the private Improvements. The cancellation provision must provide that, if the policy is either canceled prior to the expiration date of the policy or is materially changed or not renewed, the issuing company will mail 30 days written notice to the City, attention City Engineer.

B. The Subdivider complies with all applicable laws, ordinances and regulations, including, but not limited to the City Excavation Ordinance and Sidewalk Ordinance, and pays the following required engineering, staking, testing fees, and other related City fees and County Clerk recording fees:

<u>Type of Fee</u>	<u>Amount</u>
<u>Engineering Fee</u>	<u>3.25% of Actual Construction Cost</u>
<u>Excavation And Sidewalk Ordinance, Street Restoration Fees</u>	<u>As required per City-approved estimate. (Figure 7)</u>

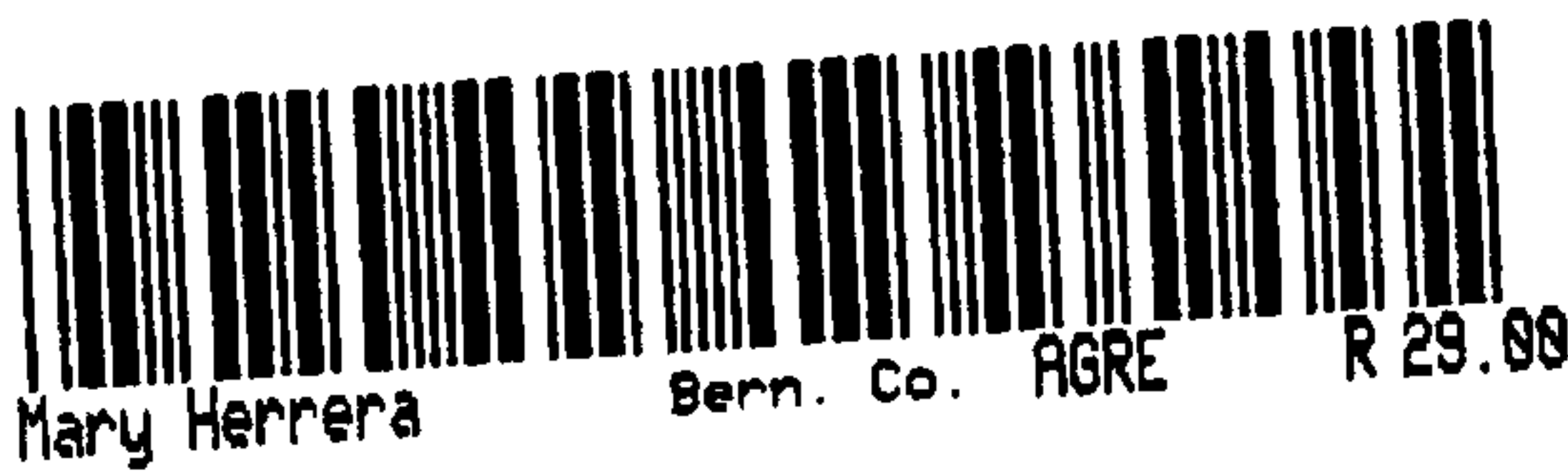
(Note: The Subdivider must pay the City all City fees which have been incurred during construction before the City will accept the public Improvements.)

4. Surveying, Inspection and Testing. The Improvements shall be inspected, surveyed and tested in accordance with all applicable laws, ordinances, and regulations, and according to the following terms:

A. Construction Surveying. Construction surveying for the construction of the public Improvements shall be performed by Sundance Mechanical, and construction surveying of the private Improvements shall be performed by _____ . If the construction surveying is performed by an entity other than the City, the City may monitor the construction surveying and the Subdivider shall ensure that the construction surveying entity provides all construction surveying field notes, plats, reports and related data to the City which the City requires for review. Record drawings shall be provided by the entity performing the survey. The Subdivider shall pay the City a reasonable fee for any construction surveying performed by the City.

B. Construction Inspection Methods. Inspection of the construction of the public Improvements shall be performed by Smith Engineering, and inspection of the private Improvements shall be performed by _____ , both New Mexico Registered Professional Engineers. If the inspection is performed by an entity other than the City, the City may monitor the inspection and the Subdivider

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shall ensure that the inspecting entity provides all inspection results, reports and related data to the City which the City requires for review. The City retains the right to perform its own general overall inspection of the construction project at any time prior to final acceptance of the Improvements, if deemed necessary or advisable by the City Engineer. The Subdivider shall pay the City a reasonable fee for the level of inspection performed by the City.

C. Field Testing. Field testing of the construction of the public Improvements shall be performed by Vineyard and Associates, and field testing of the private Improvements shall be performed by _____, both certified testing laboratories under the supervision of a New Mexico Registered Professional Engineer, in accordance with the current City of Albuquerque Standard Specifications for Public Works Construction. If any field testing is performed by an entity other than the City, the City may monitor the field testing and the Subdivider shall ensure that the field testing entity provides all field testing results, reports and related data to the City which the City requires for review. The Subdivider shall pay the City a reasonable fee for any field testing performed by the City.

D. Additional Testing. The City retains the right to perform all additional testing which the City Engineer deems is necessary or advisable, and the Subdivider shall pay the City a reasonable fee therefor.

5. Financial Guaranty. If final plat approval is not requested prior to construction of the Subdivision, a financial guaranty is not required. If final plat approval is requested, the Subdivider must provide the City with a financial guaranty in an amount of not less than 125% of the estimated cost of constructing the Improvements, as approved by the City Engineer. The financial guaranty must be irrevocable and may be in the form of a letter of credit, escrow deposit or loan reserve letter issued by a Federally Insured Financial Institution; a bond issued by a surety qualified to do business in New Mexico; or other pledge of liquid assets which meets all City requirements. The City must be able to call the financial guaranty at any time within the sixty (60) days immediately following the Construction Completion Deadline.

To meet the Subdivision Ordinance requirements, the Subdivider has acquired or is able to acquire the following "Financial Guaranty:"

Type of Financial Guaranty: Subdivision Bond # 1010107
Amount: \$ 511,456.80 Name of Financial Institution or Surety _____
Date City first able to call Guaranty: October 13, 2006
[Construction Completion Deadline]: October 13, 2006
If Guaranty other than a Bond, last day City able to call Guaranty is: _____
Additional information: Onsite Infrastructure

6. Notice of Start of Construction. Before construction begins, the Subdivider shall deliver an acceptable Notice to Proceed to the City and shall arrange or a preconstruction conference and all required inspections.

7. Completion, Acceptance and Termination. When the City receives Subdivider's final acceptance package, the City shall review it for completeness and accuracy. (See DPM Volume 1, Chapter 5, Work Order Process, Step 9.) If the package is acceptable, the City shall approve the package and issue a Certificate of Completion and Acceptance for the public Improvements and a Certificate of Completion for the private Improvements. Thereafter, the Subdivider's obligations to the City pursuant to this Agreement shall terminate, with the exception of the bond or other guarantee which the Subdivider has provided to assure the materials and workmanship, as required by the Subdivision Ordinance. After the City approves the final acceptance package, the City will promptly release this Agreement and the Financial Guaranty.

8. Conveyance of Property Rights. When the Improvements are completed, if the City does not own the real property upon or in which the public Improvements are constructed, the Subdivider will convey to the City all real and personal property rights which the City deems reasonably necessary, and all public Improvements, free and clear of all claims, encumbrances and liens before the City will accept the public Improvements. Conveyance may be made by appropriate dedication on the final plat of the Subdivision.

9. Reduction of Financial Guaranty Upon Partial Completion. The Subdivider shall be entitled to a reduction of the Financial Guaranty as a result of completing construction of part of the Improvements if the following conditions are met:

A. Loan Reserve Financial Guaranty. If a loan reserve letter was provided as the Financial Guaranty, the Subdivider must follow the procedures and meet the requirements detailed in the Development Process Manual, Volume 1, Chapter 5.

B. Non-Loan Reserve Financial Guaranty. If a Financial Guarantee other than a loan reserve letter has been provided, the completed Improvements must be free-standing, functionally independent of any Improvements which have not yet been completed and completed in substantial compliance with the approved construction plans, as determined by City on-site inspection in order to qualify for a Financial Guaranty reduction. If the Improvements which have been completed meet all City requirements, the City Engineer will estimate the cost of completing the remaining Improvements. Thereafter, the subdivider must submit the following documents to the City for review and approval:

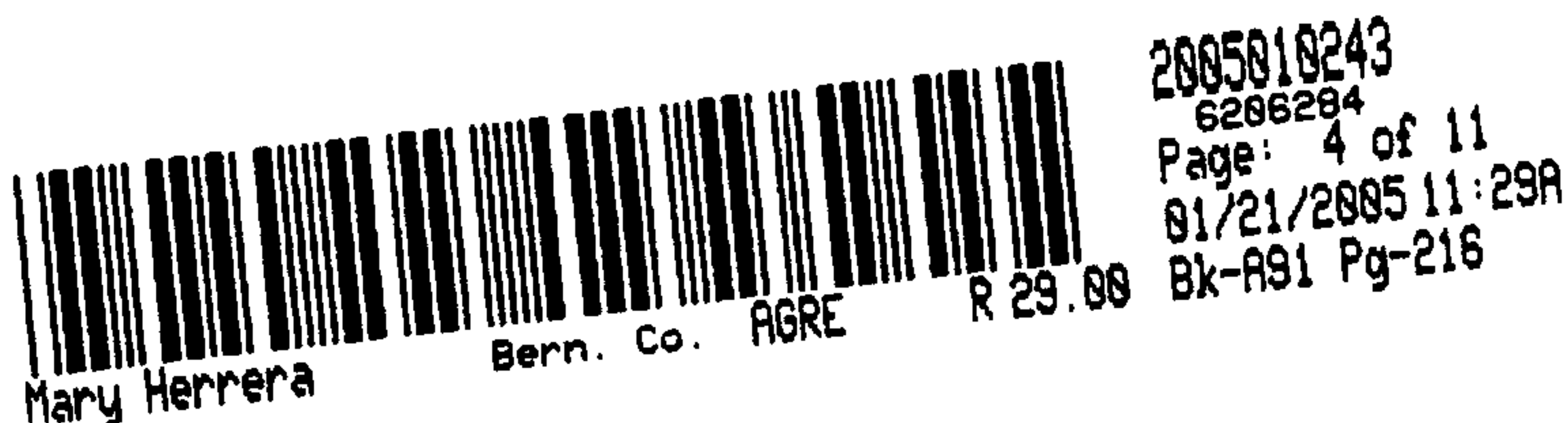
(1) A revised Financial Guaranty in an amount of not less than 125% of the cost of completing the remaining Improvements, as estimated by the City;

(2) A bond or other instrument acceptable to the City, which guarantees the completed Improvements against defective materials and workmanship for the period required by the Subdivision Ordinance.

(3) Conveyance of real and personal property rights which meet the requirements of section 8 of this Agreement.

After the City receives and approves the required documents, the City shall issue a Partial Certificate of Completion and Acceptance for the completed public Improvements and a Certificate of Partial Completion for the completed private Improvements.

10. Indemnification. Until the Improvements are accepted by the City, the Subdivider shall be solely responsible for maintaining the premises upon which the Improvements are being constructed in a safe condition. The Subdivider agrees to defend, indemnify and hold harmless the City and its officials, agents and employees from any claims, actions, suits or other proceedings arising from or out of the negligent acts or omissions of the Subdivider, its agents, representatives, contractors or subcontractors or arising from the failure of the Subdivider, its agents, representatives, contractors or subcontractors to perform any act or duty required of the Subdivider herein; provided, however, to the extent, if at all, Section 56-7-1 NMSA 1978 is applicable to this Agreement, this Agreement to indemnify will not extend to liability, claims, damages, losses or expenses, including attorney fees, arising out of (1) the preparation or approval of maps, drawings, opinions, reports, surveys, change orders, designs or specifications by the indemnitee, or the agents or employees of the indemnitee; or (2) the giving of or the failure to give directions or instructions by the indemnitee, where such giving or failure to give directions or instructions is the primary cause of bodily injury to persons or damage to property. The indemnification required hereunder shall not be limited as a result of the specifications of any applicable insurance coverage. Nothing herein is intended to impair any right or immunity under the laws of the State of New Mexico.



11. Assignment. This Agreement shall not be assigned without the prior written consent of the City and the Subdivider and the express written concurrence of any financial institution or surety which has undertaken to guarantee the completion of the Improvements. The City's approval will not be withheld unreasonably. If so assigned, this Agreement shall extend to and be binding upon the successors and assigns of the parties hereto.

12. Release. If the Subdivision or any part thereof is sold, conveyed or assigned, the City will not release the Subdivider from its obligations under this Agreement and will continue to hold the Subdivider responsible for all Improvements until a successor in interest to the Subdivider has entered into a Subdivision Improvements Agreement with the City. Thereafter, if the Subdivider's successor in interest has provided a substitute financial guaranty acceptable to the City, the City will release this Agreement and any related Financial Guaranty.

13. Payment for Incomplete Improvements. If the Subdivider fails to satisfactorily complete construction of the Improvements by the Construction Completion Deadline, the City may construct or cause the Improvements to be constructed as shown on the final plat and in the approved plans and specifications. The Subdivider shall be jointly and severally liable to pay to, and indemnify the City for the total cost, including, but not limited to engineering, legal and contingent costs, together with any damages, either direct or consequential, which the City may sustain as a result of Subdivider's failure to perform as required by this Agreement. If the direct or indirect costs and damages to the City exceed the amount of the City's Claim of Lien or any Financial Guaranty, the Subdivider shall be liable to, and shall pay, the City for all such costs and damages. The surety or sureties shall be jointly and severally liable to pay to and indemnify the City for the total cost to the extent of their obligations pursuant to any Financial Guaranty.

14. Binding on Subdivider's Property. The provisions of this Agreement constitute covenants running with Subdivider's Property for the benefit of the City and its successors and assigns until terminated, and are binding on the Subdivider and the Owner and their heirs, successors and assigns.

15. Notice. For purposes of giving formal written notice, including notice of change of address, the Subdivider's and the City's addresses are as stated in the first paragraph of this Agreement. Notice may be given either in person or by certified U.S. mail, postage paid. Notice will be considered to have been received within six days after the notice is mailed if there is no actual evidence of receipt.

16. Entire Agreement. This Agreement contains the entire agreement of the parties and supersedes any and all other agreements or understandings, oral or written, whether previous to the execution hereof or contemporaneous herewith.

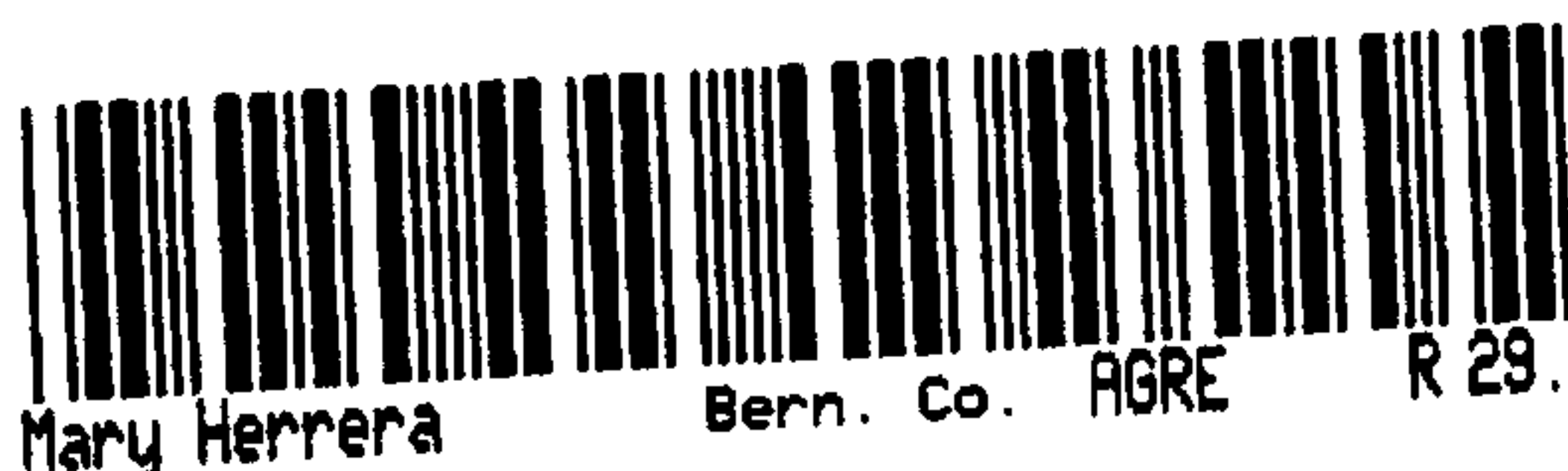
17. Changes to Agreement. Changes to this Agreement are not binding unless made in writing, signed by both parties.

18. Construction and Severability. If any part of this Agreement is held to be invalid or unenforceable, the remainder of the Agreement will remain valid and enforceable if the remainder is reasonably capable of completion.

19. Captions. The captions to the sections or paragraphs of this Agreement are not part of this Agreement and will not affect the meaning or construction of any of its provisions.

20. Form not Changed. Subdivider agrees that changes to this form are not binding unless initialed by the subdivider and signed by the City's Legal Department on this form.

21. Authority to Execute. If the Subdivider signing below is not the Owner of the Subdivision, the Owner must execute the Power of Attorney below.



Executed on the date stated in the first paragraph of this Agreement.

