COMPLETED 10/11/05 stt

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.: **05DRB-01477 (P&F)** Project # **1003685**

Project Name: **WESTERN SHADOWS @ VENTANA RANCH WEST**

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

Your request for (**SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN),** was approved on 10/5/05 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

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

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

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

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

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

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

OR

Project Number 1003685

DRB CASE ACTION LOG (PREL & FINAL)

REVISED 2/5/04

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DRB Application No.: **05DRB-01477 (P&F)** Project # **1003685**

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Your request for **(SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN),** was approved on 10/5/05 by the DRB with delegation of signature(s) to the following departments.

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

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

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

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- ❑ _____
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  - -The original plat and a mylar copy for the County Clerk.
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  - -Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
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- ❑ **Include 3 copies of the approved site plan along with the originals.**
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- ❑ **AGIS DXF File approval required.**
- ☒ **Copy of recorded plat for Planning.**

OK

Project Number 1003685

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

October 5, 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: 11:20 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 # 1003573**
   05DRB-01379 Major-Amended
   Grading Plan Approval

   RIO GRANDE ENGINEERING agent(s) for ERIMY PROPERTIES LTD request(s) the above action(s) for all or a portion of Lot(s) 28, 29 and 30, Block(s) 2, Tract(s) 3, NORTH ALBUQUERQUE ACRES, UNIT 3 (to be known as **OAKLAND NORTH**) 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:04DRB01138, 04DRB01417,05DRB00481]*[Deferredfrom9/28/05 & 10/5/05]* (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 10/12/05.**

2.	**Project # 1003747** 05DRB-01410 Major-Vacation of Public Easements	TIERRA WEST LLC agent(s) for WAL MART STORES EAST LP request(s) the above action(s) for all or a portion of Tract(s) 1 & 5, **WYOMING MALL,** zoned C-2 community commercial zone (SC), located on WYOMING BLVD NE, between MENAUL BLVD NE and NORTHEASTERN ST NE. [REF: ZA-99-017, ZA-79-214; ZA-78-143, ZA-84-226, DRB-97-319, 05EPC00024, 05EPC00025] (H-20) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**
3.	**Project # 1004404** 05DRB-01364 Major-Bulk Land Variance 05DRB-01365 Major-Vacation of Public Easements 05DRB-01367 Minor-Prelim&Final Plat Approval	SURV-TEK INC agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) H-2, **THE TRAILS, UNIT 1**, and unplatted lands, zoned R-D residential and related uses zone, developing area, located on PASEO DEL NORTE NW west of RAINBOW ST NW and containing approximately 165 acre(s). *[Deferred from 9/21/05 & 10/5/05]* (C-8/C-9) **DEFERRED AT THE AGENT'S REQUEST TO 10/26/05.**
4.	**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]* (J-15) **DEFERRED AT THE AGENT'S REQUST TO 11/9/05.**

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.

5. Project # 1002962
05DRB-01507 Minor- Sector Development Plan, Phase 1

CONSENSUS PLANNING agent(s) for LONGFORD HOMES request(s) the above action(s) for all or a portion of Tract(s) 5, BLACK RANCH, T11N R2E SEC 16 W 1/2 NW 1/4, Tract(s) 4, SANTA FE AT THE TRAILS CO., Tract(s) 1, THE TRAILS, UNIT 2, Tract(s) G & J and Tract(s) 6, THE TRAILS, UNIT 2 (to be known as **LONGFORD TRAILS,** zoned R-D residential and related uses zone, developing area, located on PASEO DEL NORTE R-O-W NW, between COUNTY LAND and STATE LAND. [REF: 1004353, 02DRB01530] (B-8, B-9, B-10, C-8, C-9 and C-10) **THE DRB RECOMMENDS THAT THE BOUNDARIES SHOWN ON THE TRAILS PROPOSED SECTOR PLAN BOUNDARIES MAP INCLUDED WITH THE APPLICATION ARE APPROVED AS THE BOUNDARIES FOR THE TRAILS SECTOR PLAN.**

6. Project # 1000081
05DRB-01512 Minor- Amended SiteDev Plan Subd
05DRB-01514 Minor- Amended SiteDev Plan BldPermit

TIERRA WEST LLC agent(s) for KOHL'S CORPORATION request(s) the above action(s) for all or a portion of Tract(s) A & H, COTTONWOOD CORNERS, (to be known as **KOHL'S COTTONWOOD CORNERS**) zoned SU-1 FOR IP USES, located on ELLISON DR NW, between COTTONWOOD DR NW and ALAMEDA RD NW containing approximately 9 acre(s). [REF: Z-95-26, Z-84-110, AX-84-22, DRB-94-582, DRB-95-487] (**Russell Brito, EPC Case Planner)** (A-14) **WITHDRAWN AT THE AGENT'S REQUEST.**

7. **Project # 1000579**
05DRB-01513 Minor-SiteDev Plan BldPermit/EPC

TIERRA WEST LLC agent(s) for KOHL'S DEPARTMENT STORES INC request(s) the above action(s) for all or a portion of Tract(s) A, PASEO DE LOUISIANA (to be known as **KOHL'S DEPARTMENT STORES**) zoned SU-2 C-1, located on PASEO DEL NORTE BLVD NE, between LOUISIANA BLVD NE and HOLLY AVE NE containing approximately 8 acre(s). [REF: Z-98-81, DRB-96-66] **[Stephanie Shumsky, EPC Case Planner]** (C-18) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/5/05 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR THE SIA AND PLANNING FOR STEPHANIE SHUMSKY'S INITIALS, REMOVAL OF THE JUNIPER TREES, FEWER HIGH WATER USE TREES ON THE SITE PLAN AND APPROVAL BY CITY COUNCIL OF THE REQUEST TO WITHDRAW THE PENDING APPEAL.**

8. **Project # 1003983**
05DRB-01482 Minor-SiteDev Plan BldPermit

MULLEN HELLER ARCHITECTURE agent(s) for TIMOTHY WEAKS request(s) the above action(s) for all or a portion of Lot(s) 1, RICHFIELD PARK SUBDIVISION (to be known as **DWIGHT'S GLASS AND GLAZING)** zoned IP, located on ALAMEDA BLVD NE, between WASHINGTON ST NE and JEFFERSON ST NE containing approximately 2 acre(s). [REF: 05DRB-00344] *[Deferref from 9/28/05 & 10/5/05]* (C-17) **DEFERRED AT THE AGENT'S REQUEST TO 10/12/05.**

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

9. **Project # 1003591**
05DRB-01508 Minor-Extension of Preliminary Plat Approval

BOHANNAN HUSTON INC agent(s) for D. R. HORTON HOMES request(s) the above action(s) for all or a portion of **SUNGATE ESTATES, UNIT 2**, zoned R-2 FOR R-T AND RLT, located on MESA ARENOSO DR SW, between 98TH ST SW and OPEN RANGE AVE SW, containing approximately 17 acre(s). [REF: 04DRB-01185] (N-9) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

10. Project # 1002461
05DRB-01505 Minor-Prelim&Final Plat Approval

TIM ALDRICH agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) 8A, **EL RANCHO GRANDE 1, UNIT 1,** zoned R-LT residential zone, located on VERMEJO PARK DR SW at the east end of AMOLE MESA AVE SW and containing approximately 16 acre(s). [REF: 03DRB00163, 03DRB00164] (N-9) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR AMAFCAS SIGNATURE, ADD BENEFICIARY TO NOTES 6 AND 7, THE ZONING SHOULD BE LISTED UNDER SUBDIVISION DATA AND TO TRANSPORTATION DEVELOPMENT FOR NEW AGIS DXF APPROVAL AND RIGHT-OF-WAY DEDICATION ALONG VERMIJO PARK DRIVE.**

11. Project # 1002819
05DRB-01506 Minor-Prelim&Final Plat Approval

TIM ALDRICH agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) E-6-A, **ALBUQUERQUE SOUTH UNIT 3,** zoned SU-1, R-2, R-T, located on 98TH STREET SW, between GIBSON BLVD SW and BLAKE RD SW containing approximately 31 acre(s). [REF: 03DRB-01183, 06DRB-01180] *[Deferred from 10/5/05]* (N-9) **DEFERRED AT THE AGENT'S REQUEST TO 10/12/05.**

12. Project # 1004453
05DRB-01498 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for DAMION CHIMENTI request(s) the above action(s) for all or a portion of Lot(s) 19-23, Block(s) E, **BACA & ARMIJO ADDITION**, zoned SU2/RG, located on 3RD ST SW, between CROMWELL AVE SW and 2ND ST SW containing approximately 1 acre(s). [REF: DRB-95-57] (K-14) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR P1 LOT DESIGNATIONS.**

13. Project # 1002858
05DRB-01487 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Tract(s) I-1 PARCEL A-1, MESA @ ANDERSON HILLS, UNIT 1 (to be known as **MESA @ ANDERSON HILLS, UNIT 2)** zoned R-2 residential zone, located on DENNIS CHAVEZ BLVD SW, between UNSER BLVD SW and GRACE VIGIL RD SW containing approximately 21 acre(s). [REF: 04DRB00234, 04DRB00235,, 05DRB00488] (P-9) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO CHECK IF AGIS DXF WAS APPROVED AND TO RECORD.**

14. Project # 1003470
05DRB-01493 Major-Final Plat Approval

WILSON & COMPANY agent(s) for VISTA VIEJA INVESTMENTS LLC request(s) the above action(s) for all or a portion of Tract(s) 1, **VISTA VIEJA SUBDIVISION, UNIT 1,** zoned R-1, located on 81ST STREET NW, between ALBERICOQUE PL NW and SCENIC ROAD NW containing approximately 41 acre(s). [REF: 04DRB-01522, 04DRB-01523, 04DRB-01524] (D-9) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

15. Project # 1003641
05DRB-01502 Minor-Final Plat Approval

GREATER ALBUQUERQUE HOUSING PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) 1 through 24, BACA ADDITION (to be known as **ATLANTIC & SANTA FE SUBDIVISION**) zoned R-G residential garden apartment zone, located on 1ST ST SW, between ATLANTIC AVE SW and SANTA FE AVE SW containing approximately 2 acre(s). [REF: 04DRB01311] (K-14) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR PRIVATE SEWER EASEMENTS AND SKETCH SHOWING SIDEWALKS AND TO PLANNING FOR LOT SIZE REQUIREMENTS AND TO RECORD THE PLAT.**

16. **Project # 1003801**
05DRB-01179 Minor- Final Plat Approval

SURV-TEK INC agent(s) for PETERSON PROPERTIES request(s) the above action(s) for all or a portion of Lot(s) 28-31, Block(s) A, **ALTURA ADDITION,** zoned SU-1 for C-1, located on CARLISLE NE, between INDIAN SCHOOL NE and CONSTITUTION NE containing approximately 1 acre(s). [REF: 04EPC01821] **[David Stallworth, EPC Case Planner]** *[The Final Plat was Indef Deferred from 7/27/05 for the SIA]* (J-16) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CROSS ACCESS EASEMENTS AND PLANNING TO RECORD.**

17. **Project # 1003685**
05DRB-01477 Minor-Prelim&Final Plat Approval

BOHANNAN HUSTON INC agent(s) for PULTE HOMES OF NEW MEXICO INC request(s) the above action(s) for all or a portion of Lot(s) 14A, Tract(s) O-1, (to be known as **WESTERN SHADOWS@ VENTANA RANCH WEST**) zoned R-LT residential zone, located on RAYNER DR NW, between VENTANA RIDGE RD NW and [REF: 04DRB01448] *[Deferred from 9/28/05]* (B-8) **PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

18. **Project # 1003128**
05DRB-01424 Minor-Prelim&Final Plat Approval

CONSENSUS PLANNING agent(s) for BANDALIER EQUITIES LTD CO request(s) the above action(s) for all or a portion of Lot(s) 1-5, Block(s) 11, Tract(s) 5, **NORTH ALBUQUERQUE ACRES, UNIT A,** zoned R-D residential and related uses zone, developing area, located on PASEO DEL NORTE NE, between SAN PEDRO DR NE and LOUISIANA BLVD NE containing approximately 4 acre(s). *[Deferred from 9/21/05 & 9/28/05 & 10/5/O5]* (D-18) **DEFERRED AT THE AGENT'S REQUEST TO 10/12/05.**

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

19. Project # 1004456
05DRB-01509 Minor-Sketch Plat or Plan

BRASHER & LORENZ agent(s) for BARON'S RUN LLC request(s) the above action(s) for all or a portion of Lot(s) 14-18, Block(s) 11, Tract(s) 1 NORTH ALBUQUERQUE ACRES, UNIT 3 (to be known as **BARON'S RUN**) zoned R-D residential and related uses zone, developing area, located on BARSTOW ST NE, between FLORENCE AVE NE and GLENDALE AVE NE containing approximately 5 acre(s). (B-19) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

20. Project # 1004458
05DRB-01515 Minor-Sketch Plat or Plan

JUSTIN SIMMONS request(s) the above action(s) for all or a portion of Lot(s) 4, **C J M MOORE REALTY CO ADDITION,** zoned R-1, located on RIO GRANDE BLVD NW, between MOUNTAIN RD NW and PUEBLO BONITO NW containing approximately 1 acre(s). (J-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

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

ADJOURNED: 11:20 A.M.

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

October 5, 2005 9:00 a.m.

MEMBERS:

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

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

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A. Call to Order: 9:00 A.M. Adjourned: 11:20 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 # 1003573
05DRB-01379 Major-Amended
Grading Plan Approval

RIO GRANDE ENGINEERING agent(s) for ERIMY PROPERTIES LTD request(s) the above action(s) for all or a portion of Lot(s) 28, 29 and 30, Block(s) 2, Tract(s) 3, NORTH ALBUQUERQUE ACRES, UNIT 3 (to be known as **OAKLAND NORTH**) 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:04DRB01138, 04DRB01417,05DRB00481]*[Deferredfrom9/28/05 & 10/5/05]* (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 10/12/05.**

2.	**Project # 1003747** 05DRB-01410 Major-Vacation of Public Easements	TIERRA WEST LLC agent(s) for WAL MART STORES EAST LP request(s) the above action(s) for all or a portion of Tract(s) 1 & 5, **WYOMING MALL,** zoned C-2 community commercial zone (SC), located on WYOMING BLVD NE, between MENAUL BLVD NE and NORTHEASTERN ST NE. [REF: ZA-99-017, ZA-79-214, ZA-78-143, ZA-84-226, DRB-97-319, 05EPC00024, 05EPC00025] (H-20) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**
3.	**Project # 1004404** 05DRB-01364 Major-Bulk Land Variance 05DRB-01365 Major-Vacation of Public Easements 05DRB-01367 Minor-Prelim&Final Plat Approval	SURV-TEK INC agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) H-2, **THE TRAILS, UNIT 1**, and unplatted lands, zoned R-D residential and related uses zone, developing area, located on PASEO DEL NORTE NW west of RAINBOW ST NW and containing approximately 165 acre(s). *[Deferred from 9/21/05 & 10/5/05]* (C-8/C-9) **DEFERRED AT THE AGENT'S REQUEST TO 10/26/05.**
4.	**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]* (J-15) **DEFERRED AT THE AGENT'S REQUST TO 11/9/05.**

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.

5. Project # 1002962
05DRB-01507 Minor- Sector Development Plan, Phase 1

CONSENSUS PLANNING agent(s) for LONGFORD HOMES request(s) the above action(s) for all or a portion of Tract(s) 5, BLACK RANCH, T11N R2E SEC 16 W 1/2 NW 1/4, Tract(s) 4, SANTA FE AT THE TRAILS CO., Tract(s) 1, THE TRAILS, UNIT 2, Tract(s) G & J and Tract(s) 6, THE TRAILS, UNIT 2 (to be known as **LONGFORD TRAILS,** zoned R-D residential and related uses zone, developing area, located on PASEO DEL NORTE R-O-W NW, between COUNTY LAND and STATE LAND. [REF: 1004353, 02DRB01530] (B-8, B-9, B-10, C-8, C-9 and C-10) **THE DRB RECOMMENDS THAT THE BOUNDARIES SHOWN ON THE TRAILS PROPOSED SECTOR PLAN BOUNDARIES MAP INCLUDED WITH THE APPLICATION ARE APPROVED AS THE BOUNDARIES FOR THE TRAILS SECTOR PLAN.**

6. Project # 1000081
05DRB-01512 Minor- Amended SiteDev Plan Subd
05DRB-01514 Minor- Amended SiteDev Plan BldPermit

TIERRA WEST LLC agent(s) for KOHL'S CORPORATION request(s) the above action(s) for all or a portion of Tract(s) A & H, COTTONWOOD CORNERS, (to be known as **KOHL'S COTTONWOOD CORNERS**) zoned SU-1 FOR IP USES, located on ELLISON DR NW, between COTTONWOOD DR NW and ALAMEDA RD NW containing approximately 9 acre(s). [REF: Z-95-26, Z-84-110, AX-84-22, DRB-94-582, DRB-95-487] (**Russell Brito, EPC Case Planner)** (A-14) **WITHDRAWN AT THE AGENT'S REQUEST.**

7. **Project # 1000579**
05DRB-01513 Minor-SiteDev Plan BldPermit/EPC

TIERRA WEST LLC agent(s) for KOHL'S DEPARTMENT STORES INC request(s) the above action(s) for all or a portion of Tract(s) A, PASEO DE LOUISIANA (to be known as **KOHL'S DEPARTMENT STORES**) zoned SU-2 C-1, located on PASEO DEL NORTE BLVD NE, between LOUISIANA BLVD NE and HOLLY AVE NE containing approximately 8 acre(s). [REF: Z-98-81, DRB-96-66] **[Stephanie Shumsky, EPC Case Planner]** (C-18) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/5/05 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR THE SIA AND PLANNING FOR STEPHANIE SHUMSKY'S INITIALS, REMOVAL OF THE JUNIPER TREES, FEWER HIGH WATER USE TREES ON THE SITE PLAN AND APPROVAL BY CITY COUNCIL OF THE REQUEST TO WITHDRAW THE PENDING APPEAL.**

8. **Project # 1003983**
05DRB-01482 Minor-SiteDev Plan BldPermit

MULLEN HELLER ARCHITECTURE agent(s) for TIMOTHY WEAKS request(s) the above action(s) for all or a portion of Lot(s) 1, RICHFIELD PARK SUBDIVISION (to be known as **DWIGHT'S GLASS AND GLAZING)** zoned IP, located on ALAMEDA BLVD NE, between WASHINGTON ST NE and JEFFERSON ST NE containing approximately 2 acre(s). [REF: 05DRB-00344] *[Deferref from 9/28/05 & 10/5/05]* (C-17) **DEFERRED AT THE AGENT'S REQUEST TO 10/12/05.**

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

9. **Project # 1003591**
05DRB-01508 Minor-Extension of Preliminary Plat Approval

BOHANNAN HUSTON INC agent(s) for D. R. HORTON HOMES request(s) the above action(s) for all or a portion of **SUNGATE ESTATES, UNIT 2**, zoned R-2 FOR R-T AND RLT, located on MESA ARENOSO DR SW, between 98TH ST SW and OPEN RANGE AVE SW, containing approximately 17 acre(s). [REF: 04DRB-01185] (N-9) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

10. Project # 1002461
05DRB-01505 Minor-Prelim&Final Plat Approval

TIM ALDRICH agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) 8A, **EL RANCHO GRANDE 1, UNIT 1,** zoned R-LT residential zone, located on VERMEJO PARK DR SW at the east end of AMOLE MESA AVE SW and containing approximately 16 acre(s). [REF: 03DRB00163, 03DRB00164] (N-9) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR AMAFCAS SIGNATURE, ADD BENEFICIARY TO NOTES 6 AND 7, THE ZONING SHOULD BE LISTED UNDER SUBDIVISION DATA AND TO TRANSPORTATION DEVELOPMENT FOR NEW AGIS DXF APPROVAL AND RIGHT-OF-WAY DEDICATION ALONG VERMIJO PARK DRIVE.**

11. Project # 1002819
05DRB-01506 Minor-Prelim&Final Plat Approval

TIM ALDRICH agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) E-6-A, **ALBUQUERQUE SOUTH UNIT 3,** zoned SU-1, R-2, R-T, located on 98TH STREET SW, between GIBSON BLVD SW and BLAKE RD SW containing approximately 31 acre(s). [REF: 03DRB-01183, 06DRB-01180] *[Deferred from 10/5/05]* (N-9) **DEFERRED AT THE AGENT'S REQUEST TO 10/12/05.**

12. Project # 1004453
05DRB-01498 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for DAMION CHIMENTI request(s) the above action(s) for all or a portion of Lot(s) 19-23, Block(s) E, **BACA & ARMIJO ADDITION**, zoned SU2/RG, located on 3RD ST SW, between CROMWELL AVE SW and 2ND ST SW containing approximately 1 acre(s). [REF: DRB-95-57] (K-14) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR P1 LOT DESIGNATIONS.**

13. Project # 1002858
05DRB-01487 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Tract(s) I-1 PARCEL A-1, MESA @ ANDERSON HILLS, UNIT 1 (to be known as **MESA @ ANDERSON HILLS, UNIT 2)** zoned R-2 residential zone, located on DENNIS CHAVEZ BLVD SW, between UNSER BLVD SW and GRACE VIGIL RD SW containing approximately 21 acre(s). [REF: 04DRB00234, 04DRB00235,, 05DRB00488] (P-9) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO CHECK IF AGIS DXF WAS APPROVED AND TO RECORD.**

14. Project # 1003470
05DRB-01493 Major-Final Plat Approval

WILSON & COMPANY agent(s) for VISTA VIEJA INVESTMENTS LLC request(s) the above action(s) for all or a portion of Tract(s) 1, **VISTA VIEJA SUBDIVISION, UNIT 1,** zoned R-1, located on 81ST STREET NW, between ALBERICOQUE PL NW and SCENIC ROAD NW containing approximately 41 acre(s). [REF: 04DRB-01522, 04DRB-01523, 04DRB-01524] (D-9) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

15. Project # 1003641
05DRB-01502 Minor-Final Plat Approval

GREATER ALBUQUERQUE HOUSING PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) 1 through 24, BACA ADDITION (to be known as **ATLANTIC & SANTA FE SUBDIVISION**) zoned R-G residential garden apartment zone, located on 1ST ST SW, between ATLANTIC AVE SW and SANTA FE AVE SW containing approximately 2 acre(s). [REF: 04DRB01311] (K-14) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR PRIVATE SEWER EASEMENTS AND SKETCH SHOWING SIDEWALKS AND TO PLANNING FOR LOT SIZE REQUIREMENTS AND TO RECORD THE PLAT.**

16. **Project # 1003801**
05DRB-01179 Minor- Final Plat Approval

SURV-TEK INC agent(s) for PETERSON PROPERTIES request(s) the above action(s) for all or a portion of Lot(s) 28-31, Block(s) A, **ALTURA ADDITION,** zoned SU-1 for C-1, located on CARLISLE NE, between INDIAN SCHOOL NE and CONSTITUTION NE containing approximately 1 acre(s). [REF: 04EPC01821] **[David Stallworth, EPC Case Planner]** *[The Final Plat was Indef Deferred from 7/27/05 for the SIA]* (J-16) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CROSS ACCESS EASEMENTS AND PLANNING TO RECORD.**

17. **Project # 1003685**
05DRB-01477 Minor-Prelim&Final Plat Approval

BOHANNAN HUSTON INC agent(s) for PULTE HOMES OF NEW MEXICO INC request(s) the above action(s) for all or a portion of Lot(s) 14A, Tract(s) O-1, (to be known as **WESTERN SHADOWS@ VENTANA RANCH WEST**) zoned R-LT residential zone, located on RAYNER DR NW, between VENTANA RIDGE RD NW and [REF: 04DRB01448] *[Deferred from 9/28/05]* (B-8) **PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

18. **Project # 1003128**
05DRB-01424 Minor-Prelim&Final Plat Approval

CONSENSUS PLANNING agent(s) for BANDALIER EQUITIES LTD CO request(s) the above action(s) for all or a portion of Lot(s) 1-5, Block(s) 11, Tract(s) 5, **NORTH ALBUQUERQUE ACRES, UNIT A,** zoned R-D residential and related uses zone, developing area, located on PASEO DEL NORTE NE, between SAN PEDRO DR NE and LOUISIANA BLVD NE containing approximately 4 acre(s). *[Deferred from 9/21/05 & 9/28/05 & 10/5/05]* (D-18) **DEFERRED AT THE AGENT'S REQUEST TO 10/12/05.**

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

19. Project # 1004456
05DRB-01509 Minor-Sketch Plat or Plan

BRASHER & LORENZ agent(s) for BARON'S RUN LLC request(s) the above action(s) for all or a portion of Lot(s) 14-18, Block(s) 11, Tract(s) 1 NORTH ALBUQUERQUE ACRES, UNIT 3 (to be known as **BARON'S RUN**) zoned R-D residential and related uses zone, developing area, located on BARSTOW ST NE, between FLORENCE AVE NE and GLENDALE AVE NE containing approximately 5 acre(s). (B-19) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

20. Project # 1004458
05DRB-01515 Minor-Sketch Plat or Plan

JUSTIN SIMMONS request(s) the above action(s) for all or a portion of Lot(s) 4, **C J M MOORE REALTY CO ADDITION,** zoned R-1, located on RIO GRANDE BLVD NW, between MOUNTAIN RD NW and PUEBLO BONITO NW containing approximately 1 acre(s). (J-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

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

ADJOURNED: 11:20 A.M.

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003685 **AGENDA ITEM NO: 17**

SUBJECT:

Final Plat
Preliminary Plat

ACTION REQUESTED:

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

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

ENGINEERING COMMENTS:

No adverse comments.

RESOLUTION:

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: October 5, 2005

#17

3685

DXF Electronic Approval Form

DRB Project Case #: 1003685

Subdivision Name: WESTERN SHADOWS AT VENTANA RANCH WEST LOT 14A & TRACT 01

Surveyor: ROBERT GROMATZKY

Contact Person: STEPHANIE STRATTON

Contact Information: 798-7965

DXF Received: 10/3/2005 Hard Copy Received: 10/3/2005

Coordinate System: NMSP Grid (NAD 27)

Approved

10-3-2005

Date

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

AGIS Use Only

Copied fc **3685** to agiscov on **10/3/2005** Contact person notified on **10/3/2005**

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

September 28, 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: 11:45 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 # 1004228** 05DRB-01394 Major-Vacation of Public Easements	TERRAMETRICS OF NEW MEXICO agent(s) for HEADSTART ENTERPRISES request(s) the above action(s) for all or a portion of Tract(s) 11-14, **SUNRISE HEIGHTS,** zoned M-1 light manufacturing zone, located near Alameda Lateral south of Montano Rd NE. [REF:05DRB00888] (F-15) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH CONDITION: PNM SHALL SIGN THE PLAT PRIOR TO DRB APPROVAL.**

2. **Project # 1003573**
05DRB-01379 Major-Amended Grading Plan Approval

RIO GRANDE ENGINEERING agent(s) for ERIMY PROPERTIES LTD request(s) the above action(s) for all or a portion of Lot(s) 28, 29 and 30, Block(s) 2, Tract(s) 3, **NORTH ALBUQUERQUE ACRES, UNIT 3,** 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: 04DRB01138, 04DRB01417, 05DRB00481] *[Deferred from 9/28/05]* (C-20) **DEFERRED AT THE BOARD'S REQUEST TO 10/5/05.**

3. **Project # 1003523**
05DRB-01369 Major-Preliminary Plat Approval
05DRB-01368 Major-SiteDev Plan Subd
05DRB-01370 Minor-Temp Defer SDWK

RIO GRANDE ENGINEERING agent(s) for GHP, LLC request(s) the above action(s) for LOT 30, 31, 32 and 33, LANDS OF ATRISCO GRANT, UNIT 3, (to be known as **PRIMA ENTRADA SUBDIVISION**) zoned SU-2 FOR R-LT, located on 98TH ST NW, between ENDEE RD NW and I-25 NW containing approximately 17 acre(s).[REF:04EPC-01003, 04EPC-01352, 04EPC-01489] *[Deferred from 9/28/05]* (J-8) **DEFERRED AT THE AGENT'S REQUEST TO 11/2/05.**

4. **Project # 1002715**
05DRB-01398 Major-Bulk Land Variance
05DRB-01396 Major-Vacation of Pub Right-of-Way
05DRB-01397 Major-Vacation of Public Easements
05DRB-01399 Minor-Prelim&Final Plat Approval

ISAACSON & ARFMAN agent(s) for BOULEVARD LIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Lot(s) 1, 2, 3 & 4, Tract(s) H, LANDS OF HORIZON CORPORATION, (to be known as **BOULEVARD LTD**) zoned SU-1 FOR C-1, located on UNSER BLVD NE, between PARADISE BLVD NW and LYONS BLVD NW containing approximately 30 acre(s). [REF: 03EPC00918, 03EPC00919, 04DRB00964, 04DRB00965, 04DRB00965, 04DRB00967] (B-11) **THE BULK LAND VARIANCE WAS APPROVED.**

THE VACATION OF THE PUBLIC EASEMENT WAS WITHDRAWN AT THE AGENT'S REQUEST. THE VACATION OF RIGHT-OF-WAY WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR EASEMENT ON EAST SIDE OF LOTS 3, 4 AND 6 AND PLANNING FOR 15-DAY APPEAL PERIOD, CORRECT ZONING ON PLAT, AA FOR SITE PLAN FOR SUBDIVISION, NMU INC SIGNATURE, PNM SIGNATURE, RECORDING OF THE PLAT AND THE AGIS DXF FILE AND PROPERTY MANAGEMENT'S SIGNATURE.

