

#12



Comp.

# DRB CASE ACTION LOG

## (PREL & FINAL)

REVISED 9/28/05

Comp to 5/4/02

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.: 06DRB-00584 (P&F)  
Project Name WESTERN RIDGE UNIT 2 @ VENTANA RANCH WEST  
Agent: Bohannon Huston Inc.

Project # 1003687  
Phone No.: 823-1000

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 5-03-0 by the DRB with delegation of signature(s) to the following departments.  
**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

TRANSPORTATION: \_\_\_\_\_  
 \_\_\_\_\_  
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UTILITIES: \_\_\_\_\_  
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CITY ENGINEER / AMAFCA: \_\_\_\_\_  
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PARKS / CIP: \_\_\_\_\_  
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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.
- 3 copies of the approved site plan. Include all pages.**
- County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
- Property Management's signature must be obtained prior to Planning Department's signature.**
- AGIS DXF File approval required.**
- Copy of recorded plat for Planning.**

OK

Project Number 1003687

#12



# DRB CASE ACTION LOG (PREL & FINAL)

REVISED 9/28/05

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

DRB Application No.: 06DRB-00584 (P&F)  
Project Name WESTERN RIDGE UNIT 2 @ VENTANA RANCH WEST  
Agent: Bohannan Huston Inc.

Project # 1003687  
Phone No.: 823-1000

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 5-03-10 by the DRB with delegation of signature(s) to the following departments.  
**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

- TRANSPORTATION: \_\_\_\_\_
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- UTILITIES: \_\_\_\_\_
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- CITY ENGINEER / AMAFCA: \_\_\_\_\_
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Project Number 1003687

OK



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

May 3, 2006

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: 11:05 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 # 1000788**

06DRB-00482 Major-Two Year SIA

MARK GOODWIN & ASSOCIATES agent(s) for LONGFORD AT PARADISE SKIES request(s) the above action(s) for all or a portion of Tract(s) AAAA-1A, **PARADISE SKIES, UNIT 8 & 9**, zoned SU-1 RT, located on MILKY WAY ST NW, between SAGITTARIUS AVE NW and MCMAHON BLVD NW containing approximately 20 acre(s). [REF: S-99-150] (A-10/A-11) **A TWO-YEAR SIA WAS APPROVED.**

2. **Project # 1003778**  
06DRB-00330 Major-Vacation of Pub  
Right-of-Way  
06DRB-00328 Major-Preliminary Plat  
Approval  
06DRB-00332 Minor-Sidewalk  
Variance  
06DRB-00333 Minor-Temp Defer  
SDWK

LARRY READ & ASSOCIATES INC agent(s) for SHAKEEL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 21 & 22, Block(s) 2, Tract(s) 2, Block(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). [REF: 04DRB-01750, 04DRB-01751, 04DRB-01752, 04DRB-01753] (C-19) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5/3/06 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 3/1/05 THE PRELIMINARY PLAT WAS APPROVED. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

3. **Project # 1003857**  
06DRB-00442 Major-Vacation of Pub  
Right-of-Way

PRECISION SURVEYS INC agent(s) for MICHAEL A GONZALES request(s) the above action(s) for all or a portion of Lot(s) 4-6 and 10-12, Block(s) E, SIMPIER ADDITION (to be known as **BARELAS TOWNHOMES**) zoned SU-2/RT, located on SIMPIER LN SW, between 4<sup>TH</sup> ST SW and 8<sup>TH</sup> ST SW [REF: 04DRB-01973] (L-14) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH A CONDITION OF FINAL PLAT: REPLAT LOTS TO CONSOLIDATE OR PROVIDE ACCESS.**

4. **Project # 1004717**  
06DRB-00478 Major-Preliminary Plat  
Approval  
06DRB-00481 Minor-Temp Defer  
SDWK

TERRAMETRICS OF NEW MEXICO agent(s) for ESMAIL HAIDARI request(s) the above action(s) for all or a portion of Tract(s) A, **SONORA SUBDIVISION**, zoned R-D, located on TESORO PL NE, between SAN PEDRO NE and LOUISIANA BLVD NE containing approximately 1 acre(s). [REF: 06DRB-00253] (C-18) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5/3/06 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 3/30/06 THE PRELIMINARY PLAT WAS APPROVED WITH A CONDITION OF FINAL PLAT: ENVIRONMENTAL HEALTH WILL NEED TO SIGN THE FINAL PLAT. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

5. **Project # 1003800**  
05DRB-01906 Major-Vacation of Pub  
Right-of-Way  
05DRB-01908 Minor-Prelim&Final Plat  
Approval  
05DRB-01907 Minor-Temp Defer  
SDWK

RIO GRANDE ENGINEERING agent(s) for PETE DASKALOS, LLAVE HOMES request(s) the above action(s) for all or a portion of Lot(s) 1-4, Block(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 3 (to be known as **LA CUEVITA OESTE**) zoned R-D residential and related uses zone, developing area, located on EAGLE ROCK AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 4 acre(s). [REF: 04DRB01820] *[Deferred from 1/11/06 & 2/1/06 & 2/15/06 & 3/1/06 & 3/15/06 & 3/29/06 & 4/12/06]* (C-20) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5/3/06 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 3/20/06 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

6. **Project # 1004354**  
06DRB-00392 Major-Vacation of Pub  
Right-of-Way

TIERRA WEST LLC agent(s) for PETE DASKALOS request(s) the above action(s) for all or a portion of Lot(s) 22-26 and a portion of Lot(s) 27, Tract(s) O, Block(s) 9, **ORIGINAL TOWNSITE OF WESTLAND**, zoned SU-2 FOR C-2, IP, located on 98<sup>TH</sup> ST NW, between VOLCANO RD NW and CENTRAL AVE NW containing approximately 9 acre(s). [REF: ZA-88-3701, ZA-90-276, ZA-96-227, ZA-87-308, 05DRB-01229, 05EPC-01234] [*Deferred from 4/19/06 & 5/3/06*] (K-9) **DEFERRED AT THE AGENT'S REQUEST TO 5/24/06.**

7. **Project # 1003684**  
06DRB-00325 Major-Preliminary Plat  
Approval  
06DRB-00326 Major-Vacation of Pub  
Right-of-Way  
06DRB-00327 Major-Vacation of  
Public Easements  
06DRB-00329 Minor-Sidewalk Waiver  
06DRB-00331 Minor-Temp Defer  
SDWK

MARK GOODWIN & ASSOCIATES PA agent(s) for CAPITAL ALLIANCE INVESTMENTS LLC request(s) the above action(s) for all or a portion of Tract(s) A & B, CALABACILLAS ARROYO, Tract(s) B2B1, PARADISE HEIGHTS, UNIT 5 AND SEVILLE UNIT 7, Block(s) 7-14 (to be known as **ANASAZI RIDGE**) zoned R-1 residential zone, located on WESTSIDE BLVD NW, between UNIVERSE AVE NW and DUNN AVE NW containing approximately 73 acre(s). [REF: 04DRB01443, 05DRB00118, 05DRB00119, 05DRB00120, 05DRB00121] [*Deferred from 4/26//6*] (A-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5/3/06 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 3/7/05 THE PRELIMINARY PLAT WAS APPROVED WITH A CONDITION OF FINAL PLAT: IN ACCORDANCE WITH CITY COUNCIL RESOLUTION R-05-297 EACH SUBDIVISION AND ITS EFFECT ON THE DESIGN CAPACITY OF APS AREA SCHOOLS MUST BE RESOLVED PRIOR TO FINAL PLAT APPROVAL. THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

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

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

8. **Project # 1003116**  
06DRB-00558 Minor-SiteDev Plan  
Subd/EPC  
06DRB-00559 Minor-SiteDev Plan  
BldPermit/EPC