SUBDIVIDER:

CITY OF ALBUQUERQUE

By [Signature]: J. Mark Ferguson
Name: J. Mark Ferguson
Title: Division President
Dated: _____

[Signature]
City Engineer
Dated: 1-19-05

Miller

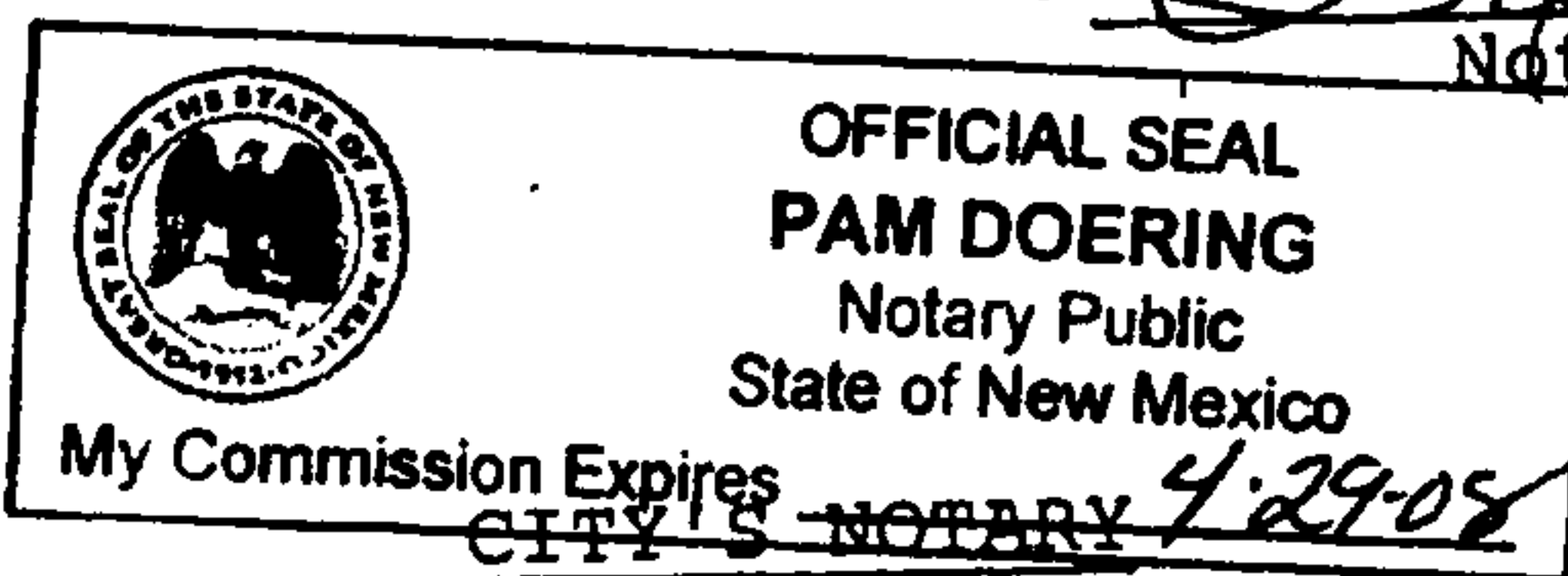
off 1/18/05

SUBDIVIDER'S NOTARY

STATE OF _____)
) ss.
COUNTY OF _____)

This instrument was acknowledged before me on 17th day of December, 2004 by [name of person:] J. Mark Ferguson, [title or capacity, for instance, "President" or "Owner":] Div. President of [Subdivider:] D.R. Horton

My Commission Expires: 4-29-08



[Signature]
Notary Public

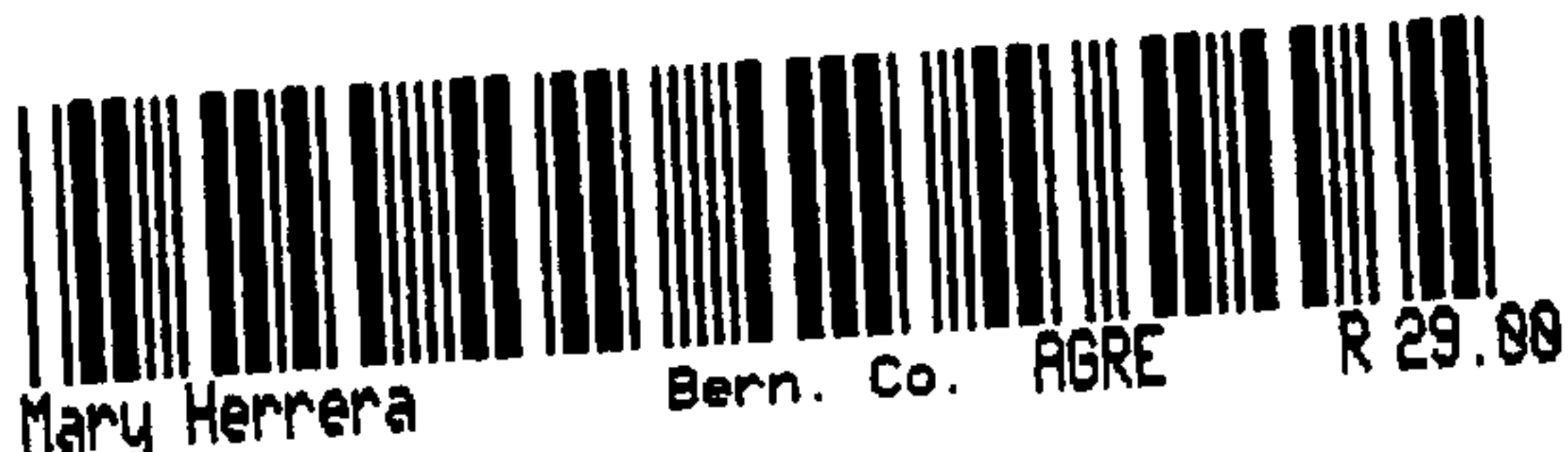
STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on 19th day of January, 2005 by Richard Douste, City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

My Commission Expires: 08/20/05

[Signature]
Notary Public

EXHIBIT A AND POWER OF ATTORNEY ATTACHED



050118

Date Submitted: 10/13/04
 Date Site Plan Approved: N/A
 Date Preliminary Plat Approved: 10/13/04
 Date Preliminary Plat Expires: 10/13/09
 DRB Project No. 1003594
 04-01444

ORIGINAL

Figure 12

INFRASTRUCTURE LIST

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

VENTANA MESA SUBDIVISION (UNITS 1 & 2)
 (TRACTS 1A, 1B & 3, 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 #
B-1	749482
SW-1	

Size	Type of Improvement	Location	From	To
UNIT 1 - PUBLIC ROADWAY IMPROVEMENTS - ON-SITE (DR HORTON)				
22' F-F (IN)	RESIDENTIAL PAVING W/ PCC	210 MESA DEL ORO	VENTANA WEST	CERRO LARGO
24' F-F (OUT)	CURB & GUTTER & PCC 4' WIDE	370 ROAD	PARKWAY	PLACE
W/ 8' MEDIAN	SIDEWALK ON BOTH SIDES	870		
28' F-F	RESIDENTIAL PAVING W/ PCC	410 MESA DEL ORO	CERRO LARGO	SUNSHINE MESA
	CURB & GUTTER & PCC 4' WIDE	630 ROAD	PLACE	DRIVE
	SIDEWALK ON BOTH SIDES*			
28' F-F	RESIDENTIAL PAVING W/ PCC	700 CARSON MESA	LATIR MESA	SUNSHINE MESA
	CURB & GUTTER & PCC 4' WIDE	1470 DRIVE	ROAD	DRIVE
	SIDEWALK ON BOTH SIDES*			
26' F-F (STUB ST)	RESIDENTIAL PAVING W/ PCC	100 CARSON MESA	LATIR MESA	SOUTH STUB STREET
	CURB & GUTTER & PCC 4' WIDE	DRIVE	ROAD	TERMINUS
	SIDEWALK ON WEST SIDE ONLY	see above		
28' F-F	RESIDENTIAL PAVING W/ PCC	770 CERRO LARGO	LOT 165	LATIR MESA
	CURB & GUTTER & PCC 4' WIDE	1350 PLACE		ROAD
	SIDEWALK ON BOTH SIDES*	1350		
28' F-F	RESIDENTIAL PAVING W/ PCC	770 LATIR MESA	CERRO LARGO	CARSON MESA
	CURB & GUTTER & PCC 4' WIDE	1500 ROAD	PLACE	DRIVE
	SIDEWALK ON BOTH SIDES*			
28' F-F	RESIDENTIAL PAVING W/ PCC	740 CHACO MESA LOOP	CARSON MESA	MESA DEL ORO
	CURB & GUTTER & PCC 4' WIDE	1400	DRIVE	ROAD
	SIDEWALK ON BOTH SIDES*			
28' F-F	RESIDENTIAL PAVING W/ PCC	180 SUNSHINE MESA	MESA DEL ORO	LOT 126
	CURB & GUTTER & PCC 4' WIDE	320 DRIVE	ROAD	
	SIDEWALK ON BOTH SIDES*			

*SIDEWALKS TO BE DEFERRED WHEN FRONTING A LOT; SIDEWALKS TO BE BUILT WHEN ADJACENT TO HOA TRACTS.
 †SIDEWALK TO BE WAIVED FRONTING LOTS 10-11 AND 10-12
 4 FT SIDEWALK TO BE CONSTRUCTED W/IN TRACTS 10-11 AND ALONG LOTS 10-11, 10-12, 10-13, 10-14, 10-15, 10-16, 10-17, 10-18, 10-19, 10-20, 10-21, 10-22, 10-23, 10-24, 10-25, 10-26, 10-27, 10-28, 10-29, 10-30, 10-31, 10-32, 10-33, 10-34, 10-35, 10-36, 10-37, 10-38, 10-39, 10-40, 10-41, 10-42, 10-43, 10-44, 10-45, 10-46, 10-47, 10-48, 10-49, 10-50, 10-51, 10-52, 10-53, 10-54, 10-55, 10-56, 10-57, 10-58, 10-59, 10-60, 10-61, 10-62, 10-63, 10-64, 10-65, 10-66, 10-67, 10-68, 10-69, 10-70, 10-71, 10-72, 10-73, 10-74, 10-75, 10-76, 10-77, 10-78, 10-79, 10-80, 10-81, 10-82, 10-83, 10-84, 10-85, 10-86, 10-87, 10-88, 10-89, 10-90, 10-91, 10-92, 10-93, 10-94, 10-95, 10-96, 10-97, 10-98, 10-99, 10-100
 STREET LIGHTS AS PER COA DPM

Private Inspector	City Inspector	City Cnst Engineer
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SIA Sequence #	COA DRC Project #
B-2	749482
CM-1	
B-2	749482

UNIT 1 - PUBLIC ROADWAY IMPROVEMENTS - OFF-SITE (VENTANA WEST LLC) (SEE NOTES)

Size	Type of Improvement	Location	From	To
25' F-F	ARTERIAL PAVING W/ PCC STD & MED CURB & GUTTER & ACC 8' WIDE PATH ON EAST SIDE	VENTANA WEST PARKWAY	PASEO DEL NORTE/ BLVD	MESA DEL ORO ROAD
25' F-F	ARTERIAL PAVING W/ PCC STD & MED CURB & GUTTER*(see note)	PASEO DEL NORTE BLVD	LOT 27 (AKA TRACT 1A.)	VENTANA WEST PARKWAY

NOTE: THE PASEO DEL NORTE BLVD INFRASTRUCTURE IMPROVEMENTS (LESS THE PED PATH) SHALL BE PROVIDED TO THE COA VIA A SIA PROCEDURE. THE 8 FT WIDE ACC PED PATH SHALL BE CONSTRUCTED ALONG THE PASEO DEL NORTE FROM LOT 100 TO VENTANA WEST PARKWAY.

NOTE: THE PASEO DEL NORTE BLVD INFRASTRUCTURE IMPROVEMENTS BTWN LOT 27 & 100 (TRACT 1B; PREVIOUSLY TRACT 3C VENTANA RANCH) HAS BEEN MET VIA THE APPROVED OFFSITE TRANSPORTATION IMPROVEMENTS CONSTRUCTION AGREEMENT BETWEEN LAS VENTANAS LIMITED PARTNERSHIP AND THE COA VIA FIGURE 11 (8/07/04)

NOTE: (AD) THE OFF SITE INFRASTRUCTURE IMPROVEMENT ARE CURRENTLY UNDER CONSTRUCTION W/ COA CPN 817683 & 817684 STREET LIGHTS AS PER COA DPM

Private Inspector	City Inspector	City Cnst Engineer
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UNIT 1 - PUBLIC (NMU) WATERLINE IMPROVEMENTS - ON-SITE (DR HORTON)

NMU I	749482

8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	MESA DEL ORO ROAD	VENTANA WEST PARKWAY	SUNSHINE MESA DRIVE
8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	CARSON MESA DRIVE	LATIR MESA ROAD	SUNSHINE MESA DRIVE
8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	CARSON MESA DRIVE	LATIR MESA ROAD	SOUTH STUB STREET TERMINUS
8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	LATIR MESA ROAD	CARSON MESA DRIVE	CERRO LARGEO PLACE
6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	CERRO LARGEO PLACE	LATIR MESA ROAD	LOT 165
8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	CHACO MESA LOOP	CARSON MESA DRIVE	MESA DEL ORO ROAD
8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	SUNSHINE MESA DRIVE	MESA DEL ORO ROAD	LOT 126

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UNIT 1 - PUBLIC (NMU) WATERLINE IMPROVEMENTS - OFF-SITE (VENTANA WEST LLC)

12" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	VENTANA WEST PARKWAY	PASEO DEL NORTE BLVD	VENTANA RIDGE ROAD
12" - 20" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS & PUMP STATION	VENTANA RIDGE RD & PUBLIC EASEMENTS	VENTANA WEST PARKWAY	WELL # 7 PUMP STATION

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SIA Sequence #	COA DRC Project #
NMUI	749482

Size	Type of Improvement	Location	From	To
UNIT 1 - PUBLIC (NMUI) SANITARY SEWER IMPROVEMENTS - ON-SITE (DR HORTON)				
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	MESA DEL ORO ROAD	VENTANA WEST PARKWAY	CARSON MESA DRIVE
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	CARSON MESA DRIVE	MESA DEL ORO ROAD	SOUTH STUB STREET TERMINUS
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	TRACT C (PUBLIC EASEMENT)	CARSON MESA DRIVE	VISTA CASITAS PL (LAS CASITAS SUB)
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	LATIR MESA ROAD	CARSON MESA DRIVE	CERRO LARGEO PLACE
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	CERRO LARGEO PLACE	LATIR MESA ROAD	LOT 165
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	CHACO MESA LOOP	MESA DEL ORO ROAD	CARSON MESA ROAD
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	SUNSHINE MESA DRIVE	MESA DEL ORO ROAD	LOT 126

Private Inspector	City Inspector	City Cnst Engineer

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Size	Type of Improvement	Location	From	To
UNIT 1 - PUBLIC (NMUI) SANITARY SEWER IMPROVEMENTS - OFF-SITE (VENTANA WEST LLC)				
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	VENTANA WEST PARKWAY	MESA DEL ORO ROAD	WEST SIDE OF VENTANA WEST PARKWAY

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SIA Sequence #	COA DRC Project #
B-1	

Size	Type of Improvement	Location	From	To
UNIT 1 - PUBLIC STORM DRAIN IMPROVMENTS - ON-SITE (DR HORTON)				
18" - 24" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS (OUTLET & HEADWALL)	TRACT C	LATIR MESA ROAD	VISTA CASITAS PL ROAD
18" - 24" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	CARSON MESA DRIVE	SUMP LOCATION IN CARSON MESA DR	TRACT B (CONNECT TO 84")
18" - 24" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	MESA DEL ORO ROAD	CHACO MESA LOOP	MESA DEL ORO RD (CONNECT TO 84")
18" - 24" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	SUNSHINE MESA DRIVE	MESA DEL ORO RD (CONNECT TO 84")	LOT 122
3' WIDE	CONCRETE RIBBON CHANNEL	PRIVATE DRAINAGE EASEMENT	BACK YARDS OF LOTS 123, 124 & 164	

Private Inspector	City Inspector	City Cnst Engineer

B-2	
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Size	Type of Improvement	Location	From	To
UNIT 1 - PUBLIC STORM SEWER IMPROVEMENTS - OFF-SITE (VENTANA WEST LLC)				
84" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS & HEADWALL CONNECTION TO AMAFCA CHANNEL	MESA DEL ORO ROAD & TRACT B	EXISTING AMAFCA CHANNEL	TRACT 2

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UNIT 2 - PUBLIC ROADWAY IMPROVEMENTS - ON-SITE (DR HORTON)

Size	Type of Improvement	Location	From	To
22' F-F (IN) 24' F-F (OUT) W/ 8' MEDIAN	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES	SUNSHINE MESA DRIVE	VENTANA WEST PARKWAY	CERRO LARGO PLACE
28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	SUNSHINE MESA DRIVE	CERRO LARGO PLACE	LOT 126
28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	CERRO LARGEO PLACE	LOT 165	NORTH CUL-DE-SAC TERMINUS

Private Inspector	City Inspector	City Cnst Engineer
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UNIT 2 - PUBLIC ROADWAY IMPROVEMENTS - OFF-SITE (VENTANA WEST LLC) (SEE NOTE)

25' F-F	ARTERIAL PAVING W/ PCC STD & MED CURB & GUTTER & ACC 8' WIDE PATH ON EAST SIDE	VENTANA WEST PARKWAY	MESA DEL ORO ROAD	TRACT D
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NOTE: THE OFF SITE INFRASTRUCTURE IMPROVEMENTARE CURRENTLY UNDER CONSTRUCTION W/ COA CPN 617683 & 617684 STREET LIGHTS AS PER COA DPM

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UNIT 2 - PUBLIC (NMU) WATERLINE IMPROVEMENTS - ON-SITE (DR HORTON)

8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	SUNSHINE MESA DRIVE	VENTANA WEST PARKWAY	LOT 126
6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	CERRO LARGEO PLACE	LOT 165	NORTH CUL-DE-SAC TERMINUS

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UNIT 2 - PUBLIC (NMU) SANITARY SEWER IMPROVEMENTS - OFF-SITE (VENTANA WEST LLC)

8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	VETANA WEST PARKWAY	SUNSHINE MESA DRIVE	WEST SIDE OF VENTANA WEST PARKWAY
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UNIT 2 - PUBLIC (NMU) SANITARY SEWER IMPROVEMENTS - ON-SITE (DR HORTON)

8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	SUNSHINE MESA DRIVE	VENTANA WEST PARKWAY	LOT 126
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	CERRO LARGEO PLACE	LOT 165	NORTH CUL-DE-SAC TERMINUS

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<input type="text"/>	<input type="text"/>	<input type="text"/>

<input type="text"/>	<input type="text"/>
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UNIT 2 - PUBLIC STORM DRAIN IMPROVMENTS - ON-SITE (DR HORTON)

NOTE: A GRADING AND DRAINAGE CERTIFICAION OF THE APPROVED GRADING PLAN FOR UNIT 2 IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTEES

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Mary Herrera
 Bern. Co. RGR
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 6208264
 Page: 10 of 11
 01/21/2005 11:29R
 Bx-991 Pg-216

UNITS 1 & 2 - 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) DOC #20051129A. SEE CITY LEGAL OR CITY ENGINEER FOR FURTHER DETAILS.
2003132316

NOTE:

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

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

AGENT/OWNER: KEVIN PATTON, P.E.
 PREPARED BY: PRINT NAME: Christina Sandoval DATE: 10/13/04
 PARKS & GENERAL SERVICES

FIRM: BORRANAN HUSTON INC. DATE: 10/13/04
 TRANSPORTATION DEVELOPMENT

SIGNATURE: [Signature] DATE: 10/13/04
 AMAFCA
 NEW MEXICO UTILITIES INCORPORATED

MAXIMUM TIME ALLOW TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION: 9/16/04 DATE: 10/13/04
 CITY ENGINEER: [Signature]

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRG CHAIR	USER DEPARTMENT	AGENT/OWNER

Mary Herrera Bern. Co. AGRE R 29.00 Bk-A91 Pg-216

2005010243
 6206284
 Page: 11 of 11
 01/21/2005 11:29A

FINANCIAL GUARANTY AMOUNT

12/15/2004

Type of Estimate: SIA Procedure - B - w/F.G.