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 # 1004250**
   05DRB-01432 Minor-SiteDev Plan BldPermit

PLANNERS & ENGINEERS COLLABORATIVE agent(s) for TROY MOORE request(s) the above action(s) for all or a portion of Tract(s) B-1-B, **MCBARK SUBDIVISION,** zoned C-2 community commercial zone, located on QUAIL ROAD NW, between COORS BLVD NW and CORONA DR NW containing approximately 1 acre(s). [REF: Z-97-128, 05EPC-00949][**Stephanie Shumsky, EPC Case Planner]** (H-11) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WTH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR ADA RAMPS, 3 COPIES OF THE SITE PLAN AND 8-FOOT SIDEWALK OR 20-FOOT PARKING STALLS WITH BUMPERS AND UTILITIES DEVELOPMENT FOR EXECUTION AND RECORDING OF A NEW SANITARY SEWER EASEMENT THAT HAS BEEN SUBMITTED TO THE CITY FOR REVIEW AND COMMENT.**

6. **Project # 1000089**
05DRB-01478 Minor-SiteDev Plan Subd/EPC
05DRB-01479 Minor-SiteDev Plan BldPermit/EPC

GEORGE RAINHART ARCHITECT agent(s) for RIVERSIDE PLAZA LTD., CO request(s) the above action(s) for Tract(s) 1-A-2, **RIVERSIDE PLAZA,** zoned SU-1 FOR C-1, located on COORS BLVD NW, between MONTANO PLAZA DR NW and STONE BRIDGE NW containing approximately 2 acre(s). [REF: Z-98-27, DRB-97-477, 05EPC-01106, 05EPC05-01107] **[Stephanie Shumsky, EPC Case Planner]** *[Indef Deferred from 9/28/05]* (E-12) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

05DRB-01480 Minor-Prelim&Final Plat Approval

SURV-TEK INC agent(s) for RIVERSIDE PLAZA LTD CO request(s) the above action(s) for all or a portion of Tract(s) 1-A-2, **RIVERSIDE PLAZA,** zoned SU-1 FOR C-1, located on COORS BLVD NW, between STONE BRIDGE NW and MONTANO PLAZA DR NW containing approximately 2 acre(s). [REF: Z-98-27, DRB-97-477, 05EPC-01106, 05EPC-01107] *[Indef Deferred from 9/28/05]* (E-12) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

7. **Project # 1003983**
05DRB-01482 Minor-SiteDev Plan BldPermit

MULLEN HELLER ARCHITECTURE agent(s) for TIMOTHY WEAKS request(s) the above action(s) for all or a portion of Lot(s) 1, RICHFIELD PARK SUBDIVISION (to be known as **DWIGHT'S GLASS AND GLAZING)** zoned IP, located on ALAMEDA BLVD NE, between WASHINGTON ST NE and JEFFERSON ST NE containing approximately 2 acre(s). [REF: 05DRB-00344] *[Deferref from 9/28/05]* (C-17) **DEFERRED AT THE AGENT'S REQUEST TO 10/5/05.**

8. **Project # 1002051**
05DRB-01474 Major-Final Plat Approval

TIERRA WEST LLC agent(s) for GELTMORE LAND LTD CO request(s) the above action(s) for **CHAMISA RIDGE, UNIT 2,** zoned R-LT residential zone, located on PARADISE BLVD NW, between BIG SAGE DR NW and CONEFLOWER DR NW containing approximately 18 acre(s).[REF:02DRB00963, 03DRB02008,05DRB00091] (B-10) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR AMAFCA SIGNATURE, NMU INC. SIGNATURE, TO CALL OUT PRIVATE EASEMENT MAINTENANCE AND BENEFICIARIES, PUB DEDICATION TO CITY OF ALBUQUERQUE AND TO PLANNING TO RECORD.**

9. **Project # 1002473**
05DRB-01472 Minor-Prelim&Final Plat Approval

TIERRA WEST LLC agent(s) for D. R. HORTON INC request(s) the above action(s) for all or a portion of Tract(s) O, **DESERT VISTA SUBDIVISION,** zoned R-D residential and related uses zone, developing area, located on MENDOCINO DR NE, between HAMPTON AVE NE and SIGNAL AVE NE containing approximately 1 acre(s). [REF: Z-98-74, DRB-92-290, DRB-98-123, 05DRB00092] (C-20) **PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

10. **Project # 1003264**
05DRB-01481 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST agent(s) for BILL WADE request(s) the above action(s) for all or a portion of Tract(s) 72-A & 73, **BREEZE @MOUNTAIN GATE,** zoned SU-1, located on SHAFFER CT SE, between KEESHA JO AVE SE and LANIER DR SE containing approximately 1 acre(s). [REF: DRB-98-45, 04DRB00224] (L-23) **PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

11. **Project # 1004433**
05DRB-01469 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST agent(s) for BILL HENTHORN request(s) the above action(s) for all or a portion of Lot(s) A & B, Block (s) 1 and Lot(s) 7 & 8, Block(s) 5, MAYO & ROSS ADDITION (to be known as **JESUS ROMERO ADDITION**) zoned SU-2 NCR, located on EDITH BLVD NE, between LOMAS BLVD NE and BROADWAY NE containing approximately 1 acre(s). [REF: ZA-97-157] (J-14) **PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

12. **Project # 1001945**
05DRB-01415 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for MADELINE DUNN request(s) the above action(s) for all or a portion of Tract(s) 297 and 298 (to be known as **LAND OF DUNN)** zoned R-LT residential zone, located on CARSON RD NW, between RIO GRANDE BLVD NW and ZEARING AVE NW containing approximately 1 acre(s). [REF: 02DRB00731, 05DRB00733] *[Deferred from 9/21/05]* (J-13) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 9/28/05 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

13. **Project # 1003685**
05DRB-01477 Minor-Prelim&Final Plat Approval

BOHANNAN HUSTON INC agent(s) for PULTE HOMES OF NEW MEXICO INC request(s) the above action(s) for all or a portion of Lot(s) 14A, Tract(s) O-1, (to be known as **WESTERN SHADOWS@ VENTANA RANCH WEST**) zoned R-LT residential zone, located on RAYNER DR NW, between VENTANA RIDGE RD NW and [REF: 04DRB01448] *[Deferred from 9/28/05]* (B-8) **DEFERRED AT THE AGENT'S REQUEST TO 10/5/05.**

14. Project # 1000965
05DRB-01382 Minor-Final Plat Approval

BOHANNAN HUSTON INC agent(s) for ANDALUCIA DEVELOPMENT CO., INC., request(s) the above action(s) for all or a portion of Tract(s) B & 2 LANDS OF RAY GRAHAM III, **VALLE PARAISO SUBDIVISION AT ANDALUCIA AT LA LUZ,** zoned SU-1 special use zone, located on COORS BLVD NW, between NAMASTE RD NW and LA BIENVENIDA PL NW containing approximately 33 acre(s). [REF: 04EPC00857] *[Deferred from 9/7/05 & 9/14/05 & 9/21/05 & 9/28/05]* (F-11) **DEFERRED AT THE AGENT'S REQUEST TO 10/12/05.**

15. Project # 1004415
05DRB-01420 Minor-Prelim&Final Plat Approval
05DRB-01419 Minor-Vacation of Private Easements

ROSS HOWARD COMPANY agent(s) for STEVE & EILEEN WHITE request(s) the above action(s) for all or a portion of Block(s) 2, Tract(s) 15-P1, **PALOMA DEL SOL SUBDIVISION,** zoned R-1 residential zone, located on AVENTURA CT NW, between MCMAHON BLVD NW and SAN TIMOTEO AVE NW containing approximately 1 acre(s). [REF: DRB-95-63, V-95-61, SV-95-25, S-95-15] *[Deferred from 9/21/05]* (A-12) **THE PRELIMINARY AND FINAL PLAT AND THE VACATION OF THE 30-FOOT PUBLIC SLOPE EASEMENT WAS DENIED WITH FINDINGS.**

16. Project # 1003128
05DRB-01424 Minor-Prelim&Final Plat Approval

CONSENSUS PLANNING agent(s) for BANDALIER EQUITIES LTD CO request(s) the above action(s) for all or a portion of Lot(s) 1-5, Block(s) 11, Tract(s) 5, **NORTH ALBUQUERQUE ACRES, UNIT A,** zoned R-D residential and related uses zone, developing area, located on PASEO DEL NORTE NE, between SAN PEDRO DR NE and LOUISIANA BLVD NE containing approximately 4 acre(s). *[Deferred from 9/21/05 & 9/28/05]* (D-18) **DEFERRED AT THE AGENT'S REQUEST TO 10/5/05.**

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

17. Project # 1004434
05DRB-01475 Minor-Sketch Plat or Plan

ISAACSON & ARFMAN PA agent(s) for MS DEV ONE LLC request(s) the above action(s) for Tract(s) 42B, LANDS OF PABLO ROMERO and Tract(s) A, LANDS OF JACK F CULLY (to be known as **EL POTRERO PROPERTIES)** zoned RA-2 residential and agricultural zone, located on MONTANO RD NW, between EL POTRERO RD NW and TIERRA VIIVA TR NW containing approximately 2 acre(s). (F-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

18. Approval of the Development Review Board Minutes for September 14, 2005. **THE DRB MINUTES FOR SEPTEMBER 14, 2005 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:45 A.M.

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003685 **AGENDA ITEM NO: 13**

SUBJECT:

Final Plat
Preliminary Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No adverse comments.

RESOLUTION: 10-5-05

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: September 28, 2005

P.O. Box 1293
Albuquerque
New Mexico 87103
www.cabq.gov

City Of Albuquerque
PLANNING DEPARTMENT
September 28, 2005
DRB Comments

Item # 13

Project # 1003685 Application # 05-01477

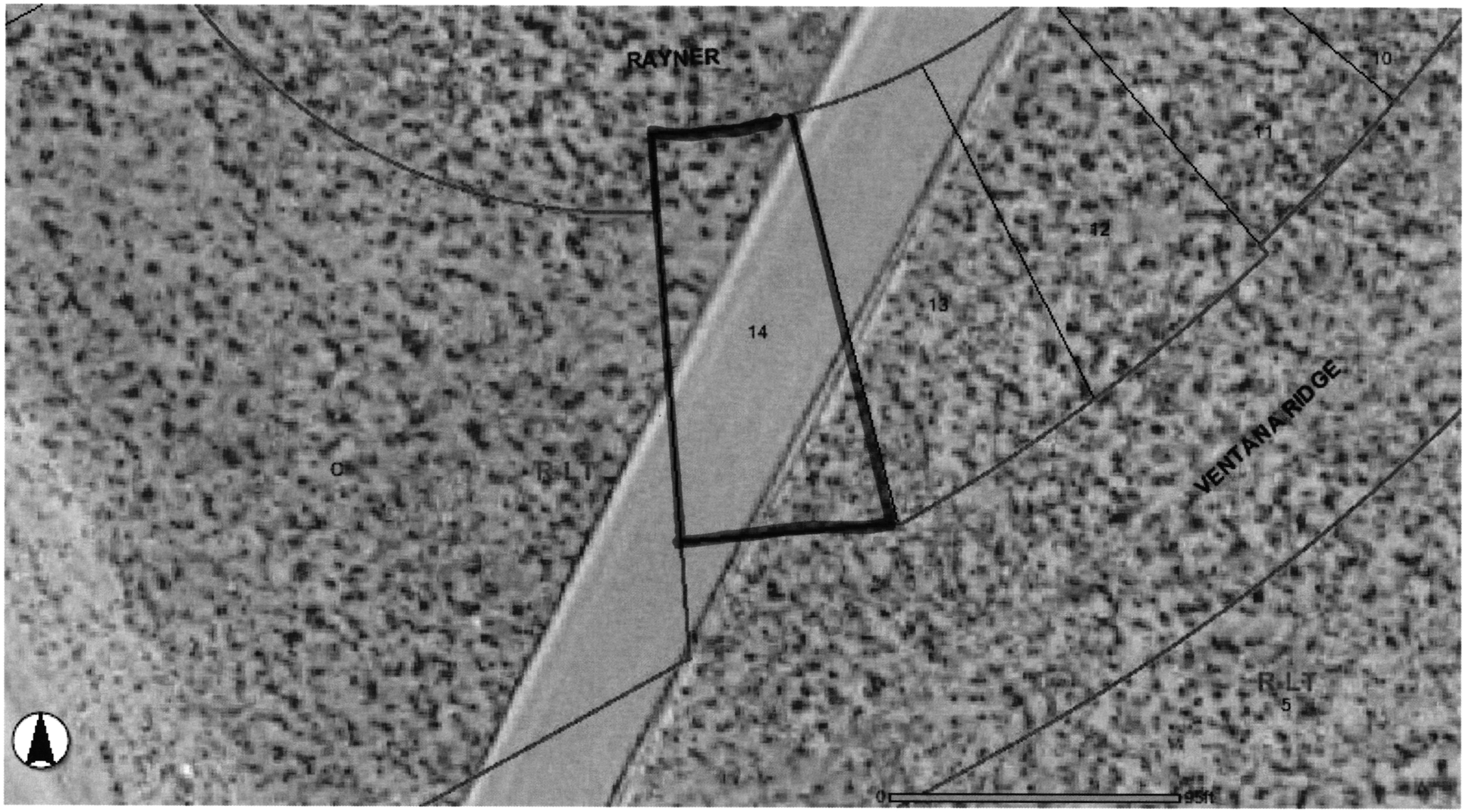
RE: Lot 14A, Tract O-1/Western Shadows @Ventana Ranch West/minor plat

Planning has no objection to the replat. Defer to the Traffic Engineer.

AGIS dxf is approved.

Applicant may record the plat provided Planning receives a copy of the filed plat to close the file.

Sheran Matson, AICP DRB Chair
924-3880 fax 924-3864 smatson@cabq.gov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#10

COMPLETED 09/22/05 JH

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.: **05DRB-01421 (P&F)** Project # **1003685**

Project Name: **WESTERN SHADOWS @ VENTANA RANCH**

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 9/21/05 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.** OK
- ☐ **Copy of recorded plat for Planning.**

Project Number 1003685

#10

DRB CASE ACTION LOG (PREL & FINAL)

REVISED 2/5/04

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- ☐ **Property Management's signature must be obtained prior to Planning Department's signature.**
- ☐ **AGIS DXF File approval required.** -OK
- ☐ **Copy of recorded plat for Planning.**

Project Number 1003685

3685

DXF Electronic Approval Form

DRB Project Case #: 1003685

Subdivision Name: WESTERN SHADOWS AT VENTANA RANCH WEST LOST 81A & 82A

Surveyor: ROBERT GROMATZKY

Contact Person: STEPHANIE STRATTON

Contact Information: 798-7965

DXF Received: 9/21/2005 Hard Copy Received: 9/21/2005

Coordinate System: NMSP Grid (NAD 27)

Approved

09-21-2005

Date

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

AGIS Use Only

Copied fc **3685** to agiscov on **9/21/2005** Contact person notified on **9/21/2005**

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

September 21, 2005 9:00 a.m.

MEMBERS:

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

****

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: 11:15 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 # 1000511** 05DRB-01342 Major-Vacation of Public Easements	MIKE MONTOYA request(s) the above action(s) for all or a portion of Tract(s) A-1 through A-3, **HERITAGE EAST, UNIT 3,** zoned R-D residential and related uses zone, developing area, located on DE VARGAS NE and FREEDOM WAY NE containing approximately 1 acre(s). [REF: DRB-94-851, 05-DRB-01101, 05-DRB01102] (D-20) **INDEFINITELY DEFERRED ON A NO SHOW.**

05DRB-01102 Minor-Vacation of Private Easements (withdrawn)
05DRB-01101 Minor-Prelim&Final Plat Approval

MIKE MONTOYA request(s) the above action(s) for all or a portion of Tract(s) A1, A2, A3, **HERITAGE EAST, UNIT 3,** zoned R-D residential and related uses zone, developing area, located on DE VARGAS LOOP NE, between VENTURA ST NE and GREENWOOD ST NE containing approximately 1 acre(s). [REF: DRB-94-551] *[Deferred from 7/27/05 & 8/24/05]* (D-20) **INDEFINITELY DEFERRED ON A NO SHOW.**

2. Project # 1002478
05DRB-01344 Major-Vacation of Public Easements
05DRB-01343 Major-Preliminary Plat Approval

CDS INC agent(s) for PASEO PARTNERSHIP LLC request(s) the above action(s) for all or a portion of Tract(s) T-4, VISTA DEL NORTE (to be known as **BLUE SKY BUSINESS PARK**) zoned M-2 heavy manufacturing zone, located on EL PUEBLO ST NE, between JEFFERSON ST NE and EDITH BLVD NE containing approximately 23 acre(s). (D-16) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 9/21/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 7/18/05 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS OF FINAL PLAT: THE CURRENT ZONING SHALL APPEAR UNDER THE SUBDIVISION DATA ON THE FINAL PLAT. WILL JACS PLACE BE A PUBLIC OR PRIVATE ROAD?**

3. Project # 1004404
05DRB-01364 Major-Bulk Land Variance
05DRB-01365 Major-Vacation of Public Easements
05DRB-01367 Minor-Prelim&Final Plat Approval

SURV-TEK INC agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) H-2, **THE TRAILS, UNIT 1**, and unplatted lands, zoned R-D residential and related uses zone, developing area, located on PASEO DEL NORTE NW west of RAINBOW ST NW and containing approximately 165 acre(s). *[Deferred from 9/21/05]* (C-8/C-9) **DEFERRED AT THE AGENT'S REQUEST TO 10/5/05.**

4. **Project #1002535**
05DRB-01269 Major-Vacation of Public Easements
05DRB-01270 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for CHRONIS DEVELOPMENT LIMITED request(s) the above action(s) for Lot(s) 32, 33, 34, 35 and 38, West 35-feet OF Lot(s) 37; together with Lot(s) 36-A, HUBBELL HEIGHTS ADDITION & TRACT 64, UNIT 6, TOWN OF ATRISCO GRANT, (to be known as **HUBBELL HEIGHTS ADDITION**) zoned C-2 & O-1 & R-1, located on 65TH ST SW, between CENTRAL SW and CHURCHILL SW containing approximately 6 acre(s). [REF:1003709, Z-1211] *[Deferred from 8/31/05 & 9/21/05]* (K-10) **DEFERRED AT THE AGENT'S REQUEST TO 10/12/05.**

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.

5. **Project # 1003926**
05DRB-01407 Minor-SiteDev Plan Subd/EPC

PATRICK JOSEPH HOFFMAN AND WILLIAM R. DAVIS request(s) the above action(s) for all or a portion of Lot(s) 10 & 11, Block(s) 15, **PEREA ADDITION,** zoned SU-1, located on LOMAS BLVD NW, between FRUIT NW and 16TH ST NW containing approximately 1 acre(s). [REF: 05EPC-00200, 05EPC01100] **[Stephanie Shumsky, EPC Case Planner]** (J-13) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DEELGATED TO TRANSPORTATION DEVELOPMENT FOR ENCROACHMENT AGREEMENT AND PLANNING FOR 3 COPIES OF THE SITE PLAN.**

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

6. **Project # 1000997**
05DRB-01408 Minor-Sidewalk Waiver

TIERRA WEST LLC agent(s) for TS MCNANEY & ASSOCIATES request(s) the above action(s) for all or a portion of Lot(s) 1-14, **RIVERVIEW ACRES, UNIT 1,** zoned RA-1, located on CALLE FACIO NW, between RIVERSIDE DRAIN and GABALDON ROAD NW containing approximately 10 acre(s). [REF: 04DRB00758, 04DRB00759] (H-12) **A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

7. **Project # 1001945**
05DRB-01415 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for MADELINE DUNN request(s) the above action(s) for all or a portion of Tract(s) 297 and 298 (to be known as **LAND OF DUNN)** zoned R-LT residential zone, located on CARSON RD NW, between RIO GRANDE BLVD NW and ZEARING AVE NW containing approximately 1 acre(s). [REF: 02DRB00731, 05DRB00733] *[Deferred from 9/21/05]* (J-13) **DEFERRED AT THE AGENT'S REQUEST TO 9/28/05.**

8. **Project # 1003874**
05DRB-01412 Major-Final Plat Approval

ISAACSON & ARFMAN, PA agent(s) for CURB, INC, request(s) the above action(s) for TRACTS 16-D,16-E, AND 16-F OF THE BULK LAND PLAT FOR TRACTS 16-A,16-B,16-C,16-D,16-E, AND 16-F, **EL RANCHO GRANDE, UNIT 16,** zoned R-D, located on GIBSON BLVD NW, between MESSINA DR SW and DELGADO DR SW containing approximately 51 acre(s).[REF:05DRB00032, 05DRB00033, 05DRB00034, 05DRB00035, 05DRB00342, 05DRB00894, 05DRB00126, 05DRB00199, 04DRB00717, 04DRB01892, 05AA00978] (N-8) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR EASEMENT LANGUAGE, AMAFCA SIGNATURE, DETACHED OPEN SPACE PAYMENT AND RECORDING OF PLAT.**

9. **Project # 1000029**
05DRB-01428 Minor-Final Plat Approval

BOHANNAN HUSTON INC agent(s) for CITY OF ALBUQUERQUE (JAMES LEWIS) request(s) the above action(s) for all or a portion of Tract(s) 2 & 15, **ARBOLERA DE VIDA, UNIT 2,** zoned S-M1, S-I, located on BELLAMAH AVE NW, between 19TH ST NW and 18TH ST NW containing approximately 24 acre(s). [REF: 03DRB-01785,03DRB-01786,04DRB-01650, 04DRB-01651](H-13) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PALNNING FOR AGIS DXF FILE AND RECORDING.**

10. **Project #.1003685**
05DRB-01421 Minor-Prelim&Final Plat Approval

BOHANNAN HUSTON INC agent(s) for PULTE HOMES OF NEW MEXICO INC request(s) the above action(s) for all or a portion of Tract(s) 81A and 82A, **WESTERN SHADOWS @ VENTANA RANCH WEST,** zoned R-LT residential zone, located on JAMESTOWN RD NW, between CHANCE CT NW and SANDY DR NW containing approximately 1 acre(s). [REF: 04DRB01448] (B-8) **PRELIMNARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

11. **Project # 1003687**
05DRB-01418 Minor-Extension of Preliminary Plat

BOHANNAN HUSTON INC agent(s) for PULTE HOMES OF NEW MEXICO request(s) the above action(s) for all or a portion of Tract(s) 9, **WESTERN RIDGE, UNIT 2,** zoned R-LT residential zone, located on PASEO DEL NORTE BLVD NW, between VENTANA RIDGE RD NW and VENTANA WEST PARKWAY NW containing approximately 50 acre(s). [REF: 04DRB01512, 05DRB00697] (B-8) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

12. **Project # 1001568**
05DRB-01422 Minor-Prelim&Final Plat Approval

BORDENAVE DESIGNS agent(s) for ED HADDAWAY request(s) the above action(s) for all or a portion of Tract(s) 90 and 91A-1, A1-B1-A1-B2, **MRGCD MAP NO 35,** zoned RA-2 & R-1, located on RIO GRANDE BLVD NW, between ZICKERT NW and LOS ANAYAS NW containing approximately 3 acre(s). (A-2) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 9/21/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 6/27/05 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION OF FINAL PLAT: CROSS-LOT DRAINAGE EASEMENTS WILL BE NEEDED.**

13.	**Project # 1004415** 05DRB-01420 Minor-Prelim&Final Plat Approval 05DRB-01419 Minor-Vacation of Private Easements	ROSS HOWARD COMPANY agent(s) for STEVE & EILEEN WHITE request(s) the above action(s) for all or a portion of Block(s) 2, Tract(s) 15-P1, **PALOMA DEL SOL SUBDIVISION,** zoned R-1 residential zone, located on AVENTURA CT NW, between MCMAHON BLVD NW and SAN TIMOTEO AVE NW containing approximately 1 acre(s). [REF: DRB-95-63, V-95-61, SV-95-25, S-95-15] *[Deferred from 9/21/05]* (A-12) **DEFERRED AT THE AGENT'S REQUEST TO 9/28/05.**
14.	**Project # 1000351** 05DRB-01303 Minor-Prelim&Final Plat Approval	CARTESIAN SURVEYS agent(s) for BOB KITTS request(s) the above action(s) for all or a portion of Tract(s) 3, 7 & 8, **LANDS OF ZIA TRADING COMPANY,** zoned SU-1 FOR IP, located on OSUNA BLVD NE, between BNSF RR TRACKS and EDITH BLVD NE containing approximately 4 acre(s). [REF: Z-99-99, AX-99-10] *(Deferred from 8/24/05 & 8/31/05 FOR SUBMITTAL OF VACATION OF PRIVATE EASEMENT) [Indef deferred from 9/7/05]* (E-15) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR SKETCH SHOWING 10-FEET FROM CURB FACE TO PROPERTY LINES AND PLANNING FOR AGIS DXF FILE AND TO RECORD.**
	05DRB-01416 Minor-Vacation of Private Easements	CARTESIAN SURVEYS agent(s) for BOB KITTS request(s) the above action(s) for all or a portion of Tract(s) 3, 7 & 8, **LANDS OF ZIA TRADING COMPANY,** zoned SU-1 FOR IP special use zone, located on OSUNA RD NE, between BNSF RR TRACKS and EDITH BLVD NE containing approximately 4 acre(s). [REF: Z-99-99, AX-99-10] (E-15) **THE VACATION OF PRIVATE EASEMENTS WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

15. Project # 1003128
05DRB-01424 Minor-Prelim&Final Plat Approval

CONSENSUS PLANNING agent(s) for BANDALIER EQUITIES LTD CO request(s) the above action(s) for all or a portion of Lot(s) 1-5, Block(s) 11, Tract(s) 5, **NORTH ALBUQUERQUE ACRES, UNIT A,** zoned R-D residential and related uses zone, developing area, located on PASEO DEL NORTE NE, between SAN PEDRO DR NE and LOUISIANA BLVD NE containing approximately 4 acre(s). *[Deferred from 9/21/05]* (D-18) **DEFERRED AT THE AGENT'S REQUEST TO 9/28/05.**

16. Project # 1000965
05DRB-01382 Minor-Final Plat Approval

BOHANNAN HUSTON INC agent(s) for ANDALUCIA DEVELOPMENT CO., INC., request(s) the above action(s) for all or a portion of Tract(s) B & 2 LANDS OF RAY GRAHAM III, **VALLE PARAISO SUBDIVISION AT ANDALUCIA AT LA LUZ,** zoned SU-1 special use zone, located on COORS BLVD NW, between NAMASTE RD NW and LA BIENVENIDA PL NW containing approximately 33 acre(s). [REF: 04EPC00857] *[Deferred from 9/7/05 & 9/14/05 & 9/21/05]* (F-11) **DEFERRED AT THE AGENT'S REQUEST TO 9/28/05.**

17. Project # 1000116
05DRB-01385 Minor-Prelim&Final Plat Approval

ISAACSON & ARFMAN PA agent(s) for WISZNIA ASSOCIATES request(s) the above action(s) for all or a portion of Tract(s) F-2A1-D, **BROADBENT BUSINESS PARK**, (to be known as Tract(s) F-2A1-D-1, F-2A1-D-2, F-2A1-D-3, F-2Al-D-4 and F-2A1-D-5) zoned M-1 light manufacturing zone, located on MENAUL BLVD NE, between LAMBERTON PL NE and BROADBENT PKWY NE containing approximately 8 acre(s). [REF: Z-73-138, Z-73-138-4] *[Deferred from 9/7/05 & 9/14/05 Indef Deferred on a no show]* (H-15) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 9/21/05 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

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

18. Project # 1004412
05DRB-01413 Minor-Sketch Plat or Plan

ABEL ARAGON request(s) the above action(s) for all or a portion of Tract(s) 361, 362 and 363, **RIO GRANDE HEIGHTS,** zoned R-2 residential zone, located on 55TH ST SW, between DOLORES ST SW and GONZALES SW containing approximately 1 acre(s). (K-11) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

19. Project # 1004413
05DRB-01414 Minor-Sketch Plat or Plan

SURVEYS SOUTHWEST agent(s) for TURNER & MARGARET BRANCH request(s) the above action(s) for all or a portion of Lot(s) 43, **ALVARADO GARDENS, UNIT 2,** zoned RA-2, located on RIO GRANDE BLVD NW, between KESTREL CT NW and ORO VISTA RD NW containing approximately 2 acre(s). [REF: ZA-68-76, Z-80-37] (G-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

20. Project # 1004414
05DRB-01417 Minor-Sketch Plat or Plan

PHILIP D SHEETS agent(s) for MEGA III LIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) 1-8, and Gibson Tract A, **GIBSON SUBDIVISION,** zoned R-2 residential zone, located on SAN CLEMENTE AVE NW, between 4TH ST NW and 2ND ST NW containing approximately 3 acre(s). [REF:05DRB00981,Project #1002123] (G-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

21. **Project # 1004416**
05DRB-01425 Minor-Sketch Plat or Plan

BRUCE C. LEVIN request(s) the above action(s) for all or a portion of Tract(s) H & I, **LA CUESTA SUBDIVISION,** zoned SU-1, located on ZIA RD NE, between PAISANO NE and ZENA LONA NE containing approximately 3 acre(s). (K-22) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

22. Approval of the Development Review Board Minutes for September 7, 2005. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR SEPTEMBER 7, 2005 WERE APPROVED.**

ADJOURNED: 11:15 A.M.

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003685 **AGENDA ITEM NO: 10**

SUBJECT:

Final Plat
Preliminary Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No adverse comments.

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: September 21, 2005

P.O. Box 1293
Albuquerque
New Mexico 87103
www.cabq.gov

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
September 21, 2005
DRB Comments

Item # 10

Project # 1003685 Application # 05-01421

RE: Western Shadows@ Ventana Ranch West, Tracts 81A & 82A
minor plat

No objection to the replat of the two lots.

Agent may file the plat provided Plannig receives a copy of the recorded plat to close the file.

Sheran Matson, AICP DRB Chair
924-3880 fax 924.3864 smatson@cabq.gov

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-00127 (FP)** Project # **1003685**

Project Name: **WESTERN SHADOWS @ VENTANA RANCH WEST**

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

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X ❑ **Planning must record this plat. Please submit the following items:**
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- ❑ **Property Management's signature must be obtained prior to Planning Department's signature.**
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- ❑ **Copy of recorded plat for Planning.**

Project Number 1003685

DRB CASE ACTION LOG (FINAL PLAT)

REVISED 2/5/04

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Project Name: **WESTERN SHADOWS @ VENTANA RANCH WEST**

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- ☐ _____

- ☐ 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 1003685

#13

3685

DXF Electronic Approval Form

DRB Project Case #: 1003685

Subdivision Name: WESTERN SHADOWS AT VENTANA RANCH WEST

Surveyor: ROBERT GROMATZKY

Contact Person: MARY COLE

Contact Information:

DXF Received: 1/27/2005 Hard Copy Received: 1/26/2005

Coordinate System: Ground rotated to NMSP Grid

Colleen E. Sievers — Approved

1/28/05 — Date

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

AGIS Use Only

Copied cov **3685** to agiscov on **1/28/2005** Contact person notified on **1/28/2005**

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

February 9, 2005

17. Project # 1003685
05DRB-00127 Major-Final Plat Approval
05DRB-00128- Minor-Subd Design (DPM) Variance

BOHANNAN HUSTON INC. agent(s) for PULTE HOMES OF NEW MEXICO, INC. request(s) the above action(s) for all or a portion of Tract(s) 7 & 8, **WESTERN SHADOWS @ VENTANA RANCH WEST,** zoned R-LT, located on VENTANA RIDGE RD NW, between VENTANA WEST PARKWAY NW and containing approximately 30 acre(s). [REF: 04DRB01448, 04DRB01449, 04DRB01450, 04DRB01451, 04DRB01304,04DRB01814] *[Deferred from 2/2/05]* (B-8)

At the February 9, 2005, Development Review Board meeting, the final plat was approved and signed off by the Board.

The Subdivision Design Variance from minimum DPM design standards as shown on Exhibit D in the Planning file was approved.

Sheran Matson, AICP, DRB Chair

Cc:Pulte Homes of New Mexico Inc., 7445 Pan American Freeway NE, 87109
Bohannan Huston Inc., 7500 Jefferson NE, 87109
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

CITY OF ALBUQUERQUE

ALBUQUERQUE
Making History

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003685 **AGENDA ITEM NO: 17**

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
		(15) Subd Design Variance

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

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

RESOLUTION:

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: February 9, 2005

P.O. Box 1293
Albuquerque
New Mexico 87103
www.cabq.gov

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

February 9, 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
David Flores, 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: 12:55 p.m.
B. Changes and/or Additions to the Agenda
C. New or Old Business

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

1. **Project # 1003673**
05DRB-00028 Major-Vacation of Pub Right-of-Way
05DRB-00029 Major-Vacation of Public Easements

RIO GRANDE ENGINEERING agent(s) for ERIMY PROPERTIES LTD request(s) the above action(s) for all or a portion of Lot(s) 7, 8 and 9, Block(s) 3, Unit(s) 3, NORTH ALBUQUERQUE ACRES, TRACT 3, (to be known as **OAKLAND SOUTH SUBDIVISION**) zoned RD, located on OAKLAND AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 3 acre(s). *[Deferred from 2/2/05]* (C-20) **VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH CONDITIONS OF FINAL PLAT.**

2. **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, (to be known as **SILVER STREET TOWNHOMES**) 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) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

3. **Project # 1003585**
04DRB-01958 Major-Preliminary Plat Approval

RIO GRANDE ENGINEERING agent(s) for PHILLIP RABY request(s) the above action(s) for all or a portion of Lot(s) 1, 2, 3 and 4, Block(s) 4, GRANADA HEIGHTS ADDITION, (to be known as **SILVER STREET TOWNHOMES,** zoned O-R, located on SILVER AVE SE, between ALISO AVE SE and MORNINGSIDE AVE SE containing approximately 2 acre(s). [REF: 04DRB01168] *[Deferred from 1/12/05]* (K-17) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/9/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 12/17/04 THE PRELIMINARY PLAT WAS APPROVED.**

4. **Project # 1003369**
04DRB-00514 Major-Drainage Plan to Determine the Cost Allocation for Storm Drainage Improvements

BOB KEERAN agent(s) for LLAVE CONSTRUCTION INC request(s) these action(s) for all or a portion of Unit(s) 3, Lot(s) 6 & 7, Tract(s) 3, Block(s) 16, NORTH ALBUQUERQUE ACRES, **VINTNER COURT SUBDIVISION,** zoned DETENTION POND, located on VINTNER NE, between VENTURA NE and CORONA NE containing approximately 2 acre(s). *[Deferred from 5/12/04, 5/26/04, 6/9/04, 6/23/04, 7/14/04, 7/21/04, 8/11/04, 8/25/04,9/8/04,10/6/04 & 11/3/04 & 1/12/05]* (C-20) **WITHDRAWN AT THE AGENT'S REQUEST.**

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) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**
	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) **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.**
6.	**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) **VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

7. **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] *[Deferred from 2/9/05]* (B-18) **DEFERRED AT THE AGENT'S REQUEST TO 2/16/05.**

05DRB-00158 Minor-SiteDev Plan Subd

DEKKER PERICH SABATINI agent(s) for MCT INDUSTRIES request(s) the above action(s) for all or a portion of Lot(s) 1-A & 25, Block(s) 1, Tract(s) H-1-C & A, **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 BLVD NE containing approximately 12 acre(s). [REF: 05DRB00085] *[Deferred from 2/9/05]* (B-18) **DEFERRED AT THE AGENT'S REQUEST TO 2/16/05.**

05DRB-00165 Minor-Prelim&Final Plat Approval

BOHANNAN HUSTON agent(s) for MCT INDUSTRIES request(s) the above action(s) for all or a portion of Tract(s) A, B & C, **NORTH GATEWAY,** zoned IP, located on NORTH I-25, between BALLOON FIESTA PARKWAY NE and SAN MATEO DR NE containing approximately 38 acre(s). [REF: 04DRB1790] *[Deferred from 2/9/05]* (B-18) **DEFERRED AT THE AGENT'S REQUEST TO 2/16/05.**

8. **Project # 1003757**

04DRB-01688 Major-Vacation of Pub Right-of-Way

ISAACSON & ARFMAN PA agent(s) for DEAN FOODS, DBA CREAMLAND DAIRIES request(s) the above action(s) for **ALVARADO ADDITION,** located on HAINES NW, between 2ND ST NW and 3RD ST NW containing approximately 1 acre(s). [REF: V-89-87, DRB 89-490] *[Deferred from 12/1/04, 12/15/04, 1/12/05 & 2/9/05]* (H-14) **DEFERRED AT THE AGENT'S REQUEST TO 3/9/05.**

9.	**Project # 1003874** 05DRB-00032 Major-Preliminary Plat Approval 05DRB-00033 Major-Vacation of Public Easements 05DRB-00034 Minor-Sidewalk Waiver 05DRB-00035 Minor-Temp Defer SDWK	ISAACSON & ARFMAN PA agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) 16-A, 16-B, 16-C and 16-E, RIO BRAVO PARTNERS, (to be known as **EL RANCHO GRANDE, UNIT 16**) zoned RD, located on GIBSON BLVD SW, between MESSINA DR SW and DELGADO DR SW containing approximately 25 acre(s). [REF: 04DRB01891, 04DRB01892, 04DRB00717) *[Deferred from 2/2/05]* (N-8) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/9/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 1/6/05 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITION OF FINAL PLAT: THE APPLICANT MUST SUBMIT A SDV FOR BLOCK LENGTH. THE VACATION WAS APPROVED A SHOWN ON EXHIBIT B IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALK WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**
	05DRB-00126 Minor-SiteDev Plan Subd	ISAACSON AND ARFMAN agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) 1, RIO BRAVO PARTNERS, to be known as **EL RANCHO GRANDE, UNIT 16,** zoned RD, located on GIBSON BLVD SW, between MESSINA DR SW and DELGADO DR SW containing approximately 25 acre(s). [REF:04DRB01891,04DRB01892,04DRB00717,05DRB00032, 05DRB00033,05DRB00034, 05DRB00035] *[Deferred from 2/2/05]* (N-8) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD.**