ISAACSON & ARFMAN PA agent(s) for CLEARBROOK INVESTMENTS INC request(s) the above action(s) for A PORTION OF THE SW 1/4 OF THE SE 1/4 OF SECTION 27, T10N, R4E, **CANYON GROVE SUBDIVISION**, zoned SU-1 PRD, located on CALLE CORONADO SE SE, between HIDDEN VALLEY RD SE and TIJERAS ARROYO SE containing approximately 10 acre(s). [REF: 05EPC00020, 05EPC00021] [*Deferred from 4/26/6*] [David Stallworth, EPC Case Planner] (L-22/M-22) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR DAVID STALLWORTH'S INITIALS AND 3 COPIES OF THE SITE PLAN WITH THE FOLLOWING CONDITION: APPROVAL OF THIS SITE PLAN IS DEPENDENT ON THE CONDITION THAT A FUTURE REVISED SITE DEVELOPMENT PLAN AND PLAT ARE APPROVED BY DRB BASED ON A REVISED LOT LAYOUT THAT WILL BE ADMINISTRATIVELY APPROVED BY EPC. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR DAVID STALLWORTH'S INITIALS AND 3 COPIES OF THE SITE PLAN AND TWO CHANGES TO THE LANDSCAPE PLAN WITH THE FOLLOWING CONDITION: APPROVAL OF THIS SITE PLAN IS DEPENDENT ON THE CONDITION THAT A FUTURE REVISED SITE DEVELOPMENT PLAN AND PLAT ARE APPROVED BY DRB BASED ON A REVISED LOT LAYOUT THAT WILL BE ADMINISTRATIVELY APPROVED BY EPC.**

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

9. **Project # 1003369**  
06DRB-00588 Minor-Extension of Preliminary Plat
- ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 6 & 7, Block(s) 16, Tract(s) 3, **UNIT 3 VINTNER COURT SUBDIVISION**, zoned R-D 5 DU/ACRE, located on WILSHIRE NE, between VENTURA NE and CORONA NE containing approximately 2 acre(s). [REF:04DRB00510, 04DRB00511, 04DRB00513, 04DRB00519, 04DRB00514] (C-20) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**
10. **Project # 1002632**  
06DRB-00585 Minor-Final Plat Approval
- TIERRA WEST LLC agent(s) for CAPITAL ALLIANCE INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) 4-6, **SUNDANCE ESTATES, UNIT 1**, zoned R-LT residential zone, located on PARADISE BLVD NW, between LYONS BLVD NW and PROPOSED UNSER ALIGNMENT, containing approximately 36 acre(s). [REF: 03EPC00690, 03DRB01306, 04DRB00760, 04DRB00761, 04DRB01761] [Deferred from 5/3/06] (B-11) **DEFERRED AT THE AGENT'S REQUEST TO 5/24/06.**
11. **Project # 1002110**  
06DRB-00587 Minor-Final Plat Approval
- RIO GRANDE ENGINEERING agent(s) for BEAZER HOME SALES INC request(s) the above action(s) for all or a portion of Tract(s) B-1 & B-2 CACTUS/SHALIT PARCE (to be known as **UNIVERSITY CROSSING**) zoned O-1/C-1, located on KATHRYN AVE SE, between YALE BLVD SE and CORNELL AVE SE containing approximately 3 acre(s). (L-15) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR SIGNAL ANALYSIS AT KATHRYN & YALE SE AND PLANING FOR AGIS DXF FILE AND TO RECORD.**



12. ~~Project # 1003687~~  
06DRB-00584 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) 195-A, 196-A, 197-A, 212-A & 213-A, **WESTERN RIDGE, UNIT 2 @ VENTANA RANCH WEST**, zoned R-LT, located on TUSCARORA RD NW, between SIERRA ALTOS PL NW and THUNDERBOLT DR NW containing approximately 1 acre(s). [REF: 06DRB-00054] (B-8) **PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

13. **Project # 1004863**  
06DRB-00586 Minor-Prelim&Final Plat  
Approval

COMMUNITY SCIENCES CORPORATION agent(s) for MARILYN RICHIE request(s) the above action(s) for Lot(s) 30, Block(s) 4, **PALISADES**, zoned R-1, located on PALISADES DR NW, between LOMA ALTA CT NW and ViSTA GRANDE RD NW containing approximately 1 acre(s). [Indef deferred from 5/3/06] (J-11) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

14. **Project # 1004864**  
06DRB-00589 Minor-Prelim&Final Plat  
Approval

SOL LLC request(s) the above action(s) for all or a portion of Lot(s) 4 & 5, Block(s) 21, **SKYLINE HEIGHTS**, zoned C-3, located on ACOMA SE, between CONCHAS SE and ALTEZ SE containing approximately 1 acre(s). (L-20) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND TO RECORD THE PLAT.**

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

15. **Project # 1001235**  
06DRB-00583 Minor-Sketch Plat or  
Plan

SURVEYS SOUTHWEST LTD agent(s) for TURNER BRANCH & MARGARET MOSES request(s) the above action(s) for all or a portion of Lot(s) 13 & 14, Block(s) 6, Tract(s) 11, LANDS OF BRANCH (to be known as **EDWARD KROGH ADDITION**) zoned R-1 residential zone, located on RIO GRANDE BLVD NW and KROGH CT NW, containing approximately 2 acre(s). [REF: 05DRB01539] (H-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

16. **Project # 1004858**  
06DRB-00573 Minor-Sketch Plat or  
Plan

STEVE APPOLLONI agent(s) for JEFF ROMERO request(s) the above action(s) for all or a portion of Lot(s) 9, Block(s) H, **MANDELL BUSINESS & RESIDENCE ADDITION**, zoned SU-3 special center zone, located on 5TH ST NW NW, between SLATE NW and MARBLE NW containing approximately 1 acre(s). (J-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

17. Approval of the Development Review Board Minutes for April 26, 2006. **THE DRB MINUTES FOR APRIL 26, 2006 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:05 A.M.

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT**

**May 3, 2006  
DRB Comments**

**ITEM # 12**

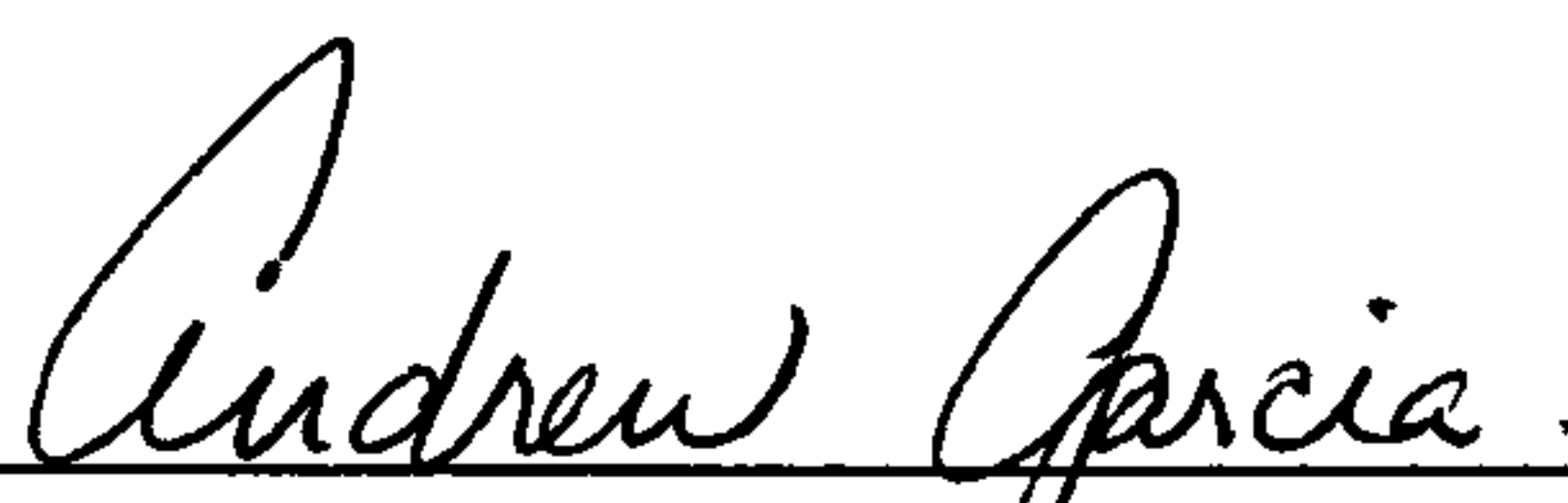
**PROJECT # 1003687**

**APPLICATION # 06-00584**

**RE: Western Ridge, Unit 2 @ Ventana Ranch West/p&f**

*OK* The AGIS dxf is not approved as of 5/2/06.