Project Description:

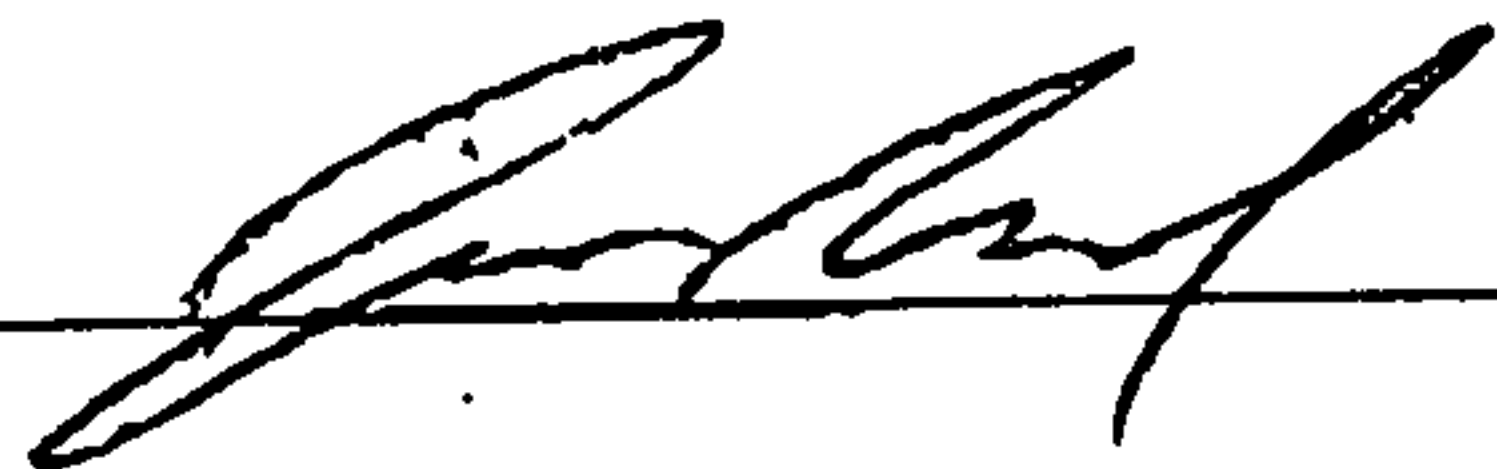
Project ID #: 749482, Ventana Mesa Subd., at Ventana Ranch West, Phase/L

Requested By: Yolanda Padilla, PE w/ BHI

Approved estimate amount:		\$355,228.07
Contingency Amount:	0.00%	\$.00
Subtotal:		\$355,228.07
NMGRT	6.0625%	\$21,535.70
Subtotal:		\$376,763.77
Engineering Fee	6.60%	\$24,866.41
Testing Fee	2.00%	\$7,535.27
Subtotal:		\$409,165.44
FINANCIAL GUARANTY RATE		1.25
Retainage Amount:		\$.00
TOTAL FINANCIAL GUARANTY REQUIRED		<u>\$511,456.80</u>

APPROVAL:

DATE:



12-15-2004

Notes: B-1 of 2. Certification for grading & drainage prior to release of financial guaranty. This FG is for the on-site paving & SD. Water & SAS by NMUI & not in this FG.

CIRCLE ONE:
SUBDIVISION BOND FOR:
SIA, SW'S, SPCL.AGRMT.

BOND NO. (SURETYS NO. :) 1010667
CONTACT PERSON'S NAME: Christopher Dobbs

SUBDIVISION IMPROVEMENTS BOND

KNOW ALL MEN BY THESE PRESENTS: That we D.R. Horton, Inc.
("SUBDIVIDER") a [state type of business entity, for
instance, "New Mexico corporation," "general partnership", "joint venture",
"individual", etc.:] a Delaware Corp. as
"Principal", and Lexon Insurance Company ("NAME OF SURETY"),
a corporation organized and existing under and by virtue of the laws of the
State of Texas and authorized to do business in the
State of New Mexico, as "Surety," whose address is 1919 S. Highland Ave., Bldg A
Ste 300, Lombard, IL 60148 and whose telephone number is 630-495-9380,
are held and firmly bound unto the CITY OF ALBUQUERQUE in the penal sum of
(WRITTEN AMOUNT) Five Hundred Eleven Thousand Four Hundred Fifty Six & 80/100
Dollars, (AMOUNT OF FIGURES) \$511,456.80, as amended by change orders
approved by the Surety or changes to the infrastructure list approved by the
City Development Review Board, the payment of which is well and truly to be
made, and each of us bind ourselves, our and each of our heirs, executors,
administrators, successors and assigns, jointly and severally, and firmly by
these presents.

NOW, THEREFORE, the condition of the above obligation is such that:

WHEREAS, the Principal is the owner of and/or is interested in or is
developing land and premises known as Ventana Mesa
("NAME OF SUBDIVISION", CITY PROJECT NO. 7494.82; and

WHEREAS, said Subdivision is subject to the provisions and conditions of
the ordinance of the CITY OF ALBUQUERQUE known as the Subdivision Ordinance,
the requirements of which include the installation of various other
improvements by the Principal; and

WHEREAS, the Subdivision Ordinance also requires the Principal to
install and construct the following improvements at the Subdivision: (list the
improvements, e.g., water, sewer, pavement, sidewalks:)
SIA (IMPROVEMENTS")

All construction shall be performed in accordance with the Agreement to
Construct Public and/or Private Subdivision Improvements Agreement entered
into between ("NAME OF SUBDIVIDER") D.R. HORTON, INC.
and the CITY OF ALBUQUERQUE, as recorded in the office of the Clerk of
Bernalillo County, New Mexico, in Book Misc. (leave blank) _____, pages _____
through _____, as amended by change orders or amendments to the Agreement.

NOW THEREFORE, if the Principal completes construction of the Improvements
and facilitates and performs the work herein above specified to be performed,
all on or before [Construction Completion Deadline established in Agreement or
as amended;.] October 13, 2006 ("the Construction
Completion Deadline"), then this obligation shall be null and void; if the
Principal does not complete construction by or before the Construction
Completion Deadline, the City may call on this obligation until released by
the City.

IN WITNESS WHEREOF, this bond has been executed this 21st day of
December, ~~2003~~ 2004.

SUBDIVIDER: D.R. Horton, Inc.

By [signature:] *J. Mark Ferguson*
Name: J. Mark Ferguson
Title: Division President
Dated: _____

SURETY: Lexon Insurance Company

By [signature:] *Irene Diaz*
Name: Irene Diaz
Title: Attorney-in-Fact
Dated: December 21, 2004

STATE OF Illinois)
) ss.
COUNTY OF Cook)

Subscribed and sworn to before me this 21st day of December,
~~2003~~ 2004.

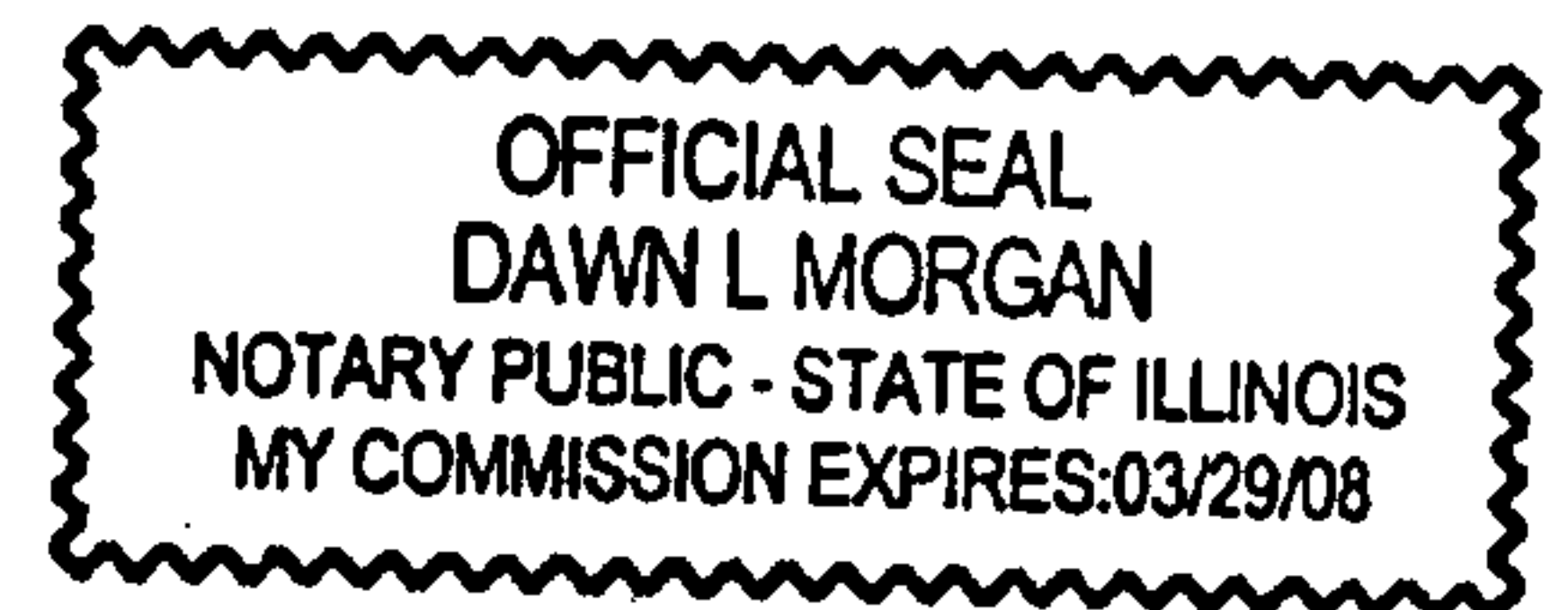
Dawn L. Morgan

Notary Public

My Commission Expires:

March 29, 2008

*NOTE: Power of Attorney for Surety must be attached.



POWER OF ATTORNEY

LX-012258

Lexon Insurance Company

KNOW ALL MEN BY THESE PRESENTS, that LEXON INSURANCE COMPANY, a Texas Corporation, with its principal office in Louisville, Kentucky, does hereby constitute and appoint:

Michael J. Scheer, James I. Moore, Christine Woods, Irene Diaz, Bonnie Kruse,

Stephen T. Kazmer, Dawn L. Morgan, Peggy Faust, Kelly A. Jacobs, Elaine Marcus, Jennifer J. McComb, Melissa Schmidt

its true and lawful Attorney(s)-In-Fact to make, execute, seal and deliver for, and on its behalf as surety, any and all bonds, undertakings or other writings obligatory in nature of a bond.

This authority is made under and by the authority of a resolution which was passed by the Board of Directors of LEXON INSURANCE COMPANY on the 1st day of July, 2003 as follows:

Resolved, that the President of the Company is hereby authorized to appoint and empower any representative of the Company or other person or persons as Attorney-In-Fact to execute on behalf of the Company any bonds, undertakings, policies, contracts of indemnity or other writings obligatory in nature of a bond not to exceed \$2,000,000.00, Two Million Dollars, which the Company might execute through its duly elected officers, and affix the seal of the Company thereto. Any said execution of such documents by an Attorney-In-Fact shall be as binding upon the Company as if they had been duly executed and acknowledged by the regularly elected officers of the Company. Any Attorney-In-Fact, so appointed, may be removed for good cause and the authority so granted may be revoked as specified in the Power of Attorney.

Resolved, that the signature of the President and the seal of the Company may be affixed by facsimile on any power of attorney granted, and the signature of the Vice President, and the seal of the Company may be affixed by facsimile to any certificate of any such power and any such power or certificate bearing such facsimile signature and seal shall be valid and binding on the Company. Any such power so executed and sealed and certificate so executed and sealed shall, with respect to any bond of undertaking to which it is attached, continue to be valid and binding on the Company.

IN WITNESS THEREOF, LEXON INSURANCE COMPANY has caused this instrument to be signed by its President, and its Corporate Seal to be affixed this 2nd day of July, 2003.



LEXON INSURANCE COMPANY

BY [Signature] David E. Campbell President

ACKNOWLEDGEMENT

On this 2nd day of July, 2003, before me, personally came David E. Campbell to me known, who being duly sworn, did depose and say that he is the President of LEXON INSURANCE COMPANY, the corporation described in and which executed the above instrument; that he executed said instrument on behalf of the corporation by authority of his office under the By-laws of said corporation.



[Signature] Lydia J. DeJong Notary Public

CERTIFICATE

I, the undersigned, Secretary of LEXON INSURANCE COMPANY, A Texas Insurance Company, DO HEREBY CERTIFY that the original Power of Attorney of which the foregoing is a true and correct copy, is in full force and effect and has not been revoked and the resolutions as set forth are now in force.

Signed and Sealed at Lombard, Illinois this 21st Day of December, 20 04.



[Signature] Donald D. Buchanan Secretary

3

ORIGINAL

Date Submitted: 10/13/04
 Date Site Plan Approved: N/A
 Date Preliminary Plat Approved: 10/13/04
 Date Preliminary Plat Expires: 10/13/09

DRB Project No. 100359A
 04-01444

Figure 12
INFRASTRUCTURE LIST

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

VENTANA MESA SUBDIVISION (UNITS 1 & 2)
 (TRACTS 1A, 1B & 3, 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
UNIT 1 - 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	MESA DEL ORO ROAD	VENTANA WEST PARKWAY	CERRO LARGO PLACE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	MESA DEL ORO ROAD	CERRO LARGO PLACE	SUNSHINE MESA DRIVE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	CARSON MESA DRIVE	LATIR MESA ROAD	SUNSHINE MESA DRIVE	/	/	/
		26' F-F (STUB ST)	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON WEST SIDE ONLY	CARSON MESA DRIVE	LATIR MESA ROAD	SOUTH STUB STREET TERMINUS	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES* †	CERRO LARGO PLACE	LOT 165	LATIR MESA ROAD	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES* †	LATIR MESA ROAD	CERRO LARGO PLACE	CARSON MESA DRIVE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	CHACO MESA LOOP	CARSON MESA DRIVE	MESA DEL ORO ROAD	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	SUNSHINE MESA DRIVE	MESA DEL ORO ROAD	LOT 126	/	/	/
							/	/	/

*SIDEWALKS TO BE DEFERRED WHEN FRONTING A LOT; SIDEWALKS TO BE BUILT WHEN ADJACENT TO HOA TRACTS.
 †SIDEWALK TO BE WAIVED FRONTING LOTS 14 - 18, 71 - 75, ~~99-100~~ AND 100 - 103
 4 FT SIDEWALK TO BE CONSTRUCTED W/IN TRACTS A & B AND ALONG LOTS 63, 64, 95, 96, 99, 85, 84, 37, 122, & 164
 STREET LIGHTS AS PER COA DPM

Original

SIA Sequence #	COA DRC Project #

Size	Type of Improvement	Location	From	To
UNIT 1 - PUBLIC ROADWAY IMPROVEMENTS - OFF-SITE (VENTANA WEST LLC) (SEE NOTES)				
25' F-F	ARTERIAL PAVING W/ PCC STD & MED CURB & GUTTER & ACC 8' WIDE PATH ON EAST SIDE	VENTANA WEST PARKWAY	PASEO DEL NORTE BLVD	MESA DEL ORO ROAD
30' 25' F-F	ARTERIAL PAVING W/ PCC STD & MED CURB & GUTTER*(see note)	PASEO DEL NORTE BLVD	LOT 27 (AKA TRACT 1A.)	VENTANA WEST PARKWAY
NOTE:	* THE PASEO DEL NORTE BLVD INFRASTRUCTURE IMPROVEMENTS (LESS THE PED PATH) SHALL BE PROVIDED TO THE COA VIA A SIA PROCEDURE C. THE 8 FT WIDE ACC PED PATH SHALL BE CONSTRUCTED ALONG THE PASEO DEL NORTE FROM LOT 100 TO VENTANA WEST PARKWAY.			
NOTE:	THE PASEO DEL NORTE BLVD INFRASTRUCTURE IMPROVEMENTS BTWN LOT 27 & 100 (TRACT 1B; PREVIOUSLY TRACT 3C VENTANA RANCH) HAS BEEN MET VIA THE APPROVED OFFSITE TRANSPORTATION IMPROVEMENTS CONSTRUCTION AGREEMENT BETWEEN LAS VENTANAS LIMITED PARTNERSHIP AND THE COA VIA FIGURE 11 (8/07/04)			
NOTE: (A0)	THE OFF SITE INFRASTRUCTURE IMPROVEMENT ARE CURRENTLY UNDER CONSTRUCTION W/ COA CPN 617683 & 617684 STREET LIGHTS AS PER COA DPM			

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

Size	Type of Improvement	Location	From	To
UNIT 1 - PUBLIC (NMUI) WATERLINE IMPROVEMENTS - ON-SITE (DR HORTON)				
8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	MESA DEL ORO ROAD	VENTANA WEST PARKWAY	SUNSHINE MESA DRIVE
8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	CARSON MESA DRIVE	LATIR MESA ROAD	SUNSHINE MESA DRIVE
6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	CARSON MESA DRIVE	LATIR MESA ROAD	SOUTH STUB STREET TERMINUS
6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	LATIR MESA ROAD	CARSON MESA DRIVE	CERRO LARGEO PLACE
6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	CERRO LARGEO PLACE	LATIR MESA ROAD	LOT 165
6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	CHACO MESA LOOP	CARSON MESA DRIVE	MESA DEL ORO ROAD
8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	SUNSHINE MESA DRIVE	MESA DEL ORO ROAD	LOT 126

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Size	Type of Improvement	Location	From	To
UNIT 1 - PUBLIC (NMUI) WATERLINE IMPROVEMENTS - OFF-SITE (VENTANA WEST LLC)				
12" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	VENTANA WEST PARKWAY	PASEO DEL NORTE BLVD	VENTANA RIDGE ROAD
12" - 20" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S & PUMP STATION	VENTANA RIDGE RD & PUBLIC EASEMENTS	VENTANA WEST PARKWAY	WELL # 7 PUMP STATION

/	/	/
/	/	/

Original

SIA Sequence #	COA DRC Project #

Size	Type of Improvement	Location	From	To
UNIT 1 - PUBLIC (NMUI) SANITARY SEWER IMPROVEMENTS - ON-SITE (DR HORTON)				
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	MESA DEL ORO ROAD	VENTANA WEST PARKWAY	CARSON MESA DRIVE
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	CARSON MESA DRIVE	MESA DEL ORO ROAD	SOUTH STUB STREET TERMINUS
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	TRACT C (PUBLIC EASEMENT)	CARSON MESA DRIVE	VISTA CASITAS PL (LAS CASITAS SUB)
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	LATIR MESA ROAD	CARSON MESA DRIVE	CERRO LARGEO PLACE
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	CERRO LARGEO PLACE	LATIR MESA ROAD	LOT 165
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	CHACO MESA LOOP	MESA DEL ORO ROAD	CARSON MESA ROAD
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	SUNSHINE MESA DRIVE	MESA DEL ORO ROAD	LOT 126

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

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UNIT 1 - PUBLIC (NMUI) SANITARY SEWER IMPROVEMENTS - OFF-SITE (VENTANA WEST LLC)				
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	VENTANA WEST PARKWAY	MESA DEL ORO ROAD	WEST SIDE OF VENTANA WEST PARKWAY

/	/	/
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UNIT 1 - PUBLIC STORM DRAIN IMPROVMENTS - ON-SITE (DR HORTON)				
18" - 24" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS (OUTLET & HEADWALL)	TRACT C	LATIR MESA ROAD	VISTA CASITAS PL
18" - 24" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	CARSON MESA DRIVE	SUMP LOCATION IN CARSON MESA DR	TRACT B (CONNECT TO 84")
18" - 24" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	MESA DEL ORO ROAD	CHACO MESA LOOP	MESA DEL ORO RD (CONNECT TO 84")
18" - 24" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	SUNSHINE MESA DRIVE	MESA DEL ORO RD (CONNECT TO 84")	LOT 122
3" WIDE	CONCRETE RIBBON CHANNEL	PRIVATE DRAINAGE EASEMENT	BACK YARDS OF LOTS 123, 124 & 164	
NOTE:	A GRADING AND DRAINAGE CERTIFICATION OF THE APPROVED GRADING PLAN FOR UNIT 1 IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTEES			

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UNIT 1 - PUBLIC STORM SEWER IMPROVEMENTS - OFF-SITE (VENTANA WEST LLC)				
84" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS & HEADWALL CONNECTION TO AMAFCA CHANNEL	MESA DEL ORO ROAD & TRACT B	EXISTING AMAFCA CHANNEL	TRACT 2