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

TIERRA WEST LLC agent(s) for CAPITAL ALLIANCE INVESTMENTS LLC request(s) the above action(s) for all or a portion of Tract(s) 4, 5 and 6, **SUNDANCE ESTATES, UNIT 1,** zoned R-D FOR R-LT, located on PARADISE BLVD NW, between LYONS BLVD NW and UNSER BLVD NW containing approximately 32 acre(s). [REF: 03EPC00690, 03DRB01306, 04DRB00760, 04DRB00761, 04DRB01761] *[Deferred from 1/26/05 & 2/2/05]* (B-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/9/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 2/8/05 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITION OF FINAL PLAT: REPLAT TRACT 5 TO DEDICATE PUBLIC ROADWAY EASEMENT. THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

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

WILSON & COMPANY INC agent(s) for FELIX RABADI request(s) the above action(s) for unplatted lands and all or a portion of Tract(s) 2, PARAGON RESOURCES, (to be known as **PARADISE VIEW SUBDIVISION**) zoned RLT, located on PARADISE BLVD NW, between CONEFLOWER NW and LYON NW containing approximately 22 acre(s). [REF: 04DRB00842] *[Deferred from 12/1/04, 1/26/05 & 2/9/05]* (B-10) **DEFERRED AT THE AGENT'S REQUEST TO 2/16/05.**

SITE DEVELOPMENT PLANS, AMENDED PLANS, AND MASTER DEVELOPMENT PLANS

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

12. **Project # 1003688**
05DRB-00164 Minor- Amended SiteDev Plan BldPermit/EPC

BOHANNAN HUSTON INC agent(s) for NEW MEXICO UTILITIES INC request(s) the above action(s) for all or a portion of Tract(s) H, **THE TRAILS,** zoned R-D residential and related uses zone, developing area, located on RAINBOW BLVD NW, between WOODMONT AVE NW and PASEO DEL NORTE NW containing approximately 1 acre(s). [REF: 04EPC01832, 04EPC01833, 04DRB01463] **[Elvira Lopez, EPC Case Planner]** (C-9) **AN AMENDED SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR COMMENTS BY ELVIRA LOPEZ.**

13. **Project # 1000816**
05DRB-00005 Minor-SiteDev Plan Bld/Permit/EPC

TAFAZZUL HUSSAIN agent(s) for ALEEM & FAIZEL KASSAM request(s) the above action(s) for all or a portion of Block(s) 4B, Tract(s) 1A, **SUNPORT PARK,** zoned IP, located on UNIVERSITY BLVD SE, between SUNPORT BLVD SE and WOODWARD RD SE containing approximately 3 acre(s). [REF: 04EPC00293] **[Chris Hyer, EPC Case Planner]** *[Deferred from 1/12/05, 1/19/05, 1/26/05 & 2/2/05]* (M-15) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR ENVIRONMENTAL HEALTH SIGNATURE AND THREE COPIES OF THE SITE PLAN FOR BUILDING PERMIT.**

14. **Project # 1000980**
05DRB-00161 Minor-Amnd SiteDev Plan BldPermit/EPC
05DRB-00162 Minor-SiteDev Plan Subd/EPC
05DRB-00163 Minor-SiteDev Plan BldPermit/EPC

NCA ARCHITECTS agent(s) for NEW MEXICO BANK & TRUST request(s) the above action(s) for all or a portion of Tract(s) A-3-B, **SIERRA VISTA SHOPPING CENTER,** zoned C-2 community commercial zone, located on MONTGOMERY BLVD NE, between PARSIFAL ST NE and EUBANK BLVD NE containing approximately 1 acre(s). [REF: ZA-01-201, Z-93-83, DRB-93-332, ZA-81-4, Z-77-78, Z-77-78-1, 01DRB01131, 01DRB01740, 02DRB01039, 01EPC00731] **[Carmen Marrone, EPC Case Planner]** *[Deferred from 2/9/05]* (G-20) **DEFERRED AT THE AGENT'S REQUEST TO 2/16/05.**

05DRB-00160 Minor-Prelim&Final Plat Approval

RON TYREE agent(s) for SIERRA VISTA ASSOCIATES LLC request(s) the above action(s) for all or a portion of Tract(s) A-3, **SIERRA VISTA SHOPPING CENTER,** zoned C-2 community commercial zone (SC), located on MONTGOMERY BLVD NE, between EUBANK BLVD NE and PARSIFAL ST NE containing approximately 15 acre(s). [REF: ZA-01-201, Z-93-83, DRB-93-332, ZA-81-4, Z-77-78-1, 01DRB01739, 01DRB01131, 01DRB01740, 02DRB01039, 01EPC00731] *[Deferred from 2/9/05]* (G-20) **DEFERRED AT THE AGENT'S REQUEST TO 2/16/05.**

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

15. **Project # 1002134**
05DRB-00142 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES, P.A. agent(s) for VISTA DEL NORTE DEVELOPMENT, LLC request(s) the above action(s) for all or a portion of Tract(s) U-2, U-3, U-4 AND U-6, **VISTA DEL NORTE SUBDIVISION,** zoned SU-1 FOR IP, located on EL PUEBLO RD NE AND LAS LOMITAS NE between EDITH BLVD NE and JEFFERSON BLVD NE containing approximately 31 acre(s). [REF: Z-87-113] (D-16) **TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

16. **Project # 1003696**
05DRB-00096 Major-Final Plat Approval

RIO GRANDE ENGINEERING agent(s) for DAVID & JENNIFER SOULE request(s) the above action(s) for all or a portion of Lot(s) 1-17, VINCINTI MONTANO SUBDIVISION and Tract(s) A, B & C, JUANITA LOPEZ VIGIL SUBDIVISION (to be known as **TORRENTINO SUBDIVISION**) zoned R-D residential and related uses zone, developing area, located on 97TH ST SW, between TOWER RD SW and SAN YGNACIO RD SW containing approximately 6 acre(s). [REF: 04DRB01495, 04DRB01654, 04DRB01655, 04DRB01656] *[Deferred from 1/26/05 & 2/2/05]* (L-9) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND PROPERTY MANAGEMENT'S SIGNATURE.**

17. **Project #1003685**
05DRB-00127 Major-Final Plat Approval
05DRB-00128- Minor-Subd Design (DPM) Variance

BOHANNAN HUSTON INC. agent(s) for PULTE HOMES OF NEW MEXICO, INC. request(s) the above action(s) for all or a portion of Tract(s) 7 & 8, **WESTERN SHADOWS @ VENTANA RANCH WEST,** zoned R-LT, located on VENTANA RIDGE RD NW, between VENTANA WEST PARKWAY NW and containing approximately 30 acre(s). [REF: 04DRB01448, 04DRB01449, 04DRB01450, 04DRB01451, 04DRB01304,04DRB01814] *[Deferred from 2/2/05]* (B-8) **THE FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD. THE SUBDIVISION DESIGN VARIANCE WAS APPROVED FOR MINIMUM DPM DESIGN STANDARDS AS SHOWN ON EXHIBIT D IN THE PLANNING FILE.**

18. **Project # 1002074**
05DRB-00157 Minor-Prelim&Final Plat Approval

HARRIS SURVEYING INC agent(s) for KEN HIGHTOWER, SAUVIGNON HOME OWNERS ASSOCIATION, request(s) the above action(s) for all or a portion of Tract(s) C, **SAUVIGNON SUBDIVISION, UNIT 2,** zoned R-D residential and related uses zone, developing area, located on BERINGER LN NE, between SAN ANTONIO NE and ACADEMY NE containing approximately 5 acre(s). [REF: S-99-140, 02AA01018, Project #1000126] (E-22) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF APPROVAL.**

19. **Project # 1003907**
05DRB-00136 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for GERALD HAMILTON request(s) the above action(s) for all or a portion of Lot(s) 1A, Block(s) 5, **VOLCANO CLIFFS SUBDIVISION, UNIT 3,** zoned O-1, located on MONTANO RD NW, between WHITEMAN DR NW and PICTURE ROCK NW containing approximately 1 acre(s). [REF: DRB-98-361, V-98-97] (E-10) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR RECIPROCAL CROSS-LOT DRAINAGE EASEMENT.**

20. **Project # 1002743**
04DRB-00888 Minor-Final Plat Approval

BORDENAVE DESIGNS agent(s) for HARVEST HOMES LLC request(s) the above action(s) for all or a portion of Tract(s) C, **LA LUZ DEL OESTE, UNIT 4,** zoned SU-1 PRD, located on COORS BLVD NW, between WESTERN TRAILS NW and DELLYNE NW containing approximately 2 acre(s).[REF:Z-03-01007, 03DRB00989]*[Final Plat was Indef Deferred for SIA 6/16/04] [Deferred from 2/9/05]* (F-11) **DEFERRED AT THE AGENT'S REQUEST TO 2/16/05.**

21. **Project # 1002584**
05DRB-00168 Minor-Prelim&Final Plat Approval

WILSON & COMPANY agent(s) for LOVELACE SANDIA request(s) the above action(s) for all or a portion of Tract(s) 1A and 2A, **ST. JOSEPH'S WEST MESA HOSPITAL**, PARADISE HEIGHTS, UNIT 1, zoned SU-1 FOR HOSPITAL, located on GOLF COURSE RD NW, between GOLF COURSE RD NW and MCMAHON BLVD NW containing approximately 21 acre(s). [REF: 04DRB01375,AA0300579,04EPC00696,04DRB01068, 04AA01458] (A-12) **PRELIMINARY PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT TO DEFINE ACCESS EASEMENT, RECORDING INFORMATION AND PARKING ISSUE AND TO PLANNING FOR AGIS DXF FILE AND NMU INC SIGNATURE.**

22. **Project # 1003913**
05DRB-00167 Minor-Prelim&Final Plat Approval

ADVANCED ENGINEERING AND CONSULTING LLC agent(s) for PETERSON - FOX, LLC request(s) the above action(s) for all or a portion of Tract(s) C-1 and C-2, **LAND OF TIJERAS PLACE IMPROVEMENT,** zoned C-2, located on SAN PEDRO SE, between CENTRAL AVE SE and ZUNI SE containing approximately 2 acre(s). (K-18) **PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

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

23. **Project # 1003904**
05DRB-00132 Minor-Sketch Plat or Plan

ANASTASIA WOLFE agent(s) for RANDY DURSRY request(s) the above action(s) for all or a portion of Lot(s) 17, Block(s) 4, Tract(s) 2, **NORTH ALBUQUERQUE ACRES, UNIT 3,** zoned RD, located on WYOMING NE, between ALAMEDA NE and WILSHIRE NE containing approximately 1 acre(s). (C-19) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

24. ADJOURNED: 12: 55 P.M.

Defer 2/9/05

Voted 7-4

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

Development Review Board Comments

Project Number: 1003685
Application Number: 05DRB-00127

DRB Date: 2/2/05
Item Number: 13

Subdivision: Western Shadows @ Ventana Ranch West
Tracts 7 & 8, Western Shadows @ Ventana Ranch West

Zoning: R-LT

Zone Page: B-08

New Lots (or units) : 144

Request for:

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

Parks and Recreation Comments:

The park dedication requirements have been met through an existing agreement for the dedication of 2 parks within Ventana Ranch West.

The park development fee will be paid at building permit and reimbursed after park construction per the park development and maintencance agreement.

Signed: CS

Christina Sandoval, (DMD) Phone: 768-3808

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
February 2, 2005
DRB Comments

ITEM # 13

PROJECT # 1003685 **APPLICATION # 05-00127 & 00128**

RE: Western Shadows@ Ventana Ranch West/final plat/SDV

Please review the changes on the plat since preliminary plat was approved.

Planning must record the plat once approved.

Defer to the Traffic Engineer on the subdivision design variance.

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

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

ALBUQUERQUE
Making History

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003685 **AGENDA ITEM NO: 13**

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
		(15) DPM Variance

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

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

RESOLUTION:

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: February 2, 2005

P.O. Box 1293
Albuquerque
New Mexico 87103
www.cabq.gov

FRONT COUNTER ROUTING
FAX FORM

TO: Stephanie

FAX NUMBER: _____

SENT BY: Diane **DATE:** 2/4/05
Initial

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

****

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

February 2, 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: Noon
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 # 1001932**
   04DRB-01995 Major-One Year SIA

   MARK GOODWIN & ASSOCIATES agent(s) for K B HOMES OF NEW MEXICO INC request(s) the above action(s) for, **WEST RIDGE SUBDIVISION, UNIT 1,** zoned SU-1 RD, located on UNSER BLVD NW, between OURAY RD NW and OLD OURAY RD NW containing approximately 40 acre(s). [REF: 03DRB00220, 03DRB00353, 02DRB01810] (G-9/G-10, H-9/H-10) **A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED.**

2. **Project # 1002250**
05DRB-00009 Major-One Year SIA

ISAACSON & ARFMAN PA agent(s) for VENTANA RANCH LTD PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) A-1-C, **VENTANA RANCH APARTMENTS,** zoned SU-1 FOR R-2, located on IRVING BLVD NW at UNIVERSE BLVD NW containing approximately 14 acre(s). [REF: 02DRB01890, 02EPC01480, 02EPC01481] (B-10) **A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED.**

3. **Project # 1003874**
05DRB-00032 Major-Preliminary Plat Approval
05DRB-00033 Major-Vacation of Public Easements
05DRB-00034 Minor-Sidewalk Waiver
05DRB-00035 Minor-Temp Defer SDWK

ISAACSON & ARFMAN PA agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) 16-A, 16-B, 16-C and 16-E, RIO BRAVO PARTNERS, (to be known as **EL RANCHO GRANDE, UNIT 16**) zoned RD, located on GIBSON BLVD SW, between MESSINA DR SW and DELGADO DR SW containing approximately 25 acre(s). [REF: 04DRB01891, 04DRB01892, 04DRB00717) *[Deferred from 2/2/05]* (N-8) **DEFERRED AT THE AGENT'S REQUEST TO 2/9/05.**

05DRB-00126 Minor-SiteDev Plan Subd

ISAACSON AND ARFMAN agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) 1, RIO BRAVO PARTNERS, to be known as **EL RANCHO GRANDE, UNIT 16,** zoned RD, located on GIBSON BLVD SW, between MESSINA DR SW and DELGADO DR SW containing approximately 25 acre(s). [REF:04DRB01891,04DRB01892,04DRB00717,05DRB00032, 05DRB00033,05DRB00034, 05DRB00035] *[Deferred from 2/2/05]* (N-8) **DEFERRED AT THE AGENT'S REQUEST TO 2/9/05.**

4. **Project # 1000045**
05DRB-00030 Major-Vacation of Public Easements

TIERRA WEST LLC agent(s) for SAMS EAST INC request(s) the above action(s) for all or a portion of Tract(s) 3A4A, **RENAISSANCE CENTER,** zoned SU-1 C-2, located on RENAISSANCE BLVD NE, between ALEXANDER BLVD NE and CULTURE DR NE containing approximately 13 acre(s). [REF: DRB-98-227, Z-98-22, Z-99-3, 04DRB01978] (F-16) **VACATION APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

5. **Project # 1003673**
05DRB-00028 Major-Vacation of Pub Right-of-Way
05DRB-00029 Major-Vacation of Public Easements

RIO GRANDE ENGINEERING agent(s) for ERIMY PROPERTIES LTD request(s) the above action(s) for all or a portion of Lot(s) 7, 8 and 9, Block(s) 3, Unit(s) 3, NORTH ALBUQUERQUE ACRES, TRACT 3, (to be known as **OAKLAND SOUTH SUBDIVISION**) zoned RD, located on OAKLAND AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 3 acre(s). *[Deferred from 2/2/05]* (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 2/9/05.**

6. **Project # 1001440**
05DRB-00026 Major-SiteDev Plan BldPermit

BOB BOGAN agent(s) for RICHARD RODRIGUEZ request(s) the above action(s) for all or a portion of Tract(s) D-3A, **COORS CENTRAL NORTH PLAZA,** zoned SU-I, located on COORS BLVD NW, between BLUEWATER RD NW and CENTRAL AVE NW containing approximately 1 acre(s). *[Deferred from 2/2/05]* (K-10) **DEFERRED AT THE AGENT'S REQUEST TO 2/16/05.**

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

TIERRA WEST LLC agent(s) for CAPITAL ALLIANCE INVESTMENTS LLC request(s) the above action(s) for all or a portion of Tract(s) 4, 5 and 6, **SUNDANCE ESTATES, UNIT 1,** zoned R-D FOR R-LT, located on PARADISE BLVD NW, between LYONS BLVD NW and UNSER BLVD NW containing approximately 32 acre(s). [REF: 03EPC00690, 03DRB01306, 04DRB00760, 04DRB00761, 04DRB01761] *[Deferred from 1/26/05 & 2/2/05]* (B-10) **DEFERRED AT THE AGENT'S REQUEST TO 2/9/05.**

8.	**Project # 1002134** 04DRB-01804 Major-Preliminary Plat Approval	MARK GOODWIN & ASSOCIATES, PA agent(s) for VISTA DEL NORTE DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Tract(s) U-2, U-3, U-4 and U-6, VISTA DEL NORTE SUBDIVISION, (to be known as **LAS LOMITAS INDUSTRIAL PARK**) zoned SU-1 FOR IP, located on PASEO DEL NORTE NE, between EDITH BLVD NE and NORTH DIVERSION CHANNEL containing approximately 30 acre(s). [REF: DRB-94-288, Z-87-113, 02DRB01196, 02DRB01199]*[Deferred from12/29/04,1/12/05 &1/26/05]* (D-16) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/2/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 1/18/05 THE PRELIMINARY PLAT WAS APPROVED.**
	04DRB-01967 Minor-SiteDev Plan Subd/EPC	MARK GOODWIN & ASSOCIATES agent(s) for VISTA DEL NORTE DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Tract(s) U-2, U-3, U-4 and U-6, VISTA DEL NORTE SUBDIVISION, (to be known as **LAS LOMITAS INDUSTRIAL PARK**) zoned SU-1 special use zone, located on LAS LOMITAS DR NW, between EL PUEBLO RD NW and VISTA DEL NORTE NW containing approximately 31 acre(s). [REF: Z-87-113, DRB-94-288, 02DRB01196, 02DRB01199, 04DRB01804, 04DRB00794] **[Elvira Lopez, EPC Case Planner]** *[Deferred from 12/29/04, 1/12/05 & 1/26/05]* (D-16) **THE SITE PLAN FOR SUBDIVISION WS APPROVED AND SIGNED OFF BY THE BOARD.**

SITE DEVELOPMENT PLANS, AMENDED PLANS, AND MASTER DEVELOPMENT PLANS

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

9. **Project # 1000965**
   05DRB-00124 Minor-Amended SiteDev Plan BldPermit/EPC

   CONSENSUS PLANNING agent(s) for ASW REALTY PARTNERS request(s) the above action(s) for all or a portion of Tract(s) 1A, E, F, G, J, L, M, N and P, LANDS OF RAY A GRAHAM III, OVENWEST AND CITY OF ALBUQUERQUE, (to be known as **ANDALUCIA @ LA LUZ**) zoned SU-1 FOR PRD, located on COORS BLVD NW, between MONTANO RD NW and NAMASTE RD NW containing approximately 46 acre(s). [REF: 04EPC00855, 04EPC00857, 03EPC01103, 03DRB01714] **[Juanita Garcia, EPC Case Planner]** (F-11) **THE AMENDED SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

   05DRB-00129 Major-Final Plat Approval

   BOHANNAN-HUSTON INC agent(s) for ANDALUCIA DEVELOPMENT CO INC request(s) the above action(s) for all or a portion of Tract(s) 1, LANDS OF RAY GRAHAM III, (to be known as **ANDALUCIA @ LA LUZ**) zoned SU-1, located on COORS BLVD NW, between NAMASTE RD NW and LA BIENVENIDA PL. NW containing approximately 85 acre(s). [REF: 03DRB01559,03DRB01565] (F-11) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

10. **Project # 1003646**
    05DRB-00114 Minor-SiteDev Plan BldPermit

    PAULA DAL SANTO request(s) the above action(s) for all or a portion of Lot(s) 1-B-5, Block(s) 1, **VIDAS SUBDIVISION,** zoned SU-1 C-3, located on PROSPECT NE, between SAN MATEO NE and WASHINGTON NE containing approximately 19 acre(s). [REF: 04EPC01336] **[Elvira Lopez, EPC Case Planner]** *[Deferred from 2/2/05]* (H-17) **DEFERRED AT THE AGENT'S REQUEST TO 2/16/05.**

11. **Project # 1000816**
05DRB-00005 Minor-SiteDev Plan Bld/Permit/EPC

TAFAZZUL HUSSAIN agent(s) for ALEEM & FAIZEL KASSAM request(s) the above action(s) for all or a portion of Block(s) 4B, Tract(s) 1A, **SUNPORT PARK,** zoned IP, located on UNIVERSITY BLVD SE, between SUNPORT BLVD SE and WOODWARD RD SE containing approximately 3 acre(s). [REF: 04EPC00293] **[Chris Hyer, EPC Case Planner]** *[Deferred from 1/12/05, 1/19/05, 1/26/05 & 2/2/05]* (M-15) **DEFERRED AT THE AGENT'S REQUEST TO 2/9/05.**

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

12. **Project # 1003871**
05DRB-00019 Minor-Prelim&Final Plat Approval

SANDIA LAND SURVEYING LLC agent(s) for RICHARD BERRY request(s) the above action(s) for all or a portion of Tract(s) B-1-A & B-1-B, Block(s) 3 & 4, **LA CUESTA SUBDIVISION,** zoned C-3, located on PAISANO ST NE, between I-40 and CENTRAL NE containing approximately 2 acre(s). [REF: DRB-94-317, V-94-60, V-85-36] *[Was Indef. Deferred on a no show 1/19/05] [Deferred from 1/26/05]* (K-22) **WITHDRAWN AT THE AGENT'S REQUEST.**

05DRB-00125 Minor-Vacation of Private Easements

SANDIA LAND SURVEYING LLC agent(s) for RICHARD BERRY request(s) the above action(s) for all or a portion of Tract(s) B-1-A & B-1-B, Block(s) 3 & 4, **LA CUESTA SUBDIVISION,** zoned C-3, located on PAISANO ST NE, between I-40 and CENTRAL NE containing approximately 2 acre(s). [REF: DRB-94-317, V-94-60, V-85-36, 05DRB00019]. (K-22) **WITHDRAWN AT THE AGENT'S REQUEST WITH THE FOLLOWING FINDING: IT HAS ALREADY BEEN VACATED AT THE COUNTY CLERK'S OFFICE.**

13. **Project #1003685**
05DRB-00127 Major-Final Plat Approval
05DRB-00128- Minor-Subd Design (DPM) Variance

BOHANNAN HUSTON INC. agent(s) for PULTE HOMES OF NEW MEXICO, INC. request(s) the above action(s) for all or a portion of Tract(s) 7 & 8, **WESTERN SHADOWS @ VENTANA RANCH WEST,** zoned R-LT, located on VENTANA RIDGE RD NW, between VENTANA WEST PARKWAY NW and containing approximately 30 acre(s). [REF: 04DRB01448, 04DRB01449, 04DRB01450, 04DRB01451, 04DRB01304,04DRB01814] *[Deferred from 2/2/05]* (B-8) **DEFERRED AT THE AGENT'S REQUEST TO 2/9/05.**

14. **Project # 1003696**
05DRB-00096 Major-Final Plat Approval

RIO GRANDE ENGINEERING agent(s) for DAVID & JENNIFER SOULE request(s) the above action(s) for all or a portion of Lot(s) 1-17, VINCINTI MONTANO SUBDIVISION and Tract(s) A, B & C, JUANITA LOPEZ VIGIL SUBDIVISION (to be known as **TORRENTINO SUBDIVISION**) zoned R-D residential and related uses zone, developing area, located on 97TH ST SW, between TOWER RD SW and SAN YGNACIO RD SW containing approximately 6 acre(s). [REF: 04DRB01495, 04DRB01654, 04DRB01655, 04DRB01656] *[Deferred from 1/26/05 & 2/2/05]* (L-9) **DEFERRED AT THE AGENT'S REQUEST TO 2/9/05.**

15. **Project # 1001899**
04DRB-01239 Minor-Final Plat Approval

BRASHER & LORENZ agent(s) for TIPTON & ASSOCIATES, INC request(s) the above action(s) for all or a portion of Tract(s) 7, LA VILLITA, (to be known as **VILLAS TUSCANO**) zoned SU-1 FOR PRD, located on LA VILLITA RD NE, between CANDELARIA NE and TRAMWAY BLVD NE containing approximately 2 acre(s). [REF: 04EPC00697, 04DRB 00248, DRB 98-84, DRB-99-233] [Carmen Marrone, EPC Case Planner] *[Final Plat was indefinitely deferred for the SIA]* (H-23) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR RECORDING INFORMATION ON THE PLAT REGARDING MAINTENANCE AND BENEFICIARIES OF PRIVATE ROADS.**

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

16. **Project # 1003801**
05DRB-00101 Minor-Sketch Plat or Plan

SURV-TEK INC agent(s) for PETERSON PROPERTIES request(s) the above action(s) for all or a portion of Lot(s) 28-31, Block(s) A, **ALTURA ADDITION,** zoned O-1, located on CARLISLE NE, between INDIAN SCHOOL NE and CONSTITUTION NE containing approximately 1 acre(s). [REF: 04EPC01821] (J-16) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

17. **Project # 1003902**
05DRB-00102 Minor-Sketch Plat or Plan

SURV-TEK INC agent(s) for PETERSON PROPERTIES request(s) the above action(s) for all or a portion of Lot(s) 1-8, Block(s) 41, **TIJERAS PLACE ADDITION,** zoned C-2, located on CENTRAL AVE SE, between SAN PEDRO SE and CAGUA DR SE. (K-18) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

18. Approval of the Development Review Board Minutes for January 19, 2005. **DEVELOPMENT REVIEW BOARD MINUTES FOR JANUARY 19, 2005 WERE APPROVED BY THE BOARD.**

ADJOURNED: NOON

CITY OF ALBUQUERQUE

ALBUQUERQUE
Making History

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003685 **AGENDA ITEM NO: 13**

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

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

RESOLUTION:

2-9-05

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: February 2, 2005

P.O. Box 1293
Albuquerque
New Mexico 87103
www.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: 1003685
Application Number: 05DRB-00127

DRB Date: 2/2/05
Item Number: 13

Subdivision: Western Shadows @ Ventana Ranch West
Tracts 7 & 8, Western Shadows @ Ventana Ranch West

Zoning: R-LT

Zone Page: B-08

New Lots (or units) : 144

Request for:

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

Parks and Recreation Comments:

The park dedication requirements have been met through an existing agreement for the dedication of 2 parks within Ventana Ranch West.

The park development fee will be paid at building permit and reimbursed after park construction per the park development and maintencance agreement.

Signed: CS

Christina Sandoval, (DMD) Phone: 768-3808

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
February 2, 2005
DRB Comments

ITEM # 13

PROJECT # 1003685 **APPLICATION # 05-00127 & 00128**

RE: Western Shadows@ Ventana Ranch West/final plat/SDV

Please review the changes on the plat since preliminary plat was approved.

Planning must record the plat once approved.

Defer to the Traffic Engineer on the subdivision design variance.

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

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

December 8, 2004

15. Project # 1003685
04DRB-01814 Major-Amnd Prelim Plat Approval

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 @ VENTANA RANCH WEST,** zoned R-LT residential zone, located on VENTANA RIDGE RD NW, between VENTANA RIDGE RD NW and VENTANA WEST PARKWAY NW containing approximately 30 acre(s). [REF: 04DRB01448] (B-8)

At the December 8, 2004, Development Review Board meeting, the amended infrastructure list dated 10/13/04 was approved. The amended preliminary plat was approved with the following condition of final plat approval:

A variance along Vallecito Drive is required.

This amendment does not extend the expiration date of the already approved preliminary plat.

Sheran Matson, AICP, DRB Chair
Cc: Bohannan Huston Inc., 7500 Jefferson NE, 87109
Ventana West LLC, #10 Tramway Loop NE, 87111
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

December 8, 2004 9:00 a.m.
MEMBERS:

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

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

****

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

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

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

A. Call to Order: 9:00 A.M. Adjourned: 11:35 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 # 1002337**
   04DRB-01758 Major-Two Year SIA

BOHANNAN HUSTON, INC agent(s) for HUNT UPTOWN II, LLC request(s) the above action(s) for all or a portion of Tract(s) A, **UPTOWN SPECTRUM,** zoned SU-3, located on UPTOWN LOOP NE, between INDIAN SCHOOL RD NE and LOUISIANA BLVD NE [REF: 02DRB01708, 03CC00343, 03CC00199] (J-19) **TWO-YEAR SUBDIVISION IMPROVEMENTS AGREEMENT WAS APPROVED.**

2. **Project # 1003778**
04DRB-01750 Major-Preliminary Plat Approval
04DRB-01751 Major-Vacation of Pub Right-of-Way
04DRB-01753 Minor-Temp Defer SDWK
04DRB-01752 Minor-Sidewalk Variance

LARRY READ & ASSOCIATES INC agent(s) for ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 21 & 22, Block(s) 2, Tract(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **SHAHEEN SUBDIVISION**) zoned R-D, located on OAKLAND AVE NE, between WYOMING BLVD NE and LOUISIANA BLVD NE containing approximately 2 acre(s). *[Deferred from 12/8/04]* (C-19) **DEFERRED AT THE AGENT'S REQUEST TO 12/15/04.**

3. **Project # 1003779**
04DRB-01754 Major-Preliminary Plat Approval
04DRB-01765 Major-Vacation of Pub Right-of-Way
04DRB-01756 Minor-Sidewalk Variance
04DRB-01757 Minor-Temp Defer SDWK

LARRY READ & ASSOCIATES INC agent(s) for ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 17 & 18, Block(s) 2, Tract(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **KUMAIL SUBDIVISION**) zoned R-D, located on OAKLAND AVE NE, between WYOMING BLVD NE and LOUISIANA BLVD NE containing approximately 2 acre(s). *[Deferred from 12/8/04]* (C-19) **DEFERRED AT THE AGENT'S REQUEST TO 12/15/04.**

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

TIERRA WEST LLC agent(s) for GELTMORE LAND LTD CO request(s) the above action(s) for all or a portion of Tract(s) A, **CHAMISA RIDGE - UNIT 1,** zoned R-LT, located on PARADISE BLVD NW, between BIG SAGE DR NW and CONEFLOWER DR NW containing approximately 18 acre(s). *[Deferred from 6/9/04, 6/23/04,8/4/04,9/29/04, Indefinitely Deferred on 11/10/04 & 12/8/04]*[REF:02DRB-00963](B-10) **DEFERRED AT THE AGENT'S REQUEST TO 1/5/05**

5. **Project # 1003705**
04DRB-01540 Major-Vacation of Public Easements
04DRB-01539 Minor-Sketch Plat or Plan

FORSTBAUER SURVEYING LLC agent(s) for DR VIJAY AGARWAL request(s) the above action(s) for all or a portion of Lot(s) 7, 8 AND 9 and the south 47 feet of Lot(s) 4, 5, 6, Block(s) 22, **BROWNEWELL & LAILS HIGHLAND ADDITION,** zoned SU-2 MC, located on OAK ST NE, between TIJERAS NE and COPPER NE containing approximately 1 acre(s).[REF:V-78-38] *[Deferred from 11/3/04, Indefinitely Deferred on 11/10/04]* (K-15) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

6. **Project # 1003125**
04DRB-01505 Major-Bulk Land Variance
04DRB-01506 Minor-Prelim&Final Plat Approval

MOLZEN-CORBIN & ASSOCIATES agent(s) for CITY OF ALBUQUERQUE, AVIATION DEPARTMENT AND RANCH JOINT VENTURE request(s) the above action(s) for all or a portion of Tract(s) D & S, LANDS OF DOUBLE EAGLE II AIRPORT, (to be known as **AEROSPACE TECHNOLOGY PARK**) zoned SU-1 for AIRPORT AND RELATED USES, located on DOUBLE EAGLE II AIRPORT NW, between PASEO DEL VOLCAN (OLD) NW and SHOOTING RANGE PARK RD NW containing approximately 300 acre(s). *[Deferred from 10/27/04 & 11/3/04 & 11/10/04, Indefinitely Deferred on 11/10/04]* [REF: 03EPC02054](F-6/G-6) **BULK LAND VARIANCE WAS APPROVED. PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

04DRB-01630 Minor-SiteDev Plan Subd/EPC

CONSENSUS PLANNING agent(s) for CITY OF ALBUQUERQUE, AVIATION DEPARTMENT AND RANCH JOINT VENTURE request(s) the above action(s) for all or a portion of Tract(s) D, F AND S, LANDS OF DOUBLE EAGLE II AIRPORT, (to be known as **AEROSPACE TECHNOLOGY PARK**) zoned SU-1 for AIRPORT AND RELATED USES, located on DOUBLE EAGLE II AIRPORT NW, between PASEO DEL VOLCAN NW and SHOOTING RANGE ACCESS RD NW containing approximately 300 acre(s). [REF: 03EPC02054, 04DRB01505, 04DRB01506]**[Chris Hyer, EPC Case Planner]** *[Deferred from 10/27/04 & 11/3/04 & Indefinitely Deferred on 11/10/04]* (F-5/G-6) **SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD.**