Planning will take delegation for the AGIS dxf approval, and to record the plat.

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

# CITY OF ALBUQUERQUE



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

**DEVELOPMENT REVIEW BOARD--SPEED MEMO**

**DRB CASE NO/PROJECT NO: 1003687**

**AGENDA ITEM NO: 12**

**SUBJECT:**

Final Plat  
Preliminary Plat

**ACTION REQUESTED:**

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

P.O. Box 1293

**ENGINEERING COMMENTS:**

No adverse comments.

Albuquerque

New Mexico 87103

**RESOLUTION:**

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

www.cabq.gov

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

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

FOR:

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

**DATE:** May 3, 2006

#12

3687

### DXF Electronic Approval Form

DRB Project Case #: 1003687

Subdivision Name: WESTERN RIDGE UNIT 2 AT VENTANA RANCH WEST LOTS  
195A, 196A, 197A, 212A, & 213A

Surveyor: ROBERT GROMATZKY

Contact Person: MARY COLE

Contact Information: 823-1000

DXF Received: 5/2/2006

Hard Copy Received: 5/2/2006

Coordinate System: NMSP Grid (NAD 27)

  
Approved

05-02-2006  
Date

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

#### AGIS Use Only

Copied fc 3687

to agiscov on 5/2/2006

Contact person notified on 5/2/2006

#19



# COMPLETED 04/19/06 stt DRB CASE ACTION LOG (PREL & FINAL)

REVISED 9/28/05

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

DRB Application No.: 06DRB-00434 (P&F)  
Project Name: WESTERN RIDGE UNIT 1 AT VENTANA RANCH WEST  
Agent: Bohannan Huston Inc.

Project # 1003687  
Phone No.: 823-1000

Project Number

1003687

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DRB Application No.: **06DRB-00434 (P&F)**

Project # **1003687**

Project Name: **WESTERN RIDGE UNIT 1 AT VENTANA RANCH WEST**

Agent: **Bohannon Huston Inc.**

Phone No.: **823-1000**

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

*OK*

Project Number

1003687

#19



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

April 12, 2006

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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**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: 12:05 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 # 1000376**  
06DRB-00359 Major-Two Year SIA

TIERRA WEST LLC agent(s) for BUILDERS INVESTMENT COMPANY OF NM LTD request(s) the above action(s) for all or a portion of Lot(s) 1-117, UNIT 1 Lot(s) 1-35, UNIT 2, **PARADISE SKIES, UNITS 1 & 2**, zoned R-T, located on BANDELIER DR NW, between MCMAHON BLVD NW and UNSER BLVD NW containing approximately 23 acre(s). [REF: DRB-94-107, 04DRB00410, 04DRB00391, 03DRB0013, 03DRB00188] (A-11) **A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED. THIS WILL BE THE LAST EXTENSION.**



2. **Project # 1003239**  
06DRB-00364 Major-Vacation of Pub  
Right-of-Way

MARK GOODWIN AND ASSOCIATES, P.A. agent(s) for ROEMER/HASKINS, LLC request(s) the above action(s) for all or a portion of Block(s) 264-A-1, **TOWN OF ATRISCO GRANT, UNIT 8**, located on ILLIF RD NW, between INTESTATE 40 NW and ESTANCIA RD NW containing approximately 1 acre(s). [REF: 05EPC0186] (H-10) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH 3 ADDITIONAL CONDITIONS: STORM DRAIN EASEMENT SHALL BE RETAINED. THE PUBLIC WATER LINE EASEMENT SHALL BE RETAINED. TRACT 290A NEEDS TO BE A PUBLIC ROADWAY EASEMENT.**

06DRB-00443 Minor-SiteDev Plan  
Subd/EPC  
06DRB-00444 Minor-SiteDev Plan  
BldPermit/EPC

MARK GOODWIN AND ASSOCIATES, P.A. agent(s) for ROEMER/HASKINS, LLC request(s) the above action(s) for all or a portion of Tract(s) 264-A-1, **TOWN OF ATRISCO GRANT, UNIT 8**, (to be known as **ILIFF SELF STORAGE**) zoned SU-1/C-3, located on ILIFF RD NW, between INTESTATE 40 NW and ESTANCIA RD NW containing approximately 1 acre(s). [REF: 05EPC-0186, 05EPC-01930] [David Stallworth, EPC Case Planner] (H-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/12/06 THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR DAVID STALLWORTH'S INITIALS, EPC LANGUAGE AND 3 COPIES OF THE SITE PLAN. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND PRELIMINARY AND FINAL PLAT AND PLANNING FOR DAVID STALLWORTH'S INITIALS, EPC LANGUAGE AND 3 COPIES OF THE SITE PLAN.**

3. **Project # 1004712**  
06DRB-00233 Major-Vacation of  
Public Easements  
06DRB-00234 Minor-Prelim&Final Plat  
Approval

ESMAIL HAIDARI & SHAKEEL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 9P1, Block(s) 2, **EAGLE ROCK ESTATES, UNIT 4**, zoned R-D residential and related uses zone, developing area, located on SCHIST AVE NE, between MODESTO AVE NE and EAGLE ROCK AVE NE containing approximately 1 acre(s). [REF: DRB-97-374, DRB-97-46/SV-97-74] *[Was Indef Deferred on 3/15/06 to readvertise]* (C-18) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR ENGINEERING CERTIFICATION OF GRADING PLAN AND PLANNING FOR ENVIRONMENTAL HEALTH'S SIGNATURE ON THE PLAT, CURRENT ZONING ON THE PLAT, THE 15-DAY APPEAL PERIOD AND TO RECORD THE PLAT.**

4. **Project # 1004713**  
06DRB-00235 Major-Vacation of  
Public Easements  
06DRB-00236 Minor-Prelim&Final Plat  
Approval

ESMAIL HAIDARI & SHAKEEL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 9P1, Block(s) 2, **EAGLE ROCK ESTATES, UNIT 3**, zoned R-D residential and related uses zone, developing area, located on LIMESTONE AVE NE, between OAKLAND AVE NE and EAGLE ROCK AVE NE containing approximately 1 acre(s). [REF: DRB-97-374, DRB-97-17] *[Was Indef Deferred on 3/15/06 to readvertise]* (C-18) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR ENGINEERING CERTIFICATION OF GRADING PLAN AND PLANNING FOR ENVIRONMENTAL HEALTH'S SIGNATURE ON THE PLAT, CURRENT ZONING ON THE PLAT, THE 15-DAY APPEAL PERIOD AND TO RECORD THE PLAT.**

5. **Project # 1003800**  
05DRB-01906 Major-Vacation of Pub  
Right-of-Way  
05DRB-01908 Minor-Prelim&Final Plat  
Approval  
05DRB-01907 Minor-Temp Defer  
SDWK

RIO GRANDE ENGINEERING agent(s) for PETE DASKALOS, LLAVE HOMES request(s) the above action(s) for all or a portion of Lot(s) 1-4, Block(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 3 (to be known as **LA CUEVITA OESTE**) zoned R-D residential and related uses zone, developing area, located on EAGLE ROCK AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 4 acre(s). [REF: 04DRB01820] [Deferred from 1/11/06 & 2/1/06 & 2/15/06 & 3/1/06 & 3/15/06 & 3/29/06 & 4/12/06] (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 5/3/06.**