/	/	/
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Original

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
UNIT 2 - 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	SUNSHINE MESA DRIVE	VENTANA WEST PARKWAY	CERRO LARGO PLACE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	SUNSHINE MESA DRIVE	CERRO LARGO PLACE	LOT 126	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	CERRO LARGO PLACE	LOT 165	NORTH CUL-DE-SAC TERMINUS	/	/	/
UNIT 2 - PUBLIC ROADWAY IMPROVEMENTS - OFF-SITE (VENTANA WEST LLC) (SEE NOTE)									
		25' F-F	ARTERIAL PAVING W/ PCC STD & MED CURB & GUTTER & ACC 8' WIDE PATH ON EAST SIDE	VENTANA WEST PARKWAY	MESA DEL ORO ROAD	TRACT D	/	/	/
		NOTE:	THE OFF SITE INFRASTRUCTURE IMPROVEMENT ARE CURRENTLY UNDER CONSTRUCTION W/ COA CPN 617683 & 617684 STREET LIGHTS AS PER COA DPM						
UNIT 2 - PUBLIC (NMUI) WATERLINE IMPROVEMENTS - ON-SITE (DR HORTON)									
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	SUNSHINE MESA DRIVE	VENTANA WEST PARKWAY	LOT 126	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	CERRO LARGO PLACE	LOT 165	NORTH CUL-DE-SAC TERMINUS	/	/	/
UNIT 2 - PUBLIC (NMUI) SANITARY SEWER IMPROVEMENTS - OFF-SITE (VENTANA WEST LLC)									
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	VENTANA WEST PARKWAY	SUNSHINE MESA DRIVE	WEST SIDE OF VENTANA WEST PARKWAY	/	/	/
UNIT 2 - PUBLIC (NMUI) SANITARY SEWER IMPROVEMENTS - ON-SITE (DR HORTON)									
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	SUNSHINE MESA DRIVE	VENTANA WEST PARKWAY	LOT 126	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	CERRO LARGO PLACE	LOT 165	NORTH CUL-DE-SAC TERMINUS	/	/	/
UNIT 2 - PUBLIC STORM DRAIN IMPROVEMENTS - ON-SITE (DR HORTON)									
		NOTE:	A GRADING AND DRAINAGE CERTIFICATION OF THE APPROVED GRADING PLAN FOR UNIT 2 IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTEES						

Original

UNITS 1 & 2 - 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) DOC #20031384916. SEE CITY LEGAL OR CITY ENGINEER FOR FUTHER DETAILS.
2003138316

NOTE: LANDSCAPING WITHIN THE PUBLIC RIGHT OF WAY WILL BE CONSTRUCTED IN ACCORDANCE WITH AN 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. *[Signature]* 10/13/04 *[Signature]* 10/13/04

PREPARED BY: PRINT NAME DRB CHAIR PARKS & GENERAL SERVICES DATE

BOHANNAN HUSTON INC. *[Signature]* 10/13/04 *[Signature]* 10-7-04

FIRM: TRANSPORTATION DEVELOPMENT AMAFCA DATE

[Signature] 9/16/04 *[Signature]* 10/13/04 *[Signature]* 10-7-04

SIGNATURE UTILITY DEVELOPMENT NEW MEXICO UTILITIES INCORPORATED DATE

MAXIMUM TIME ALLOW TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION *[Signature]* 10/13/04 DATE

CITY ENGINEER DATE



DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER



DEVELOPMENT PLAN REVIEW APPLICATION

Supplemental form S ZONING & PLANNING Z
SUBDIVISION
[] Major Subdivision action
[] Minor Subdivision action
[] Vacation
[] Variance (Non-Zoning)
SITE DEVELOPMENT PLAN P
[] ...for Subdivision Purposes
[] ...for Building Permit
[] IP Master Development Plan
[] Cert. of Appropriateness (LUCC) L
APPEAL / PROTEST of... A
[] Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

APPLICANT INFORMATION:

NAME: VENTANA WEST, LLC. PHONE: 856-6419
ADDRESS: 10 TRAMWAY LP NE FAX: 856-6335
CITY: ALBUQUERQUE STATE NM ZIP 87111 E-MAIL:
Proprietary interest in site: OWNER
AGENT (if any): BOHANNAN HUSTON INC. PHONE: 823-1000
ADDRESS: 7500 JEFFERSON NE FAX: 798-7988
CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL:

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

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

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

Lot or Tract No. TRACTS 1A, 1B, & 3 Block: Unit: 122
Subdiv. / Addn. VENTANA RANCH WEST
Current Zoning: R-LT Proposed zoning: R-LT
Zone Atlas page(s): B8, B9 No. of existing lots: 1 No. of proposed lots: 189/188
Total area of site (acres): 31.82 Density if applicable: dwellings per gross acre: dwellings per net acre:
Within city limits? [X] Yes. No [], but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? NO
UPC No. MRGCD Map No.
LOCATION OF PROPERTY BY STREETS: On or Near: PASEO DEL NORTE BLVD. NW
Between: VENTANA WEST PKWY 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# 1003594/04-01199

Check-off if project was previously reviewed by Sketch Plat/Plan [X], or Pre-application Review Team []. Date of review: 8/11/04

SIGNATURE DATE 9/17/04
(Print) KEVIN PATTON [] Applicant [X] 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-01444, 04DRB-01445, 04DRB-01446, 04DRB-01447
Action: PR, VPE, SW, TDS, AD Fee, CMF
S.F.: S2, V, V, V
Fees: \$3500.00, \$90.00, \$, \$, \$3600, Total 20.00, \$3685.00
Hearing date: 10-13-04
Project #: 100 3594
Planner signature / date: 9-17-04

1A, 1B, 4C

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

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

MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL

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

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

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

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

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

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

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

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

Kevin Patton

 Applicant name (print)

Kevin Patton

 Applicant signature / date



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

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
 04DRB- _____ - 01444
 _____ - _____
 _____ - _____

Subhi Lal 9-17-04

 Planner signature / date

Project # 100 3594

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.

[Handwritten Signature]

KEVIN PATTON

Applicant name (print)

Applicant signature date

Form revised 4/03 and October 2003



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

Application case numbers	
04DRB -	- 01445
-	-
-	-

[Handwritten Signature] 9-17-04
Planner signature / date

Project # 1003594

FORM DRWS: DRAINAGE REPORT / WATER & SEWER AVAILABILITY

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

PROJECT NAME Ventana Ranch West

AGIS MAP # _____

LEGAL DESCRIPTION TRACTS 1A, 1B, & 3

DRAINAGE REPORT

A drainage report, as per the Drainage Ordinance, was submitted to the City of Albuquerque Public Works Department, Hydrology Division (2nd floor Plaza del Sol) on 9-17-04 [date].

Stephanie Stratton
Applicant / Agent

9-17-04
Date

Bruce J. Bih
Hydrology Division Representative

9/17/04
Date

WATER AND SEWER AVAILABILITY STATEMENT

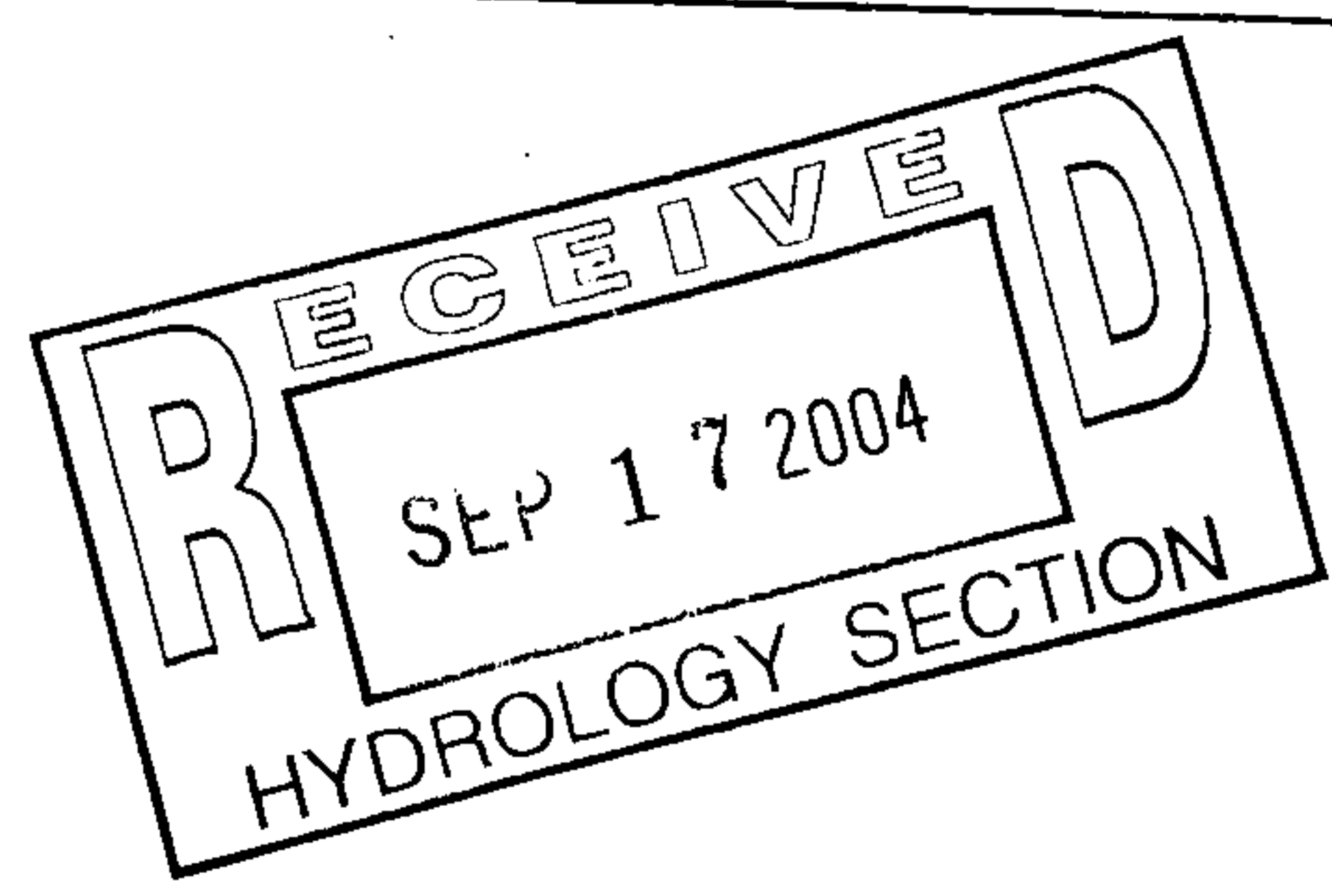
A Water and Sewer Availability Statement for this project was requested from the City of Albuquerque Utilities Development Division (2nd floor Plaza del Sol) on _____ [date].

Stephanie Stratton
Applicant / Agent

9-17-04
Date

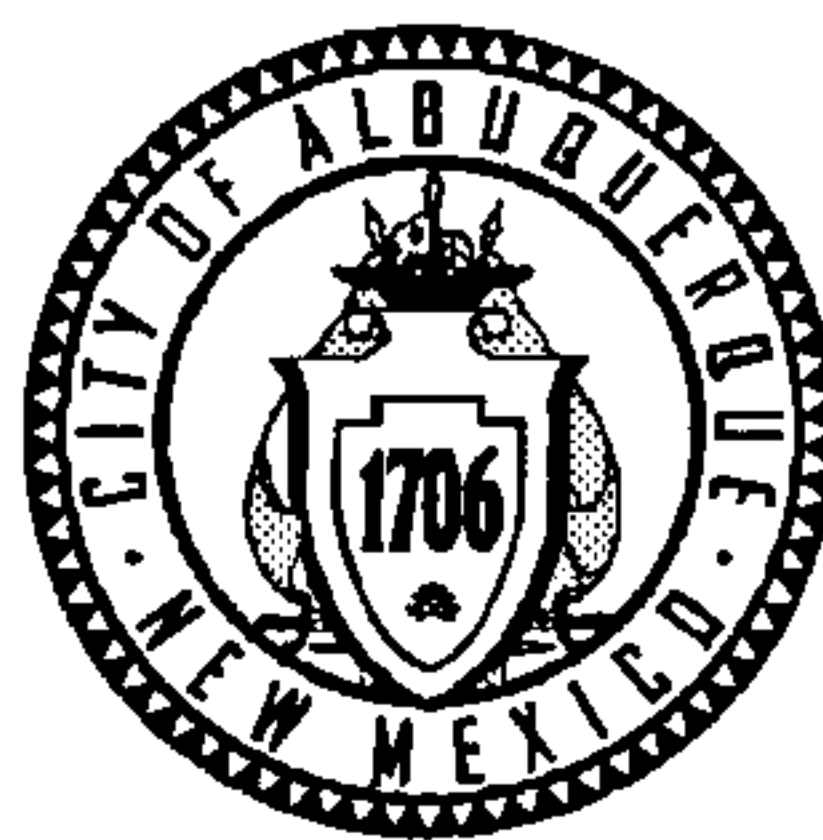
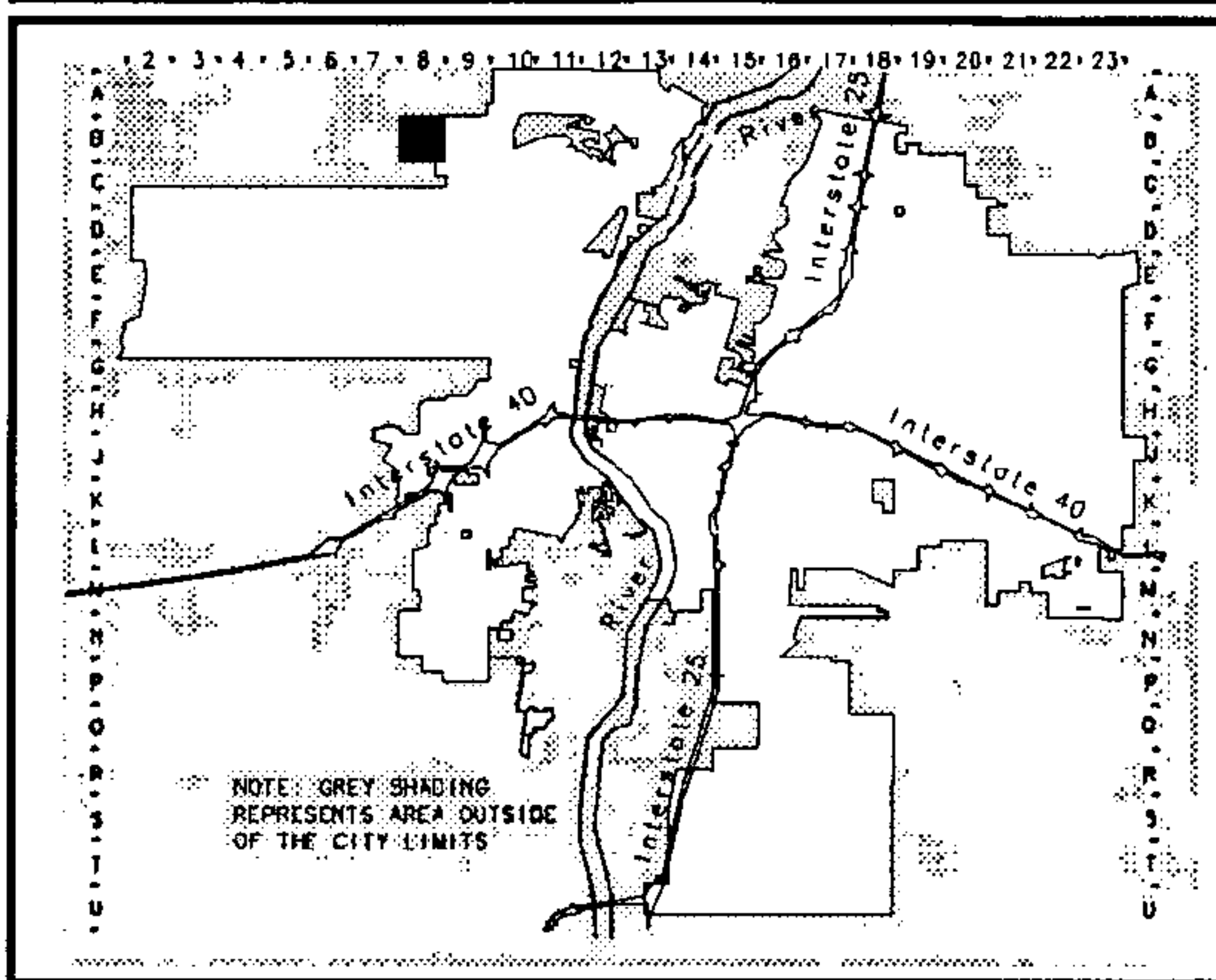
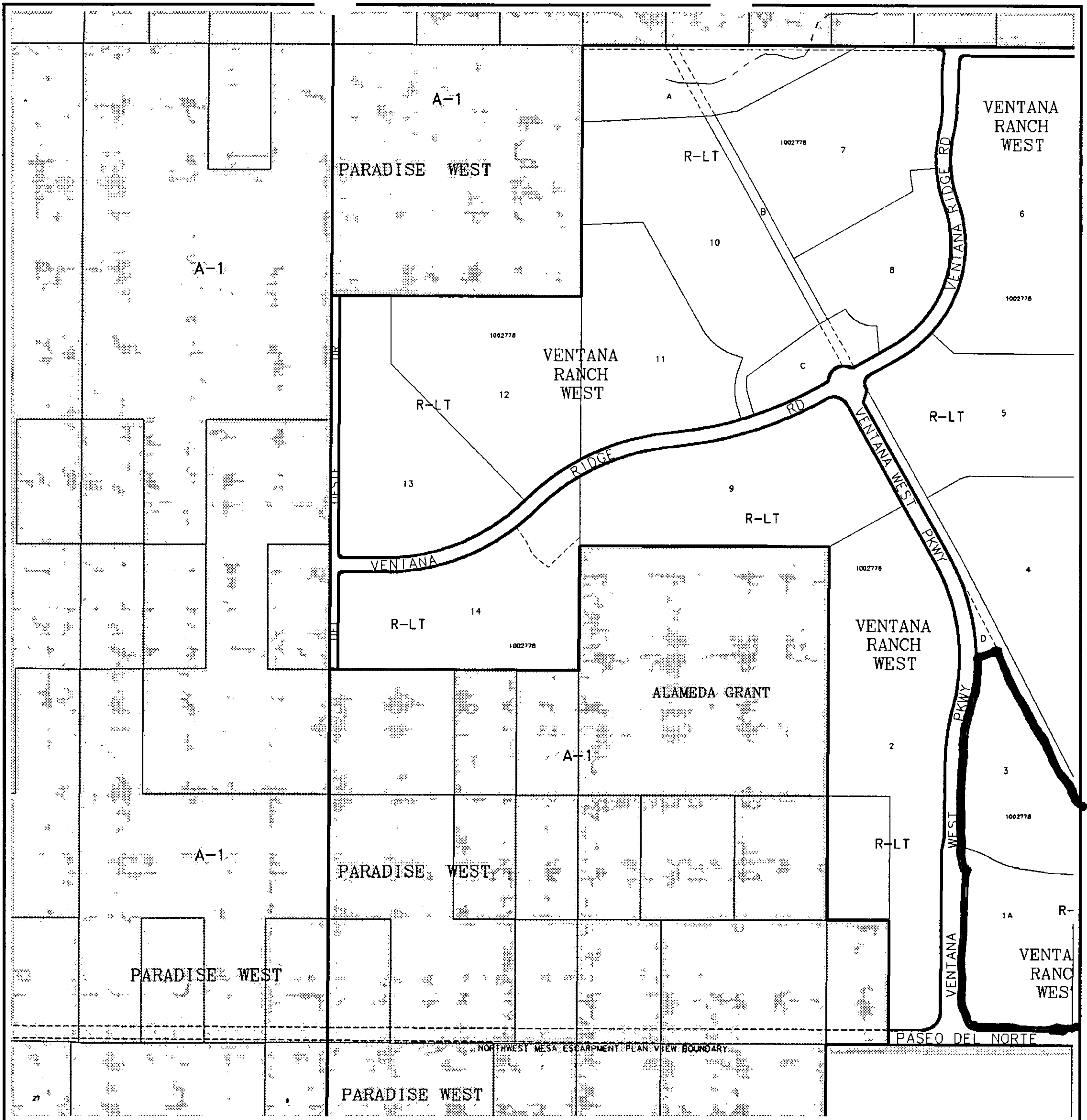
Utilities Division Representative