7. **Project # 1002702**
04DRB-01664 Major-Vacation of Public Easements
04DRB-01686 Minor-Prelim&Final Plat Approval

ALAN J VINCIONI Request(s) the above action(s) for all or a portion of Tract(s) 1, HUNING HIGHLANDS ADDITION (to be known as **IRON PROPERTIES**) zoned M-1 light manufacturing zone, located on BROADWAY SE AND IRON SE between COAL SE and HAZELDINE SE containing approximately 8 acre(s).[REF:03DRB00886] *[Deferred from 12/1/04]* (K-14) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR MAINTENANCE AND BENEFIT NOTE REVISIONS, WIDTH OF EASEMENT TO REMAIN, AGIS DXF FILE, UTILITIES AND REAL PROPERTY SIGNATURES.**

8. **Project # 1002779**
04DRB-01730 Major-Preliminary Plat Approval
04DRB-01731 Major-Vacation of Public Easements
04DRB-01732 Minor-Temp Defer SDWK

ADVANCED ENGINEERING & CONSULTING LLC agent(s) for SANHIL DEVELOPMENT LTD CO request(s) the above action(s) for all or a portion of Tract(s) C, A-1 & A-2, LANDS OF POLO CHAVEZ and SAN JOSE TRACTS, (to be known as **CIELO LINDO SUBDIVISION)** zoned R-1 residential zone, located on AIRPORT DR SW, between DONA BARBARA AVE SW and EDUARDO RD SW containing approximately 9 acre(s). [REF: 04DRB00959, 03EPC02049, 03EPC01061]*[Deferred from 12/1/04]*(M-11) **INDEFINITELY DEFERRED ON A NO SHOW.**

9. **Project # 1003039**
04DRB-01675 Major-Preliminary Plat Approval
04DRB-01676 Major-Vacation of Pub Right-of-Way
04DRB-01677 Minor-Temp Defer SDWK

RIO GRANDE ENGINEERING agent(s) for DAVID SOULE request(s) the above action(s) for all or a portion of Lot(s) 1, 2, & 3, Block(s) 16, Tract(s) 3, NORTH ALBUQUERQUE ACRES UNIT 3, (to be known as **WILSHIRE ESTATES)** zoned RD, located on WILSHIRE BLVD NE, between VENTURA BLVD NE and HOLBROOK BLVD NE containing approximately 3 acre(s). [REF: 04DRB01077] *[Deferred from 12/1/04]* (C-20) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12/8/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 10/26/04 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITION OF FINAL PLAT: P-1 LOT DESIGNATION IS REQUIRED. VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

10. **Project # 1001445**
04DRB-01681 Major-Bulk Land Variance

SURV-TEK INC agent(s) for DAVE GARDUNO AND LORETTA ROMERO request(s) the above action(s) for all or a portion of Tract(s) 13, **BLACK RANCH,** zoned SU-1 FOR C-1 AND SU-1 FOR O-1, located on COORS BLVD NW, between 7-BAR LOOP ROAD NW and ALAMEDA BLVD NW containing approximately 6 acre(s). [REF: 03EPC01029, 01EPC01244, 02EPC00991, 03EPC00351, 03EPC00864] *[Deferred from 12/1/04]* (B-14) **BULK LAND VARIANCE WAS APPROVED.**

04DRB-01634 Minor-SiteDev Plan Subd

CONSENSUS PLANNING agent(s) for DAVE AND LORETTA GARDUNO request(s) the above action(s) for all or a portion of Tract(s) 13, **BLACK RANCH,** zoned SU-1 FOR C-1 AND SU-1 FOR O-1, located on COORS BLVD NW, between 7-BAR LOOP ROAD NW and ALAMEDA BLVD NW containing approximately 5 acre(s). [REF: 03EPC001029, 01EPC0244, 02EPC00991, 03EPC00351, 03EPC00804, CITY COUNCIL BILL 0-02-16, ENACTMENT 13-2002] *[Was Indef Deferred 10/27/04] [Deferred from 12/1/04]* (B-14) **SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR EASEMENT.**

04DRB-01633 Minor-Prelim&Final Plat Approval

SURV-TEK INC agent(s) for DAVE GARDUNO AND LORETTA ROMERO request(s) the above action(s) for all or a portion of Tract(s) 13, **BLACK RANCH,** zoned SU-1 FOR C-1 AND SU-1 FOR O-1, located on COORS BLVD NW, between 7-BAR LOOP ROAD NW and ALAMEDA BLVD NW containing approximately 6 acre(s). [REF: 03EPC01029, 01EPC01244, 02EPC00991, 03EPC00351, 03EPC00864] *[Was Indef Deferred 10/27/04] [Deferred from 12/1/04]* (B-14) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR PRIVATE DRAINAGE EASEMENT MODIFICATION AND PLANNING FOR AGIS DXF FILE.**

11. **Project # 1003606**
04DRB-01689 Major-Vacation of Pub Right-of-Way
04DRB-01690 Major-Preliminary Plat Approval
04DRB-01691 Minor-Sidewalk Waiver
04DRB-01692 Minor-Temp Defer SDWK
04DRB-01693 Minor-Vacation of Private Easements

MARK GOODWIN & ASSOCIATES PA agent(s) for WESTLAND DEVELOPMENT CO INC request(s) the above action(s) for all or a portion of Lot(s) J09-26, J09-27, 19W, 12B, Tract(s) L and B, Unit(s) A, TOWN OF ATRISCO GRANT, WESTLAND NORTH SUBDIVISION, PAINTED SKY UNIT 1, SUNDORO SOUTH UNIT 1, **SUNDORO SOUTH UNIT 5,** zoned SU-2 RLT, located on LADERA DR NW, between 94TH ST NW and 90TH ST NW containing approximately 22 acre(s). *[Deferred from 12/1/04]*(J-9) **VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12/8/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 10/29/04 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS OF FINAL PLAT: TRACTS O & Q TO BE CONVEYED TO THE ADJOINING SUBDIVISION FOR PLATTING. PROVIDE R/W OR EASEMENTS FOR KIPUKA DRIVE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

SITE DEVELOPMENT PLANS, AMENDED PLANS, AND MASTER DEVELOPMENT PLANS

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

12. **Project # 1002371**
04DRB-01817 Minor-SiteDev Plan Subd/EPC
04DRB-01818 Minor-SiteDev Plan BldPermit/EPC

BOHANNAN HUSTON INC. agent(s) for COORS EIGHT PACK request(s) the above action(s) for all or a portion of Block(s) 15, Tract(s) 1B1, 1D and1E, **ALBAN HILLS, UNIT 1,** zoned SU-1 FOR C-2, located on LA ORILLA RD NW and COORS NW containing approximately 5 acre(s). [REF: 04EPC01217 (Project #1003597)] **[Elivra Lopez, EPC Case Planner]** (D-12) **SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12/8/04 THE SITE PLAN FOR BUILDING PERMIT WS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND TRANSPORTATION DEVELOPMENT FOR NMDOT APPROVAL FOR ACCESS.**

04DRB-01816 Minor-Prelim&Final Plat Approval

PRECISION SURVEYS, INC., agent(s) for COORS EIGHT PACK request(s) the above action(s) for all or a portion of Block(s) 15, Tract(s) 1B1, 1D and1E, **ALBAN HILLS, UNIT 1,** zoned SU-1 FOR C-2, located on LA ORILLA RD NW and COORS NW containing approximately 5 acre(s). [REF: 04EPC01217 (Project #1003597), DRB-85-35, SP-02-06-403] (D-12) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR AGIS DXF FILE.**

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

13. **Project # 1002464**
04DRB-01815 Minor-Prelim&Final Plat Approval

PRECISION SURVEYS INC agent(s) for UNSER VULCAN LLC request(s) the above action(s) for all or a portion of Tract(s) 6A & 6B, **SANTA FE VILLAGE, UNIT 3,** zoned R-D residential and related uses zone, developing area, located on VULCAN RD NW, between BOGART ST NW and UNSER BLVD NW containing approximately 1 acre(s). [REF: 03DRB00191, 04DRB01576] (F-10) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR RECONSTRUCTION OF WALLS AND TO CHECK ON ZONING FOR CONDOMINIUMS AND AGIS DXF FILE.**

14. **Project # 1003533**
04DRB-01808 Minor-Prelim&Final Plat Approval
04DRB-01809 Minor-Sidewalk Waiver
04DRB-01810 Minor-Sidewalk Variance
04DRB-01811 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for FORAKER FARMS LLC request(s) the above action(s) for all or a portion of Tract(s) 25-A-1-B, **FORAKER FARMS,** zoned R-1 residential zone, located on MENAUL BLVD NW, between 8TH ST NW and 10TH ST NW containing approximately 2 acre(s). [REF:04EPC01041, 04EPC01043, 04EPC01044] [*Deferred from 12/8/04]* (H-14) **DEFERRED AT THE AGENT'S REQUEST TO 12/29/04.**

15. **Project #1003685**
04DRB-01814 Major-Amnd Prelim Plat Approval

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 @ VENTANA RANCH WEST,** zoned R-LT residential zone, located on VENTANA RIDGE RD NW, between VENTANA RIDGE RD NW and VENTANA WEST PARKWAY NW containing approximately 30 acre(s). [REF: 04DRB01448] (B-8) **THE AMENDED INFRASTRUCTURE LIST DATED 10/13/04 WAS APPROVED. THE AMENDED PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION OF FINAL PLAT: A VARIANCE ALONG VALLECITO DRIVE IS REQUIRED. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT.**

16. **Project # 1003226**
04DRB-00908 Minor- Final Plat Approval

J C ENGINEERING agent(s) for SUJAY THAKUR request(s) the above action(s) for all or a portion of Tract(s) 9, **V. E. BARRETT SUBDIVISION,** zoned C-2 community commercial zone, located on BRIDGE ST SW, between UNSER BLVD SW and COORS BLVD SW containing approximately 6 acre(s). [REF: Z-71-125, Z-72-114, Z-72-210, 04DRB-00806, 04DRB-00117] *[Deferred from 7/14/04 & Indefinitely deferred on 7/21/04] [*Final plat was indefinitely deferred for the SIA*]* (K-10) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

17. **Project # 1003604**
04DRB-01794 Minor-Final Plat Approval

ABQ ENGINEERING agent(s) for D T LAND DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) 217, 218, 219 and 220, **MIRA MESA SUBDIVISION,** zoned R-2 residential zone, located on HANOVER RD NW, between GLENRIO RD NW and 68TH ST NW containing approximately 13 acre(s). [REF: 04DRB01233, 04DRB01452, 04DRB01453] *[Deferred from 12/1/04 & 12/8/04]* (J-10) **DEFERRED AT THE AGENT'S REQUEST TO 12/15/04.**

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

18. **Project # 1003797**
04DRB-01812 Minor-Sketch Plat or Plan

SURVEYS SOUTHWEST LTD agent(s) for STEVE KIRK request(s) the above action(s) for all or a portion of Lot(s) 13, Block(s) 57, **TERRACE ADDITION,** zoned SU-2 special neighborhood zone, located on PINE ST SE and HAZELDINE AVE SE containing approximately 1 acre(s). (K-15) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

19. **Project # 1003800**
04DRB-01820 Minor-Sketch Plat or Plan

RIO GRANDE ENGINEERING agent(s) for LLAVE DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 1, 2 & 3, Block(s) 2, Tract(s) 3, **NORTH ALBUQUERQUE ACRES, UNIT 3,** zoned R-D residential and related uses zone, developing area, located on EAGLE ROCK NE, between BARTSTOW NE and VENTURA NE, containing approximately 3 acre(s). (C-20) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

20. **Project # 1003794**
04DRB-01805 Minor-Sketch Plat or Plan

GOLDEN & ASSOCIATES agent(s) for RAMPART LLC, ROBIN TONKIN request(s) the above action(s) for all or a portion of Lot(s) 1A, **TOWN OF ATRISCO GRANT ROW 1,** zoned SU-2 special neighborhood zone, located on 98TH STREET NW, between VOLCANO NW and CENTRAL NW containing approximately 4 acre(s).[REF:DRB-87-828](K-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

21. **Project # 1003793**
04DRB-01803 Minor-Sketch Plat or Plan

SUSAN L HOMER request(s) the above action(s) for all or a portion of Lot(s) 18 & 19, Block(s) A, **GRANDE HEIGHTS ADDITION,** zoned R-1, located on SEQUOIA RD NW, between SEQUOIA CT NW and RIO GRANDE RIVER containing approximately 2 acre(s). (G-11) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

22. **Project # 1003796**
04DRB-01807 Minor-Sketch Plat or Plan

PATRICK J GRIFFIN request(s) the above action(s) for all or a portion of Lot(s) 79, Block(s) 11, **SKYVIEW WEST ADDITION,** zoned R-1, located on GWIN SW, between UNSER BLVD SW and GASLIGHT SW containing approximately 1 acre(s). (K-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

23. ADJOURNED: 11:35 A.M.

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

ALBUQUERQUE
Making History

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003685 **AGENDA ITEM NO: 15**

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 AMD	(09) Infrastructure List	(14) Cost Allocation Plan

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the amendment request.
Minor comments on infrastructure list.

RESOLUTION:

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: December 8, 2004

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
December 8, 2004
DRB Comments

ITEM # 15

PROJECT # 1003685 **APPLICATION # 04-01814**

RE: Western Shadows @ Ventana Ranch/Amend Prelim. Plat

The amended preliminary plat submitted with the application states in Note 2 the number of lots is 256 versus the 131 originally approved plus the acreage listed has almost doubled & the dwelling units per acre is different. Yet the plat itself appears similar to the originally approve plat.

No objection once the correction is made on the amended plat for the Planning file.

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

Current DRC Project No. 15

ORIGINAL

Date Submitted: 10/8/04
Date Site Plan Approved: N/A
Date Preliminary Plat Approved: 10/13/04
Date Preliminary Plat Expires: 10/13/05
DRB Project No. 1003685
04-01448

Figure 12

INFRASTRUCTURE LIST

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

WESTERN SHADOWS SUBDIVISION
(TRACTS 7 & 8, VENTANA RANCH WEST)

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		PUBLIC ROADWAY IMPROVEMENTS - ON-SITE *(PULTE)*							
		22' F-F (IN) 24' F-F (OUT) W/ 8' MEDIAN	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES	HOKKAIDO DRIVE	VENTANA RIDGE ROAD	FALABELLA STREET	/	/	/
		22' F-F (IN) 24' F-F (OUT) W/ 8' MEDIAN	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES	QUARAB ROAD	VENTANA RIDGE ROAD	MORAB ROAD	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	CRIOLLO STREET	FALABELLA STREET	DONGOLA ROAD	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	DONGOLA ROAD	CRIOLLO STREET	LUSITANO DRIVE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	GIDRAN COURT	DONGOLA ROAD	CUL-DE-SAC TERMINUS	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	JUTLAND COURT	HOKKAIDO DRIVE	CUL-DE-SAC TERMINUS	/	/	/
		32' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	FALABELLA STREET	HOKKAIDO DRIVE	DONGOLA ROAD	/	/	/
		~~32~~ 40' F-F W/ 8' MED	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	HOKKAIDO DRIVE	FALABELLA STREET	LUSITANO DRIVE	/	/	/
		32' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	LUSITANO DRIVE	DONGOLA ROAD	HOKKAIDO DRIVE	/	/	/

~~* NOTE HOKKAIDO WILL HAVE A CPT BOW TO FACE 20' FT LANES EACH DIRECTION W/ 8 FT MEDIAN BTWN JUTLAND CT AND LUSITANO DR.~~

Current DRC
Project No. _____

ORIGINAL

Date Submitted: 12/08/04
Date Site Plan Approved: N/A
Date Preliminary Plat Approved: 10/18/04
Date Preliminary Plat Expiers: 10/18/05

DRB Project No. 1003685

Figure 12

INFRASTRUCTURE LIST

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

WESTERN SHADOWS SUBDIVISION
(TRACTS 7 & 8, VENTANA RANCH WEST)

Replaces Previous LIST DATED 10/18/04

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
		PUBLIC ROADWAY IMPROVEMENTS - ON-SITE *(PULTE)*							
		22' F-F (IN) 24' F-F (OUT) W/ 8' MEDIAN	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES	VALLECITO DRIVE	VENTANA RIDGE ROAD	BROOKVILLE STREET	/	/	/
		22' F-F (IN) 24' F-F (OUT) W/ 8' MEDIAN	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES	SALT GAP ROAD	VENTANA RIDGE ROAD	RAYNER ROAD	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	COULTERVILLE STREET	BROOKVILLE STREET	JAMESTOWN ROAD	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	JAMESTOWN ROAD	COULTERVILLE STREET	SAVOY DRIVE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	CHANCE COURT	JAMESTOWN ROAD	CUL-DE-SAC TERMINUS	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	UNIONVILLE COURT	VALLECITO DRIVE	CUL-DE-SAC TERMINUS	/	/	/
		32' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	BROOKVILLE STREET	VALLECITO DRIVE	JAMESTOWN ROAD	/	/	/
		40' ~~42'~~ F-F W/ 8' MED	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	VALLECITO DRIVE	BROOKVILLE STREET	SAVOY DRIVE	/	/	/
		32' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	SAVOY DRIVE	JAMESTOWN ROAD	VALLECITO DRIVE	/	/	/

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			PUBLIC ROADWAY IMPROVEMENTS - ON-SITE CONTINUED *(PULTE)*						
		32' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	RAYNER ROAD	VALLECITO DRIVE	VALLECITO DRIVE	/	/	/
		26' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES* †	COULTERVILLE STREET	JAMESTOWN ROAD	STUB STREET TERMINUS	/	/	/
		24' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES* †	SAVOY DRIVE	JAMESTOWN ROAD	STUB STREET TERMINUS	/	/	/
							/	/	/

* SIDEWALKS TO BE DEFERRED WHEN FRONTING A LOT; SIDEWALKS TO BE BUILT WHEN ADJACENT TO HOA TRACTS AND TRACT C VENTANA RANCH WEST.

†SIDEWALK TO BE WAIVED ON COULTERVILLE STREET ALONG LOT 121 AND ON SAVOY DR ALONG LOTS 56-58.

STREET LIGHTS AS PER COA DPM

			PUBLIC ROADWAY IMPROVEMENTS - OFF-SITE *(VENTANA WEST LLC)*						
		~~20'~~ 25' F-F	ARTERIAL PAVING W/ PCC STD & MED CURB & GUTTER & ACC 8' WIDE PATH ON WEST SIDE	VENTANA RIDGE ROAD	WEST LOT LINE OF LOT 14	IRVING BOULEVARD	/	/	/
		25' FF	(ARTERIAL PAVING W/PCC STD CURB & GUTTER, SOUTH SIDE (8') WIDE PATH)		VENTANA RIDGE ROAD	VENTANA RANCH WEST EASTERN BDRY			
			PUBLIC (NMUI) WATERLINE IMPROVEMENTS - ON-SITE *(PULTE)*						
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	VALLECITO DRIVE	VENTANA RIDGE ROAD	BROOKVILLE STREET	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	SALT GAP ROAD	VENTANA RIDGE ROAD	RAYNER ROAD	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	COULTERVILLE STREET	BROOKVILLE STREET	JAMESTOWN ROAD	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	JAMESTOWN ROAD	COULTERVILLE STREET	SAVOY DRIVE	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	CHANCE COURT	JAMESTOWN ROAD	TRACT K	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	UNIONVILLE COURT	VALLECITO DRIVE	TRACK K	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	TRACK K	UNIONVILLE COURT	CHANCE COURT	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	BROOKVILLE STREET	VALLECITO DRIVE	JAMESTOWN ROAD	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	VALLECITO DRIVE	BROOKVILLE STREET	SAVOY DRIVE	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	RAYNER ROAD	VALLECITO DRIVE	VALLECITO DRIVE	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	COULTERVILLE STREET	JAMESTOWN ROAD	STUB STREET TERMINUS	/	/	/

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			PUBLIC (NMUI) WATERLINE IMPROVEMENTS - ON-SITE - CONTINUED *(PULTE)*						
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	TRACT L	TRACT B VENTANA RANCH WEST	SAVOY DRIVE	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	SAVOY DRIVE	JAMESTOWN ROAD	STUB STREET TERMINUS	/	/	/
			PUBLIC (NMUI) WATERLINE IMPROVEMENTS - OFF-SITE *(VENTANA WEST LLC)*						
		12" - 20" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	EXISTING PUBLIC WL EASEMENT	NMUI PUMP STATION AT WELL SITE #7	VENTANA RIDGE RD / IRVING BLVD	/	/	/
		12" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	VENTANA RIDGE ROAD	IRVING BLVD	LOT 14 WESTERN SHADOWS SUBDIVISION	/	/	/
			PUBLIC (NMUI) SANITARY SEWER IMPROVEMENTS - ON-SITE *(PULTE)*						
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	COULTERVILLE STREET	BROOKVILLE STREET	JAMESTOWN ROAD	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	JAMESTOWN ROAD	COULTERVILLE STREET	SAVOY DRIVE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	CHANCE COURT	JAMESTOWN ROAD	TRACT K	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	UNIONVILLE COURT	VALLECITO DRIVE	TRACK K	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	TRACK K	UNIONVILLE COURT	CHANCE COURT	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	BROOKVILLE STREET	VALLECITO DRIVE	JAMESTOWN ROAD	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	VALLECITO DRIVE	BROOKVILLE STREET	SAVOY DRIVE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	RAYNER ROAD	VALLECITO DRIVE	VALLECITO DRIVE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	COULTERVILLE STREET	JAMESTOWN ROAD	TRACT F	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	TRACT F	COULTERVILLE STUB STREET TERMINUS	VENTANA RIDGE ROAD	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	TRACT L	TRACT B VENTANA RANCH WEST	SAVOY DRIVE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	SAVOY DRIVE	JAMESTOWN ROAD	VALLECITO DRIVE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	SAVOY DRIVE	TRACT A VENTANA RANCH WEST	JAMESTOWN ROAD	/	/	/
			PUBLIC (NMUI) SANITARY SEWER IMPROVEMENTS - OFF-SITE *(VENTANA WEST LLC)*						
		10" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	IRVING BLVD	VENTANA RIDGE ROAD	VENTANA RANCH WEST EAST BDRY	/	/	/

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		PUBLIC STORM DRAIN IMPROVMENTS - ON-SITE *(PULTE)*							
		24" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	JAMESTOWN STREET	LOT 118 WESTERN SHADOWS SUBDIVISION	COULTERVILLE STREET	/	/	/
		24" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	COULTERVILLE STREET	JAMESTOWN STREET	TRACT F	/	/	/
		30" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	TRACT F	COULTERVILLE STUB STREET TERMINUS	VENTANA RIDGE ROAD	/	/	/
		30" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	BROOKVILLE STREET	LOT 98 WESTERN SHADOWS SUBDIVISION	JAMESTOWN ROAD	/	/	/
		36" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	JAMESTOWN ROAD	BROOKVILLE STREET	SAVOY DRIVE	/	/	/
		24" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	CHANCE COURT	LOT 82 WESTERN SHADOWS SUBDIVISION	JAMESTOWN ROAD	/	/	/
		36" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	SAVOY DRIVE	JAMESTOWN ~~LOT 61 WESTERN SHADOWS SUBDIVISION~~	TRACT A VENTANA RANCH WEST	/	/	/
		2' WIDE	SIDEWALK SCUPPER	TRACT K	UNIONVILLE COURT	CHANCE COURT	/	/	/
		NOTE:	A GRADING AND DRAINAGE CERTIFICAITON OF THE APPROVED GRADING PLAN IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTEES				/	/	/

		PUBLIC STORM SEWER IMPROVEMENTS - OFF-SITE *(VENTANA WEST LLC)*							
		18" - 36" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	IRVING BLVD	VENTANA RIDGE ROAD	VENTANA RANCH WEST EAST BDRY	/	/	/
		36" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	TRACT A VENTANA RANCH WEST	NORTH SUBDIVISION BOUNDARY	PROPOSED LINEAR POND	/	/	/
		1.22 AC-FT	LINEAR POND	TRACT A	TRACT A	TRACT A	/	/	/

		PUBLIC IMPROVEMENTS *(VENTANA WEST LLC)*							
		NOTE:	OFFSITE TRAFFIC MITIGATION IS NOT REQUIRED AND HAS BEEN MET VIA THE APPROVED OFFSITE TRANSPORTATION IMPROVEMENTS CONSTRUCTION AGREEMENT BETWEEN VENTANA WEST LLC AND COA (FOR VENTANA RANCH WEST) SEE CITY LEGAL OR CITY ENGINEER FOR FUTHER DETAILS.				/	/	/
		NOTE:	LANDSCAPING WITHIN THE PUBLIC RIGHT OF WAY WILL BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED STREETSCAPE-GIFT AND FREE WORK AGREEMENT. A FINANCIAL GUARANTY WILL NOT BE REQUIRED FOR LANDSCAPING WITHIN PUBLIC RIGHT OF WAY.				/	/	/

ORIGINAL

AGENT/OWNER

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

BOHANNAN HUSTON INC.
FIRM:

SIGNATURE

MAXIMUM TIME ALLOW TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DRB CHAIR	12/08/04 DATE	Christina Sandoval PARKS & GENERAL SERVICES	12/8/04 DATE
TRANSPORTATION DEVELOPMENT	12-8-04 DATE	AMAFCA	DATE
UTILITY DEVELOPMENT	12/8/04 DATE	NEW MEXICO [illegible] INCORPORATED	11-30-04 DATE
CITY ENGINEER	12/8/04 DATE		DATE

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

City of Albuquerque

DEVELOPMENT PLAN REVIEW APPLICATION

	Supplemental form		Supplemental form
SUBDIVISION	**S**	**ZONING & PLANNING**	**Z**
☐ Major Subdivision action		☐ Annexation	
☒ Minor Subdivision action		☐ County Submittal	
☐ Vacation	**V**	☐ EPC Submittal	
☐ Variance (Non-Zoning)		☐ Zone Map Amendment (Establish or Change Zoning	
SITE DEVELOPMENT PLAN	**P**	☐ Sector Plan (Phase I, II, III)	
☐ ...for Subdivision Purposes		☐ Amendment to Sector, Area, Facility or Comprehensive Plan	
☐ ...for Building Permit		☐ Text Amendment	
☐ 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: PULTE HOMES OF NEW MEXICO, INC. PHONE: 341-6800
ADDRESS: 7445 PAN AMERICAN FREEWAY NE FAX: 341-6868
CITY: ALBUQUERQUE STATE NM ZIP87109 E-MAIL: ____
Proprietary interest in site: OWNER
AGENT (if any): BOHANNAN HUSTON INC. PHONE: 823-1000
ADDRESS: 7500 JEFFERSON NE FAX: 798-7988
CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: ____

DESCRIPTION OF REQUEST: 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. LOT 14-A & TRACT O-1 Block: ____ Unit: ____
Subdiv. / Addn. WESTERN SHADOWS & VENTANA RANCH WEST
Current Zoning: R-LT Proposed zoning: ____
Zone Atlas page(s): B8 No. of **existing** lots: 1 No. of **proposed** lots: 1
Total area of site (acres): 0.2188 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. 100806537934710104;100806542239910105 MRGCD Map No. ____
LOCATION OF PROPERTY BY STREETS: On or Near: RAYNER DR NW
Between: VENTANA RIDGE ROAD NW and ____

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): DRB# 1003685-04DRB-01448

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

SIGNATURE Stephanie Sutton DATE 9/19/2005
(Print) KEVIN PATTON ☐ Applicant ☒ Agent

FOR OFFICIAL USE ONLY Form revised 10/03

☐ **INTERNAL ROUTING**

	Application case numbers	Action	S.F.	Fees
☑ All checklists are complete	05DRB - ____ - 01477	P&F	$(3)	$ 215.00
☑ All fees have been collected	____ - ____ - ____	CMF	____	$ 20.00
☑ All case #s are assigned	____ - ____ - ____	____	____	$ ____
N/A AGIS copy has been sent	____ - ____ - ____	____	____	$ ____
☑ Case history #s are listed	____ - ____ - ____	____	____	$ ____
N/A Site is within 1000ft of a landfill	____ - ____ - ____	____	____	$ ____
N/A F.H.D.P. density bonus				Total
N/A F.H.D.P. fee rebate	Hearing date 09/28/05			$ 235.00

Sandy Handley 09/19/05
Planner signature / date

Project # 1003685

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 Sutton
Applicant name (print)

Stephanie Sutton 9-19-05
Applicant signature / date

Form revised **11/04**

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

Application case numbers
05DRB-_____-01477
_____-_____-_____
_____-_____-_____

Sandy Handley 09/19/05
Planner signature / date

Project # 1003685

Bohannan Huston Inc.

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

September 19, 2005

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

Re: Preliminary/Final Plat Approval
Lot 14-A & Tract O-1 Western Shadows at Ventana Ranch West
DRB#1003685

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 $ 235.00
- 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 all of Lot 14 and Tract O of Western Shadows at Ventana Ranch West Subdivision. This site is located on Rayner Drive NW just west of Tract C.

Please place this item on the DRB Agenda to be heard on September 28, 2005. If you have any questions or require additional information, please contact me.

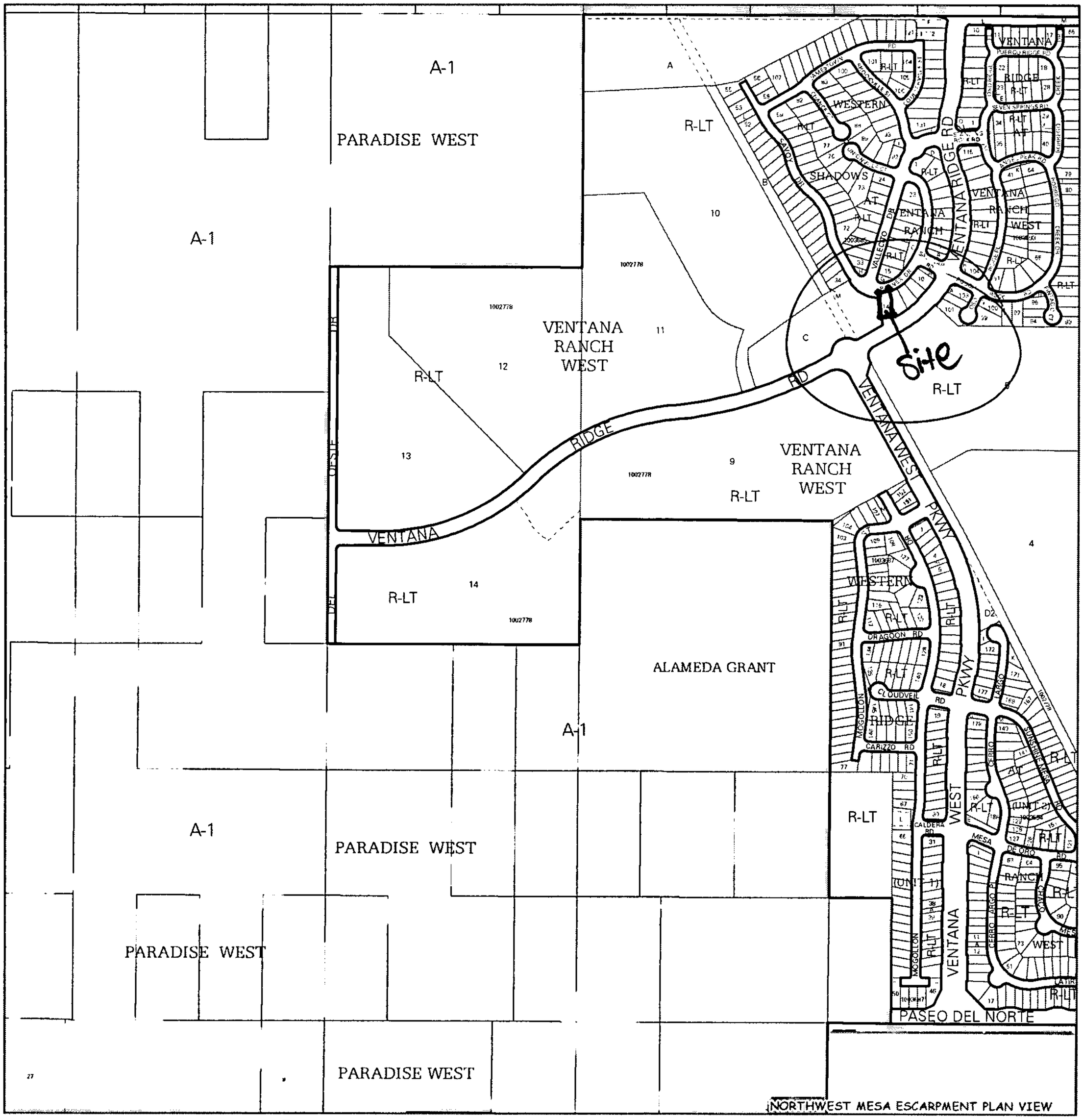
Sincerely,

Stephanie Bratton

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

ss
Enclosure

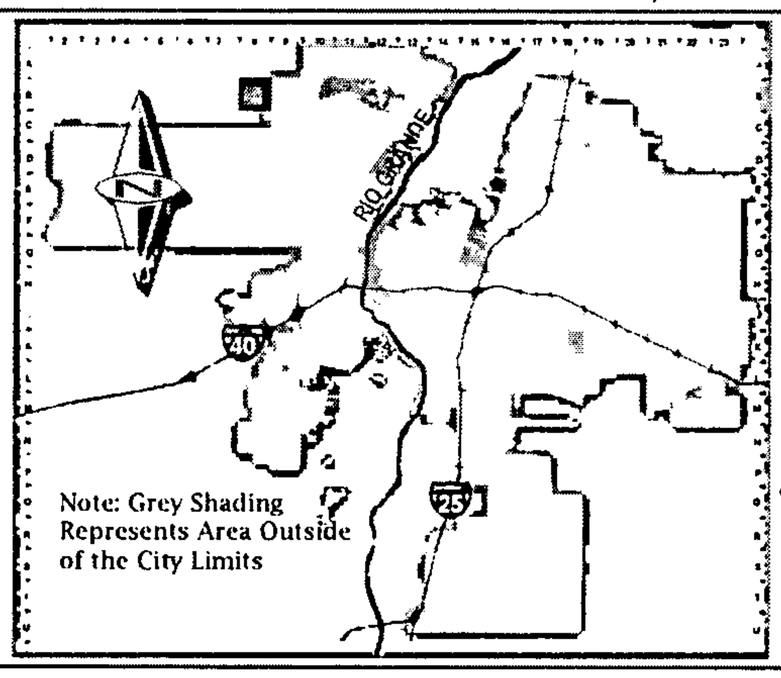
P:\050148\cdp\corres\003-prel_plat_&_infra_list\Preliminary.Finalplat.Lot14.doc



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

Albuquerque Geographic Information System

Map amended through: 9/2/2005



Zone Atlas Page:

B-08-Z

Selected Symbols

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

0 750 1,500 Feet

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

PAID RECEIPT

APPLICANT NAME PULTE HOMES OF NEW MEXICO

AGENT BOHANNAN HUSTON INC

ADDRESS 7500 JEFFERSON NE

PROJECT & APP # 1003685/05DRB01477

PROJECT NAME WESTERN SHADOWS @ VENTANA RANCH WEST

$ 20.00 441032/3424000 Conflict Management Fee

$ 215.00 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

$ 235.00 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
9/19/2005 10:12AM LOC: ANNX
RECEIPT# 00046185 WS# 0008 TRANS# 0011
Account 441006 Fund 0110
Activity 4983000 TRSCOS
Trans Amt $235.00
J24 Misc $215.00
$235.00
CK CHANGE $0.00

VERIFY THE AUTHENTICITY OF THIS MULTI-TONE SECURITY DOCUMENT. ■ CHECK BACKGROUND AREA CHANGES COLOR GRADUALLY FROM TOP TO BOTTOM.