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

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

6. **Project # 1004725**  
06DRB-00429 Minor-SiteDev Plan  
BldPermit

RICK BENNETT ARCHITECTS agent(s) for JOHN BATTAGLIA request(s) the above action(s) for all or a portion of Tract(s) Q8-A, Q6 & Q7, **ATRISCO BUSINESS PARK, UNIT 4**, zoned SU-1 for IP special use zone, located on COORS BLVD NW, between LOS VOLCANES RD NW and FORTUNA RD NW containing approximately 1 acre(s). [REF: 06EPC-00278] (J-10) **INDEFINITELY DEFERRED ON A NO SHOW.**

7. **Project # 1003364**  
06DRB-00430 Minor-SiteDev Plan  
BldPermit/EPC

TAFAZZUL HUSSAIN agent(s) for PHIL LINDBORG request(s) the above action(s) for all or a portion of Lot(s) 1-A-1-A-2, Block(s) 10, Tract(s) 2, NORTH ALBUQUERQUE ACRES (to be known as **PASEO PLACE**) zoned SU-2 Mixed Use, located on HOLLY AVE NE, between LOUISIANA NE and WYOMING NE containing approximately 1 acre(s). [REF: DRB-

95-478, 06EPC-00078] [David Stallworth, EPC Case Planner] (C-19) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF DAVID STALLWORTH'S INITIALS AND TITLE SHOULD READ "SITE PLAN FOR BUILDING PERMIT" ON THE SITE PLAN SHEET.**

8. **Project # 1004672**  
06DRB-00448 Minor-SiteDev Plan  
BldPermit/EPC

BRASHER & LORENZ INC agent(s) for PUBLIC SERVICE CO OF NEW MEXICO (PNM) request(s) the above action(s) for all or a portion of Tract(s) C, **RINCONADA POINT, UNIT 1**, zoned SU-1 RESIDENTIAL USES, located on UNSER BLVD NW, between ST JOSEPH NW and VISTA ALEGRE NW containing approximately 2 acre(s). [REF: 06EPC00133] [Catalina Lehner, EPC Case Planner] (G-10) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF THE SITE PLAN.**

9. **Project # 1003921**  
06DRB-00436 Minor-SiteDev Plan  
Subd/EPC

CONSENSUS PLANNING INC agent(s) for CITY OF ALBUQUERQUE, DEPARTMENT OF MUNICIPAL DEVELOPMENT, request(s) the above action(s) for all or a portion of Tract(s) A, **NORTH DOMINGO BACA PARK (proposed) and Tract(s) A, AMAFCA KINNEY DAM (proposed)**, zoned SU-1, Community Park & Related Facilities, located on CORONA AVE NE, between LOUISIANA BLVD NE and WYOMING BLVD NE containing approximately 60 acre(s). [REF: 05EPC-00183, Z-98-130, Z-99-83, DRB-98-212, DRB-99-7, DRB-96-549] [Carmen Marron, EPC Case Planner] (C-19) **SITE PLAN FOR SUBDIVISION (MASTER DEVELOPMENT PLAN) WAS APPROVED AND SIGNED OFF BY THE BOARD.**

06DRB-00439 Minor-Prelim&Final Plat  
Approval

JEFF MORTENSEN & ASSOCIATES agent(s) for AMAFCA request(s) the above action(s) for all or a portion of Lot(s) 1-5 & 28-32, Block(s) 7, and Lot(s) 1-5 & 28-32, Block(s) 8, NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3 (to be known as **AMAFCA KINNEY DAM, TRACT A**) zoned SU-1 & RD/RT, located on CORONA AVE NE, between LOUISIANA BLVD NE and WYOMING BLVD NW containing approximately 21 acre(s). [REF: 05DRB-01758, 01759 AND 01760] (C-19) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/12/06 THE PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

06DRB-00440 Minor-Prelim&Final Plat  
Approval

JEFF MORTENSEN & ASSOCIATES agent(s) for PARK DESIGN & CONSTRUCTION DIVISION, DEPARTMENT OF MUNICIPAL DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 6-27, Block(s) 7 and Lot(s) 6-27, Block(s) 8, NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3 (to be known as **TRACT A, NORTH DOMINGO BACA PARK**) zoned SU-1 & RD/RT, located on CORONA AVE NE, between LOUISIANA BLVD NE and WYOMING BLVD NW containing approximately 21 acre(s). [REF: 05DRB-01758, 01759 AND 01760] (C-19) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/12/06 THE PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

10. **Project # 1002112**  
05DRB-01933 Minor-SiteDev Plan  
Subd/EPC  
05DRB-01934 Minor-SiteDev Plan  
BldPermit/EPC

DCSW INC agent(s) for SOLID GOLD CLASSIC LTD request(s) the above action(s) for all or a portion of Lot(s) 1-5 and 28-32, Block(s) 21, Tract(s) A, NORTH ALBUQUERQUE ACRES, UNIT A, (to be known as **PASEO CROSSING SHOPPING CENTER**) zoned SU-2 special neighborhood zone, located on PASEO DEL NORTE NE, between WYOMING BLVD NE and PALOMAS DR NE containing approximately 6 acre(s). [REF: 04EPC01221, 04EPC01222][**Carmen Marrone, EPC Case Planner**] [*Indef deferred on 1/25/06*] (D-19) **SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/12/06 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND PLANNING FOR 3 COPIES.**

02DRB-01110 Minor-Prelim&Final Plat  
Approval

SURVEYS SOUTHWEST LTD agent(s) for PEGGY DASKALOS request(s) the above action(s) for all or a portion of Lot(s) 1-5, 28-32, Block(s) 21, Tract(s) A, NORTH ALBUQUERQUE ACRES - UNIT A, (to be known as **PASEO CROSSING SHOPPING CENTER**) zoned SU-2/Mixed Use, located on PASEO DEL NORTE NE, between WYOMING BLVD NE and PALOMAS AVE NE containing approximately 6 acre(s). [REF: Z-98-141,AX-98-16] [*Was Indef Deferred 7/31/02. [Indef deferred on 1/25/06]*] (D-19) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

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

11. **Project # 1001409**  
06DRB-00446 Minor-Extension of  
Preliminary Plat

ADVANCED ENGINEERING & CONSULTING LLC. agent(s) for SAIFI TALEBREZA request(s) the above action(s) for all or a portion of Lot(s) 20-A, Block(s) 1, **CANDELIGHT FOOTHILLS, UNIT 1**, zoned R-1 residential zone, located on LOMAS BLVD NE,

between MONTE LARGO DR NE and SUMMIT HILLS DR NE containing approximately 2 acre(s). (J-23) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

12. **Project # 1004083**  
06DRB-00427 Minor-Prelim&Final Plat Approval

RHOMBUS PA INC agent(s) for SANCHEZ & WADE LLC request(s) the above action(s) for all or a portion of Lot(s) 21, Block(s) 11, **VALLEY VIEW ADDITION**, zoned C-2, located on ZUNI SE, between ADAMS SE and JEFFERSON SE containing approximately 1 acre(s). [REF: 05DRB-01849] (K-17) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR REAL PROPERTY SIGNATURE, AGIS DXF FILE, CURRENT ZONING ON PLAT AND TO RECORD.**

13. **Project # 1004768**  
06DRB-00369 Minor-Prelim&Final Plat Approval

JACKS HIGH COUNTRY INC agent(s) for DAVID & JENNIFER THORNBURG request(s) the above action(s) for all or a portion of Lot(s) 1A, 1, 2 & 18, Block(s) 11, **MONTGOMERY HEIGHTS**, zoned R-1, located on MARS RD NE, between WELLESLEY AVE NE and TULANE DR NE containing approximately 1 acre(s). [*Deferred from 3/29/06*] (G-16) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR PNM'S SIGNATURE AND TO RECORD.**

- 06DRB-00428 Minor-Vacation of Private Easements

JACKS HIGH COUNTRY INC agent(s) for DAVID & JENNIFER THORNBURG request(s) the above action(s) for all or a portion of Lot(s) 1A, 1, 2 & 18, Block(s) 11, **MONTGOMERY HEIGHTS**, zoned R-1 residential zone, located on MARS RD NE, between WELLESLEY AVE NE and TULANE DR NE containing approximately 1 acre(s). [REF:

06DRB00369] (G-16) THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.