Date



DRB#04 - 04 DRB 01444

100 3594



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

© Copyright 2004

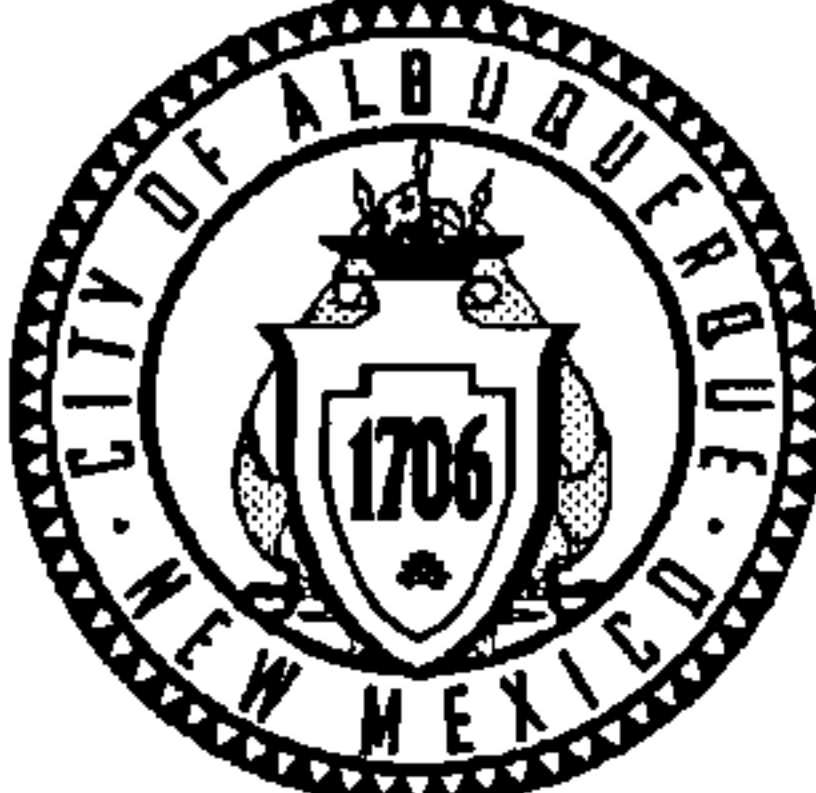
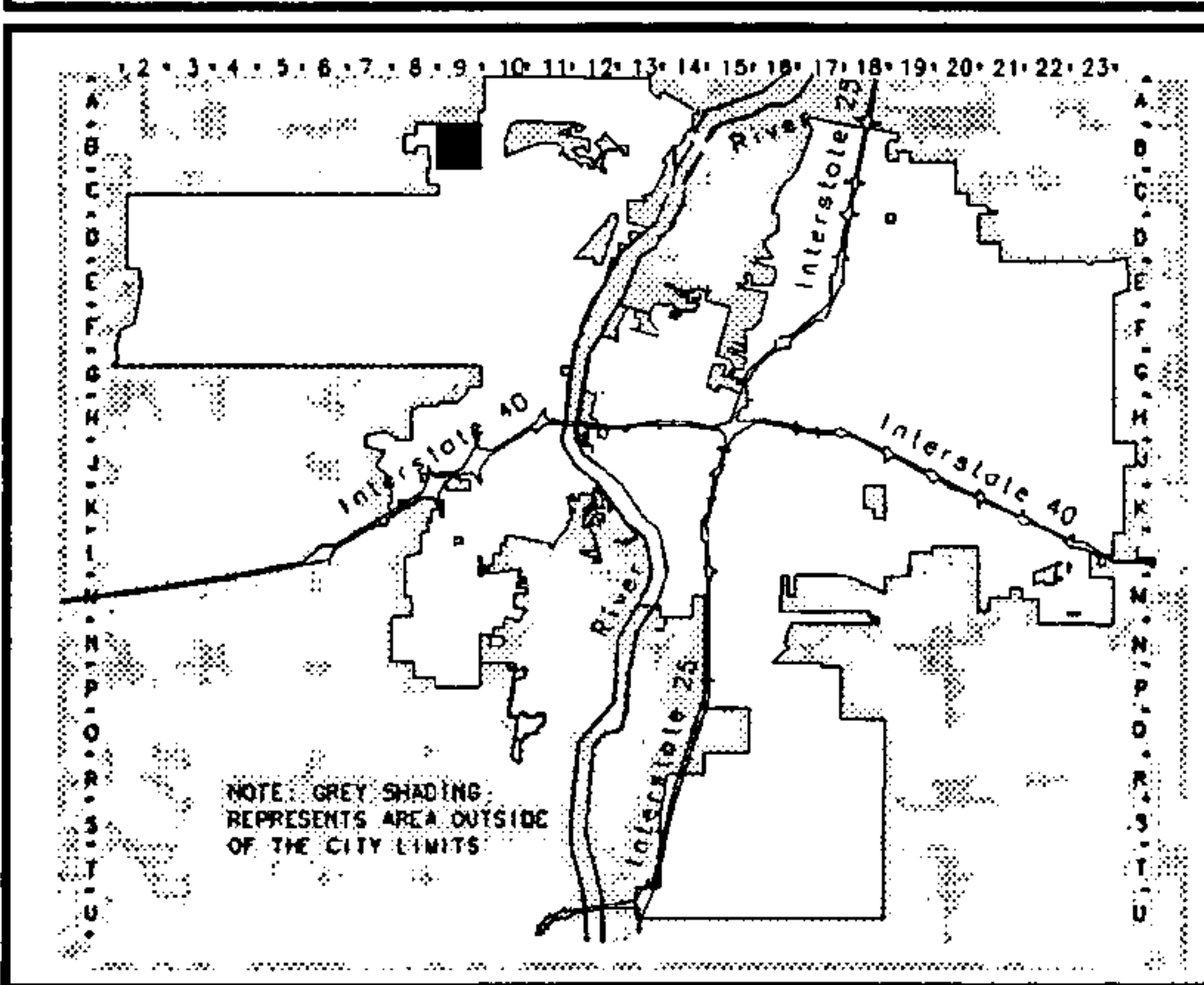
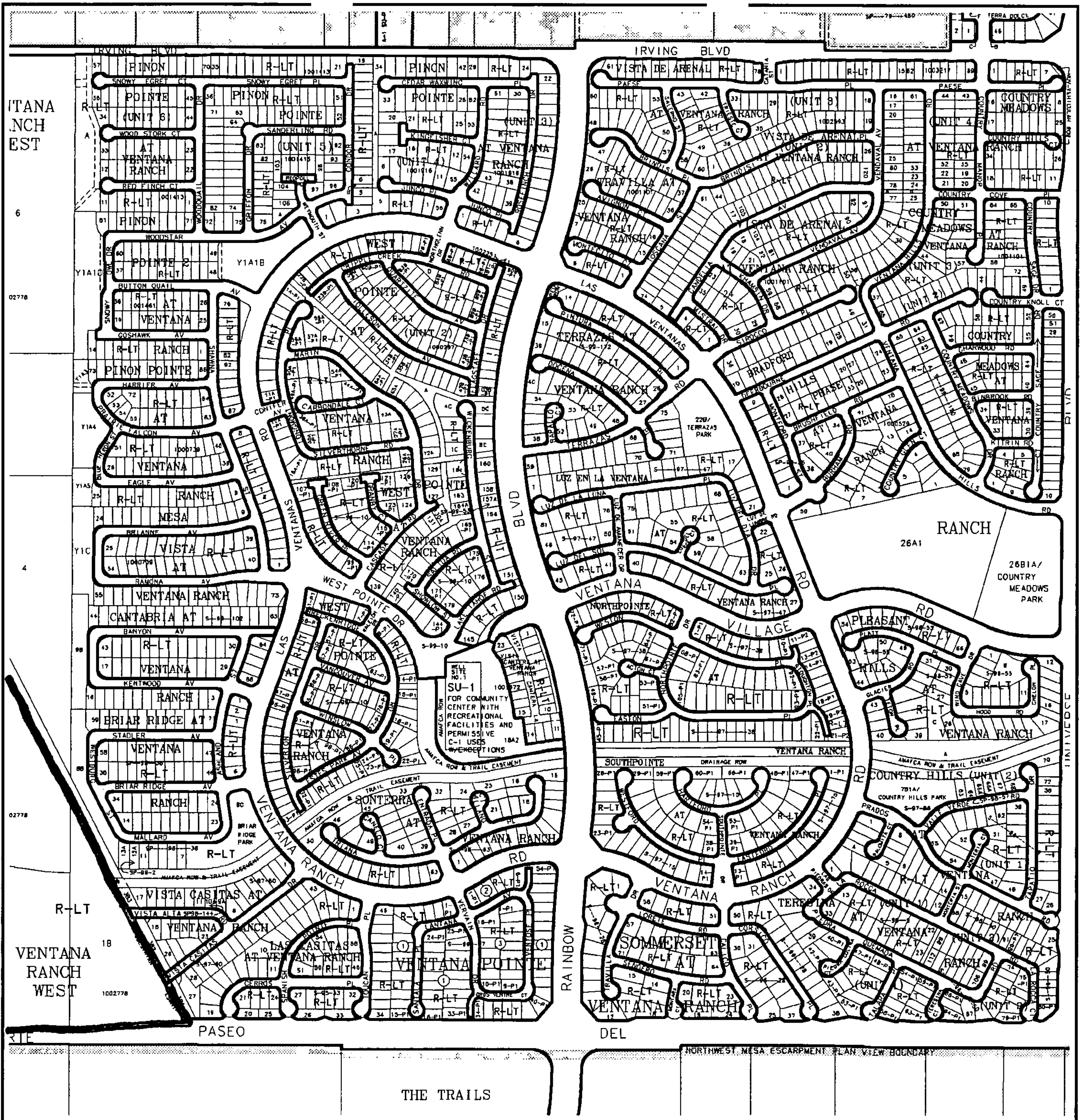
GRAPHIC SCALE IN FEET



Zone Atlas Page

B-8-Z

Map Amended through August 03, 2004



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

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Zone Atlas Page

B-9-Z

Map Amended through August 03, 2004

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) / ENVIRONMENTAL HEALTH INFORMATION FORM

APPLICANT: Ventana West, LLC Date of request: 9/17/04 Zone atlas page(s): 88, 89

CURRENT: Zoning R-LT

Legal Description - Lot or Tract # 1A, 1B, & 3 Block # _____

Parcel Size (acres / sq.ft.) 3182

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:

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

GENERAL DESCRIPTION OF ACTION: 1

of units - 188
Building Size - _____ (sq. ft.)

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

Applicant or Representative _____ Date _____
(To be signed upon completion of processing by Traffic Engineer and Environmental Health)

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

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

Notes: VENTANA RANCH WEST TIS

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

Tony Lopez
TRAFFIC ENGINEER

9-17-04
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 6/30/03
- FINALIZED 1/1/04

Tony Lopez
TRAFFIC ENGINEER

9-17-04
DATE

TO BE COMPLETED BY APPLICANT

TRANSPORTATION DEVELOPMENT

ENVIRONMENTAL HEALTH

September 17, 2004

Sheran Matson, Chair
Development Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico 87103Re: Preliminary Plat Approval, Vacation of public easements, and Sidewalk deferral and waiver for
Ventana Mesa Subdivision (currently known as Tracts 1A, 1B, & 3, Ventana Ranch West)

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 \$ 5,615.00
- Wall Submittal

The above development was recently heard for sketch plat at DRB. Ventana Mesa (currently known as Tracts 1A, 1B, and 3, Ventana Ranch West) is bounded by Paseo del North to the south, Ventana West Parkway to the west, Tract 4 to the north and the Vista Casita at Ventana Ranch to the east. Tract 1B, Ventana Ranch West was previously Tract 3C, Ventana Ranch. The Paseo del Norte Blvd improvements adjacent to Tract 1B, (aka Tract 3C) have been met via Figure 11, dated August 7, 2002. Therefore the off-site obligation has already been met along this portion of the development.

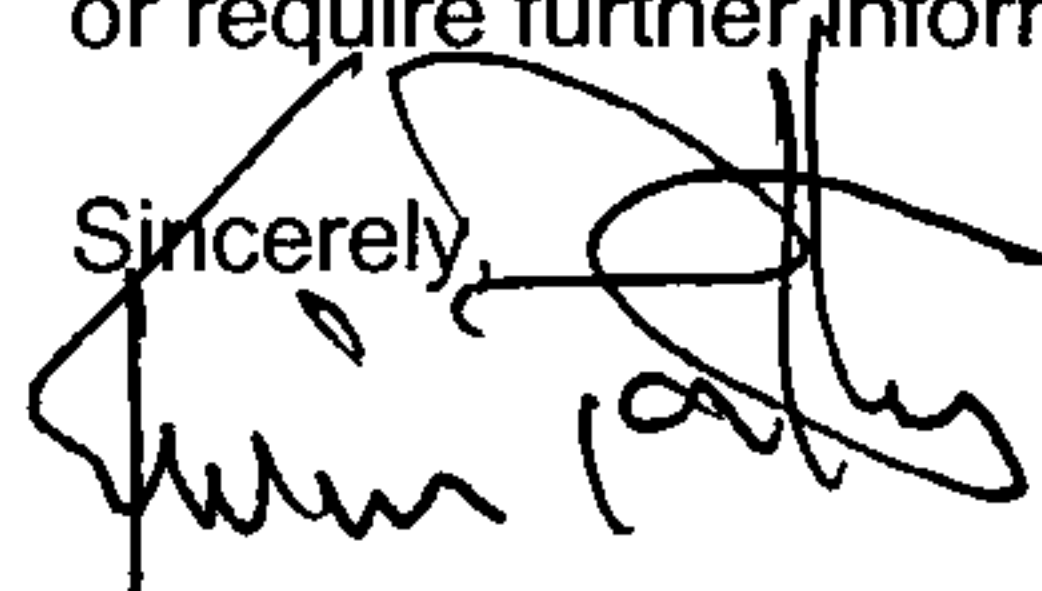
The Off-Site Infrastructure Improvements are currently being constructed under existing city work orders (CPN 617683 & 617684). The proposed development is planned to be constructed in two phase with Unit 1 being constructed first.

Tract D of Ventana Ranch West is located along the eastern boundary of our subdivision and is encumbered by a 50 foot PNM Gas Line Easement. Tract D plans to have a pedestrian path and landscaping of which will be owned and maintained by the Ventana Ranch West Community Association.

The perimeter wall and landscaping palette along the proposed development were previously submitted with Tract 6. It is our request to use the same wall detail and landscape provided with that submittal.

Please place this item on the DRB Agenda to be heard on October 13, 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 GroupSS
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 17, 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
Tracts 1A, 1B, & 3 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 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

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

SS
Enclosure

ENGINEERING

SPATIAL DATA

ADVANCED TECHNOLOGIES

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

September ¹⁷~~9~~, 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
Tracts 1A, 1B, & 3 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 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,

Stephanie Stratton

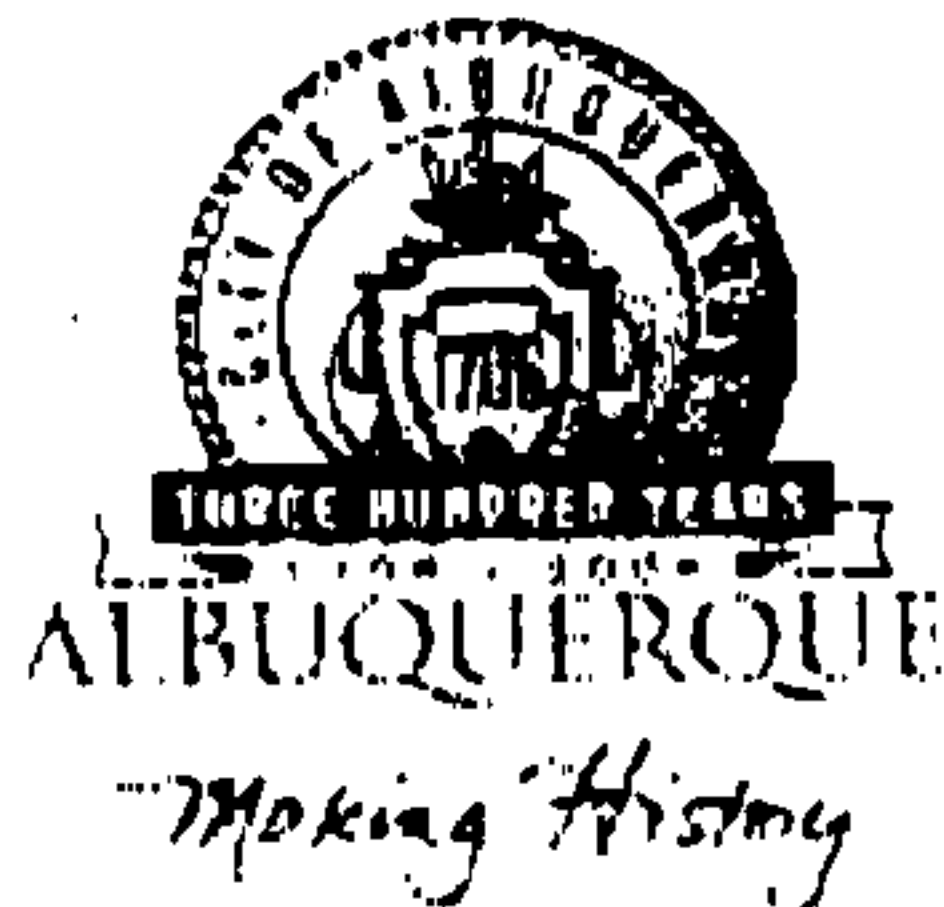
for Kevin Patton, P.E.
Vice President
Community Development and Planning Group

SS
Enclosure

ENGINEERING

SPATIAL DATA

ADVANCED TECHNOLOGIES



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 8, 2004

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

Thank you for your inquiry of 9/8/04 (date) requesting the names of **Recognized**

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at Tracts 1A, 1B + 3 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 (R)
 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,

[Signature]
 OFFICE OF NEIGHBORHOOD COORDINATION

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

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

7000 0520 0025 3143 8510

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

Recipient's Name (Please Print Clearly) (To be completed by mailer)
 BROWN, HERTON
 Street, Apt. No., or PO Box No.
 1001 CARBONDA RD. NW
 City, State, ZIP+4
 ALBUQUERQUE, NM 87114
 PS Form 3800, February 2000 See Reverse for Instructions

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

7002 3150 0000 5061 5973

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

Official USPS
 For delivery information visit our website at www.usps.com®
 Sent To
 Bruce W. Harty
 Street, Apt. No., or PO Box No.
 18821 BURNSFIELD DR. NW
 City, State, ZIP+4
 ALBUQUERQUE, NM 87114
 PS Form 3800, June 2002 See Reverse for Instructions

Thank You
\$0.00 CHANGE
\$5,615.00 CK
\$1,930.00 J24 Misc
\$5,615.00 Trans Amt
TRSDMM Activity 4983000
0110 Fund 0110
Development & Building Services
9/17/2004 12:20PM
LOC: ANNX

ONE STOP SHOP
CITY OF ALBUQUERQUE PLANNING DEPARTMENT

PAID RECEIPT

City of Albuquerque
Treasury Division
DUPLICATE
APPLICANT NAME

Ventana West

AGENT

Bohannon Huston

ADDRESS

7500 Jefferson St

PROJECT & APP #

1003594/01444/01445/01447

PROJECT NAME

Ventana Ranch West

\$ 20.00 441032/3424000 Conflict Management Fee

\$ 3590.00 441006/4983000 DRB Actions

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

\$ 75.00 441018/4971000 Public Notification

\$ 1930.00 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

\$ 5615.00 TOTAL AMOUNT DUE

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

DUPLICATE
City of Albuquerque
Treasury Division

9/17/2004 12:19PM LOC: ANNX
RECEIPT# 00029238 WSH# 008 TRANSH# 0024
Account# 441018 Fund 0110
Activity# 4971000 TRSDMM
Trans Amt \$5,615.00
J24 Misc \$75.00

Thank You

Bohannon Huston Inc.