Pulte Homes

Pulte Homes of New Mexico, Inc
7445 Pan American Fwy NE
Albuquerque, NM 87109

Check Number 0000004606
Check Date 09/16/05
64-1278
0611

******235.00

Pay exactly
TWO HUNDRED THIRTY-FIVE AND 00/100 DOLLARS

Pay to the order of

City of Albuquerque
PO Box 1313
Albuquerque, NM 87103

Bank of America
Customer Connection
Atlanta, Dekalb County,GA

Void After 180 Days

9/19/2005
RECEIPT# 00046185 WS# 0008 TRANS# 0011
Account 441006 Fund 0110
Activity 4983000 TRSCOS
Trans Amt $235.00
J24 Misc $215.00

Thank You

⑈0000004606⑈ ⑆061112788⑆ 3299794570⑈

City of Albuquerque

DEVELOPMENT PLAN REVIEW APPLICATION

	Supplemental form		Supplemental form
SUBDIVISION	**S**	**ZONING & PLANNING**	**Z**
☐ Major Subdivision action		☐ Annexation	
☒ Minor Subdivision action		☐ County Submittal	
☐ Vacation	**V**	☐ EPC Submittal	
☐ Variance (Non-Zoning)		☐ Zone Map Amendment (Establish or Change Zoning	
SITE DEVELOPMENT PLAN	**P**	☐ Sector Plan (Phase I, II, III)	
☐ ...for Subdivision Purposes		☐ Amendment to Sector, Area, Facility or Comprehensive Plan	
☐ ...for Building Permit		☐ Text Amendment	
☐ 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: PULTE HOMES OF NEW MEXICO, INC. PHONE: 341-6800
ADDRESS: 7445 PAN AMERICAN FREEWAY NE FAX: 341-6868
CITY: ALBUQUERQUE STATE NM ZIP87109 E-MAIL: ____
Proprietary interest in site: OWNER
AGENT (if any): BOHANNAN HUSTON INC. PHONE: 823-1000
ADDRESS: 7500 JEFFERSON NE FAX: 798-7988
CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: ____

DESCRIPTION OF REQUEST: 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 81-A & 82-A Block: ____ Unit: ____
Subdiv. / Addn. WESTERN SHADOWS at VENTANA RANCH WEST
Current Zoning: R-LT Proposed zoning: ____
Zone Atlas page(s): B8 No. of **existing** lots: 2 No. of **proposed** lots: 2
Total area of site (acres): 0.3154 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. 100806533046010150; 100806546545510140 MRGCD Map No. ____
LOCATION OF PROPERTY BY STREETS: On or Near: JAMESTOWN ROAD NW
Between: CHANCE COURT NW and SANDY DRIVE 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# 1003685-04DRB-01448

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

SIGNATURE _____ DATE 9/13/2005

(Print) KEVIN PATTON ☐ Applicant ☒ Agent

FOR OFFICIAL USE ONLY Form revised 10/03

☐ **INTERNAL ROUTING**

	Application case numbers	Action	S.F.	Fees
☑ All checklists are complete	05DRB - ____ - 0142 1	P&F	5(3)	$ 285.00
☑ All fees have been collected	____ - ____ - ____	CMF	____	$ 20.00
☑ All case #s are assigned	____ - ____ - ____	____	____	$ ____
☑ AGIS copy has been sent	____ - ____ - ____	____	____	$ ____
☑ Case history #s are listed	____ - ____ - ____	____	____	$ ____
☑ Site is within 1000ft of a landfill	____ - ____ - ____	____	____	$ ____
☑ F.H.D.P. density bonus				Total
☑ F.H.D.P. fee rebate	Hearing date 09/21/05			$ 305.00

Sandy Handley 09/13/05
Planner signature / date

Project # 1003685

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 — 9-13-2005
Applicant name (print)

Applicant signature / date

Form revised **11/04**

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

Application case numbers
05DRB - ____ - 01421
____ - ____ - ____
____ - ____ - ____

Sandy Handley 09/13/05
Planner signature / date

Project # 1003685

Bohannan Huston Inc.

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

September 12, 2005

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

Re: Preliminary/Final Plat Approval
Lots 81-A & 82-A Western Shadows at Ventana Ranch West
DRB#1003685

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 $ 305.00
- Six (6) copies of the Preliminary/Final Plat, and
- Zone Atlas Map showing the location of the property

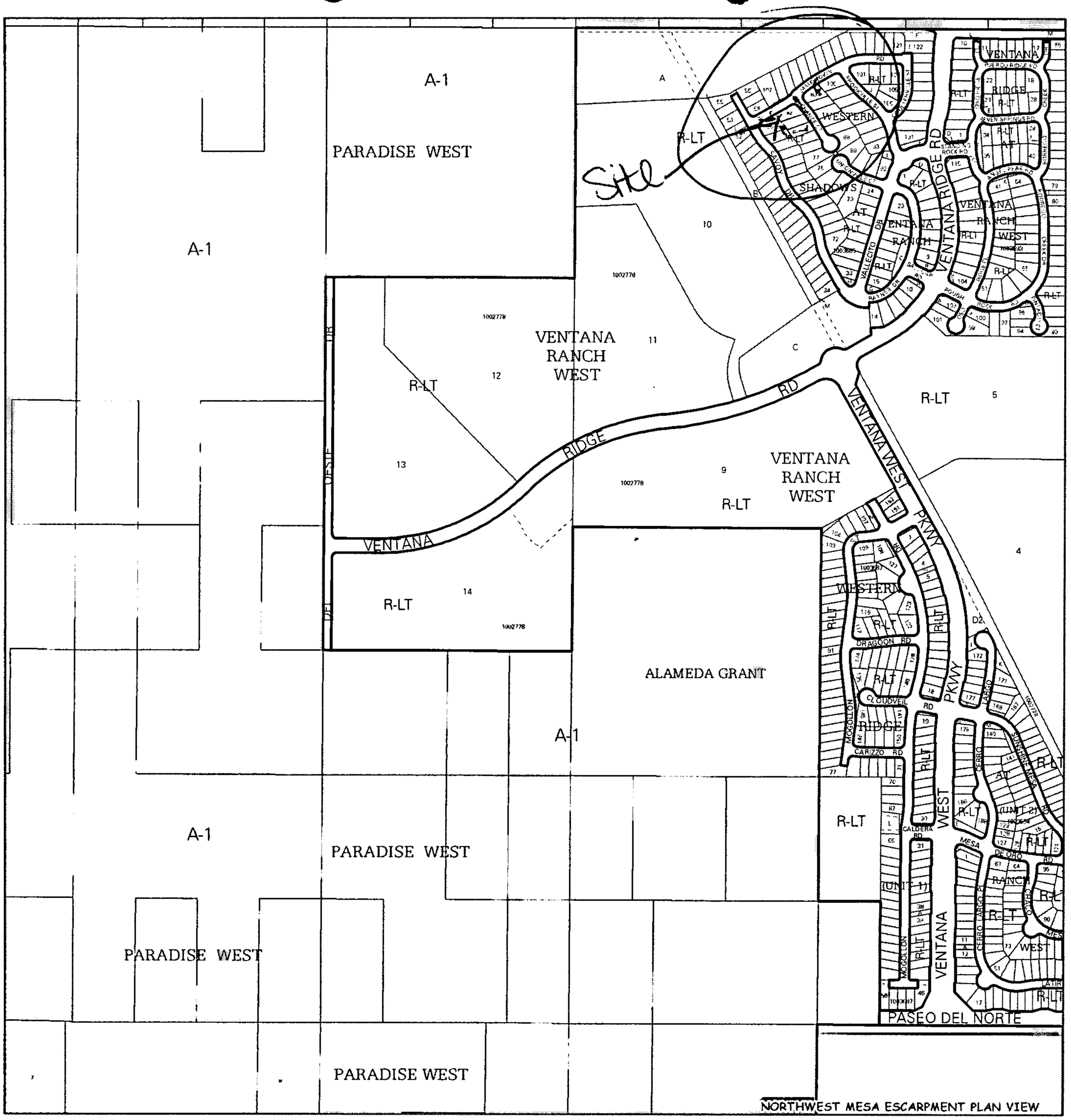
The purpose of this plat is to move the lot line between Lots 81 and 82 to fit the desired product proposed on Lot 81.

Please place this item on the DRB Agenda to be heard on September 21, 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

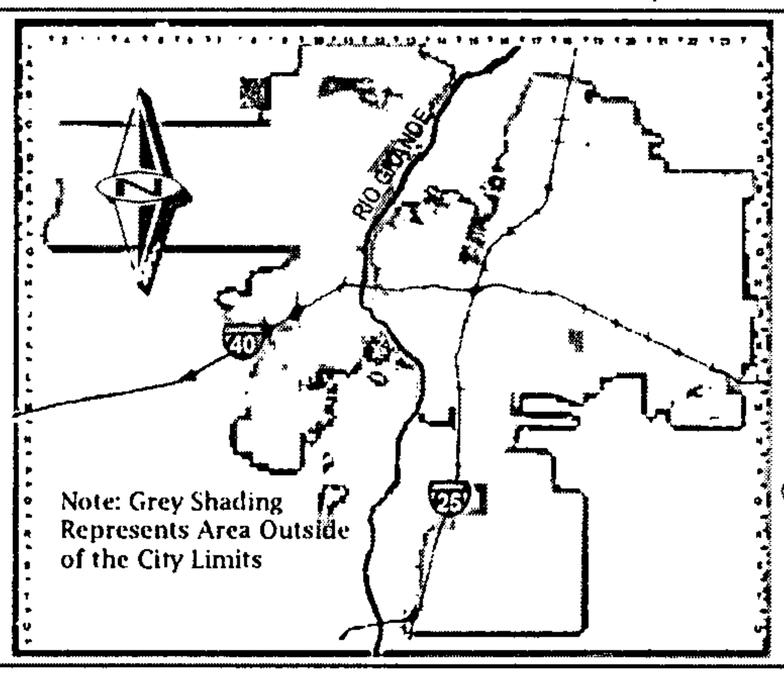
ss
Enclosure



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

Albuquerque Geographic Information System

Map amended through: 9/2/2005



Zone Atlas Page:

B-08-Z

Selected Symbols

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

0 750 1,500 Feet

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

PAID RECEIPT

APPLICANT NAME PULTE HOMES OF NEW MEXICO INC

AGENT BOHANNAN HUSTON INC

ADDRESS 7500 JEFFERSON NE

PROJECT & APP # 1003685/05DRB01421

PROJECT NAME WESTERN SHADOWS @ VENTANA RANCH WEST

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

$ 285.00 **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

$ 305.00 **TOTAL AMOUNT DUE**

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

VERIFY THE AUTHENTICITY OF THIS MULTI-TONE SECURITY DOCUMENT. CHECK BACKGROUND AREA CHANGES COLOR GRADUALLY FROM TOP TO BOTTOM.

Pulte Homes

Pulte Homes of New Mexico, Inc
7445 Pan American Fwy NE
Albuquerque, NM 87109

Check Number 000009456
Check Date 09/13/05

64-1278
061

*******305.00

Pay exactly
THREE HUNDRED FIVE AND 00/100 DOLLARS

Pay to the order of

City of Albuquerque
PO Box 1313
Albuquerque, NM 87103

Bank of America
Customer Connection
Atlanta, Dekalb County,GA

City of Albuquerque
Treasury Division

Void After 180 Days

9/15/2005

RECEIPT# 00049276 05 00 TRAN 2008
Account
Activity
Trans. Date
PM Number

$285.00

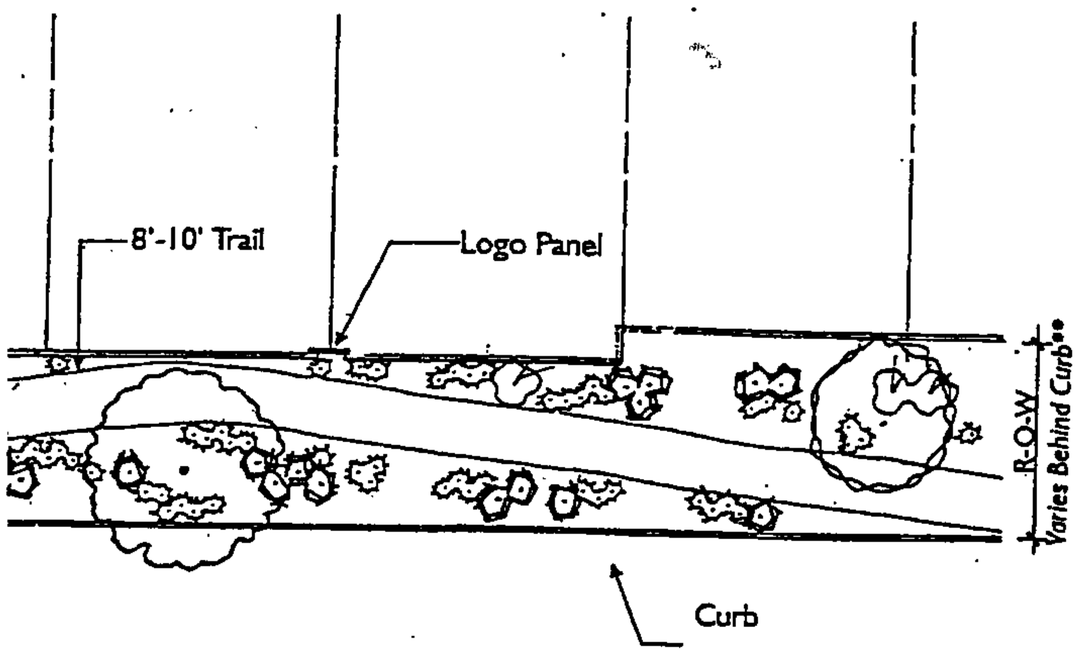
⑈000009456⑈ ⑆061112788⑆ 3299294570⑈ CK

$305.00
$0.00

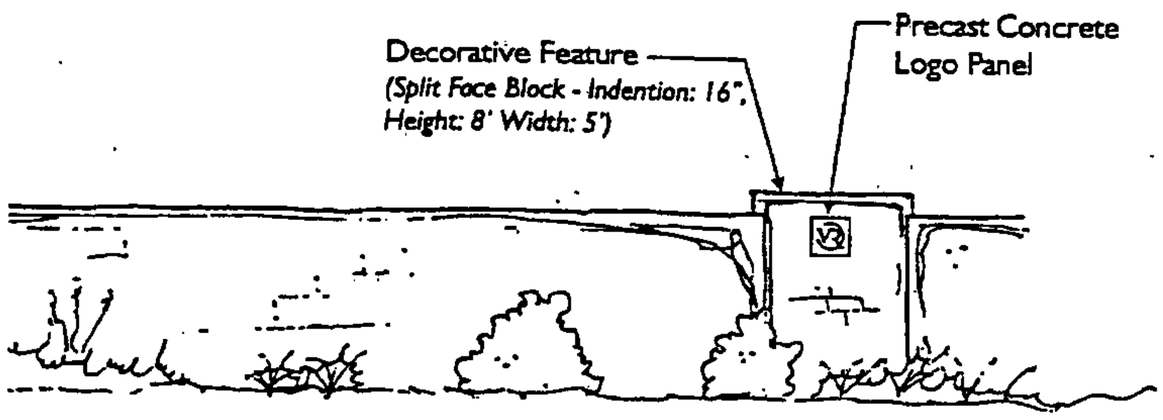
THE ORIGINAL DOCUMENT HAS A WHITE REFLECTIVE WATERMARK

A-1
A8
A9
IRVING
JAMESTOWN
BROOKVILLE
VENTANA RIDGE
OSO RIDGE
SAVOY
CHANCE
R-LT
UNIONVILLE
B8
B9
RED FINCH
VALLECITO
BAYNER
BORREGO CREEK
TWO OWLS
ROUGH ROCK
GOSHAWK
622ft

DRAFT



** 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).



LAYOUT - 3 LOTS/3 LOTS

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.

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.

Perimeter Wall Approved

DRB Chair

9/07/04

Date

PROJECT # 1003593

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

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

PAID RECEIPT

APPLICANT NAME _____

AGENT Bohannan Huston Fnc.

ADDRESS 7500 Jefferson St NE.

PROJECT & APP # 1003685

PROJECT NAME Western Shadows Subd.

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

$ 50.00 **441006/4983000 DRB Actions** (deferral)

$ _____ **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

$ 50.00 **TOTAL AMOUNT DUE**

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

Counterreceipt.doc 6/21/04

DUPLICATE
City Of Albuquerque
Treasury Division

2/8/2005 9:44AM LOC: ANNX
RECEIPT# 00035780 JS# 008 TRANS# 0015
Account 441006 Fund 0110
Activity 4983000 TRSDMM
Trans Amt $50.00
J24 Misc $50.00
CK $50.00
CHANGE $0.00

Thank You

Bohannan Huston Inc.

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

#17

SENT VIA FAX

February 1, 2005

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

Re: Request for Deferral - Western Shadows Subdivision DRB# 1003685

Dear Sheran:

We respectfully request a one (1) week deferral on the above item (Item #13), which is currently being heard on the February 2, 2005, DRB Agenda.

The SIA has not been recorded because the SIA and the Construction Paper work were being processed together. There were some minor revisions required on the Construction Paper Work. There were no revisions required with the SIA. The city choose not to continue to process the SIA but rather wait for the revisions to be made the construction paperwork before continuing to process both of these documents. We anticipate the SIA will be recorded before next Wednesday and therefore request that our application be heard at the February 9, 2005 meeting.

If you have any questions or require further information, please call me at 823-1000.

Sincerely,

Stephanie Stratton

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

SS

Bohannan Huston Inc.

Post-it® Fax Note 7671	Date 2/2	# of pages ▶ 1
To Clair	From Stephanie	
Co./Dept. Planning	Co. BHI	
Phone #	Phone # 798-3965	
Fax # 924-3864	Fax # 798-7988	

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

SENT VIA FAX

#13

February 1, 2005

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

Re: Request for Deferral - Western Shadows Subdivision DRB# 1003685

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Sincerely,

Stephanie Stratton

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

SS

City of Albuquerque

DEVELOPMENT PLAN REVIEW APPLICATION

	Supplemental form		Supplemental form
SUBDIVISION	**S**	**ZONING & PLANNING**	**Z**
☒ Major Subdivision action		☐ Annexation	
☐ Minor Subdivision action		☐ County Submittal	
☐ Vacation	**V**	☐ EPC Submittal	
☐ Variance (Non-Zoning)		☐ Zone Map Amendment (Establish or Change Zoning	
SITE DEVELOPMENT PLAN	**P**	☐ Sector Plan (Phase I, II, III)	
☐ ...for Subdivision Purposes		☐ Amendment to Sector, Area, Facility or Comprehensive Plan	
☐ ...for Building Permit		☐ Text Amendment	
☐ 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: PULTE HOMES OF NEW MEXICO, INC. PHONE: 341-6800
ADDRESS: 7445 PAN AMERICAN FREEWAY NE FAX: 341-6868
CITY: ALBUQUERQUE STATE NM ZIP87109 E-MAIL: ____
Proprietary interest in site: OWNER
AGENT (if any): BOHANNAN HUSTON INC. PHONE: 823-1000
ADDRESS: 7500 JEFFERSON NE FAX: 798-7988
CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: ____

DESCRIPTION OF REQUEST: 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 7 & 8 Block: ____ Unit: ____

Subdiv. / Addn. WESTERN SHADOWS & VENTANA RANCH WEST

Current Zoning: R-LT Proposed zoning: ____

Zone Atlas page(s): B8 No. of **existing** lots: ~~1~~ 2 No. of **proposed** lots: 144

Total area of site (acres): 29.4426 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. 100806533046010150; 100806546545510140 MRGCD Map No. ____

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

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): DRB# 1003685-04DRB-01448 04DRB 01814 · 04DRB 01304 · 04DRB 01448, 49, 50, 51

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

SIGNATURE _____ DATE 1/25/2005

(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
NO ☐ Site is within 1000ft of a landfill
☐ F.H.D.P. density bonus
☐ F.H.D.P. fee rebate

Application case numbers		Action	S.F.	Fees
05DRB - ____ - 00127		FP	S(3)	$ 0
05DRB - ____ - 00128		SDV	V	$ 0
____ - ____ - ____		CMF	____	$ 20.00
____ - ____ - ____		____	____	$ ____
____ - ____ - ____		____	____	$ ____
				Total
Hearing date 2-2-05				$ 20.00

Planner signature / date

Project # 1003685

Western Shadows

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)

11/25/2005
Applicant signature / date

Form revised 4/03 and October 2003

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

Application case numbers
OSDRB- 00128
_____-_____-_____
_____-_____-_____

1-25-05
Planner signature / date

Project # 1003685

Western Shadows

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 submitted, pending approval, ok to get on agenda (BLB)
__ 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.**

Pend

❑ **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)

1/25/2005
Applicant signature / date

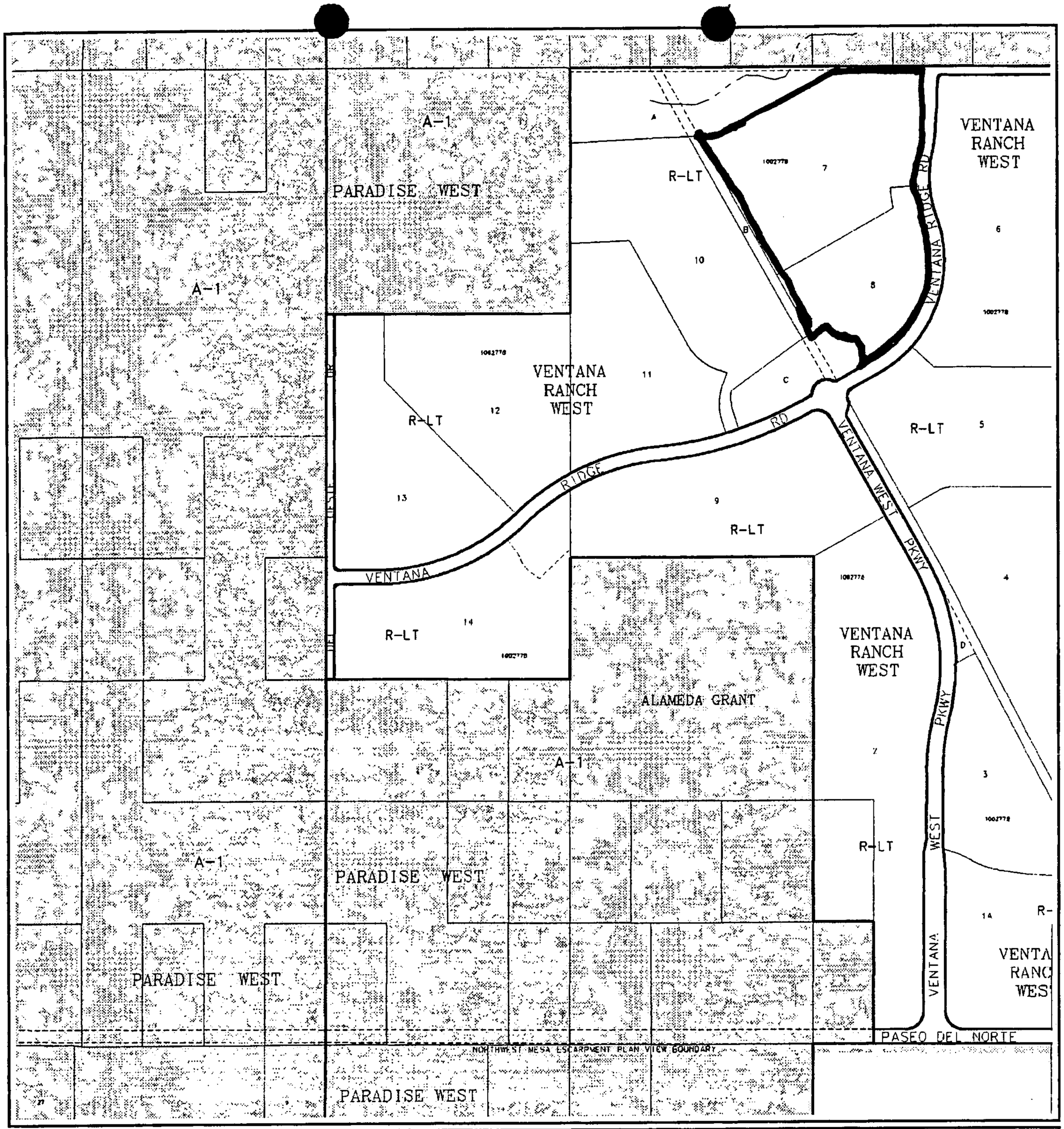
Form revised 11/04

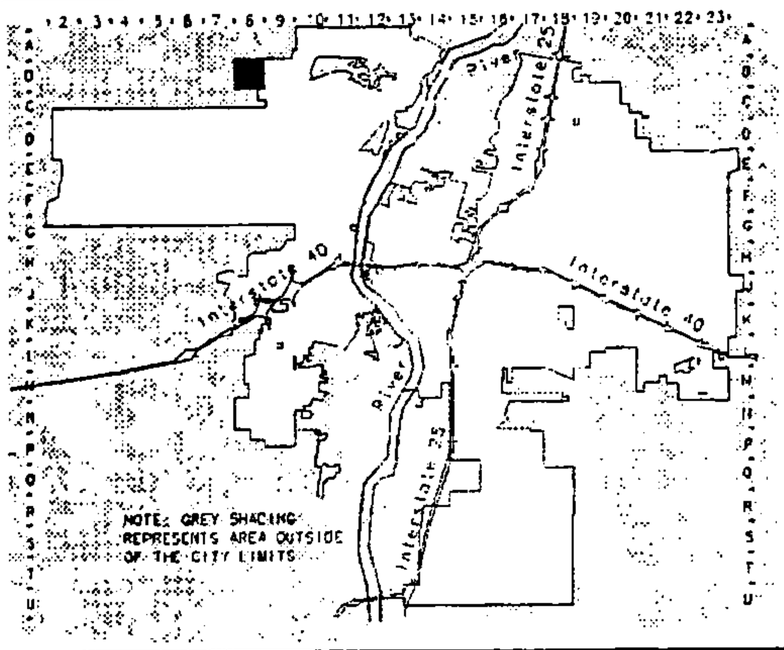
❑ Checklists complete
❑ Fees collected
❑ Case #s assigned
❑ Related #s listed

Application case numbers
ODRB - _____ - 00127
_____ - _____ - _____
_____ - _____ - _____

1-25-05
Planner signature / date

Project # 1003685





CITY OF ALBUQUERQUE · NEW MEXICO · 1706

A Albuquerque G Geographic I Information S System
PLANNING DEPARTMENT

©Copyright 2004

GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

B-8-Z

Map Amended through January 04, 2005

Bohannan Huston INC.

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

January 25, 2005

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

Re: Final Plat Approval & Subdivision Design Variance – Western Shadows at Ventana Ranch West
DRB# 1003685

Dear Sheran:

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

- Development Review Applications
- Subdivision Design Variance for Vallecito Drive
- Six (6) copies of the Final Plat, and
- Zone Atlas Map showing the location of the property
- Fee $20.00

The purpose of our submittal is to obtain a subdivision design variance for Vallecito Drive as required by the official notice of decision for the preliminary plat approval and to obtain final plat approval for Western Shadows (aka Tracts 7 & 8, Ventana Ranch West).

With the above subdivision variance, we are requesting a non typical roadway section for Vallecito Drive. It is our request to reduce the require right of way width from nine (9) feet from face of curb to edge of right of way to six (6) feet from face of curb to edge of right of way and add a three foot public pedestrian access easement adjacent and parallel to the right of way. I have met with the City's Transportation Development Division concerning this request and they have approved the request (pending this hearing) but are requiring standard curb and gutter be constructed at the outer roadway section. I have enclosed a copy of the requested roadway section. The preliminary plat was approved on October 13, 2004 and amended on December 8, 2004 to change street names. The final plat is in accordance with the approved and amended preliminary plat.

Please place this item on the DRB Agenda to be heard on January 25, 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

P:\050148\cdp\corres\003-prel_plat_&_infra_list\FINAL PLAT DRB.doc

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

PAID RECEIPT

APPLICANT NAME Pulte Homes of NM

AGENT Bohannon Huston

ADDRESS _____

PROJECT & APP # Western Shadows

PROJECT NAME 1003685

$ 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**

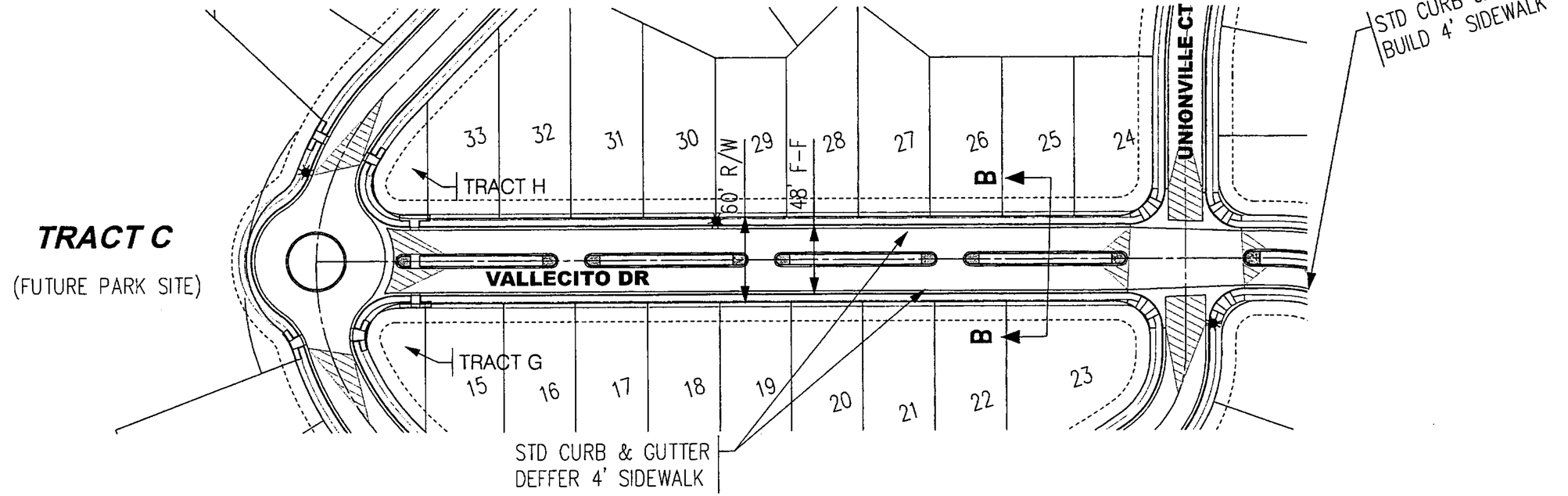
****NOTE: If a subsequent submittal is required, bring a copy of this paid receipt with you to avoid an additional charge.***

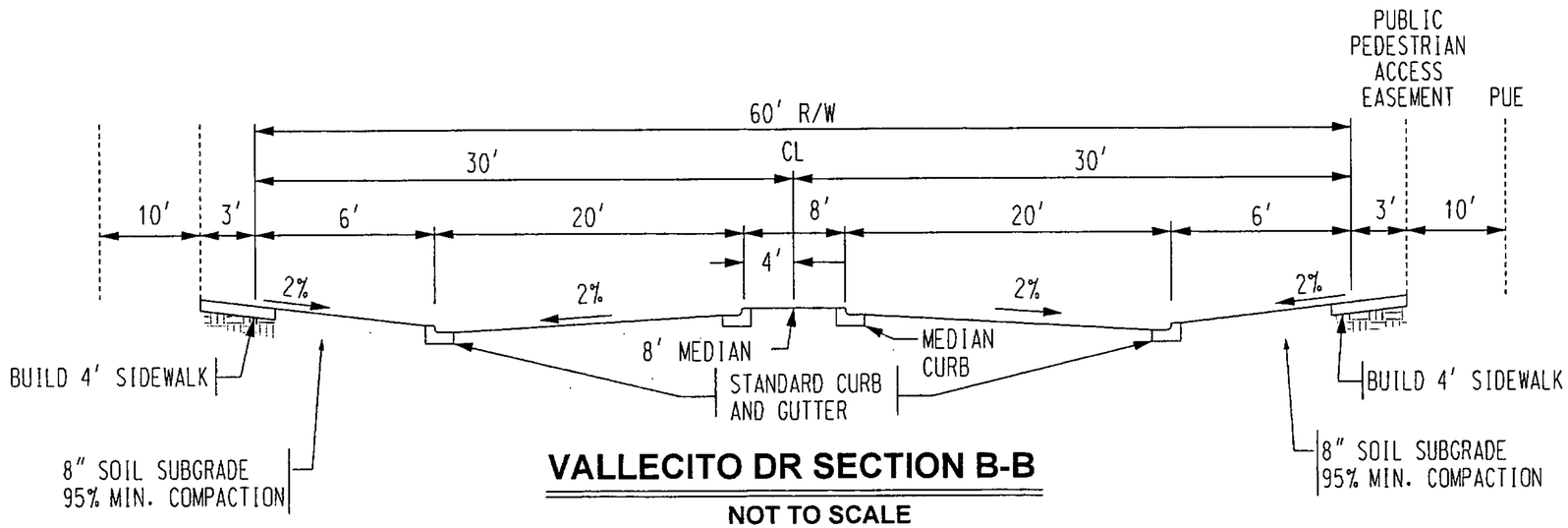
Counterreceipt.doc 6/21/04

DUPLICATE
City Of Albuquerque
Treasury Division

1/25/2005 11:45AM LOC: ANNX
RECEIPT# 00035122 WS# 008 TRANS# 0028
Account 441032 Fund 0110
Activity 3424000 TRSDMM
Trans Amt $20.00
J24 Misc $20.00
CA $20.00
CHANGE $0.00

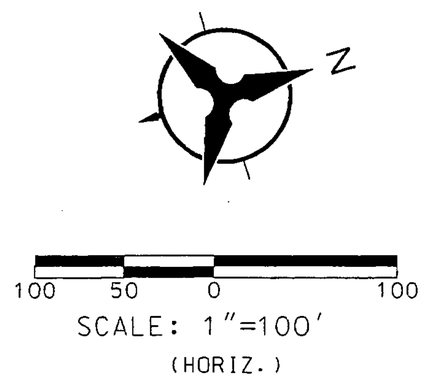
Thank You





VALLECITO DR SECTION B-B

NOT TO SCALE



Current DRC
Project No.