14. **Project # 1004790**  
06DRB-00411 Minor-Prelim&Final Plat Approval
- JULIE MARS AND ROBERT FARRIS request(s) the above action(s) for all or a portion of Lot(s) 9-12, Block(s) 5, **SANTA FE ADDITION**, zoned SU-2 for R-1 special neighborhood zone, located on SANTA FE AVE SW, between 9<sup>TH</sup> ST SW and 8<sup>TH</sup> ST SW containing approximately 1 acre(s). [REF: BA-167] (K-13) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CONSTRUCTION OF SIDEWALKS GREEN TAG AND PLANNING TO RECORD.**
15. **Project # 1003285**  
06DRB-00426 Minor-Prelim&Final Plat Approval
- ALDRICH LAND SURVEYING agent(s) for WESTLAND DEVELOPMENT CO request(s) the above action(s) for all or a portion of Lot(s) 1, 2 & 4, Tract(s) S, Block(s) 13, **SUNDORO SOUTH, UNIT 6**, zoned SU-2/R-LT, located on SILICA AVE NW, between 94<sup>TH</sup> ST NW and TUMULUS NW containing approximately 2 acre(s). [REF: 05DRB-01296, 05DRB-00106, 05DRB-00107] [Listed as Project #1004797 in error] [Deferred from 4/12/06] (J-9) **DEFERRED AT THE AGENT'S REQUEST TO 4/26/06.**
16. **Project # 1004798**  
06DRB-00431 Minor-Prelim&Final Plat Approval
- SURVEYS SOUTHWEST LTD agent(s) for KENNETH FAJARDO, AMERICAN POSTAL WORKERS UNION request(s) the above action(s) for



all or a portion of Lot(s) 1-5 and 14-18, Block(s) 2, **SPRINGER TRANSFER CO'S ADDITION, UNIT 1**, zoned SU-2 for M-1 light manufacturing zone, located on KINLEY AVE NE, between FRANCISCAN ST NE and ARNO ST NE containing approximately 1 acre(s). [REF: ZA-73-188] (J-14) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR FIRE MARSHALS OKAY FOR FIRE PROTECTION AND TRANSPORTATION DEVELOPMENT FOR CUL-DE-SAC DEDICATIONS ON FRANCISCAN AND ARNO.**

17. **Project # 1002176**  
06DRB-00092 Major-Final Plat  
Approval

SURVEYS SOUTHWEST LTD agent(s) for MOUNTAIN WEST DEVELOPMENT request(s) the above action(s) for all or a PORTION OF LAND IN SW 1/4 - NW 1/4 SEC 26 TION R4E TOGETHER W/ TRACT E-1, NORTH FOUR HILLS, (to be known as **COVERED WAGON SUBDIVISION**) zoned SU-1, located on FOUR HILLS RD SE, between LANIER DR SE and WATERFALL DR SE containing approximately 7 acre(s). *(Was Indef deferred on 2/1/06) [Deferred from 4/5/06]* (L-23) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR LANGUAGE ON SEWER EASEMENT GRANT ON LOT 24 WHO TO DEDICATE TOO AND PLANNING TO RECORD.**

18. **Project # 1003238**  
06DRB-00432 Minor-Prelim&Final Plat  
Approval

SURV-TEK INC agent(s) for VANTAGE BUILDERS request(s) the above action(s) for all or a portion of Lot(s) 58-P1, Tract(s) E, **FLORAL MEADOWS**, zoned R-LT, located on SARITA AVE NW, between MONTOYA NW and MACIEL NW containing approximately 1 acre(s). [Listed as Project #1004799 in error] *[Indef deferred on 4/12/06]* (H-12)

INDEFINITELY DEFERRED AT AGENT'S REQUEST.

19. ~~Project # 1003687~~  
06DRB-00434 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) 133, 134 & 135, **WESTERN RIDGE, UNIT 1, AT VENTANA RANCH WEST**, zoned R-LT residential zone, located on NACIMIENTO ST NW, between DRAGOON RD NW and VENTANA WEST PKWY NW containing approximately 1 acre(s). [REF: 05DRB00697] (B-8) **PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

20. **Project # 1004788**  
06DRB-00408 Minor-Prelim&Final Plat  
Approval

BOHANNAN HUSTON agent(s) for UNIVERSITY OF NEW MEXICO request(s) the above action(s) for all or a portion of Tract(s) 1E1-A-1 and 1E2-A-1, 1E2-A-2, **UNIVERSITY OF NEW MEXICO, SCIENCE & TECHNOLOGY PARK**, zoned SU-1 PDA, PERMISSIVE USE OF O-1/C-2, IP, located on UNIVERSITY BLVD SE , between AVENIDA CESAR CHAVEZ SE and INTERSTATE 40 SE containing approximately 13 acre(s). [*Deferred from 4/5/06*][*Indef deferred from 4/12/06*] (L-15) **INDEFINITELY DEFERRED AT AGENT'S REQUEST.**

21. **Project # 1004771**  
06DRB-00373 Minor-Prelim&Final Plat  
Approval

RON GARNER agent(s) for GARBAC, LLC request(s) the above action(s) for all or a portion of Lot(s) 4, 5 & 6, Block(s) 41, **RAYNOLDS ADDITION**, zoned SU-2/NCR, located on COAL AVE SW, between 10<sup>TH</sup> ST SW and 11<sup>TH</sup> ST SW containing approximately 1

acre(s). *[Deferred from 3/29/06 & 4/5/06 & 4/12/06]*  
(K-13) **DEFERRED AT THE AGENT'S REQUEST  
TO 4/19/06.**

22. **Project # 1004770**  
06DRB-00372 Minor-Prelim&Final Plat  
Approval

WAYJOHN SURVEYING INC agent(s) for COE  
PROPERTIES, STEVE COE request(s) the above  
action(s) for all or a portion of Lot(s) 9-12, Block(s)  
10, **MESA GRANDE ADDITION**, zoned O-R, located  
on SIERRA DR SE, between SILVER AVE SE and  
ZUNI RD SE containing approximately 1 acre(s).  
*[Deferred from 3/29/06 & 4/5/06]* (K-17) **WITH THE  
SIGNING OF THE INFRASTRUCTURE LIST DATED  
4/12/06 THE PRELIMINARY PLAT WAS  
APPROVED. FINAL PLAT WAS INDEFINITELY  
DEFERRED FOR THE SIA.**

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

**APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING**

23. **Project # 1004564**  
06DRB-00433 Minor-Sketch Plat or  
Plan

FORSTBAUER SURVEYING LLC agent(s) for  
CURRY BRANDAW ARCHITECTS request(s) the  
above action(s) for all or a portion of Lot(s) 19-22,  
Block(s) 21, Tract(s) A, **NORTH ALBUQUERQUE  
ACRES, UNIT A**, zoned SU-2, O-1, located on  
PALOMAS AVE NE, between WYOMING BLVD NE  
and BARSTOW ST NE containing approximately 4  
acre(s). *[Issued Project #1004800 in error]* (D-19)  
**THE ABOVE REQUEST WAS REVIEWED AND  
COMMENTS WERE GIVEN.**

24. **Project # 1004792**  
06DRB-00414 Minor-Sketch Plat or  
Plan

SURVEY'S SOUTHWEST, LTD agent(s) for  
DUNCAN MILLOY request(s) the above action(s) for  
all or a portion of Lot(s) 5, **FITZGERALD ADDITION**,  
zoned R-1, located on FITZGERALD RD NW,  
between CANDELARIA RD NW and 4<sup>TH</sup> ST NW  
containing approximately 1 acre(s). (G-14) **THE  
ABOVE REQUEST WAS REVIEWED AND  
COMMENTS WERE GIVEN.**