COURTYARD 7500 JEFFERSON STREET NE
ALBUQUERQUE, NM 87109-4335
505.823.8000

BANK OF AMERICA
ALBUQUERQUE, NEW MEXICO
95-321 1070

131849

9/17/2004

NO. 131849

DUPLICATE

City of Albuquerque
Treasury Division

*****5,615 DOLLARS & *****00 CENTS

9/17/2004 12:19PM LOC: ANNX
RECEIPT# 00029237 WSH# 008 TRANSH# 0024
Account# 441006 Fund 0110
Activity# 4983000 AUTHORIZED SIGNATURE TRSDMM
Trans Amt \$5,615.00
J24 Misc AUTHORIZED SIGNATURE \$75.00

CITY OF ALBUQUERQUE
PO Box 1313
Albuquerque, NM 87103-1313 US

Thank You
TO THE ORDER OF

131849 107000327 00286539940 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 9-28-04 To 10-13-04

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)

9-17-04
(Date)

I issued 3 signs for this application, 9-17-04
(Date)

[Signature]
(Staff Member)

DRB PROJECT NUMBER: 1003594

ORIGINAL

Figure 12

INFRASTRUCTURE LIST

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

VENTANA MESA SUBDIVISION (UNITS 1 & 2)
(TRACTS 1A, 1B & 3, VENTANA RANCH WEST)

Claire
Date Submitted: 10/18/04
Date Site Plan Approved: N/A
Date Preliminary Plat Approved: 10/18/04
Date Preliminary Plat Expires: 10/18/09
DRB Project No. 1003594
04-01444
12-3-04
12-21-04

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
UNIT 1 - 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	MESA DEL ORO ROAD	VENTANA WEST PARKWAY	CERRO LARGO PLACE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	MESA DEL ORO ROAD	CERRO LARGO PLACE	SUNSHINE MESA DRIVE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	CARSON MESA DRIVE	LATIR MESA ROAD	SUNSHINE MESA DRIVE	/	/	/
		26' F-F (STUB ST)	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON WEST SIDE ONLY	CARSON MESA DRIVE	LATIR MESA ROAD	SOUTH STUB STREET TERMINUS	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES* †	CERRO LARGO PLACE	LOT 165	LATIR MESA ROAD	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES* †	LATIR MESA ROAD	CERRO LARGO PLACE	CARSON MESA DRIVE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	CHACO MESA LOOP	CARSON MESA DRIVE	MESA DEL ORO ROAD	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	SUNSHINE MESA DRIVE	MESA DEL ORO ROAD	LOT 126	/	/	/
							/	/	/

*SIDEWALKS TO BE DEFERRED WHEN FRONTING A LOT; SIDEWALKS TO BE BUILT WHEN ADJACENT TO HOA TRACTS.
†SIDEWALK TO BE WAIVED FRONTING LOTS 14 - 18, 71 - 75, ~~92-94~~ AND 100 - 103
4 FT SIDEWALK TO BE CONSTRUCTED W/IN TRACTS A & B AND ALONG LOTS 63, 64, 95, 96, 99, 85, 84, 37, 122, & 164
STREET LIGHTS AS PER COA DPM

Original

SIA Sequence #	COA DRC Project #

Size	Type of Improvement	Location	From	To
UNIT 1 - PUBLIC ROADWAY IMPROVEMENTS - OFF-SITE (VENTANA WEST LLC) (SEE NOTES)				
25' F-F	ARTERIAL PAVING W/ PCC STD & MED CURB & GUTTER & ACC 8' WIDE PATH ON EAST SIDE	VENTANA WEST PARKWAY	PASEO DEL NORTE BLVD	MESA DEL ORO ROAD
30' 25' F-F	ARTERIAL PAVING W/ PCC STD & MED CURB & GUTTER*(see note)	PASEO DEL NORTE BLVD	LOT 27 (AKA TRACT 1A.)	VENTANA WEST PARKWAY
NOTE:	* THE PASEO DEL NORTE BLVD INFRASTRUCTURE IMPROVEMENTS (LESS THE PED PATH) SHALL BE PROVIDED TO THE COA VIA A SIA PROCEDURE. THE 8 FT WIDE ACC PED PATH SHALL BE CONSTRUCTED ALONG THE PASEO DEL NORTE FROM LOT 100 TO VENTANA WEST PARKWAY.			
NOTE:	THE PASEO DEL NORTE BLVD INFRASTRUCTURE IMPROVEMENTS BTWN LOT 27 & 100 (TRACT 1B; PREVIOUSLY TRACT 3C VENTANA RANCH) HAS BEEN MET VIA THE APPROVED OFFSITE TRANSPORTATION IMPROVEMENTS CONSTRUCTION AGREEMENT BETWEEN LAS VENTANAS LIMITED PARTNERSHIP AND THE COA VIA FIGURE 11 (8/07/04).			
NOTE: (AD)	THE OFF SITE INFRASTRUCTURE IMPROVEMENT ARE CURRENTLY UNDER CONSTRUCTION W/ COA CPN 617683 & 617684 STREET LIGHTS AS PER COA DPM			

Private Inspector	City Inspector	City Cnst Engineer
/	/	/
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Size	Type of Improvement	Location	From	To
UNIT 1 - PUBLIC (NMUI) WATERLINE IMPROVEMENTS - ON-SITE (DR HORTON)				
8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	MESA DEL ORO ROAD	VENTANA WEST PARKWAY	SUNSHINE MESA DRIVE
8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	CARSON MESA DRIVE	LATIR MESA ROAD	SUNSHINE MESA DRIVE
6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	CARSON MESA DRIVE	LATIR MESA ROAD	SOUTH STUB STREET TERMINUS
6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	LATIR MESA ROAD	CARSON MESA DRIVE	CERRO LARGEO PLACE
6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	CERRO LARGEO PLACE	LATIR MESA ROAD	LOT 165
6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	CHACO MESA LOOP	CARSON MESA DRIVE	MESA DEL ORO ROAD
8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	SUNSHINE MESA DRIVE	MESA DEL ORO ROAD	LOT 126

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Size	Type of Improvement	Location	From	To
UNIT 1 - PUBLIC (NMUI) WATERLINE IMPROVEMENTS - OFF-SITE (VENTANA WEST LLC)				
12" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	VENTANA WEST PARKWAY	PASEO DEL NORTE BLVD	VENTANA RIDGE ROAD
12" - 20" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S & PUMP STATION	VENTANA RIDGE RD & PUBLIC EASEMENTS	VENTANA WEST PARKWAY	WELL # 7 PUMP STATION

/	/	/
/	/	/

Original

SIA Sequence #	COA DRC Project #

Size	Type of Improvement	Location	From	To
UNIT 1 - PUBLIC (NMUI) SANITARY SEWER IMPROVEMENTS - ON-SITE (DR HORTON)				
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	MESA DEL ORO ROAD	VENTANA WEST PARKWAY	CARSON MESA DRIVE
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	CARSON MESA DRIVE	MESA DEL ORO ROAD	SOUTH STUB STREET TERMINUS
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	TRACT C (PUBLIC EASEMENT)	CARSON MESA DRIVE	VISTA CASITAS PL (LAS CASITAS SUB)
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	LATIR MESA ROAD	CARSON MESA DRIVE	CERRO LARGEO PLACE
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	CERRO LARGEO PLACE	LATIR MESA ROAD	LOT 165
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	CHACO MESA LOOP	MESA DEL ORO ROAD	CARSON MESA ROAD
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	SUNSHINE MESA DRIVE	MESA DEL ORO ROAD	LOT 126

Private Inspector	City Inspector	City Cnst Engineer
/	/	/
/	/	/
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Size	Type of Improvement	Location	From	To
UNIT 1 - PUBLIC (NMUI) SANITARY SEWER IMPROVEMENTS - OFF-SITE (VENTANA WEST LLC)				
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	VENTANA WEST PARKWAY	MESA DEL ORO ROAD	WEST SIDE OF VENTANA WEST PARKWAY

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Size	Type of Improvement	Location	From	To
UNIT 1 - PUBLIC STORM DRAIN IMPROVMENTS - ON-SITE (DR HORTON)				
18" - 24" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS (OUTLET & HEADWALL)	TRACT C	LATIR MESA ROAD	VISTA CASITAS PL
18" - 24" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	CARSON MESA DRIVE	SUMP LOCATION IN CARSON MESA DR	TRACT B (CONNECT TO 84")
18" - 24" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	MESA DEL ORO ROAD	CHACO MESA LOOP	MESA DEL ORO RD (CONNECT TO 84")
18" - 24" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	SUNSHINE MESA DRIVE	MESA DEL ORO RD (CONNECT TO 84")	LOT 122
3' WIDE	CONCRETE RIBBON CHANNEL	PRIVATE DRAINAGE EASEMENT	BACK YARDS OF LOTS 123, 124 & 164	
NOTE:	A GRADING AND DRAINAGE CERTIFICATION OF THE APPROVED GRADING PLAN FOR UNIT 1 IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTEES			

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Size	Type of Improvement	Location	From	To
UNIT 1 - PUBLIC STORM SEWER IMPROVEMENTS - OFF-SITE (VENTANA WEST LLC)				
84" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS & HEADWALL CONNECTION TO AMAFCA CHANNEL	MESA DEL ORO ROAD & TRACT B	EXISTING AMAFCA CHANNEL	TRACT 2

/	/	/
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Original

SIA Sequence #	COA DRC Project #
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Size	Type of Improvement	Location	From	To
UNIT 2 - 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	SUNSHINE MESA DRIVE	VENTANA WEST PARKWAY	CERRO LARGO PLACE
28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	SUNSHINE MESA DRIVE	CERRO LARGO PLACE	LOT 126
28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	CERRO LARGEO PLACE	LOT 165	NORTH CUL-DE-SAC TERMINUS

Private Inspector	City Inspector	City Crst Engineer
____/____	____/____	____/____
____/____	____/____	____/____
____/____	____/____	____/____

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Size	Type of Improvement	Location	From	To
25' F-F	ARTERIAL PAVING W/ PCC STD & MED CURB & GUTTER & ACC 8' WIDE PATH ON EAST SIDE	VENTANA WEST PARKWAY	MESA DEL ORO ROAD	TRACT D
NOTE:	THE OFF SITE INFRASTRUCTURE IMPROVEMENT ARE CURRENTLY UNDER CONSTRUCTION W/ COA CPN 617683 & 617684 STREET LIGHTS AS PER COA DPM			

____/____	____/____	____/____
____/____	____/____	____/____

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Size	Type of Improvement	Location	From	To
UNIT 2 - PUBLIC (NMUI) WATERLINE IMPROVEMENTS - ON-SITE (DR HORTON)				
8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	SUNSHINE MESA DRIVE	VENTANA WEST PARKWAY	LOT 126
6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	CERRO LARGEO PLACE	LOT 165	NORTH CUL-DE-SAC TERMINUS

____/____	____/____	____/____
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Size	Type of Improvement	Location	From	To
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	VETANA WEST PARKWAY	SUNSHINE MESA DRIVE	WEST SIDE OF VENTANA WEST PARKWAY

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Size	Type of Improvement	Location	From	To
UNIT 2 - PUBLIC (NMUI) SANITARY SEWER IMPROVEMENTS - ON-SITE (DR HORTON)				
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	SUNSHINE MESA DRIVE	VENTANA WEST PARKWAY	LOT 126
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	CERRO LARGEO PLACE	LOT 165	NORTH CUL-DE-SAC TERMINUS

____/____	____/____	____/____
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Size	Type of Improvement	Location	From	To
NOTE:	A GRADING AND DRAINAGE CERTIFICAITON OF THE APPROVED GRADING PLAN FOR UNIT 2 IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTEES			

____/____	____/____	____/____
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Original

UNITS 1 & 2 - 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) DOC #2003131816. SEE CITY LEGAL OR CITY ENGINEER FOR FUTHER DETAILS.
2003138316

NOTE: LANDSCAPING WITHIN THE PUBLIC RIGHT OF WAY WILL BE CONSTRUCTED IN ACCORDANCE WITH AN 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

AGENT/OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS		
KEVIN PATTON, P.E. PREPARED BY: PRINT NAME	<i>[Signature]</i> DRB CHAIR	10/13/04 DATE	Christina Sandoval PARKS & GENERAL SERVICES 10/13/04 DATE
BOHANNAN HUSTON INC. FIRM:	<i>[Signature]</i> TRANSPORTATION DEVELOPMENT	10/13/04 DATE	AMAFCA DATE
<i>[Signature]</i> SIGNATURE	<i>[Signature]</i> UTILITY DEVELOPMENT	10/13/04 DATE	<i>[Signature]</i> NEW MEXICO UTILITIES INCORPORATED 10-7-04 DATE
MAXIMUM TIME ALLOW TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION	<i>[Signature]</i> CITY ENGINEER	10/13/04 DATE	DATE

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER
1	12/3/04	<i>[Signature]</i>	Bradley L. Biker	Yolanda Padilla
2	12-21-04	<i>[Signature]</i>	<i>[Signature]</i>	Yolanda Padilla

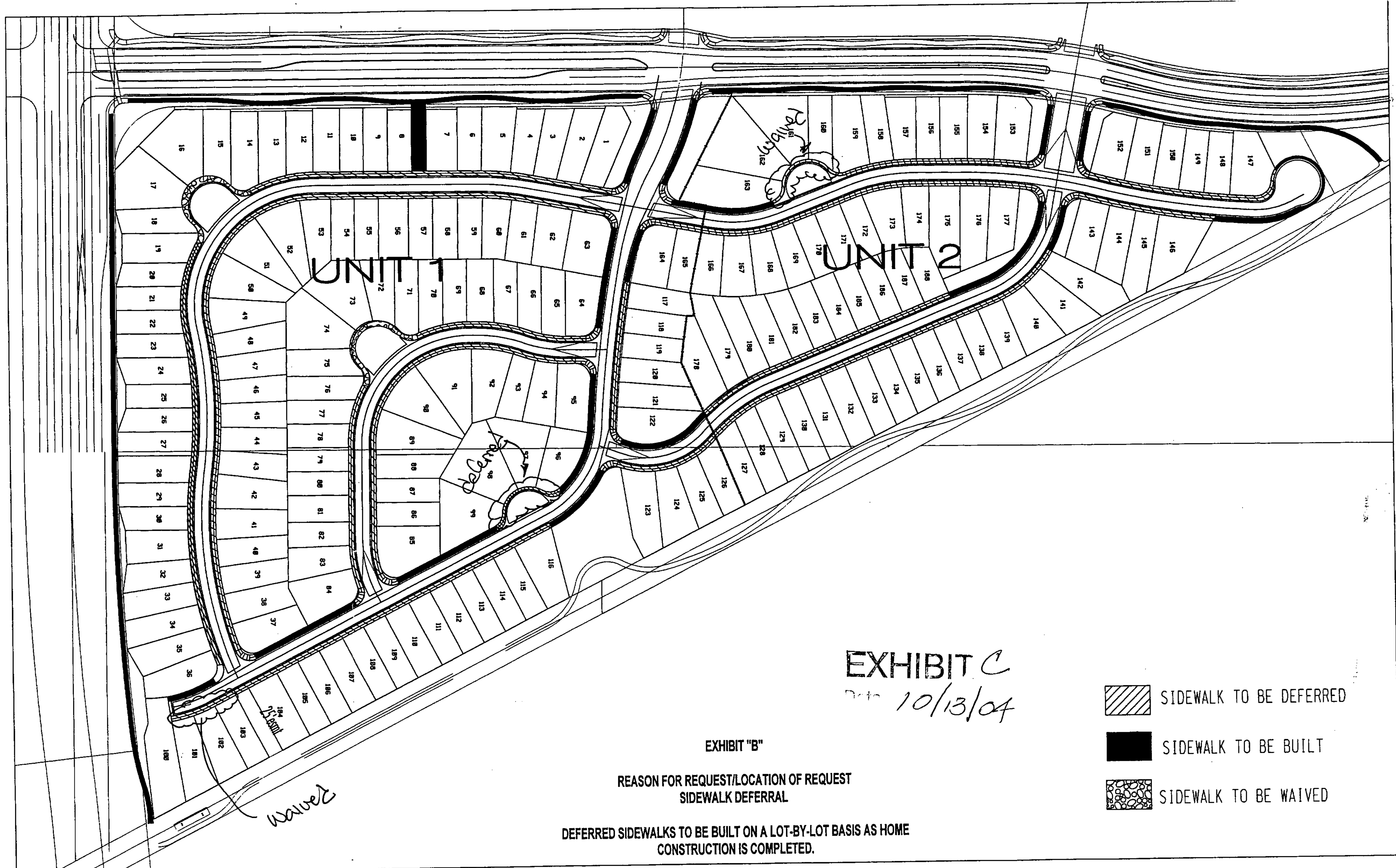


EXHIBIT C

Date 10/13/04

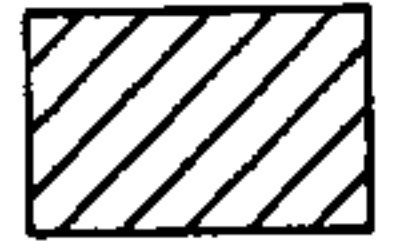


-  SIDEWALK TO BE DEFERRED
-  SIDEWALK TO BE BUILT
-  SIDEWALK TO BE WAIVED

EXHIBIT "B"

REASON FOR REQUEST/LOCATION OF REQUEST
SIDEWALK DEFERRAL

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

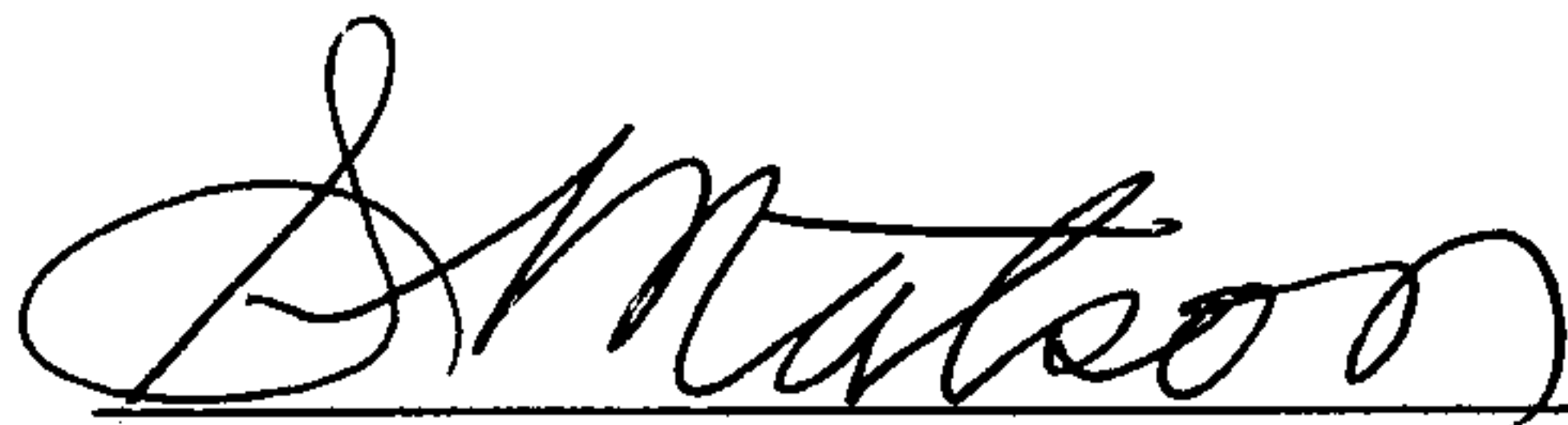
**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
August 11, 2004
DRB Comments**

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

Development Review Board Comments

Project Number: 1003594
Application Number: 04DRB-01199

DRB Date: 8/11/04
Item Number: 23

Subdivision:

Tracts 1A, 1B, & 3, Ventana Ranch West

Zoning: R-LT

Zone Page: B-08

New Lots (or units) : 192

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.