Date Submitted:
Date Site Plan Approved: N/A
Date Preliminary Plat Approved:
Date Preliminary Plat Expiers:
DRB Project No. 1003685

Figure 12

INFRASTRUCTURE LIST

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

WESTERN SHADOWS SUBDIVISION
(TRACTS 7 & 8, VENTANA RANCH WEST)

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		PUBLIC ROADWAY IMPROVEMENTS - ON-SITE *(PULTE)*							
		22' F-F (IN) 24' F-F (OUT) W/ 8' MEDIAN	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES	VALLECITO DRIVE	VENTANA RIDGE ROAD	BROOKVILLE STREET	/	/	/
		22' F-F (IN) 24' F-F (OUT) W/ 8' MEDIAN	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES	SALT GAP ROAD	VENTANA RIDGE ROAD	RAYNER ROAD	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	COULTERVILLE STREET	BROOKVILLE STREET	JAMESTOWN ROAD	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	JAMESTOWN ROAD	COULTERVILLE STREET	SAVOY DRIVE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	CHANCE COURT	JAMESTOWN ROAD	CUL-DE-SAC TERMINUS	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	UNIONVILLE COURT	VALLECITO DRIVE	CUL-DE-SAC TERMINUS	/	/	/
		32' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	BROOKVILLE STREET	VALLECITO DRIVE	JAMESTOWN ROAD	/	/	/
		42' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	VALLECITO DRIVE	BROOKVILLE STREET	SAVOY DRIVE	/	/	/
		32' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	SAVOY DRIVE	JAMESTOWN ROAD	VALLECITO DRIVE	/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			PUBLIC ROADWAY IMPROVEMENTS - ON-SITE CONTINUED *(PULTE)*						
		32' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	RAYNER ROAD	VALLECITO DRIVE	VALLECITO DRIVE	/	/	/
		26' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES* †	COULTERVILLE STREET	JAMESTOWN ROAD	STUB STREET TERMINUS	/	/	/
		24' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES* †	SAVOY DRIVE	JAMESTOWN ROAD	STUB STREET TERMINUS	/	/	/
							/	/	/

* SIDEWALKS TO BE DEFERRED WHEN FRONTING A LOT; SIDEWALKS TO BE BUILT WHEN ADJACENT TO HOA TRACTS AND TRACT C VENTANA RANCH WEST.

†SIDEWALK TO BE WAIVED ON COULTERVILLE STREET ALONG LOT 121 AND ON SAVOY DR ALONG LOTS 56-58.

STREET LIGHTS AS PER COA DPM

			PUBLIC ROADWAY IMPROVEMENTS - OFF-SITE *(VENTANA WEST LLC)*						
		20' F-F	ARTERIAL PAVING W/ PCC STD & MED CURB & GUTTER & ACC 8' WIDE PATH ON WEST SIDE	VENTANA RIDGE ROAD	WEST LOT LINE OF LOT 14	IRVING BOULEVARD	/	/	/

			PUBLIC (NMUI) WATERLINE IMPROVEMENTS - ON-SITE *(PULTE)*						
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	VALLECITO DRIVE	VENTANA RIDGE ROAD	BROOKVILLE STREET	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	SALT GAP ROAD	VENTANA RIDGE ROAD	RAYNER ROAD	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	COULTERVILLE STREET	BROOKVILLE STREET	JAMESTOWN ROAD	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	JAMESTOWN ROAD	COULTERVILLE STREET	SAVOY DRIVE	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	CHANCE COURT	JAMESTOWN ROAD	TRACT K	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	UNIONVILLE COURT	VALLECITO DRIVE	TRACK K	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	TRACK K	UNIONVILLE COURT	CHANCE COURT	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	BROOKVILLE STREET	VALLECITO DRIVE	JAMESTOWN ROAD	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	VALLECITO DRIVE	BROOKVILLE STREET	SAVOY DRIVE	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	RAYNER ROAD	VALLECITO DRIVE	VALLECITO DRIVE	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	COULTERVILLE STREET	JAMESTOWN ROAD	STUB STREET TERMINUS	/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			PUBLIC (NMUI) WATERLINE IMPROVEMENTS - ON-SITE - CONTINUED *(PULTE)*						
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	TRACT L	TRACT B VENTANA RANCH WEST	SAVOY DRIVE	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	SAVOY DRIVE	JAMESTOWN ROAD	STUB STREET TERMINUS	/	/	/
			PUBLIC (NMUI) WATERLINE IMPROVEMENTS - OFF-SITE *(VENTANA WEST LLC)*						
		12" - 20" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	EXISTING PUBLIC WL EASEMENT	NMUI PUMP STATION AT WELL SITE #7	VENTANA RIDGE RD / IRVING BLVD	/	/	/
		12" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	VENTANA RIDGE ROAD	IRVING BLVD	LOT 14 WESTERN SHADOWS SUBDIVISION	/	/	/
			PUBLIC (NMUI) SANITARY SEWER IMPROVEMENTS - ON-SITE *(PULTE)*						
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	COULTERVILLE STREET	BROOKVILLE STREET	JAMESTOWN ROAD	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	JAMESTOWN ROAD	COULTERVILLE STREET	SAVOY DRIVE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	CHANCE COURT	JAMESTOWN ROAD	TRACT K	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	UNIONVILLE COURT	VALLECITO DRIVE	TRACK K	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	TRACK K	UNIONVILLE COURT	CHANCE COURT	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	BROOKVILLE STREET	VALLECITO DRIVE	JAMESTOWN ROAD	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	VALLECITO DRIVE	BROOKVILLE STREET	SAVOY DRIVE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	RAYNER ROAD	VALLECITO DRIVE	VALLECITO DRIVE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	COULTERVILLE STREET	JAMESTOWN ROAD	TRACT F	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	TRACT F	COULTERVILLE STUB STREET TERMINUS	VENTANA RIDGE ROAD	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	TRACT L	TRACT B VENTANA RANCH WEST	SAVOY DRIVE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	SAVOY DRIVE	JAMESTOWN ROAD	VALLECITO DRIVE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	SAVOY DRIVE	TRACT A VENTANA RANCH WEST	JAMESTOWN ROAD	/	/	/
			PUBLIC (NMUI) SANITARY SEWER IMPROVEMENTS - OFF-SITE *(VENTANA WEST LLC)*						
		10" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	IRVING BLVD	VENTANA RIDGE ROAD	VENTANA RANCH WEST EAST BDRY	/	/	/

SIA Sequence #	COA DRC Project #

Size	Type of Improvement	Location	From	To
PUBLIC STORM DRAIN IMPROVMENTS - ON-SITE *(PULTE)*				
24" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	JAMESTOWN STREET	LOT 118 WESTERN SHADOWS SUBDIVISION	COULTERVILLE STREET
24" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	COULTERVILLE STREET	JAMESTOWN STREET	TRACT F
30" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	TRACT F	COULTERVILLE STUB STREET TERMINUS	VENTANA RIDGE ROAD
30" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	BROOKVILLE STREET	LOT 98 WESTERN SHADOWS SUBDIVISION	JAMESTOWN ROAD
36" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	JAMESTOWN ROAD	BROOKVILLE STREET	SAVOY DRIVE
24" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	CHANCE COURT	LOT 82 WESTERN SHADOWS SUBDIVISION	JAMESTOWN ROAD
36" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	SAVOY DRIVE	LOT 51 WESTERN SHADOWS SUBDIVISION	TRACT A VENTANA RANCH WEST
2' WIDE	SIDEWALK SCUPPER	TRACT K	UNIONVILLE COURT	CHANCE COURT

NOTE: A GRADING AND DRAINAGE CERTIFICAITON OF THE APPROVED GRADING PLAN IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTEES

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

PUBLIC STORM SEWER IMPROVEMENTS - OFF-SITE *(VENTANA WEST LLC)*

18" - 36" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	IRVING BLVD	VENTANA RIDGE ROAD	VENTANA RANCH WEST EAST BDRY
36" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	TRACT A VENTANA RANCH WEST	NORTH SUBDIVISION BOUNDARY	PROPOSED LINEAR POND
1.22 AC-FT	LINEAR POND	TRACT A	TRACT A	TRACT A

/	/	/
/	/	/
/	/	/

PUBLIC IMPROVEMENTS *(VENTANA WEST LLC)*

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

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

/	/	/
/	/	/

AGENT/OWNER

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

BOHANNAN HUSTON INC.
FIRM:

SIGNATURE

MAXIMUM TIME ALLOW TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DRB CHAIR	DATE	PARKS & GENERAL SERVICES	DATE
TRANSPORTATION DEVELOPMENT	DATE	AMAFCA	DATE
UTILITY DEVELOPMENT	DATE	NEW MEXICO UTILITIES INCORPORATED	DATE
CITY ENGINEER	DATE		DATE

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

City of Albuquerque

DEVELOPMENT PLAN REVIEW APPLICATION

	Supplemental form		Supplemental form
SUBDIVISION	**S**	**ZONING & PLANNING**	**Z**
☒ Major Subdivision action		☐ Annexation	
☐ Minor Subdivision action		☐ County Submittal	
☐ Vacation	**V**	☐ EPC Submittal	
☐ Variance (Non-Zoning)		☐ Zone Map Amendment (Establish or Change Zoning	
SITE DEVELOPMENT PLAN	**P**	☐ Sector Plan (Phase I, II, III)	
☐ ...for Subdivision Purposes		☐ Amendment to Sector, Area, Facility or Comprehensive Plan	
☐ ...for Building Permit		☐ Text Amendment	
☐ 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 ZIP87111 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: Amend to PRELIMINARY PLAT, INFRASTRUCTURE AMENDMENT & Amend Grading Plan
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 7 & 8 Block: ____ Unit: ____
Subdiv. / Addn. WESTERN SHADOWS @ VENTANA RANCH WEST
Current Zoning: R-LT Proposed zoning: ____
Zone Atlas page(s): B8 No. of **existing** lots: 1 No. of **proposed** lots: 131
Total area of site (acres): 29.4426 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. 100806533046010150; 100806546545510140 MRGCD Map No. ____
LOCATION OF PROPERTY BY STREETS: On or Near: VENTANA RIDGE ROAD NW
Between: VENTANA WEST PARKWAY NW and ____

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): DRB# 1003685-04DRB-01448

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

SIGNATURE _____ DATE 11/23/04
(Print) JIM POORBAUGH ☐ Applicant ☒ Agent

FOR OFFICIAL USE ONLY Form revised 10/03

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

Application case numbers	Action	S.F.	Fees
04DRB - ____ - 01814	APP	5(3)	$ 50.00
____ - ____ - ____	CMF	____	$ 20.00
____ - ____ - ____	____	____	$ ____
____ - ____ - ____	____	____	$ ____
____ - ____ - ____	____	____	$ ____
			Total $ 70.00

Hearing date 12-8-04

Planner signature / date

Project # 1003685

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
__ 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.

Jim Poorbaugh
James Paul Poorbaugh — Applicant name (print)
11/29/04 — Applicant signature / date

Form revised 3/03, 8/03, 11/03 & **8/04**

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

Application case numbers
04DRB - 01814
____ - ____ - ____
____ - ____ - ____

Planner signature / date 11-30-04

Project # 1003685

Bohannan Huston Inc.

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

November 18, 2004

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

Re: Amended Preliminary Plat, Infrastructure List and Grading Plan
Western Shadows Subdivision, DRB# 1003685

Dear Sheran:

Enclosed for Development Review Board (DRB) review and approval of an amended Preliminary Plat, Infrastructure List and Grading Plan are copies of the following information:

- Completed Development Review Applications
- Six (6) copies of the Amended Preliminary Plat
- Six (6) copies of the Amended Infrastructure List
- Six (6) copies of the Amended Grading Plan
- Zone Atlas Map showing location of subject property.

Changes amendments are necessitated due to a change in street names and theme used through proposed subdivision. Please place this item on the DRB Agenda to be heard on December 1, 2004. If you have any questions or require further information, please contact me.

Sincerely,

Jim Poorbaugh
Project Engineer
Community Development and Planning Group

JPP/ss
Enclosures

cc: Kurt Browning, Sandia Properties Limited Company, (w/encl.)
Garret Price, Pulte Homes (w/encl.)
Kevin Patton, BHI

A-8-Z

A-7-Z

A-9-Z

B-7-Z

B-9-Z

C-7-Z

C-9-Z

C-8-Z

A-1

PARADISE WEST

R-LT

VENTANA RANCH WEST

1002778

VENTANA RIDGE RD

VENTANA RIDGE

VENTANA WEST PKWY

DEL OESTE

ALAMEDA GRANT

PASEO DEL NORTE

NORTHWEST MESA ESCARPMENT PLAN VIEW BOUNDARY

Zone Atlas Page: **B-8-Z**

Map amended through: **Aug 06, 2004**

Selected Symbols

- Unincorporated Areas
- Sector Plan Boundaries
- Parcel Boundaries
- Easement Lines
- Freeway Lanes
- Jurisdictional Boundaries
- Westgate Wall
- Escarpment
- Grant Boundaries
- Petroglyph
- H-1 Buffer Zone
- Arroyos
- LDN Noise Level
- Airport Clearance Zone
- Design Overlay Zones

Feet

0 750 1,500

NOTE: GREY SHADING REPRESENTS AREA OUTSIDE OF THE CITY LIMITS

RIO GRANDE

40

25

THREE HUNDRED YEARS 1706 • 2006 ALBUQUERQUE

Haciendo Historia

AGIS Albuquerque Geographic Information System

PLANNING DEPARTMENT

© Copyright 2004

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

PAID RECEIPT

APPLICANT NAME Ventana West CCC

AGENT Bohannan Huston

ADDRESS 7500 Jefferson NE

PROJECT & APP # 1003695/04DRB01814

PROJECT NAME Western Shadows & Ventana Ranch West

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

$ 50.00 **441006/4983000 DRB Actions**

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

$ _____ **441018/4971000 Public Notification**

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

$ 70.00 **TOTAL AMOUNT DUE**

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

EE ***DUPLICATE**

City Of Albuquerque
Treasury Division

11/30/2004 11:29AM LOC: ANN
X
RECEIPT# 00032613 WS# 008 TRANS# 0013
Account 441032 Fund 0110
Activity 3424000 TRSKAL
Trans Amt $70.00
J24 Misc. $20.00

Thank You

Counterreceipt.doc 6/21/04

DUPLICATE
City Of Albuquerque
Treasury Division

11/30/2004 11:30AM LOC: ANN
X
RECEIPT# 00032614 WS# 008 TRANS# 0013
Account 441006 Fund 0110
Activity 4983000 TRSKAL
Trans Amt $70.00
J24 Misc $50.00
CK $70.00
CHANGE $0.00

Thank You

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

October 13, 2004

4. 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)

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 10/7/04 the preliminary plat was approved with the following Condition of Final Plat :

A variance shall be requested for a setback from face of curb to the property line.

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.

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
Bohannan 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: 1003685 AGENDA#: 4 DATE: 10.13.04

1. Name: Kevin Patton Address: BH1 Zip: _____
2. Name: Kurt Brawner Address: _____ Zip: _____
3. Name: _____ Address: _____ Zip: _____
4. Name: _____ Address: _____ Zip: _____
5. Name: _____ Address: _____ Zip: _____
6. Name: _____ Address: _____ Zip: _____
7. Name: _____ Address: _____ Zip: _____
8. Name: _____ Address: _____ Zip: _____
9. Name: _____ Address: _____ Zip: _____
10. Name: _____ Address: _____ Zip: _____
11. Name: _____ Address: _____ Zip: _____
12. Name: _____ Address: _____ Zip: _____
13. Name: _____ Address: _____ Zip: _____
14. Name: _____ Address: _____ Zip: _____

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003685 **AGENDA ITEM NO: 4**

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:

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

ENGINEERING COMMENTS:

An approved drainage report dated to 10-7-04 is required for Preliminary Plat approval.
An approved infrastructure list is required for Preliminary Plat approval.
No objection to vacation request.

RESOLUTION: signed I.L.

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: October 13, 2004

P.O. Box 1293
Albuquerque
New Mexico 87103
www.cabq.gov

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

October 13, 2004

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)

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

Will sidewalk be needed along lot 121 to provide a pedestrian connection via the open space (tract 'F') to Irving? Where is section B-B being used? Provide traffic distribution map. Are any of the lots P1? Plat does not show a stub street along lot 121. Defer to agencies affected by vacation requests. What happened to the sketch plat DRB number? Ensure sight distances with curved streets and traffic circles. The width of Hokkaido may need to be revisited? (Why so wide?)

Parks & Recreation — Defer to Utilities regarding vacation requests. The Park Dedication and Development requirements for the 131 lots has been met through an existing park dedication and development agreement. No objection to the sidewalk requests.

Utilities Development — No objection to Vacation request. 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.

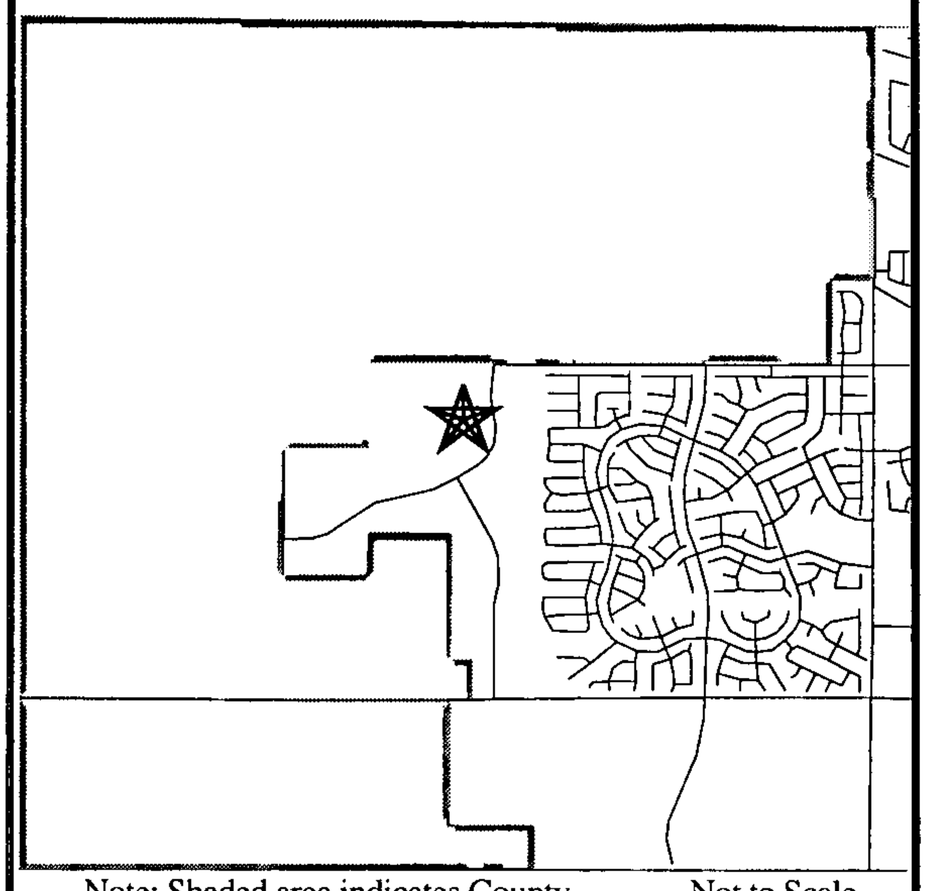
The vacation exhibit submitted is unreadable plus a location map should be attached even if the vacations are blanket easements, etc.

~~The~~ Sidewalk Exhibit is also unclear.

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

cc: Ventana West LLC, 10 Tramway Loop NE, 87113
Bohannan Huston Inc., 7500 Jefferson NE, 87109

ZONING MAP



AGIS

Scale 1"= 806 '

PROJECT NO.
1003685

HEARING DATE
10-13-04

MAP NO.
B-8

ADDITIONAL CASE NUMBER(S)
04DRB-01448
04DRB-01449
04DRB-01450

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.

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Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, SEPTEMBER 27, 2004.

CITY OF PLANNING
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST

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

Project# 1003685
App# 04DRB-01448
App# 04DRB-01449
App# 04DRB-01450
App# 04DRB-01451

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 1

Zone Atlas Page	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address			
B-8	1008065	463-362	101-30	✓			
		465-455	40	✓ DNP			
		412-492	28	✓ DNP			
		330-466	50	✓			
		331-328	10	✓			
		463-298	20	✓			
A-8	1008066	286-025	401-05	✓			
		329-025	06	✓			
		376-025	55	✓			
		420-025	08	✓			
		463-024	09	✓			
		505-025	25	✓			
A-9	1009066	017-017	301-39	✓			
B-9	1009065	005-472	201-09	✓ DNP			
		006-415	08	✓ DNP			
		003-354	04	✓ DNP			
		006-326	02				

<mainframe@coa1mp3.cabq.gov>
09/21/2004 01:53 PM

To:
cc:
Subject:

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

01008065 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE
0100806546336210130 LEGAL: N1/2 S1/ 2 N1/2 TR 10 EXC W 2640 SEC 8 11N2E
LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: CCG PARTNERSHIP
OWNER ADDR: 09151 ELENA DR NE
ALBUQUERQUE NM 87122
0100806546545510140 LEGAL: SEC 8 T1 1N R2E TR OF LAND IN N1/2 N1/2 OF TR 10
EX LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: DIAMOND TAIL REALTY LLC
OWNER ADDR: 02301 CANDELARIA RD NW
ALBUQUERQUE NM 87107
0100806541249210128 LEGAL: SEC 8 T1 1N R2E TR OF LAND IN TR 10 W1/2 NW1/4
NE1/ LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: DIAMOND TAIL REALTY LLC
OWNER ADDR: 02301 CANDELARIA RD NW
ALBUQUERQUE NM 87107
0100806533046010150 LEGAL: NE1/ 4 N1 /2 W 2640 T10
LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: VENTANA WEST LLC
OWNER ADDR: 00010 TRAMWAY LP NE
ALBUQUERQUE NM 87122
0100806533132810110 LEGAL: SE1/ 4 OF N1/2 OF W 2640 OF TR 10 SEC 8 11N
LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: D & S LTD LIMITED PARTNERSHIP
OWNER ADDR: ~~00000~~ Po Box 30801
ALBUQUERQUE NM 87190
0100806546329810120 LEGAL: S1/2 S1/ 2 N1/2 TR 10 EXC W 2640 D 541 P 285
LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: D & S TWO LTD CO
OWNER ADDR: ~~00000~~ Po Box 30801
ALBUQUERQUE NM 87190
0100806628602540105 LEGAL: TR I N SE 1/4 SW1/4 SW1/4 SEC 5 T11N R2E CONT 5.0
AC LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: GARCIA DAN L & NORMA T & GOLDE
OWNER ADDR: 07736 JACOBO DR NE
ALBUQUERQUE NM 87109
0100806632902540106 LEGAL: POR OF S 1/2 OF SW1/4 OF SE OF SEC 5 T11N R2E
CONT LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: KOHNER JAMES ETUX ETAL
OWNER ADDR: 05226 E SCHUARO DR
SCOTTSDALE AZ 85254
0100806637602540155 LEGAL: TRAC T OF LAND IN SECTION 5 T11N R2E IN SW1/4

SE1/4 LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: PARADISE WEST INC
OWNER ADDR: 05016 LA FIESTA DR NE
ALBUQUERQUE NM 87109
01008066420025401 08 LEGAL: T11N R2E SEC 5 TR IN NW OF SE OF SE CONT 5.00
AC LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: LE DUC HU & TRINH NGUYEN
OWNER ADDR: 02828 PALO ALTO NE
ALBUQUERQUE NM 87112
01008066463024401 09 LEGAL: TRAC T IN SE OF SE SEC 5 T11N R2E CONT 5.00
ACRES LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: BARELA ELOY A AND
OWNER ADDR: 02900 SAN JOAQUIN SE
ALBUQUERQUE NM 87106
1 R E C O R D S W I T H L A B E L S PAGE
2
01008066505025401 25 LEGAL: A TR OF LAND IN THE SE1/4 SE1/4 SE1/4 CONT 5.00
AC LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: ROMERO FRED E & WARD ELIZABETH
OWNER ADDR: 03410 AMESBURY RD
LOS ANGELES CA 90027
01009066017017301 39 LEGAL: PORT ION OF TRACT 14 IN SW OF SW OF SW OF SW SEC
4 LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: ZENEZ NICKOLAS ETUX
OWNER ADDR: 00803 N WALNUT ST
ITASCA IL 60143
01009065005472201 09 LEGAL: TR Y -1A- 1A-5 BULK LAND PLAT OF TRACTS
Y-1A-1A-1, Y LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: VENTANA RANCH COMMUNITY ASSOCI
OWNER ADDR: 00010 TRAMWAY LP NE
ALBUQUERQUE NM 87122
01009065006415201 08 LEGAL: TRAC T Y- 1A-1D BULK LAND PLAT OF TRACTS Y-1A-1A,
Y- LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: VENTANA RANCH COMMUNITY ASSOCI
OWNER ADDR: 00010 TRAMWAY LP NE
ALBUQUERQUE NM 87122
01009065003354201 04 LEGAL: TRAC T Y- 1A-3 BULK LAND PLAT OF TRACTS Y-1A-1,
Y-1A LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: VENTANA RANCH COMMUNITY ASSOCI
OWNER ADDR: 00010 TRAMWAY LP NE
ALBUQUERQUE NM 87122
01009065006326201 02 LEGAL: TRAC T Y- 1A-4 BULK LAND PLAT OF TRACTS Y-1A-1,
Y-1A LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: LAS VENTANAS LTD PARTNERSHIP
OWNER ADDR: 00010 TRAMWAY LP NE
ALBUQUERQUE NM 87122
.
QUIT

ALBUQUERQUE
Making History

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 14, 2004

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

Thank you for your inquiry of 9/14/04 (date) requesting the names of **Recognized Neighborhood Associations** who would be affected under the provisions of O-92 by your proposed project at Tracts 7 + 8 Ventana Ranch West

zone map page(s) B-8-Z.

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 {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,

OFFICE OF NEIGHBORHOOD COORDINATION

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

planning.recognized.na.form(07/04)

Bohannan Huston INC.

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

September 17, 2004

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

Re: Preliminary Plat Approval, Vacation of public easements, and Sidewalk deferral and waiver
Tracts 7 & 8 Western Shadows Subdivision

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 $ 5,075.00
- Wall Submittal

Upon hearing this item the board will have recently heard Tract 6 which is directly east of this development. The proposed development, Tracts 7 & 8, is bounded by Ventana Ridge Road to the east and south, Tract A (a drainage facility) to the north, Tract B (private open space and existing gas line easement) and Tract C (a public park site) to the west.

The surrounding areas, including the drainage facility to the north (Tract A) have been mass graded as part of the approved Backbone Infrastructure Improvements that are on going. The necessary offsite infrastructure improvements are currently being constructed with the Backbone Infrastructure Improvements.

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 Group

SS
Enclosure

P:\050148\cdp\corres\003-prel_plat_&_infra_list\PRELIMINARY.PLAT.doc

VENTANA WEST, LLC
10 TRAMWAY LOOP NE
ALBUQUERQUE NM 87113

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

100806533132810110

D & S LTD LIMITED PARTNERSHIP
PO BOX 30801
ALBUQUERQUE NM 87190

100806632902540106

KOHNER JAMES ETUX ETAL
5226 E SCHUARO DR
SCOTTSDALE AZ 85254

100806646302440109

BARELA ELOY A AND
2900 SAN JOAQUIN SE
ALBUQUERQUE NM 87106

100906500547220109

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

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

100806546336210130

CCG PARTNERSHIP
9151 ELENA DR NE
ALBUQUERQUE NM 87122

100806546329810120

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

100806637602540155

PARADISE WEST INC
5016 LA FIESTA DR NE
ALBUQUERQUE NM 87109

100806650502540125

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

100906500632620102

LAS VENTANAS LTD PARTNERSHIP
10 TRAMWAY LP NE
ALBUQUERQUE NM 87122

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

100806546545510140

DIAMOND TAIL REALTY LLC
2301 CANDELARIA RD NW
ALBUQUERQUE NM 87107

100806628602540105

GARCIA DAN L & NORMA T & GOLD
7736 JACOBO DR NE
ALBUQUERQUE NM 87109

100806642002540108

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

100906601701730139

ZENEZ NICKOLAS ETUX
803 N WALNUT ST
ITASCA IL 60143

A-1

PARADISE WEST

A-1

VENTANA RANCH WEST

R-LT

VENTANA RANCH WEST

R-LT

VENTANA RANCH WEST

ALAMEDA GRANT

A-1

R-LT

A-1

PARADISE WEST

PARADISE WEST

PARADISE WEST

VENTANA

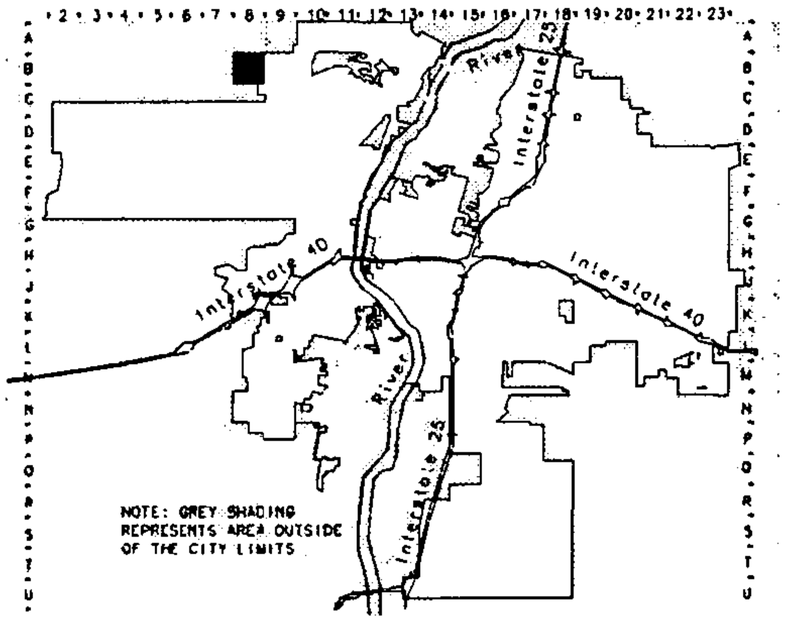
RIDGE RD

VENTANA WEST PKWY

VENTANA WEST PKWY

PASEO DEL NORTE

NORTHWEST MESA ESCARPMENT PLAN VIEW BOUNDARY



CITY OF ALBUQUERQUE · NEW MEXICO · 1706

Albuquerque Geographic Information System

PLANNING DEPARTMENT

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GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

B-8-Z

Map Amended through September 01, 2004

Tract 748

FORM V: SUBDIVISION VARIANCES & VACATIONS

☐ **BULK LAND VARIANCE** **(PUBLIC HEARING CASE)**

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

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

☐ **VACATION OF PUBLIC RIGHT-OF-WAY**

☒ **VACATION OF PUBLIC EASEMENT**

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

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

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

☐ **SIDEWALK DESIGN VARIANCE**

☒ **SIDEWALK WAIVER**

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

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

☒ **TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

☐ **EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

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

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

☐ **VACATION OF PRIVATE EASEMENT**

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

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

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

KEVIN PATTON
Applicant name (print)

9/16/04
Applicant signature / date

Form revised 4/03 and October 2003

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

Application case numbers
04DRB-____-01449
04DRB-____-01450
04DRB-____-01451

9-17-04
Planner signature / date

Project # 1003685

PLANNING TRACKING LOG

Date	Project Name & #	Action Request	Action Taken
9/1/04	10036~~38~~ 3685 Ventana Ranch West	Sketch Plat	Reviewed and Comments. Green

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
September 1, 2004
DRB Comments

ITEM # 2-0

PROJECT # ~~1003638~~ 3685 **APPLICATION # 04-01304**

RE: Ventana Ranch West, Tracts 7 & 8/sketch

Assuming the approved wall design is planned for this unit as well, Planning has no adverse comments.