25. **Project # 1003991**  
06DRB-00437 Minor-Sketch Plat or  
Plan

TIERRA WEST LLC agent(s) for FRONTERA  
DEVELOPMENT INC request(s) the above action(s)  
for all or a portion of Lot(s) A-1-C, TOWN OF  
ATRISCO GRANT, UNIT 7, (to be known as  
**RESIDENTIAL @ 98<sup>TH</sup> AND SAGE**) zoned R-LT  
residential zone, located on SNOW VISTA BLVD SW,  
between SAGE RD SW and REBA AVE SW  
containing approximately 4 acre(s). [REF: Z-79-164,  
05EPC-0364, 053PC-0365, 05EPC-0366, 05EPC-  
0367, 05DRB-01293, 05DRB-01294] (M-9) **THE  
ABOVE REQUEST WAS REVIEWED AND  
COMMENTS WERE GIVEN.**

26. **Project # 1004801**  
06DRB-00438 Minor-Sketch Plat or  
Plan

TIERRA WEST LLC agent(s) for FRATERNAL  
ORDER OF POLICE, ALBUQUERQUE LODGE 1  
request(s) the above action(s) for all or a portion of  
Tract(s) 1 & 2, **FRATERNAL ORDER OF POLICE  
ADDITION**, zoned SU-1 FOR IP, located on  
JEFFERSON ST NE and the BEAR ARROYO and  
containing approximately 10 acre(s). [REF: SP-77-71]  
(E-17) **THE ABOVE REQUEST WAS REVIEWED  
AND COMMENTS WERE GIVEN.**

27. **Project # 1004803**  
06DRB-00445 Minor-Sketch Plat or  
Plan

DAVID W SPRAGUE agent(s) for GREATER ALBUQUERQUE HABITAT FOR HUMANITY request(s) the above action(s) for all or a portion of Lot(s) A-H, **LOS BLANCOS ADDITION**, zoned R-T, located on 75<sup>TH</sup> ST NW, between CENTRAL ST NW and YUCCA NW containing approximately 2 acre(s). (K-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

28. **Project # 1004804**  
06DRB-00449 Minor-Sketch Plat or  
Plan

JESUS SANDOVAL agent(s) for ALEX MCLUSSEr request(s) the above action(s) for all or a portion of Lot(s) 10 & 11A, Block(s) 8, **CASAS SERNAS**, zoned R-2, located on PENNSYLVANIA SE, between TRUMBULL SE and BELL SE containing approximately 1 acre(s). (L-19) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

29. Approval of the Development Review Board Minutes for April 5, 2006. **NO MINUTES WERE DONE THIS WEEK.**

ADJOURNED: 12:05 P.M.

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
April 12, 2006  
DRB Comments**

**ITEM # 19**

**PROJECT # 1003687**

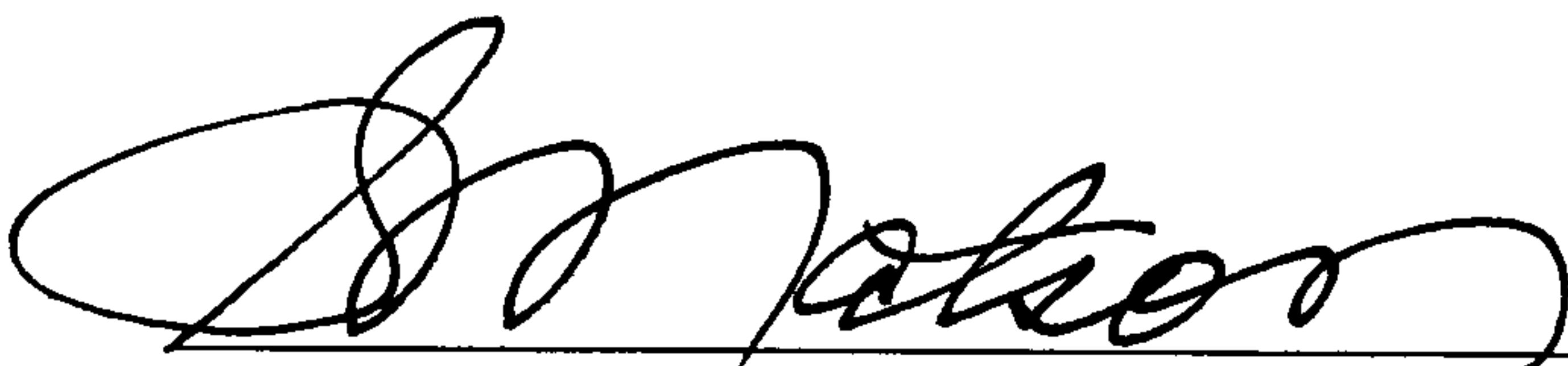
**APPLICATION # 06-000434**

**RE: Lots 133-135, Western Ridge, Unit 1 @ Ventena Ranch West/minor plat**

Planning has no objection.

AGIS dxf is not approved. Planning will take delegation.

Agent may record the plat. Be sure to provide Planning with a copy to close the file.

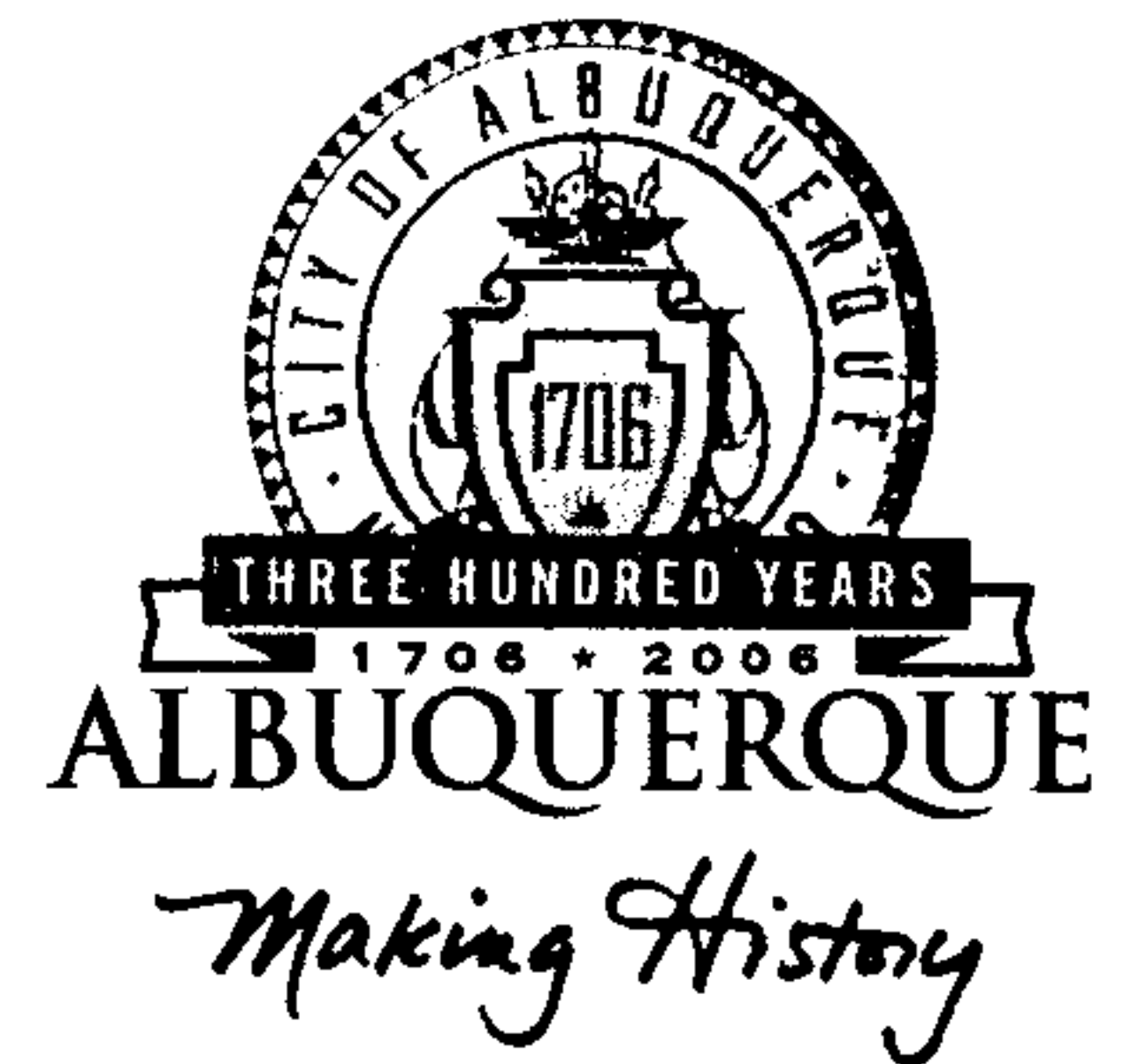


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Sheran Matson, AICP DRB Chair  
924-3880 Fax 924-3864 smatson@cabq.gov