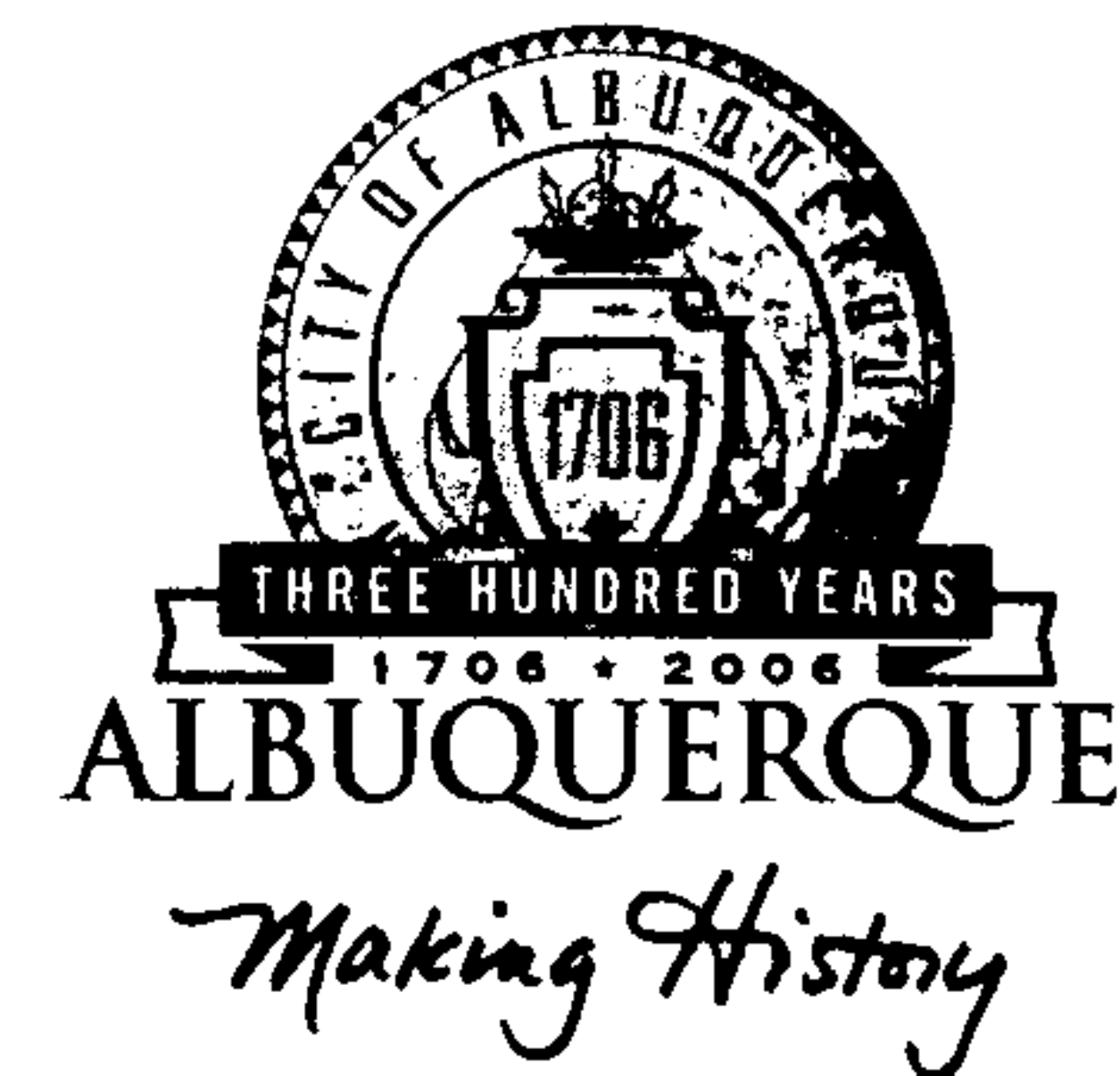
The park development requirement will be met via the payment of a fee prior to issuance of building permit for each new dwelling unit.

The private park and landscape areas must have a maintenance note on the plat.

Signed: CS
 Christina Sandoval, (DMD)

Phone: 768-3808

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003594

AGENDA ITEM NO: 23

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:()

Albuquerque

ENGINEERING COMMENTS:

New Mexico 87103

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.

www.cabq.gov

RESOLUTION:

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

DEVELOPMENT REVIEW BOARD
TRANSPORTATION DEVELOPMENT
Standard Comment Sheet

DRB- 1003594

Item No. 23

Zone Atlas B-8

DATE ON AGENDA 8-11-04

INFRASTRUCTURE REQUIRED YES NO

CROSS REFERENCE: _____

TYPE OF APPROVAL REQUESTED:

SKETCH PLAT PRELIMINARY PLAT FINAL PLAT

SITE PLAN REVIEW AND COMMENT SITE PLAN FOR SUBDIVISION

SITE PLAN FOR BUILDING PERMIT

No. Comment

- 1) Standard infrastructure required per DPM. Identify items being built with the PID.
- 2) Is Paseo Del Norte being built with PID?
- 3) Block lengths seem too long (north - south)
- 4) Assuming that pedestrian and bicycle access points will be provided along PDN and the drainage channel.
- 5) Access points are in conformance with previous documents?
- 6) Provide traffic distribution map in order to evaluate proposed rights-of-way.

If you have any questions or comments please call Wilfred Gallegos at 924-3991. Meeting notes:

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

Supplemental form

SUBDIVISION

S

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

V

SITE DEVELOPMENT PLAN

P

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

L

ZONING & PLANNING

Z

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

APPEAL / PROTEST of...

A

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

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

APPLICANT INFORMATION:

NAME: DR HORTON PHONE: 797-4245
 ADDRESS: 4400 Alameda Blvd. Suite B FAX: 797-9881
 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. TRACTS 1A, 1B & 3 Block: _____ Unit: _____
 Subdiv. / Addn. Ventana Ranch West
 Current Zoning: R-LT Proposed zoning: _____
 Zone Atlas page(s): B8, B9 No. of existing lots: _____ No. of proposed lots: _____
 Total area of site (acres): _____ Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____
 Within city limits? Yes. No, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO
 UPC No. _____ MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: PASEO DEL NORTE Blvd. NW
 Between: _____ and _____

CASE HISTORY:

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

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
 (Print) Kevin Patton

FOR OFFICIAL USE ONLY

INTERNAL ROUTING	Application case numbers	Action	S.F.	Applicant Fees	Agent Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>040PB - 01199</u>	<u>Sketch</u>	<u>563</u>	\$ <u>0</u>	\$ <u>0</u>
<input 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	_____	_____	_____	\$ _____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____	\$ _____
				Total	\$ <u>0</u>

Hearing date Aug. 11th, '04

Kevin Patton 8/3/04 Project # 1003594
 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.
- 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

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

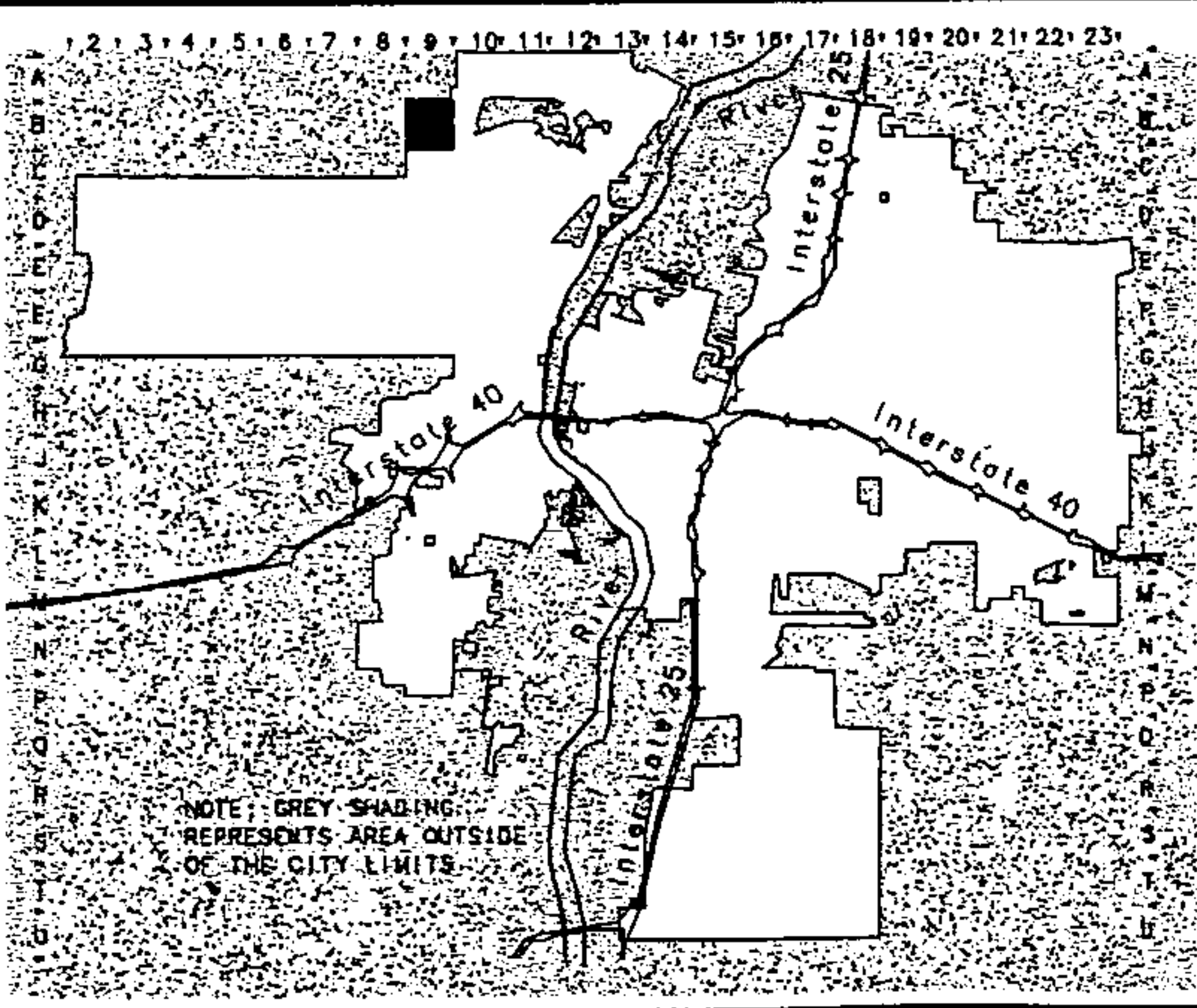
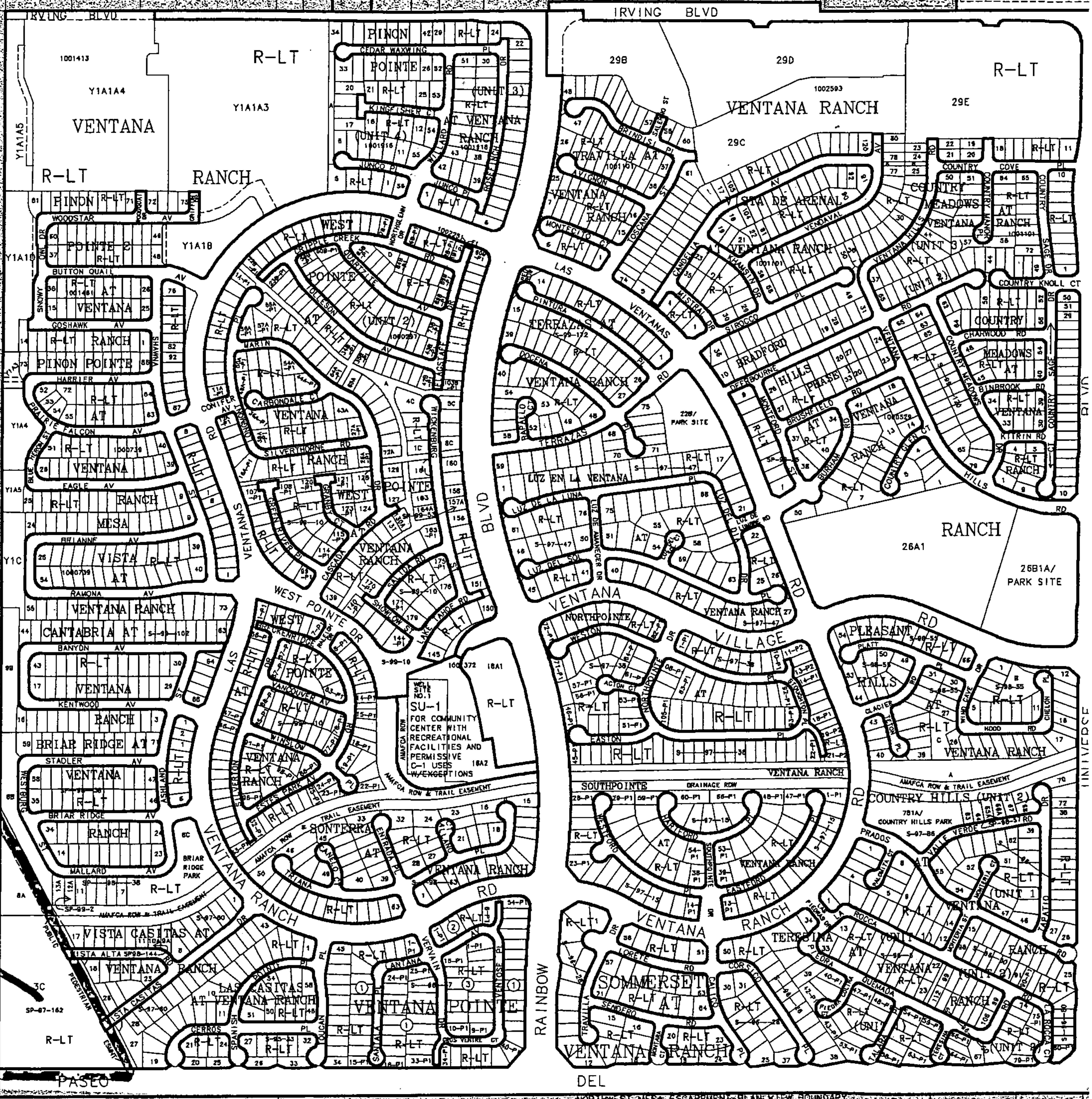


Form revised 3/03, 8/03 and 11/03

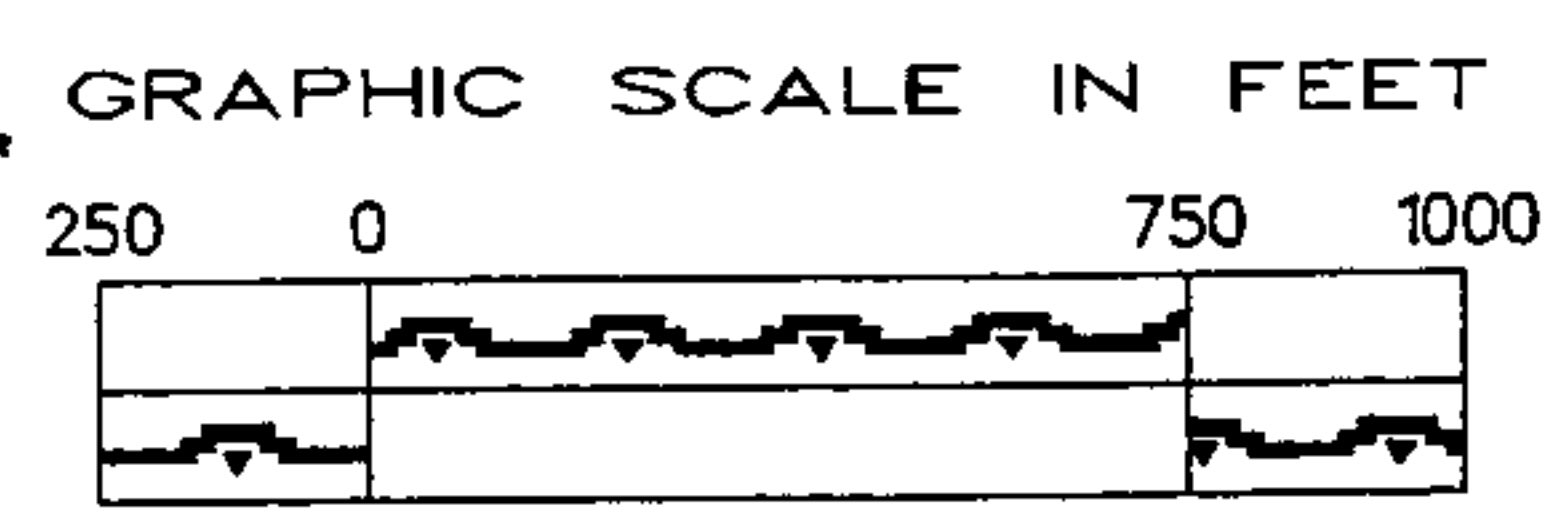
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers
 04022 - 01199