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

3685

Project Number: ~~1003638~~
Application Number: 04DRB-01304

DRB Date: 9/1/04
Item Number: 20

Subdivision:
Tracts 7 & 8, Ventana Ranch West

Zoning: R-LT

Zone Page: B-08

New Lots (or units) : 129

Request for:

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

Parks and Recreation Comments:

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

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

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

Signed: CS

Christina Sandoval, (DMD) Phone: 768-3808

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

ALBUQUERQUE
Making History

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: ~~1003638~~ 1003685 **AGENDA ITEM NO: 20**

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

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

RESOLUTION:

discussed

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: September 1, 2004

P.O. Box 1293
Albuquerque
New Mexico 87103
www.cabq.gov

DEVELOPMENT REVIEW BOARD

TRANSPORTATION DEVELOPMENT

Standard Comment Sheet

1003685

DRB-1~~003638~~ **Item No. 20** **Zone Atlas B-8**

DATE ON AGENDA 9-1-04

INFRASTRUCTURE REQUIRED (X)YES ( )NO

CROSS REFERENCE: _____

_____

TYPE OF APPROVAL REQUESTED:

(X)SKETCH PLAT ( )PRELIMINARY PLAT ( )FINAL PLAT

( )SITE PLAN REVIEW AND COMMENT ( )SITE PLAN FOR SUBDIVISION

( )SITE PLAN FOR BUILDING PERMIT

No.	Comment

1) Standard infrastructure required per DPM.
2) Sight distance needs to be considered at entrances and around the curvilinear streets being proposed.
3) Provide a traffic distribution map to verify right-of-way widths.
4) Pedestrian access points need to be provided in accordance with the major local street ordinance.
5) Will the subdivision have access to the trail along the west side?
6) Identify the PID improvements on the infrastructure list.

If you have any questions or comments please call Wilfred Gallegos at 924-3991. Meeting notes:

Current DRC
Project No.

ORIGINAL

Date Submitted: 10/8/04
Date Site Plan Approved: N/A
Date Preliminary Plat Approved: 10/13/04
Date Preliminary Plat Expiers: 10/13/05
DRB Project No. 1003685
04-01448

Figure 12

INFRASTRUCTURE LIST

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

WESTERN SHADOWS SUBDIVISION
(TRACTS 7 & 8, VENTANA RANCH WEST)

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			PUBLIC ROADWAY IMPROVEMENTS - ON-SITE *(PULTE)*						
		22' F-F (IN) 24' F-F (OUT) W/ 8' MEDIAN	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES	HOKKAIDO DRIVE	VENTANA RIDGE ROAD	FALABELLA STREET	/	/	/
		22' F-F (IN) 24' F-F (OUT) W/ 8' MEDIAN	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES	QUARAB ROAD	VENTANA RIDGE ROAD	MORAB ROAD	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	CRIOLLO STREET	FALABELLA STREET	DONGOLA ROAD	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	DONGOLA ROAD	CRIOLLO STREET	LUSITANO DRIVE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	GIDRAN COURT	DONGOLA ROAD	CUL-DE-SAC TERMINUS	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	JUTLAND COURT	HOKKAIDO DRIVE	CUL-DE-SAC TERMINUS	/	/	/
		32' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	FALABELLA STREET	HOKKAIDO DRIVE	DONGOLA ROAD	/	/	/
		~~32~~ 40' F-F W/ 8' MED	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	HOKKAIDO DRIVE	FALABELLA STREET	LUSITANO DRIVE	/	/	/
		32' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	LUSITANO DRIVE	DONGOLA ROAD	HOKKAIDO DRIVE	/	/	/

~~* NOTE HOKKAIDO WILL HAVE A 60 FT ROW TO FACE 20 FT LANES EACH DIRECTION W/ 8 FT MEDIAN BTWN JUTLAND CT AND LUSITANO DR.~~

Original

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			PUBLIC ROADWAY IMPROVEMENTS - ON-SITE CONTINUED *(PULTE)*						
		32' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	MORAB ROAD	HOKKAIDO DRIVE	HOKKAIDO DRIVE	/	/	/
		26' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES* †	CRIOLLO STREET	DONGOLA ROAD	STUB STREET TERMINUS	/	/	/
		24' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES* †	LUSITANO DRIVE	DONGOLA ROAD	STUB STREET TERMINUS	/	/	/
			* SIDEWALKS TO BE DEFERRED WHEN FRONTING A LOT; SIDEWALKS TO BE BUILT WHEN ADJACENT TO HOA TRACTS AND TRACT C VENTANA RANCH WEST.				/	/	/
			† SIDEWALK TO BE WAIVED ON CRIOLLO STREET ALONG LOT 121 AND ON LUSITANO DR ALONG LOTS 56-58. STREET LIGHTS AS PER COA DPM				/	/	/
			PUBLIC ROADWAY IMPROVEMENTS - OFF-SITE *(VENTANA WEST LLC) (SEE NOTES ON LAST SHEET)*						
		25' F-F	ARTERIAL PAVING W/ PCC STD & MED CURB & GUTTER & ACC 8' WIDE PATH ON WEST SIDE	VENTANA RIDGE ROAD	WEST LOT LINE OF LOT 14	IRVING BOULEVARD	/	/	/
		25' F-F	ARTERIAL PAVING W/ PCC STD & MED CURB & GUTTER & ACC 8' WIDE PATH ON SOUTH SIDE	IRVING BOULEVARD	VENTANA RIDGE ROAD	VENTANA RANCH WEST EASTERN BDRY	/	/	/
			PUBLIC (NMUI) WATERLINE IMPROVEMENTS - ON-SITE *(PULTE)*						
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	HOKKAIDO DRIVE	VENTANA RIDGE ROAD	FALABELLA STREET	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	QUARAB ROAD	VENTANA RIDGE ROAD	MORAB ROAD	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	CRIOLLO STREET	FALABELLA STREET	DONGOLA ROAD	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	DONGOLA ROAD	CRIOLLO STREET	LUSITANO DRIVE	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	GIDRAN COURT	DONGOLA ROAD	TRACT K	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	JUTLAND COURT	HOKKAIDO DRIVE	TRACK K	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	TRACK K	JUTLAND COURT	GIDRAN COURT	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	FALABELLA STREET	HOKKAIDO DRIVE	DONGOLA ROAD	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	HOKKAIDO DRIVE	FALABELLA STREET	LUSITANO DRIVE	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	MORAB ROAD	HOKKAIDO DRIVE	HOKKAIDO DRIVE	/	/	/

Original

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
PUBLIC (NMUI) WATERLINE IMPROVEMENTS - ON-SITE - CONTINUED *(PULTE)*									
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	TRACT L	TRACT B VENTANA RANCH WEST	LUSITANO DRIVE	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	CRIOLLO STREET	DONGOLA ROAD	STUB STREET TERMINUS	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	LUSITANO DRIVE	DONGOLA ROAD	STUB STREET TERMINUS	/	/	/
PUBLIC (NMUI) WATERLINE IMPROVEMENTS - OFF-SITE *(VENTANA WEST LLC) (SEE NOTES ON LAST SHEET)*									
		12" - 20" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	EXISTING PUBLIC WL EASEMENT	NMUI PUMP STATION AT WELL SITE #7	VENTANA RIDGE RD / IRVING BLVD	/	/	/
		12" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	VENTANA RIDGE ROAD	IRVING BLVD	LOT 14 WESTERN SHADOWS SUBDIVISION	/	/	/
PUBLIC (NMUI) SANITARY SEWER IMPROVEMENTS - ON-SITE *(PULTE)*									
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	CRIOLLO STREET	FALABELLA STREET	DONGOLA ROAD	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	DONGOLA ROAD	CRIOLLO STREET	LUSITANO DRIVE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	GIDRAN COURT	DONGOLA ROAD	TRACT K	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	JUTLAND COURT	HOKKAIDO DRIVE	TRACK K	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	TRACK K	JUTLAND COURT	GIDRAN COURT	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	FALABELLA STREET	HOKKAIDO DRIVE	DONGOLA ROAD	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	HOKKAIDO DRIVE	FALABELLA STREET	LUSITANO DRIVE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	MORAB ROAD	HOKKAIDO DRIVE	HOKKAIDO DRIVE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	CRIOLLO STREET	DONGOLA ROAD	TRACT F	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	TRACT F	CRIOLLO STUB STREET TERMINUS	VENTANA RIDGE ROAD	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	TRACT L	TRACT B VENTANA RANCH WEST	LUSITANO DRIVE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	LUSITANO DRIVE	DONGOLA ROAD	HOKKAIDO DRIVE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	LUSITANO DRIVE	TRACT A VENTANA RANCH WEST	DONGOLA ROAD	/	/	/

Original

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		PUBLIC (NMUI) SANITARY SEWER IMPROVEMENTS - OFF-SITE *(VENTANA WEST LLC) (SEE NOTES ON LAST SHEET)*							
		10" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	IRVING BLVD	VENTANA RIDGE ROAD	VENTANA RANCH WEST EAST BDRY	/	/	/
		PUBLIC STORM DRAIN IMPROVMENTS - ON-SITE *(PULTE)*							
		24" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	DONGOLA STREET	LOT 118 WESTERN SHADOWS SUBDIVISION	CRIOLLO STREET	/	/	/
		24" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	CRIOLLO STREET	DONGOLA STREET	TRACT F	/	/	/
		30" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	TRACT F	CRIOLLO STUB STREET TERMINUS	VENTANA RIDGE ROAD	/	/	/
		~~30~~ 18"-24" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	FALABELLA STREET	LOT 98 WESTERN SHADOWS SUBDIVISION	DONGOLA ROAD	/	/	/
		~~36~~ 30" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	DONGOLA ROAD	FALABELLA STREET	LUSITANO DRIVE	/	/	/
		24" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	GIDRAN COURT	LOT 82 WESTERN SHADOWS SUBDIVISION	DONGOLA ROAD	/	/	/
		~~36~~ 24" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	LUSITANO DRIVE	LOT 51 WESTERN SHADOWS SUBDIVISION	TRACT A VENTANA RANCH WEST	/	/	/
		2' WIDE	SIDEWALK SCUPPER	TRACT K	JUTLAND COURT	GIDRAN COURT	/	/	/
		NOTE:	A GRADING AND DRAINAGE CERTIFICAITON OF THE APPROVED GRADING PLAN IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTEES				/	/	/
		PUBLIC STORM SEWER IMPROVEMENTS - OFF-SITE *(VENTANA WEST LLC) (SEE NOTES ON LAST SHEET)*							
		18" - 36" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	IRVING BLVD	VENTANA RIDGE ROAD	VENTANA RANCH WEST EAST BDRY	/	/	/
		36" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	TRACT A VENTANA RANCH WEST	NORTH SUBDIVISION BOUNDARY	PROPOSED LINEAR POND	/	/	/
		1.22 AC-FT	LINEAR POND AMAFCA	TRACT A	TRACT A	TRACT A	/	/	/

Original

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 #2003131316. SEE CITY LEGAL OR CITY ENGINEER FOR FURTHER DETAILS.	/ / /	
	NOTE:	THE OFF SITE INFRASTRUCTURE IMPROVEMENTARE CURRENTLY UNDER CONSTRUCTION W/ COA CPN 617683 AND CPN # 617684	/ / /	
	NOTE:	LANDSCAPING WITHIN THE PUBLIC RIGHT OF WAY WILL BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED STREETSCAPE-GIFT AND FREE WORK AGREEMENT. A FINANCIAL GUARANTY WILL NOT BE REQUIRED FOR LANDSCAPING WITHIN PUBLIC RIGHT OF WAY.	/ / /	

AGENT/OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS			
KEVIN PATTON, P.E. PREPARED BY: PRINT NAME	S Matson DRB CHAIR	10/13/04 DATE	Christina Sandoval PARKS & GENERAL SERVICES	10/13/04 DATE
BOHANNAN HUSTON INC. FIRM:	[signature] TRANSPORTATION DEVELOPMENT	10-13-04 DATE	AMAFCA	DATE
[signature] 9/16/04 SIGNATURE	Roger Green UTILITY DEVELOPMENT	10/13/04 DATE	[signature] NEW MEXICO UTILITIES INCORPORATED	10-7-04 DATE
MAXIMUM TIME ALLOW TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION	Bradley L. Bishop CITY ENGINEER	10/13/04 DATE		DATE

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

City of Albuquerque

DEVELOPMENT PLAN REVIEW APPLICATION

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

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

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

APPLICANT INFORMATION:

NAME: VENTANA WEST, LLC. PHONE: 856-6419
ADDRESS: 10 TRAMWAY LP NE FAX: 856-6335
CITY: ALBUQUERQUE STATE NM ZIP87111 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,VACATION OF PUBLIC EASEMENT, SIDEWALK DEFERRAL AND WAIVER
Is the applicant seeking incentives pursuant to the Family Housing Development Program? ☐ Yes. ☒ No.

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

Lot or Tract No. TRACTS 7 & 8 Block: ____ Unit: ____

Subdiv. / Addn. WESTERN SHADOWS SUBDIVISION @ VENTANA RANCH WEST

Current Zoning: R-LT Proposed zoning: ____

Zone Atlas page(s): B8 No. of **existing** lots: 1 No. of **proposed** lots: 131

Total area of site (acres): 29.4426 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. 100806533046010150;100806546545510140 MRGCD Map No. ____

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

CASE HISTORY:

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

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

SIGNATURE _____ DATE 9/16/04

(Print) KEVIN PATTON ☐ Applicant ☒ Agent

FOR OFFICIAL USE ONLY Form revised 10/03

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

Application case numbers			Action	S.F.	Fees
04DRB -	-	01448	PP	SC3)	$ 3595.00
04DRB -	-	01449	VPE	V	$ 45.00
04DRB -	-	01450	SW	V	$ 0
04DRB -	-	01451	TDS	V	$ 0
-	-		AD fee		$ 75.00
			CMF		Total 20.00
					$ 3715.00

Hearing date 10-13-04

9-17-04
Planner signature / date

Project # 1003685

Tract 7e B

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

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

☒ **MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL**

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

Preliminary plat approval expires after one year.
DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

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

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

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

Amended preliminary plat approval expires after one year.
DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

☐ **MAJOR SUBDIVISION EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT**

(Temporary sidewalk deferral uses FORM-V)

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

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

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

Kevin Patton
Applicant name (print)

9/16/04
Applicant signature / date

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

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

Application case numbers
04DRB-_____-01448
_____-_____-_____
_____-_____-_____

9-17-04
Planner signature / date

Project # 1003685

Tract 7+8

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. <u>Your attendance is required.</u>

❑ 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. <u>Your attendance is required.</u>

❑ 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. <u>Your attendance is required.</u>

☒ 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. <u>Your attendance is required.</u>

❑ 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. <u>Your attendance is required.</u>

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

KEVIN PATTON
Applicant name (print)

9/16/04
Applicant signature / date

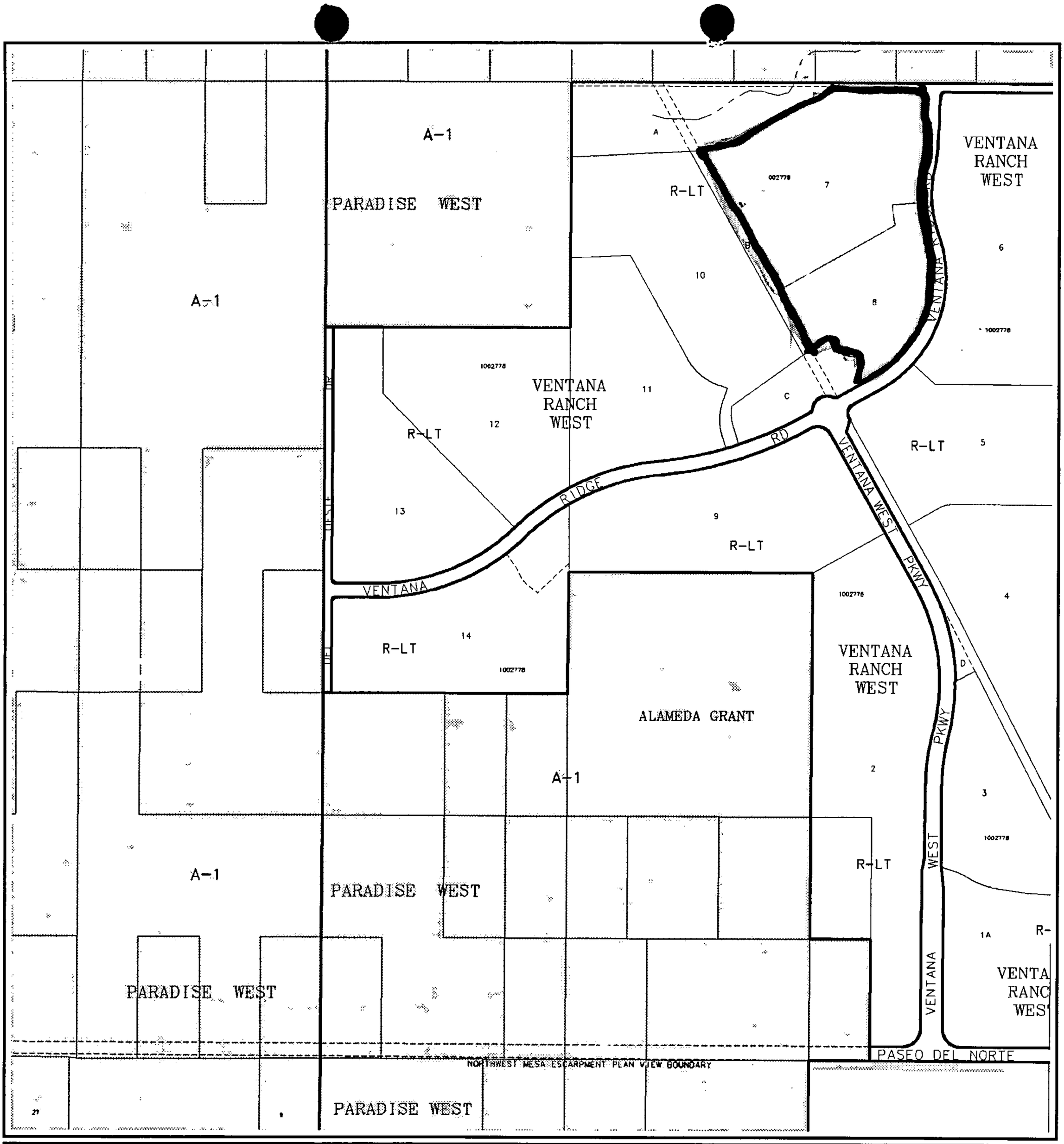
Form revised 4/03 and October 2003

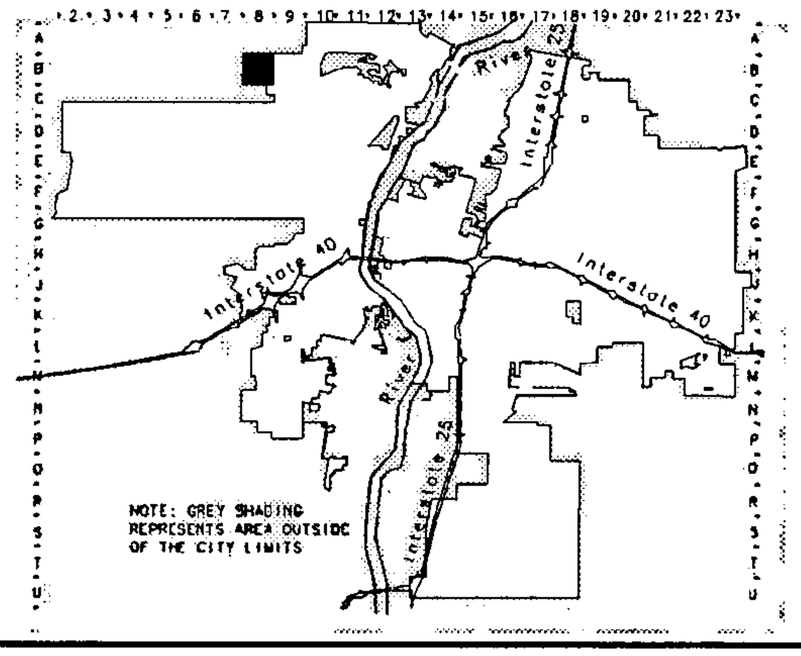
☐ Checklists complete
☑ Fees collected
☐ Case #s assigned
☐ Related #s listed

Application case numbers
04DRB-____-01449
04DRB-____-01450
04DRB-____-01451

9-17-04
Planner signature / date

Project # 1003685





CITY OF ALBUQUERQUE · NEW MEXICO · 1706

Albuquerque Geographic Information System
PLANNING DEPARTMENT

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GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

B-8-Z

Map Amended through September 01, 2004

CITY OF *ALBUQUERQUE*

TRAFFIC IMPACT STUDY (TIS) / ENVIRONMENTAL HEALTH INFORMATION FORM

TO BE COMPLETED BY APPLICANT

APPLICANT: Ventana West, LLC. **Date of request:** 9/17/04 **Zone atlas page(s):** B8

CURRENT:
Zoning R-LT
Parcel Size (acres / sq.ft.) 29.4426

Legal Description -
Lot or Tract # 7 & 8 Block # _____
Subdivision Name Western Shadows

REQUESTED CITY ACTION(S):

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

Building Permit [ ]
Access Permit [ ]
Other [ ]

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

GENERAL DESCRIPTION OF ACTION: [1]
# of units - 131
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)

TO BE COMPLETED BY TRANSPORTATION DEVELOPMENT

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

THRESHOLDS MET? YES [X] NO [ ] Mitigating reasons for not requiring **TIS:** Previously studied: [ ]
Notes: 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 Loyd
TRAFFIC ENGINEER

9-17-04
DATE

TO BE COMPLETED BY ENVIRONMENTAL HEALTH

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

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

TIS - **SUBMITTED** 6/30/03
- **FINALIZED** __/__/__

Tony Loyd
TRAFFIC ENGINEER

9-17-04
DATE

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 7+8

_____

_____

✓ **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 — 9-17-04

Applicant / Agent — Date

Brad L. Bingham — 9/17/04

Hydrology Division Representative — 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 9 [date].

Stephanie Stratton — 9-17-04

Applicant / Agent — Date

_____ — _____

Utilities Division Representative — Date

RECEIVED
SEP 17 2004
HYDROLOGY SECTION

DRB# _____

RECEIVED
SEP 17 2004
HYDROLOGY SECTION

Bohannan Huston Inc.

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

September 17, 2004

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

Re: Preliminary Plat Approval, Vacation of public easements, and Sidewalk deferral and waiver
Tracts 7 & 8 Western Shadows Subdivision

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 $ 5,075.00
- Wall Submittal

Upon hearing this item the board will have recently heard Tract 6 which is directly east of this development. The proposed development, Tracts 7 & 8, is bounded by Ventana Ridge Road to the east and south, Tract A (a drainage facility) to the north, Tract B (private open space and existing gas line easement) and Tract C (a public park site) to the west.

The surrounding areas, including the drainage facility to the north (Tract A) have been mass graded as part of the approved Backbone Infrastructure Improvements that are on going. The necessary offsite infrastructure improvements are currently being constructed with the Backbone Infrastructure Improvements.

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 Group

SS
Enclosure

P:\050148\cdp\corres\003-prel_plat_&_infra_list\PRELIMINARY.PLAT.doc

ALBUQUERQUE
Making History

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 14, 2004

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

Thank you for your inquiry of 9/14/04 (date) requesting the names of **Recognized Neighborhood Associations** who would be affected under the provisions of O-92 by your proposed project at Tracts 7 + 8 Ventana Ranch West

zone map page(s) B-8-Z.

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 {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,

Judith Y Berg
OFFICE OF NEIGHBORHOOD COORDINATION

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

planning.recognized.na.form(07/04)

7003 3110 0001 2519 8883

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

Postmark Here

PB METER 5049727

U.S. POSTAGE 11.00

Sent To Laura Horton

Street, Apt. No.; or PO Box No. 7224 Cascada Rd. NW

City, State, ZIP+4 Albuquerque, NM 87114

PS Form 3800, June 2002 See Reverse for Instructions

7002 3150 0000 5061 5980

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

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

OFFICIAL USE

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

Postmark Here

PB METER 5049727

U.S. POSTAGE 11.00

Sent To Bruce Nyberg

Street, Apt. No.; or PO Box No. 6824 Brushfield Rd. NW

City, State, ZIP+4 Albuquerque, NM 87114

PS Form 3800, June 2002 See Reverse for Instructions

Bohannan Huston Inc.

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

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 Easement
Tracts 7 & 8 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 Easement 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

Bohannan Huston Inc.

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

September 17, 2004

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

RE: Preliminary plat approval, Sidewalk Waiver and Deferral, and Vacation of Public Easement
Tracts 7 & 8 Ventana Ranch West

Dear Ms. Horton:

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

This letter is to advise you that Bohannan Huston, Inc., agent for Ventana West Limited Partnership, is seeking approval of Preliminary plat, Sidewalk waiver and deferral, and Vacation of Public Easement 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

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

SS
Enclosure

ENGINEERING
SPATIAL DATA
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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 1 signs for this application, 9-17-04 (Date), _____ (Staff Member)

DRB PROJECT NUMBER: 1003695

Rev. 5/9/03

CHANGE $0.00
CK $5,075.00
J24 Misc $1,360.00
Trans Amt $5,075.00
Activity 4983000 TRSIMM
Account 441006 Fund 0110
RECEIPT# 00029247 WS# 008 TRANS# 0027
9/17/2004 12:29PM LOC: ANNX

City Of Albuquerque
Treasury Division

DUPLICATE

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

DUPLICATE
City Of Albuquerque
Treasury Division
9/17/2004 12:29PM LOC: ANNX
RECEIPT# 00029246 WS# 008 TRANS# 0027
Account 441018 Fund 0110 TRSIMM
Activity 4971000 $5,075.00
Trans Amt $75.00
J24 Misc

Thank You

PAID RECEIPT

APPLICANT NAME Ventana West

AGENT Bohannan Huston

ADDRESS 7500 Jefferson NE

PROJECT & APP # 1003685/04DRB01448, 01449, 01450/01451

PROJECT NAME Western Shadows - Subdiv. & V.R. w

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

3620.00
$ ~~3775.00~~ **441006/4983000 DRB Actions**

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

$ 75.00 **441018/4971000 Public Notification**

$ 1360.00 **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

$ 5075.00 **TOTAL AMOUNT DUE**

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

VERIFY THE AUTHENTICITY OF THIS MULTI-TONE SECURITY DOCUMENT. CHECK BACKGROUND AREA CHANGES COLOR GRADUALLY FROM TOP TO BOTTOM.

ANTI-FRAUD PROTECTION - PATENTS 5,197,765; 5,340,159

Pulte Homes

Pulte Homes of New Mexico, Inc
7445 Pan American Fwy NE
Albuquerque, NM 87109

Check Number 0000002511
Check Date 09/17/04

64-1278
0611

*****5,075.00

DUPLICATE
City Of Albuquerque
Treasury Division
9/17/2004 12:29PM LOC: ANNX
RECEIPT# Void After 180 Days TRANS# 0027
Account 441006 Fund 0110 TRSIMM
Activity 4983000 $5,075.00
Trans Amt $3,620.00
J24 Misc
Thank You

Pay exactly
FIVE THOUSAND SEVENTY-FIVE AND 00/100 DOLLARS

Pay to the order of

City of Albuquerque
PO Box 1313
Albuquerque, NM 87103

Bank of America
Customer Connection
Atlanta, Dekalb County,GA

Thank You

⑈0002511⑈ ⑆111200⑆ 3300301520⑈

City of Albuquerque

DEVELOPMENT PLAN REVIEW APPLICATION

	Supplemental form		Supplemental form
SUBDIVISION	**S**	**ZONING**	**Z**
☒ ~~Major~~ Subdivision action		☐ Annexation & Zone Establishment	
☒ Minor Subdivision action		☐ Sector Plan (Phase I, II, III)	
☐ Vacation	**V**	☐ Amendment to Sector, Area, Facility or Comprehensive Plan	
☐ Variance (Non-Zoning)		☐ Zone Change	
SITE DEVELOPMENT PLAN	**P**	☐ Text Amendment	
☒ ...for Subdivision Purposes		**APPEAL / PROTEST of...**	**A**
☐ ...for Building Permit		☐ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeal	
☐ IP Master Development Plan			
☐ Cert. of Appropriateness (LUCC)	**L**		

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: 505 856-6419
ADDRESS: 10 Tramway Loop NE — FAX: _____
CITY: Albuquerque STATE NM ZIP87122 — E-MAIL: _____
Proprietary interest in site: Landowner

AGENT (if any): Bohannan Huston Inc — PHONE: 505 823-1000
ADDRESS: Courtyard I 7500 Jefferson Street — FAX: 505 798-7988
CITY: Albuquerque STATE NM ZIP 87109 — E-MAIL: ypadilla@bhinc.com

DESCRIPTION OF REQUEST: Sketch Plat Submital

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 7 & 8 Ventana Ranch West — Block: _____ — Unit: _____

Subdiv. / Addn. Ventana Ranch West

Current Zoning: R-LT — Proposed zoning: R-LT

Zone Atlas page(s): B-8 — No. of **existing** lots: 0 — No. of **proposed** lots: 129

Total area of site (acres): 29.4 acres — Density if applicable: dwellings per gross acre: 4.38 — dwellings per net acre: 4.41

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. 1-008-065-246229-30113 & 1-008-065-463362-10130 — MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: Ventana Ridge Road
Between: Irving Blvd and Ventana West Parkway

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): Proj #'s: ~~6176.86~~, ~~6176.85~~, ~~6176.84~~, ~~6176.83~~; DRB 04-DRB-00128 1002778

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

SIGNATURE James P. Boothby for DATE 8/24/04

(Print) Kevin Patton — ☐ Applicant ☒ Agent

FOR OFFICIAL USE ONLY — Form revised 9/01, 3/03

☑ **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
N/A Site is within 1000ft of a landfill
☐ ~~F.H.D.P~~. density bonus
☐ ~~F.H.D~~.P. fee rebate

Application case numbers			Action	S.F.	Fees
04 DRB	- 01304	- ~~01295~~	Sketch	$(3)	$ 0
	-	-			$
	-	-			$
	-	-			$
	-	-			$
					Total $ 0

Hearing date Sept. 1st 04

B Gilbert 8/24/04
Planner signature / date

Project # ~~1003638~~ (VOID) 1003685

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

VACANT

❑ **MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT** **Your attendance is required.**

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

Extensions are not reviewed through internal routing.
Extension of preliminary plat approval expires after one year.

❑ **MAJOR SUBDIVISION FINAL PLAT APPROVAL** **Your attendance is required.**

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

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

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

❑ **AMENDMENT TO PRELIMINARY PLAT (with minor changes)** **Your attendance is required.**
❑ **AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)**
❑ **AMENDMENT TO GRADING PLAN (with minor changes)**

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

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

Amended preliminary plat approval expires after one year.

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

Kevin Patton
Applicant name (print)

J. Boaz for Kevin Patton 8-24-2004
Applicant signature / date

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

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

Application case numbers
04DRB - ____ - ~~01299~~
____ - ____ - 01304
____ - ____ - ____

DR Lobato 8/24/04
Planner signature / date

Project # 1003638
3685

Albuquerque Geographic Information System
PLANNING DEPARTMENT

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GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

B-8-Z

Map Amended through August 03, 2004

Bohannan Huston Inc.

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

August 24, 2004

Ms. Sheran Matson
Planning Manager, DRB Chairperson
City of Albuquerque
P O Box 1293
Albuquerque, NM 87103

Re: Sketch Plat Review and Comment Tracts 7 & 8, 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 proposed single-family development, located at the intersection of Ventana Ridge Road and Irving Blvd, is composed of 136 lots with minimum lot dimensions of 50' x 110'. The total acreage of the proposed development is approximately 29.44 acres. Tract 7 consists of approximately 19.40 acres, while Tract 8 comprises 10.04 acres. These tracts are zoned R-LT.

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 Ridge Road Infrastructure was built with Ventana Ranch West Public Improvement District/Additional Backbone Roadway and Storm Drain Improvements Phase 1 (CPN 617683) and Ventana Ranch West Water & Sanitary Sewer Improvements Phase 1 (CPN 617684). Design of the waterline and sanitary sewer will be coordinated with Bob Gay of NMUI.

If I can provide more information to facilitate review of the attached sketch plat, please do not hesitate to contact me. My direct line is 798-7843 and my email address is jpoorbaugh@bhi.com. Please place this item on the DRB Agenda to be heard on September 1, 2004.