# CITY OF ALBUQUERQUE



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

**DEVELOPMENT REVIEW BOARD--SPEED MEMO**

**DRB CASE NO/PROJECT NO: 1003687**

**AGENDA ITEM NO: 19**

**SUBJECT:**

Final Plat  
Preliminary Plat

**ACTION REQUESTED:**

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

P.O. Box 1293

**ENGINEERING COMMENTS:**

No adverse comments.

Albuquerque

New Mexico 87103

**RESOLUTION:**

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

www.cabq.gov

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

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

FOR:

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

**DATE:** April 12, 2006



#19

3687

### DXF Electronic Approval Form

DRB Project Case #: 1003687

Subdivision Name: WESTERN RIDGE UNIT 1 AT VENTANA RANCH WEST LOTS 133A, 134A, & 135A

Surveyor: ROBERT GROMATZKY

Contact Person: MARY COLE

Contact Information: 823-1000

DXF Received: 4/11/2006

Hard Copy Received: 4/11/2006

Coordinate System: NMSP Grid (NAD 27)

  
Approved

04.11.2006  
Date

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**AGIS Use Only**

Copied fc 3687 to agiscov on 4/11/2006 Contact person notified on 4/11/2006

#9



# DRB CASE ACTION LOG (FINAL PLAT)

REVISED 9/28/05

comp NS 1/19/06

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.: 06DRB-00054 (FP)  
Project Name: WESTERN RIDGE UNIT 2  
Agent: Bohannan Huston Inc.

Project # 1003687  
Phone No.: 823-1000

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 1/19/06 by the DRB with delegation of signature(s) to the following departments.

### OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

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

UTILITIES: New Mexico Utilities needs to sign the Plat  
\_\_\_\_\_  
\_\_\_\_\_

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

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

PLANNING (Last to sign): record the Plat  
\_\_\_\_\_  
\_\_\_\_\_

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

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

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

Project Number

1003687

*[Handwritten mark]*



# DRB CASE ACTION LOG (FINAL PLAT)

REVISED 9/28/05

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

DRB Application No.: 06DRB-00054 (FP)  
Project Name: WESTERN RIDGE UNIT 2  
Agent: Bohannan Huston Inc.

Project # 1003687  
Phone No.: 823-1000

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 1/18/06 by the DRB with delegation of signature(s) to the following departments.  
**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

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

UTILITIES: New Mexico Utilities needs to sign the Plat  
\_\_\_\_\_  
\_\_\_\_\_

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

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

PLANNING (Last to sign): record the Plat  
\_\_\_\_\_  
\_\_\_\_\_

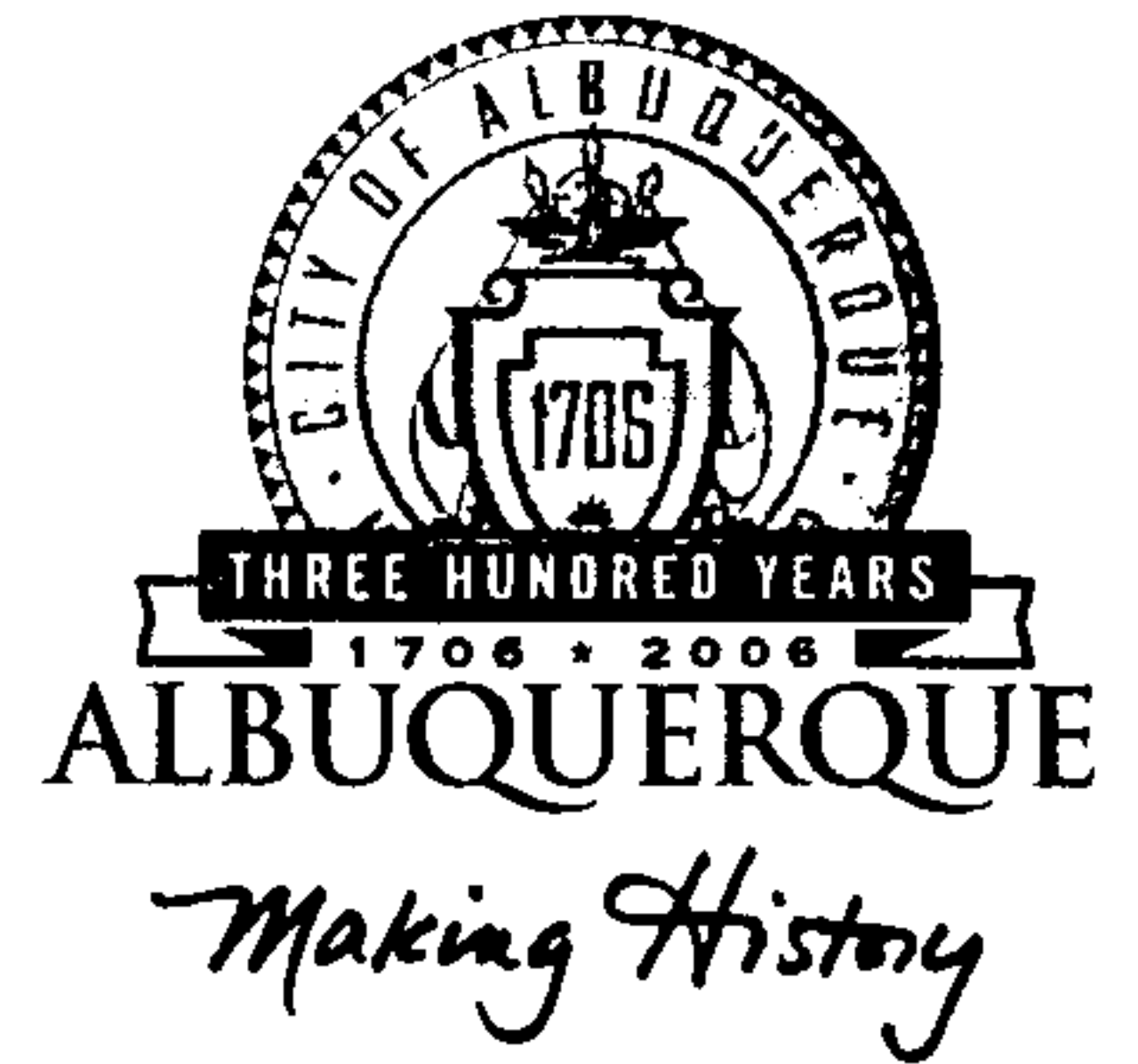
**Planning must record this plat. Please submit the following items:**

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

Project Number 1003687

#9

# CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1003687**

**AGENDA ITEM NO: 9**

**SUBJECT:**

Final Plat

**ACTION REQUESTED:**

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

P.O. Box 1293

**ENGINEERING COMMENTS:**

No adverse comments.