Boberbert 8/03/04
 Planner signature / date
 Project # 1003594



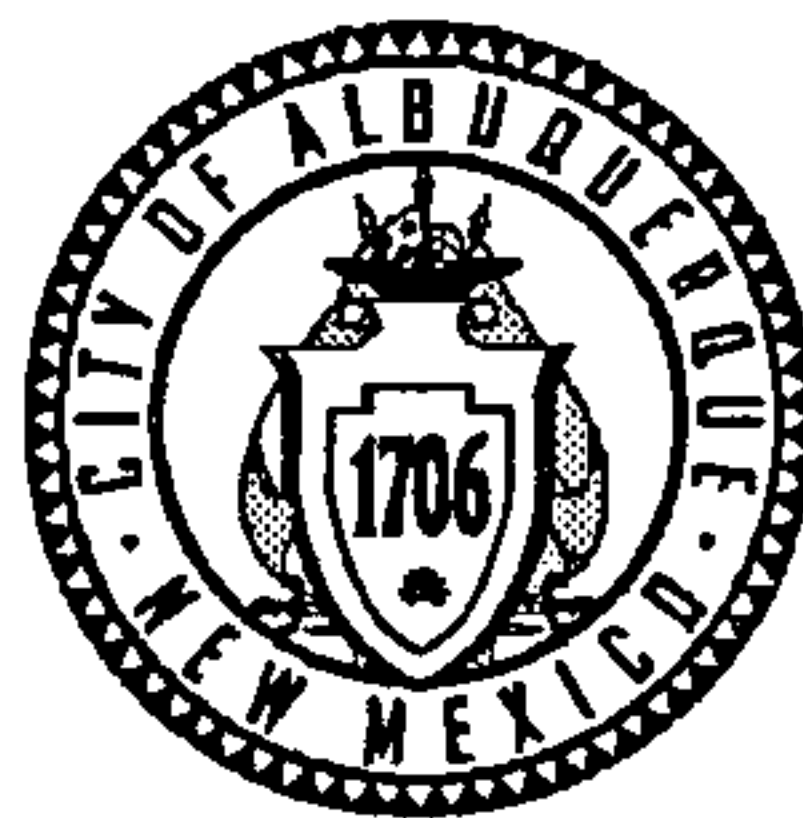
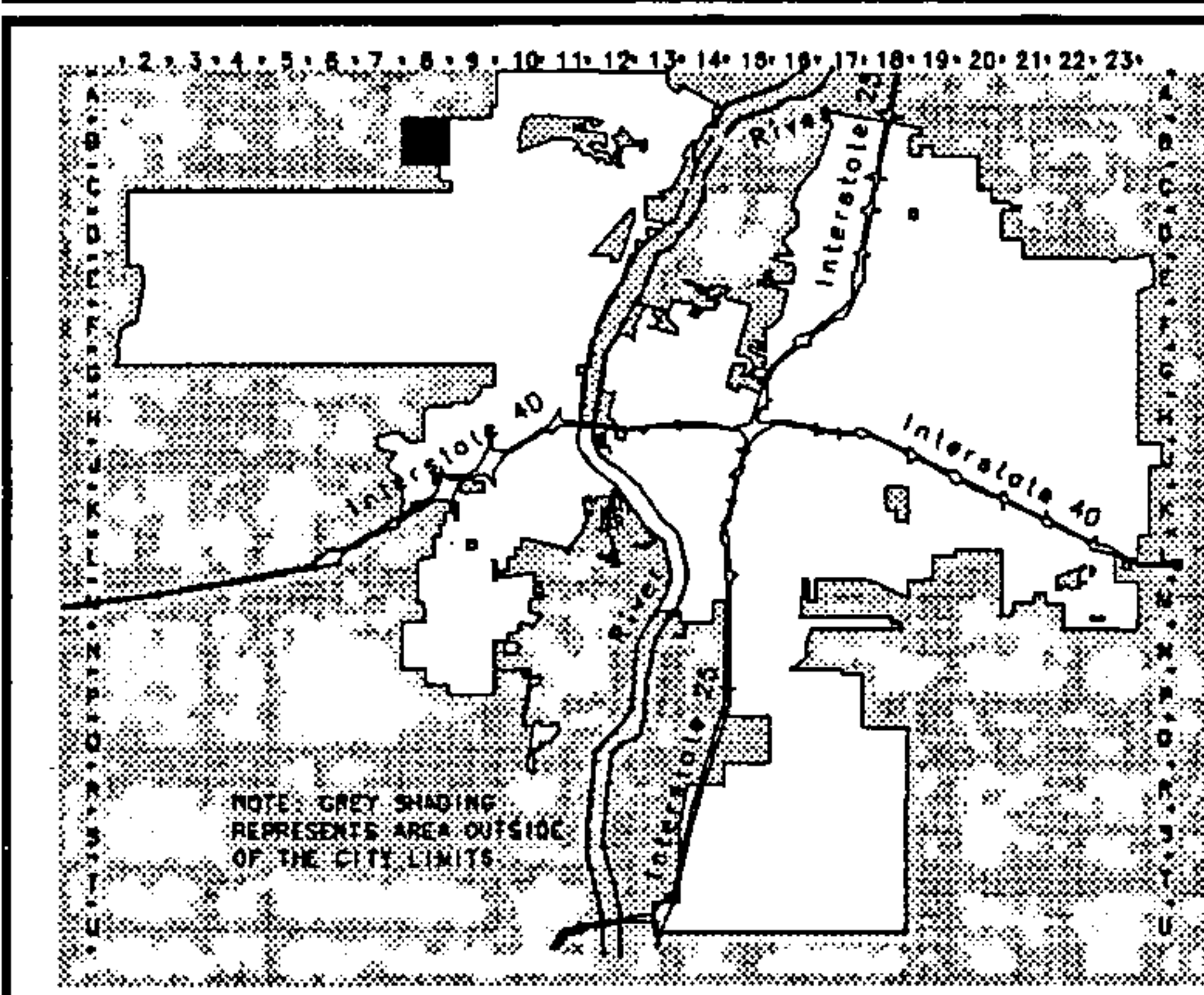
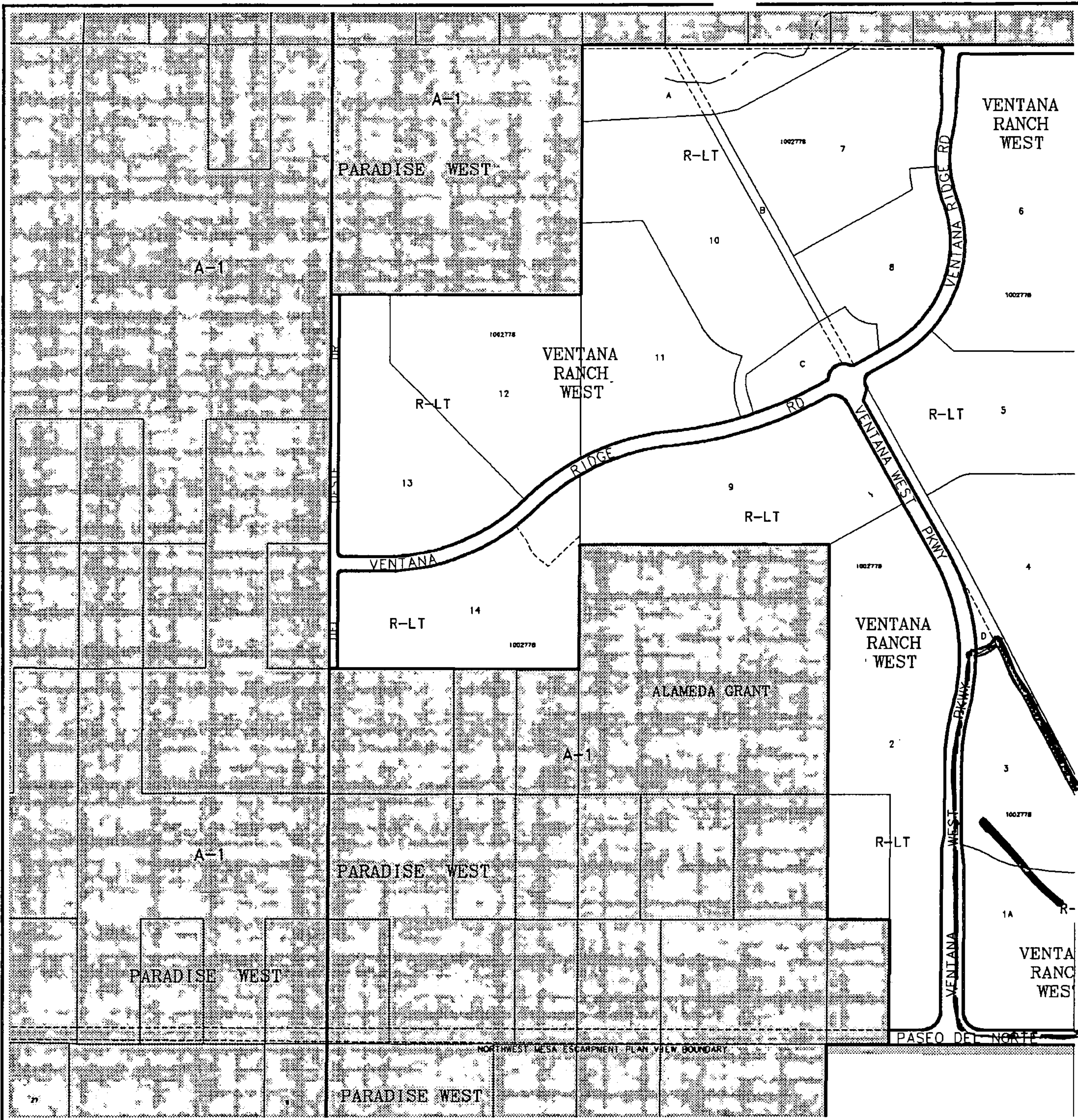
CITY OF
Albuquerque
A G I S
Albuquerque Geographic Information System
PLANNING DEPARTMENT
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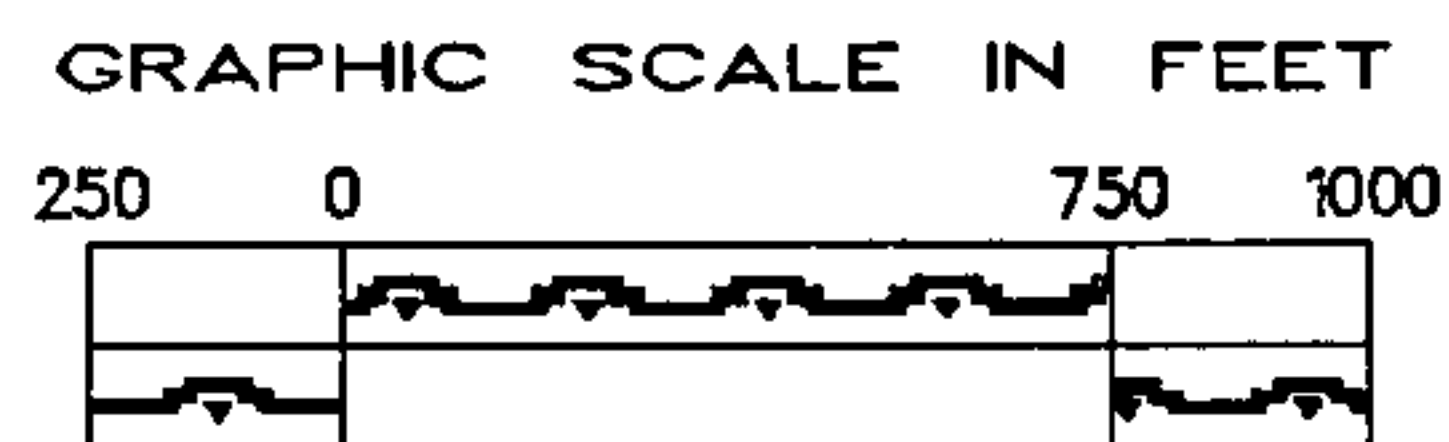
Zone Atlas Page

B-9-Z

Map Amended through July 10, 2003



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



Zone Atlas Page

B-8-Z

Map Amended through August 03, 2004

August 3, 2004

Sheron Matson, Chair
Development Review Board
City of Albuquerque
Albuquerque, New Mexico 87103Re: Sketch Plat Review and Comment
Tracts 1A, 1B, & 3, 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.

Proposed is a single-family development consisting of two phases with a total of approximately 192; 40', 44' and 50' min wide x 105' min. depth typical lots. Phase 1 (Tracts 1A and 1B) has a total of approximately 119 lots and Phase 2 (Tract 3) has a total of approximately 73 lots. The subject property consists of approximately 31.82 acres with Phase 1 consisting of 20.54 acres and Phase 2 consisting of 11.28 acres. Tracts 1A, 1B & 3 are located on the northeast corner of Paseo del Norte and Ventana West Parkway and is zoned R-LT.

The preliminary plat, grading plan, and drainage report for the two phases will be prepared as one. The grading and drainage for these tracts will be addressed in a separate drainage submittal to the City Hydrology department for their review and approval. Ventana West Parkway Infrastructure and the existing 84" storm drain, which ties to the Piedras Marcadas Arroyo Channel through this site, were built with The Backbone Roadway and Storm Drain Improvements Phase 1 (CPN 617683). These plans have also extended sanitary sewer lines from the Ventana Ranch Development at two different locations (Vista Casitas Subdivision and Briar Ridge Subdivision). Design of the waterline and sanitary sewer will be coordinated with Bob Gay of NMUI.

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

www.bhinc.com

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

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

Sincerely,



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

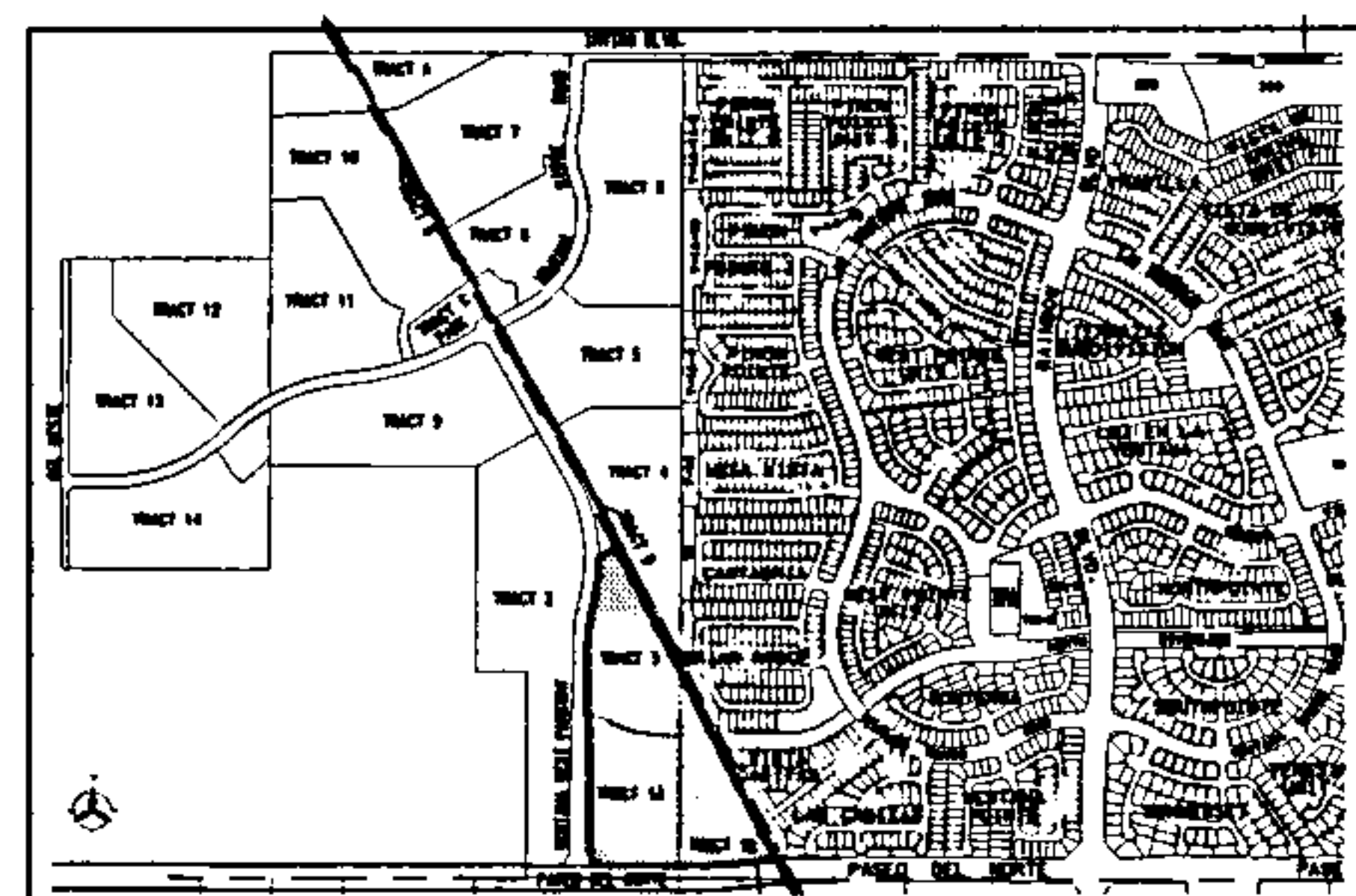
yp
Enclosures

Cc: Kevin Patton, BHI (w/o enclosures)
Kurt Browning, Sandia Properties (w/ enclosures)
R.P. Bohannan, DR Horton (w/ enclosures)

ENGINEERING ▲

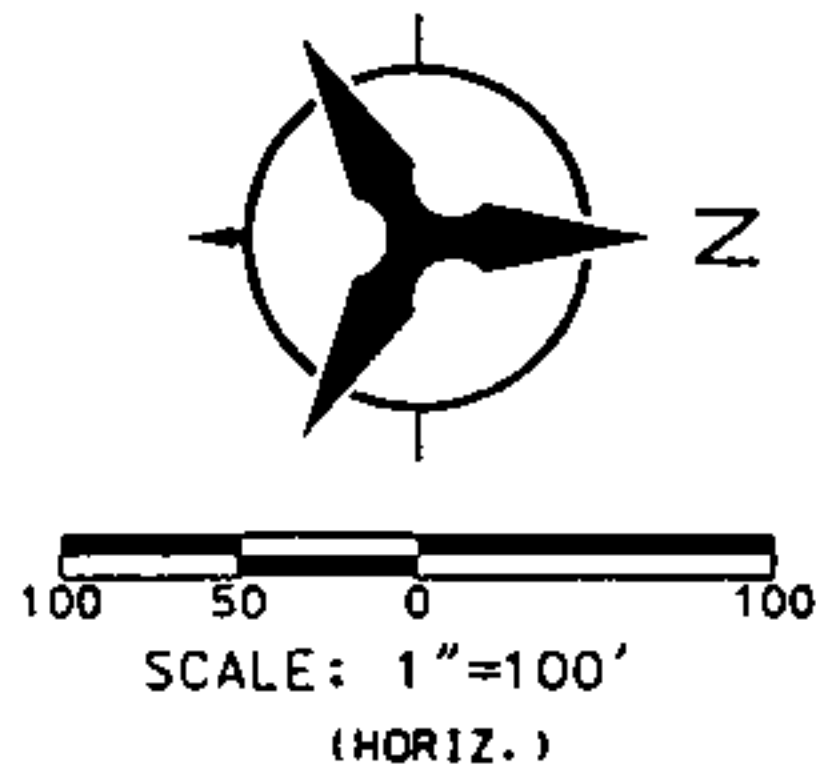
SPATIAL DATA ▲

ADVANCED TECHNOLOGIES ▲



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

SKETCH PLAT
TRACTS 1A, 1B & 3
 (AT VENTANA RANCH WEST)
 ALBUQUERQUE, NEW MEXICO
 AUGUST, 2004



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

\\p040238\cadd\general\VR West Tracts 1A-B - 3\Tracts 1A-B-3-Sketch-Plat.dgn
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