Sincerely,

Jim Poorbaugh, P.E.
Project Engineer
Community Development and Planning

JP/am
Enclosures

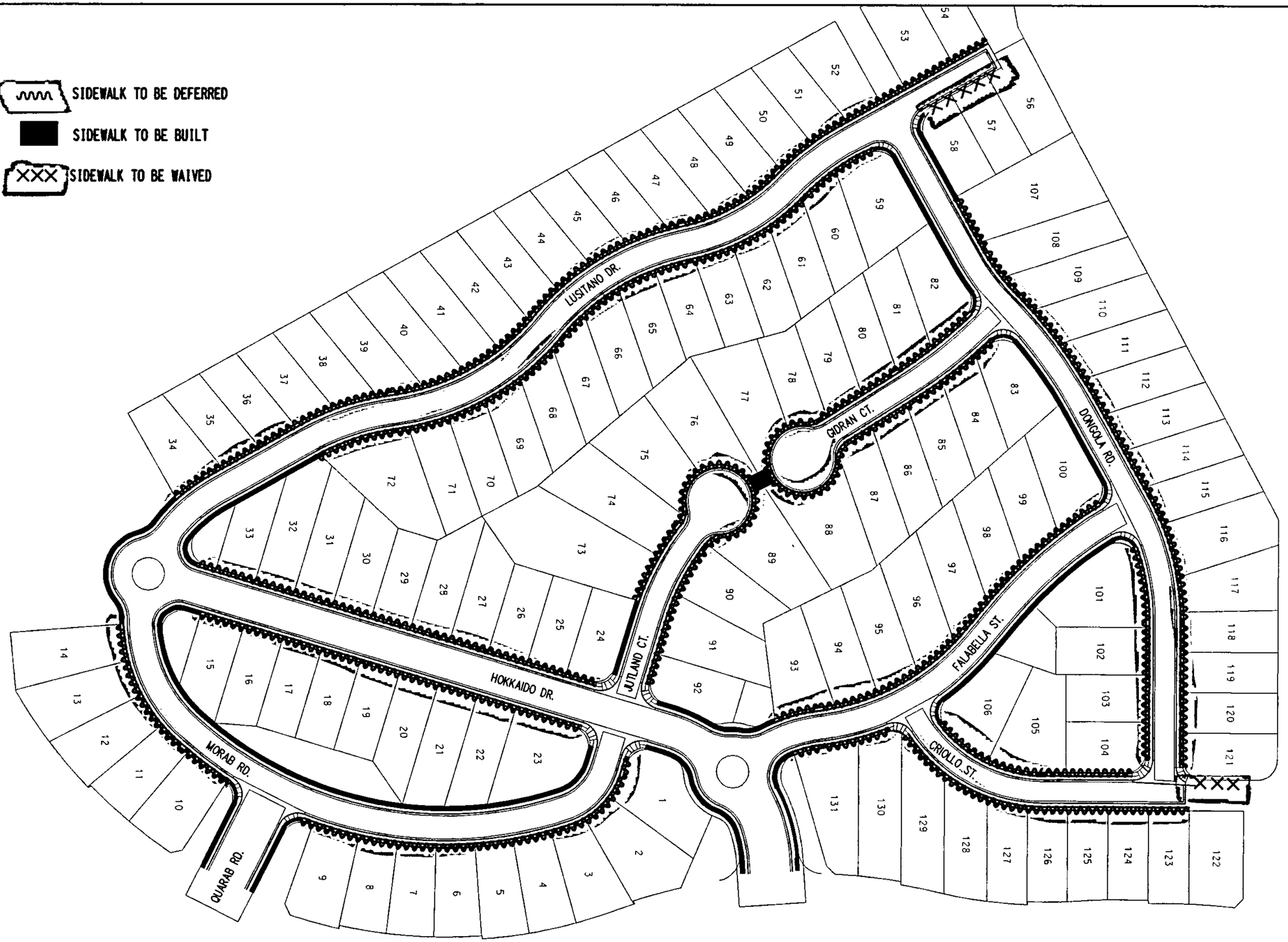
cc: Kurt Browning, Sandia Properties (w/ encls)
Garret Price, Pulte Homes (w/ encls)
Kevin Patton, BHI (w/o encls)

P:\040237\cdp\corres\DRB Review Request Tract 7&8.doc

SIDEWALK TO BE DEFERRED

SIDEWALK TO BE BUILT

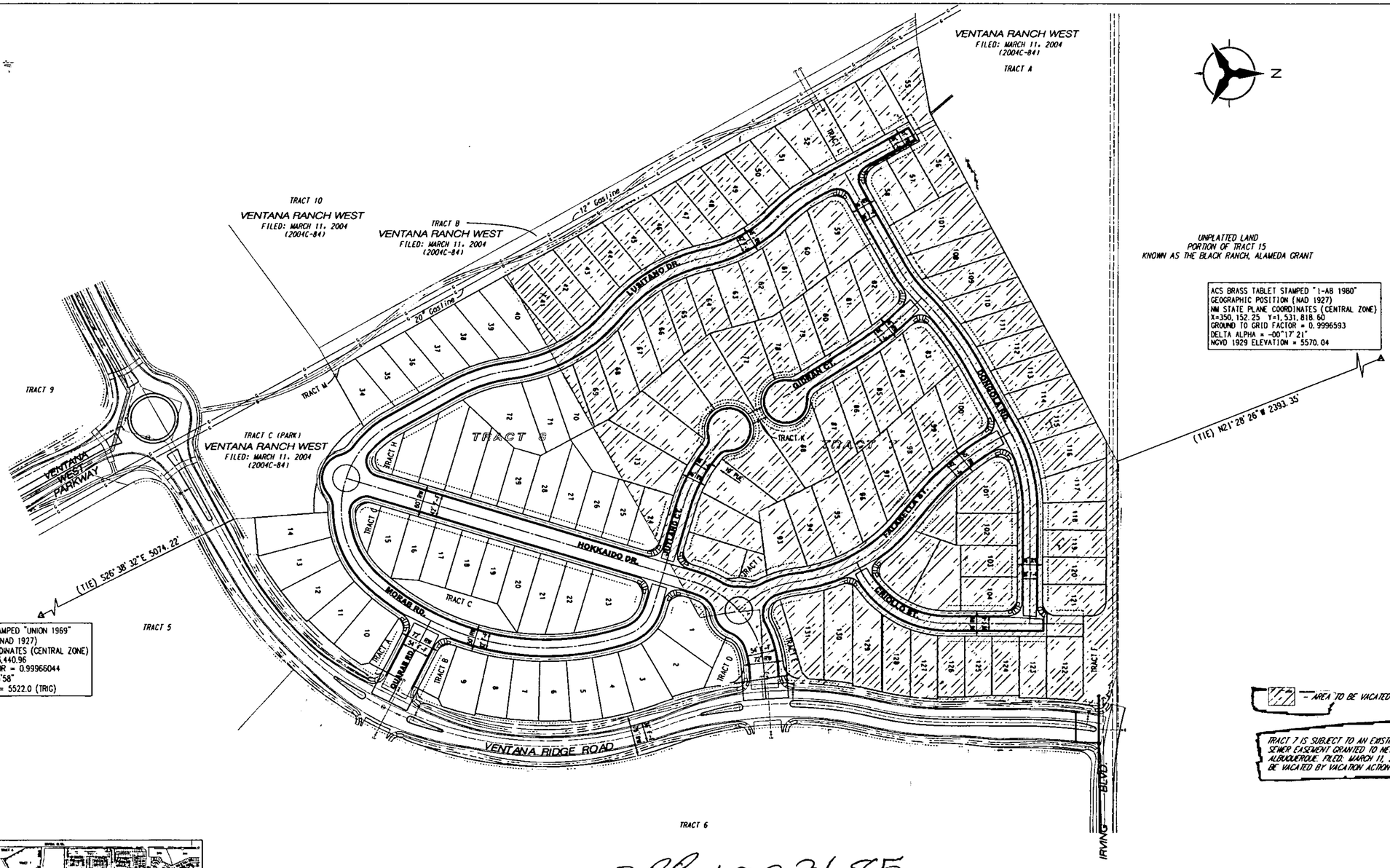
XXX SIDEWALK TO BE WAIVED



DRB1003685

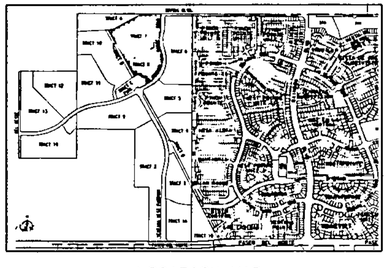
EXHIBIT "A"
WESTERN SHADOWS AT VENTANA RANCH WEST
SIDEWALK DEFERRAL/WAIVER
SEPTEMBER, 2004

EXHIBIT C
Date 10/13/04



AREA TO BE VACATED

TRACT 7 IS SUBJECT TO AN EXISTING THIRTY (30') WIDE FLOATING PUBLIC SANITARY SEWER EASEMENT GRANTED TO NEW MEXICO UTILITIES, INC. AND CITY OF ALBUQUERQUE. FILED: MARCH 11, 2004 IN BOOK 2004C, PAGE 84. EASEMENT TO BE VACATED BY VACATION ACTION AND WILL BE SHOWN ON FINAL PLAT.



LOCATION MAP

ZONE ATLAS MAP NOS. B-9
NOT TO SCALE

DRB 1003685

VACATION REQUEST EXHIBIT

WESTERN SHADOWS

(REPLAT OF TRACT 7 & 8 AT VENTANA RANCH WEST)

ALBUQUERQUE, NEW MEXICO
SEPTEMBER, 2004

EXHIBIT B
Date 10/13/04

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

SOCN_NAME1
SOCN_NAME2
MRDOT'Y
STME

BHI JOB NO. 050148

COPYRIGHT BOHANNAN HUSTON, INC. 2004

LOCATION MAP

ZONE ATLAS INDEX MAP Nos. B-8-Z & B-9-Z
NOT TO SCALE

SUBDIVISION DATA

1. DRB No.
2. Zone Atlas Index Nos. B-8-Z & B-9-Z
3. Gross Subdivision Acreage: 299.2179 Acres
4. Total Number of Tracts Created: Nineteen (19) Tracts.
5. Total Mileage of Full Width Streets Created: 1.0249 Mile.
6. Total Mileage of Partial Width Streets Created: 0.3139 Mile.
7. Date of Survey: June, 2003.
8. Plat is located within the Town of Alameda Grant, within projected Sections 8 & 9, T11N, R2E, NMPM.

DISCLOSURE STATEMENT

The purpose of this plat is for the assemblage & subdivision of recorded Warranty Deeds together with all of Tract 3C, Plat of Tracts 3B & 3C, Ventana Ranch, 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 August 21, 1997 in Volume 97C, Folio 255 as Document No. 97085835 and Tract 8A, Plat of Briar Ridge Subdivision at Ventana Ranch, 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 May 21, 1998 in Book 98C, Page 145 as Document No. 1998062949 into Eighteen (18) tracts, to dedicate additional public street right-of-way to the City of Albuquerque, to grant easements, and to vacate easements.

PUBLIC UTILITY EASEMENTS

Public utility easements shown on this plat are for the common joint use of:

A. PNM Electric Services for the installation, maintenance and service of underground/overhead electrical lines, transformers, and other equipment, fixtures, structures, and related facilities reasonably necessary to provide electrical service.

B. PNM Gas Services for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.

C. Qwest for the installation, maintenance, and service of all buried communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and closures.

D. Comcast Cable for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable TV service.

E. New Mexico Utilities, Inc. for the installation, maintenance and service of underground water and sanitary sewer lines across the easement.

Included is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said easements, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool, (above ground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electric Safety Code caused by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

Easements for electric transformers/switchgears, as installed shall extend ten feet (10') in front of transformers/switchgear door and five feet (5') on each side.

DESCRIPTION

A certain tract of land situate within the Town of Alameda Grant, within projected Sections 8 and 9, Township 11 North, Range 2 East, New Mexico Principal Meridian, Bernalillo County, New Mexico, being the same as described in Warranty Deeds
recorded July 25, 1983 in Book D189-A, Page 960 as Document No. 83-49185;
recorded November 14, 1995 in Book 95-27, Page 8094 as Document No. 95117143;
recorded February 3, 1997 in Book 97-3, Pages 7772-7773 as Document No. 97011592;
recorded May 7, 1997 in Book 97-12, Pages 5830-5831 as Document No. 97046442;
recorded January 7, 1997 in Book 97-4, Pages 3079-3080 as Document No. 97001289;
recorded February 18, 2000 in Book A2, Page 6173 as Document No. 2000016254;
recorded May 6, 2002 in Book A35, Page 6545 as Document No. 2002056704;
recorded August 16, 2002 in Book A40, Page 1763 as Document No. 2002103063;
recorded August 29, 2002 in Book A40, Page 9052 as Document No. 2002109370;
recorded September 19, 2002 in Book A42, Page 74 as Document No. 2002120415;
recorded September 20, 2002 in Book A42, Page 654 as Document No. 2002120995;
recorded November 14, 2002 in Book A44, Page 8391 as Document No. 2002148793;
recorded November 14, 2002 in Book A44, Page 8392 as Document No. 2002148794;
recorded December 5, 2002 in Book A45, Page 3589 as Document No. 2002160006;
recorded February 12, 2003 in Book A50, Page 2896 as Document No. 2003022939;
recorded February 13, 2003 in Book A50, Page 4141 as Document No. 2003024184;
recorded February 17, 2003 in Book A50, Page 5762 as Document No. 2003025808;
recorded February 25, 2003 in Book A51, Page 1276 as Document No. 2003031336;
recorded April 15, 2003 in Book A54, Page 1385 as Document No. 2003061509;
recorded May 22, 2003 in Book in Book A56, Pages 4565 and 4566 as Document Nos. 2003084746 and 2003084747;
recorded July 7, 2003 in Book A59, Page 6232 as Document No. 2003116433;
recorded October 28, 2003 in Book A67, Page 6383 as Document No. 2003196792;
together with Tract 3C, Plat of Tracts 3B & 3C, Ventana Ranch, 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 August 21, 1997 in Volume 97C, Folio 255 as Document No. 97085835 and Tract 8A, Plat of Briar Ridge Subdivision at Ventana Ranch, 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 May 21, 1998 in Book 98C, Page 145 as Document No. 1998062949 and being more particularly described by New Mexico State Plane Grid Bearings (Central Zone NAD 1927) and ground distances as follows:

Beginning at the Section Corner common to projected Sections 8, 9, 16, and 17, Township 11 North, Range 2 East, New Mexico Principal Meridian, whence the Albuquerque City Survey (ACS) Monument "UNION", a standard NGS brass tablet set in top of a lava outcrop, having New Mexico State Plane Grid Coordinates Central Zone (NAD 1927) of X=353,409.02 and Y=1,523,440.98 bears S55°06'16"E, a distance of 1521.07 feet and from said point of beginning running thence along the southerly boundary line of the tract herein described and also along the Section line common to said projected Sections 8 and 17,
N89°48'48"W, a distance of 973.53 feet to the southwest corner of the tract herein described, thence leaving said Section line and running thence along the westerly boundary line of the tract herein described,
N00°17'55"E, a distance of 1318.83 feet to a point; thence,
N89°52'51"W, a distance of 330.00 feet to a point; thence,
N00°17'54"E, a distance of 1318.07 feet to a point; thence,
N89°48'19"W, a distance of 1320.00 feet to a point; thence,
S00°17'55"W, a distance of 659.80 feet to a point; thence,
N89°48'58"W, a distance of 1319.98 feet to a point; thence,
N00°17'49"E, a distance of 1980.05 feet to a point; thence,
S89°48'19"E, a distance of 1320.04 feet to a point; thence,
N00°17'55"E, a distance of 1321.88 feet to the northwest corner of the tract herein described, a point on the Section line of projected Sections 5 and 8, Township 11 North, Range 2 East, New Mexico Principal Meridian, thence running along the northerly boundary line of the tract herein described and also along said projected Section line,
S89°50'36"E, a distance of 2627.85 feet to the northeast corner of the tract herein described, said corner being the Section Corner common to Projected Sections 4, 5, 8 and 9, Township 11 North, Range 2 East, New Mexico Principal Meridian, thence running along the easterly boundary line of the tract herein described and also along said projected Section line,
S00°20'43"W, a distance of 3863.94 feet to the northeast corner of said Tract 8A, thence leaving said projected Section line and running thence along the easterly boundary line of said Tract 8A,
S27°10'48"E, a distance of 601.28 feet to the southeast corner of said Tract 8A, thence running along the southerly boundary line of said Tract 8A,
N89°39'18"W, a distance of 56.43 feet to the northeast corner of said Tract 3C, thence running along the easterly boundary line of said Tract 3C,
S27°10'48"E, a distance of 994.82 feet to the southeast corner of said Tract 3C, a point on the Section line common to said projected Sections 9 and 16, thence running along the southerly boundary line of said Tract 3C and also along said projected Section line,
N89°48'48"W, a distance of 683.66 feet to the point and place of beginning.

Tract contains 299.2179 acres, more or less.

NOTICE OF SUBDIVISION PLAT CONDITIONS

Pursuant to Section 7 of the City of Albuquerque, New Mexico Subdivision Ordinance, a variance or waiver from certain subdivision requirements has been granted by the City and the Albuquerque Metropolitan Arroyo Flood Control Authority in connection with this plat.

Future subdivision of lands within this plat, zoning site development plan approvals, and development permits may be conditioned upon dedication of rights-of-way and easements, and/or upon infrastructure improvements by the owner for water, sanitary sewer, streets, drainage, grading and parks in accordance with current resolutions, ordinances and policies in effect at the time for any specific proposal.

The City (and AMAFCA with reference to drainage) may require and/or permit easements to be added, modified, or removed when future plats and/or site development plans are approved.

By its approval of this subdivision the City makes no representation or warranties as to availability of utilities, or final approval of all requirements including (but not limited to) the following items:

1. Water and sanitary sewer availability.
2. Future street dedications and/or improvements.
3. Park and open space requirements.
4. Drainage requirements and/or improvements.
5. Excavation, filling or grading requirements.

Any person intending development of lands within subject subdivision is cautioned to investigate the status of these items.

At such time as all such conditions have been satisfactorily met, the City Engineer shall approve a recordable document, removing such conditions from all or from a portion of the area within the subject subdivision.

PNM STAMP
In approving this plat, PNM Electric Services and Gas Services (PNM) did not conduct a Title Search of the properties shown hereon. Consequently, PNM does not waive nor release any easement or easement rights to which it may be entitled.

FREE CONSENT AND DEDICATION

The foregoing plat of land hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof. Said owner(s) and/or proprietor(s) do hereby consent to all of the foregoing and do hereby certify that this Bulk Plat is their free act and deed and said owner(s) and/or proprietor(s) do hereby dedicate all streets and public rights-of-way shown hereon to the City of Albuquerque in fee simple with warranty covenants and do hereby grant: all access, utility, and drainage easements shown hereon, inspect, and maintain facilities therein; and all public utility easements shown hereon for the common and joint use of gas, electrical power and communication services for buried and/or overhead distribution lines, conduits, pipes for underground and/or overhead utilities where shown or indicated, and including the right of ingress and egress for construction and maintenance, and the right to trim interfering trees and shrubs. The City has the right to enter upon the grantee's property at any time and perform whatever inspection, installation, maintenance, repair, modification or removal ("Work") it deems appropriate without liability to the City. If work effects any improvements or encroachments made by the grantee, the City will not be financially or otherwise responsible for rebuilding or repairing of improvements or encroachments. If in the opinion of the City, the work to be performed by the City could endanger the structural integrity or otherwise damage the improvements or encroachments, the grantee shall, at its own expense, take whatever protective measures are required to safeguard the improvements or encroachments. Said owner(s) and/or proprietor(s) do hereby consent to all of the foregoing and do hereby certify that this subdivision is with their free act and deed.

Ventana West, LLC
A New Mexico Limited Liability Company

By: ______________________
Robert N. Murphy, President
Sandia Properties Ltd., Co.
Managing Partner

State of New Mexico)
SS
County of Bernalillo)

This instrument was acknowledged before me on ____ day of ________ 2004, by Robert N. Murphy, President of Sandia Properties Ltd., Co. a New Mexico limited liability company, Managing Partner of Ventana West, LLC a New Mexico Limited Liability Company.

My Commission Expires: ____________ ______________
Notary Public

Las Ventanas Limited Partnership
A New Mexico Limited Partnership

By: ______________________
Robert N. Murphy, President
Sandia Properties Ltd., Co.
Managing Partner

State of New Mexico)
SS
County of Bernalillo)

This instrument was acknowledged before me on ____ day of ________ 2004, by Robert N. Murphy, President of Sandia Properties Ltd., Co. a New Mexico limited liability company, Managing Partner of Las Ventanas Limited Partnership, a New Mexico Limited Partnership

My Commission Expires: ____________ ______________
Notary Public

NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone) NAD 1927.
2. Distances are ground distances.
3. All easements of record are shown.
4. Record bearings and distances are shown in parenthesis ( ).
5. These properties are within the New Mexico Utilities, Inc. (NMU Inc.) franchise area. Water and Sanitary Sewer Systems capability are based on NMU Inc. facilities, not the City of Albuquerque.
6. Centerline in (lieu of R/W monumentation) to be installed at centerline PC'S, PT'S, angle points and street intersections prior to acceptance of subdivision street improvements and will consist of a standard 3-1/4" aluminum alloy cap stamped "City of Albuquerque", "Centerline Monumentation", "Survey Marker", "Do Not Disturb", "PLS #6544".
7. Park Dedication Requirements shall be met with Park Site No. 2 of a maximum of 2 acres within Tract 14, Ventana Ranch West and in accordance with the Park Dedication Agreement between the City of Albuquerque and Ventana West, LLC dated ______________, Document No. ____________. Dedication shall be by separate deed and plat.
8. Tract A has a small area designated as Zone "A" (Special Flood Hazard Area) confined to an East-West arroyo in the northeast one-quarter (NE1/4) of projected Section 8, Township 11 North, Range 2 East, NMPM as shown and designated on F.I.R.M. Panel Number 35001C0100, effective date: September 15, 1983 and Panel Number 35001C0110 D effective date: September 20, 1996.
9. Per drainage management plan dated: October 10, 2003 and Addendum No. 1 dated: December 23, 2003 and approved by AMAFCA and City of Albuquerque, additional drainage construction required within Tract A is to be defined via a future Turn Key Agreement with AMAFCA for this outfall. Tract A is to be conveyed to AMAFCA by special warranty deed at a future date.
10. Tracts B & D are subject to a private access & landscape easement to be owned and maintained by the Ventana Ranch West Community Association.
11. Tracts 5, B & D are subject to a thirty foot wide floating Public Sanitary Sewer Easement (to be located perpendicular to existing pipelines) to be granted to New Mexico Utilities, Inc. and the City of Albuquerque with the filing of this plat. This easement shall be confined and defined to within future public easements and/or right-of-way dedicated and/or granted by future platting.
12. Tracts 2, 5, A, 10 & D are subject to a thirty foot wide floating Public Storm Drain Easement (to be located perpendicular to existing pipelines) to be granted to the City of Albuquerque with the filing of this plat. This easement shall be confined and defined to within future public right-of-way dedicated by future platting.
13. Park Dedication Requirements shall be met with Tract C, a future park site, and in accordance with the Park Dedication Agreement between the City of Albuquerque and Ventana West, LLC dated ______________ Document No. ____________ Dedication shall be by separate deed.
14. Tracts 1E, 1B and 2 are subject to a fifty foot wide floating Public Storm Drain Easement to [illegible] confined and defined to within future public right-[illegible] platting.
15. Tracts 1A, 1B, [illegible], 7, 8 & 10 are subject to a thirty foot wide floating Public Sanitary Sewer Easement to be granted to New Mexico Utilities, Inc. and the City of Albuquerque with the filing of this plat. This easement shall be confined and defined to within future public right-of-way dedicated by future platting.

To Be Vacated

SHEET 1 OF 6

BULK LAND PLAT FOR VENTANA RANCH WEST

WITHIN THE CITY OF ALBUQUERQUE
AND BERNALILLO COUNTY, NEW MEXICO
FEBRUARY, 2004

PROJECT NUMBER ______________

APPLICATION NUMBER ______________

PLAT APPROVAL

UTILITY APPROVALS:

QWEST	DATE
COMCAST CABLE	DATE
PNM ELECTRIC SERVICES	DATE
PNM GAS SERVICES	DATE
NEW MEXICO UTILITIES, INC.	DATE

CITY APPROVALS:

CITY SURVEYOR	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
UTILITIES DEVELOPMENT	DATE
PARKS & RECREATION DEPARTMENT	DATE
A.M.A.F.C.A.	DATE
CITY ENGINEER	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

TAX CERTIFICATION

PROPERTY OWNER OF RECORD ______________

BERNALILLO COUNTY TREASURER'S OFFICE ______________ DATE

SURVEYOR'S CERTIFICATION

I, A. Dwain Weaver, a registered professional New Mexico Surveyor, certify that I am responsible for this survey and that this plat was prepared by me or under my supervision, shows all easements of record, and conforms to the minimum requirements of the Board of Registration for Professional Engineers and Professional Surveyors in October, 2000 and meets the minimum requirements for monumentation and surveys contained in the Albuquerque Subdivision Ordinance, and is true and accurate to the best of my knowledge and belief.

____
A. Dwain Weaver
New Mexico Professional Surveyor 6544

Date: February 20, 2004

A. DWAIN WEAVER · NEW MEXICO · 6544 · REGISTERED PROFESSIONAL SURVEYOR

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

JOB NO. 040238 002

- CORNER OF SAID TRACT 8A, THENCE
THE EASTERLY BOUNDARY LINE OF

RNER OF SAID TRACT 8A, THENCE
A)

ORNER OF SAID TRACT 3C, THENCE
,

CORNER OF SAID TRACT 3C, A POINT
ND 16, THENCE RUNNING ALONG THE
SAID PROJECTED SECTION LINE,
PLACE OF BEGINNING.

T CONDITIONS

NEW MEXICO SUBDIVISION
IVISION REQUIREMENTS HAS
TROPOLITAN ARROYO FLOOD

IG SITE DEVELOPMENT PLAN
TIONED UPON DEDICATION OF
RUCTURE IMPROVEMENTS BY THE
GE, GRADING AND PARKS IN
AND POLICIES IN EFFECT AT

MAY REQUIRE AND/OR PERMIT
FUTURE PLATS AND/OR SITE

NO REPRESENTATION OR
L APPROVAL OF ALL
OLLOWING ITEMS:

ENTS.

S.
S.

I SUBJECT SUBDIVISION IS
MS.

TISFACTORILY MET, THE CITY
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JECT SUBDIVISION.

ND GAS SERVICES
ROPERTIES SHOWN
R RELEASE ANY
E ENTITLED.

MEXICO LIMITED LIABILITY COMPANY, MANAGING PARTNER OF LAS VENTANAS LIMITED PARTNERSHIP, A NEW MEXICO LIMITED PARTNERSHIP

MY COMMISSION EXPIRES: 2-22-06 Loretta J. Antos
NOTARY PUBLIC

OFFICIAL SEAL
LORETTA J. ANTOS
Notary Public
State of New Mexico
My Commission Expires

NOTES

1. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS (CENTRAL ZONE) NAD 1927.
2. DISTANCES ARE GROUND DISTANCES.
3. ALL EASEMENTS OF RECORD ARE SHOWN.
4. RECORD BEARINGS AND DISTANCES ARE SHOWN IN PARENTHESIS ( ).
5. THESE PROPERTIES ARE WITHIN THE NEW MEXICO UTILITIES, INC. (NMU, INC.) FRANCHISE AREA. WATER AND SANITARY SEWER SYSTEMS CAPABILITY ARE BASED ON NMU, INC. FACILITIES, NOT THE CITY OF ALBUQUERQUE.
6. CENTERLINE IN (LIEU OF R/W MONUMENTATION) TO BE INSTALLED AT CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS PRIOR TO ACCEPTANCE OF SUBDIVISION STREET IMPROVEMENTS AND WILL CONSIST OF A STANDARD 3-1/4" ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENTATION", "SURVEY MARKER", "DO NOT DISTURB", "PLS #6544".
7. PARK DEDICATION REQUIREMENTS SHALL BE MET WITH PARK SITE NO. 2 OF A MINIMUM OF 2 ACRES WITHIN TRACT 14, VENTANA RANCH WEST AND IN ACCORDANCE WITH THE PARK DEDICATION AGREEMENT BETWEEN THE CITY OF ALBUQUERQUE AND VENTANA WEST, LLC DATED: MARCH 10, 2004, DOCUMENT NO. 2004031336. DEDICATION SHALL BE BY SEPARATE DEED AND PLAT.
8. TRACT A HAS A SMALL AREA DESIGNATED AS ZONE "A" (SPECIAL FLOOD HAZARD AREA) CONFINED TO AN EAST-WEST ARROYO IN THE NORTHEAST ONE-QUARTER (NE1/4) OF PROJECTED SECTION 8, TOWNSHIP 11 NORTH, RANGE 2 EAST, NMPM AS SHOWN AND DESIGNATED ON F.I.R.M. PANEL NUMBER 350001 0100, EFFECTIVE DATE: SEPTEMBER 15, 1983 AND PANEL NUMBER 35001C0103 D EFFECTIVE DATE: SEPTEMBER 20, 1996.
9. PER DRAINAGE MANAGEMENT PLAN DATED: OCTOBER 10, 2003 AND ADDENDUM NO. 1 DATED: DECEMBER 23, 2003 AND APPROVED BY AMAFCA AND CITY OF ALBUQUERQUE, ADDITIONAL DRAINAGE CONSTRUCTION REQUIRED WITHIN TRACT A IS TO BE DEFINED VIA A FUTURE TURN KEY AGREEMENT WITH AMAFCA FOR THIS OUTFALL. TRACT A IS TO BE CONVEYED TO AMAFCA BY SPECIAL WARRANTY DEED AT A FUTURE DATE.
10. TRACTS B & D ARE SUBJECT TO A PRIVATE ACCESS & LANDSCAPE EASEMENT TO BE OWNED AND MAINTAINED BY THE VENTANA RANCH WEST COMMUNITY ASSOCIATION.
11. TRACTS 5,B & D ARE SUBJECT TO A THIRTY FOOT WIDE FLOATING PUBLIC SANITARY SEWER EASEMENT (TO BE LOCATED PERPENDICULAR TO EXISTING PIPELINES) TO BE GRANTED TO NEW MEXICO UTILITIES, INC. AND THE CITY OF ALBUQUERQUE WITH THE FILING OF THIS PLAT. THIS EASEMENT SHALL BE CONFINED AND DEFINED TO WITHIN FUTURE PUBLIC EASEMENTS AND/OR RIGHT-OF-WAY DEDICATED AND/OR GRANTED BY FUTURE PLATTING.
12. TRACTS 2,5,6,10 & D ARE SUBJECT TO A THIRTY FOOT WIDE FLOATING PUBLIC STORM DRAIN EASEMENT (TO BE LOCATED PERPENDICULAR TO EXISTING PIPELINES) TO BE GRANTED TO THE CITY OF ALBUQUERQUE WITH THE FILING OF THIS PLAT. THIS EASEMENT SHALL BE CONFINED AND DEFINED TO WITHIN FUTURE PUBLIC RIGHT-OF-WAY DEDICATED BY FUTURE PLATTING.
13. PARK DEDICATION REQUIREMENTS SHALL BE MET WITH TRACT C, A FUTURE PARK SITE, AND IN ACCORDANCE WITH THE PARK DEDICATION AGREEMENT BETWEEN THE CITY OF ALBUQUERQUE AND VENTANA WEST, LLC DATED: MARCH 10, 2004, DOCUMENT NO. 2004031336. DEDICATION SHALL BE BY SEPARATE DEED.
14. TRACTS 1A,1B AND 2 ARE SUBJECT TO A FIFTY FOOT WIDE FLOATING PUBLIC STORM DRAIN EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE WITH THE FILING OF THIS PLAT. THIS EASEMENT SHALL BE CONFINED AND DEFINED TO WITHIN FUTURE PUBLIC RIGHT-OF-WAY DEDICATED BY FUTURE PLATTING.
15. TRACTS 1A,1B,6,7, & 10 ARE SUBJECT TO A THIRTY FOOT WIDE FLOATING PUBLIC SANITARY SEWER EASEMENT TO BE GRANTED TO NEW MEXICO UTILITIES, INC. AND THE CITY OF ALBUQUERQUE WITH THE FILING OF THIS PLAT. THIS EASEMENT SHALL BE CONFINED AND DEFINED TO WITHIN FUTURE PUBLIC RIGHT-OF-WAY DEDICATED BY FUTURE PLATTING.

TO BE VACATED

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Page: 6 of 6
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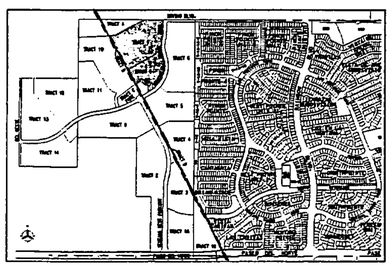
Maru Herrera Bern. Co. PLAT R 32.00

BULK LAND PLAT FOR

VENTANA RANCH WEST

WITHIN THE CITY OF ALBUQUERQUE
AND BERNALILLO COUNTY, NEW MEXICO
FEBRUARY, 2004



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

SKETCH PLAT
TRACTS 7 & 8
(AT VENTANA RANCH WEST)

ALBUQUERQUE, NEW MEXICO
AUGUST, 2004

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

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

P:\04023B\cdb\general\VR WEST TRACT 7-8\Tracts 7 & 8 Sketch-Plat.dgn