Albuquerque

New Mexico 87103

**RESOLUTION:**

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

www.cabq.gov

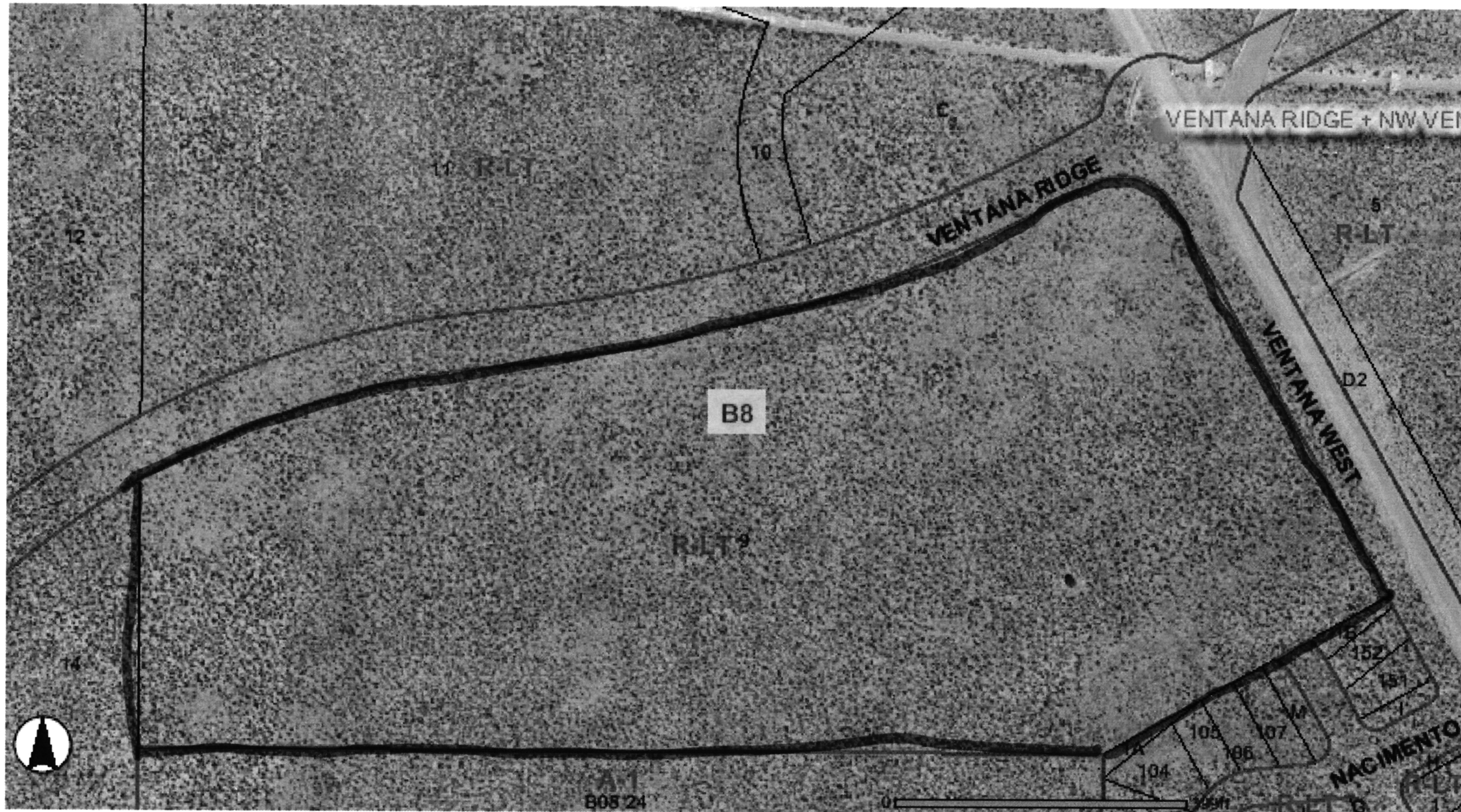
SIGNED-OFF: (SEC-PLN) (SP-SUB) (SP-BP) (FP) BY: (UD) (CE) (TRANS) (PKS) (PLNG)

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

FOR:

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

**DATE:** January 18, 2006



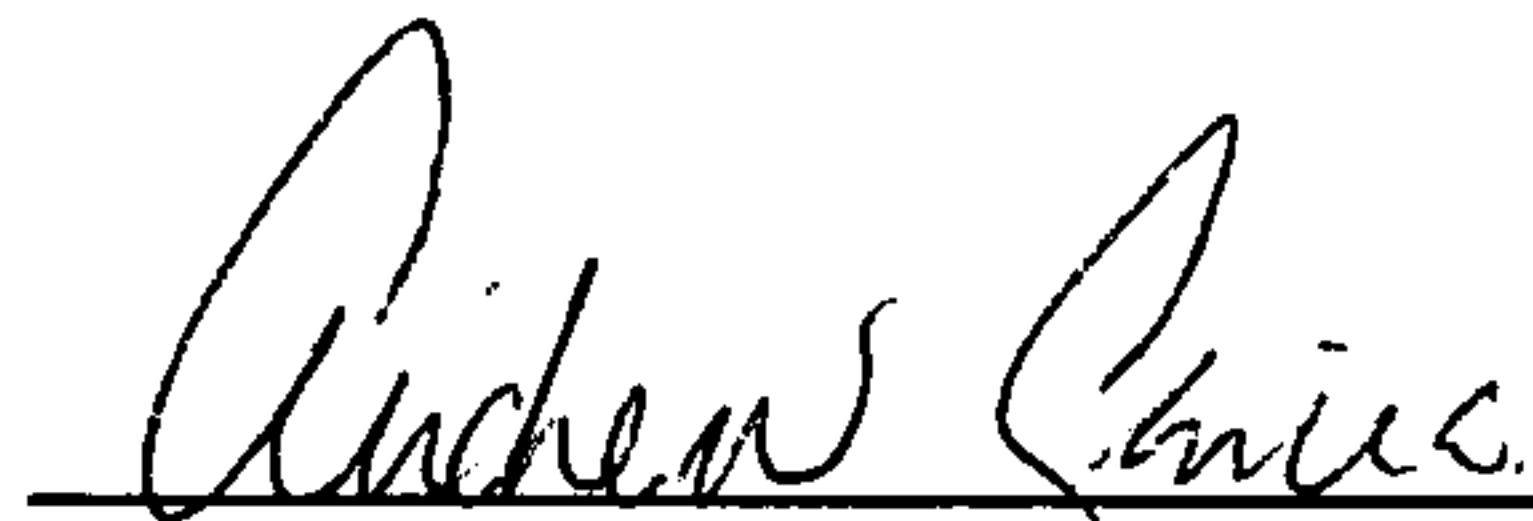
**CITY OF ALBUQUERQUE**  
**Planning Department**  
**January 18, 2006**  
**DRB Comments**

**ITEM # 9**

**PROJECT # 1003687    APPLICATION # 06-00054**

**RE: Western Ridge, Unit 2/minor fp**

There is no objection to this request.



---

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

*XG*

**3687**

### DXF Electronic Approval Form

DRB Project Case #: 1003687

Subdivision Name: WESTERN RIDGE AT VENTANA RANCH WEST UNIT 2

Surveyor: ROBERT GROMATZKY

Contact Person: STEPHANIE WALTON

Contact Information:

DXF Received: 1/17/2006

Hard Copy Received: 1/17/2006

Coordinate System: NMSP Grid (NAD 27)

*R. Weinberg*  
Approved

*1/17/06*  
Date

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

#### AGIS Use Only

Copied fc 3687 to agiscov on 1/17/2006 Contact person notified on 1/17/2006



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

September 21, 2005

**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)

At the September 21, 2005, Development Review Board meeting, a a one-year extension of the preliminary plat was approved.

  
Sheran Matson, AICP, DRB Chair

Cc: Pulte Homes of New Mexico, 7445 Pan American Freeway, 87109  
Bohannon Huston Inc., 7500 Jefferson NE, 87109  
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**

September 21, 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: 11:15 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 65<sup>TH</sup> 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 16<sup>TH</sup> 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 19<sup>TH</sup> ST NW and 18<sup>TH</sup> 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) **PRELIMINARY 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-2A1-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 55<sup>TH</sup> 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 4<sup>TH</sup> ST NW and 2<sup>ND</sup> ST NW containing approximately 3 acre(s). [REF:05DRB00981,Project #1002123] (G-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**



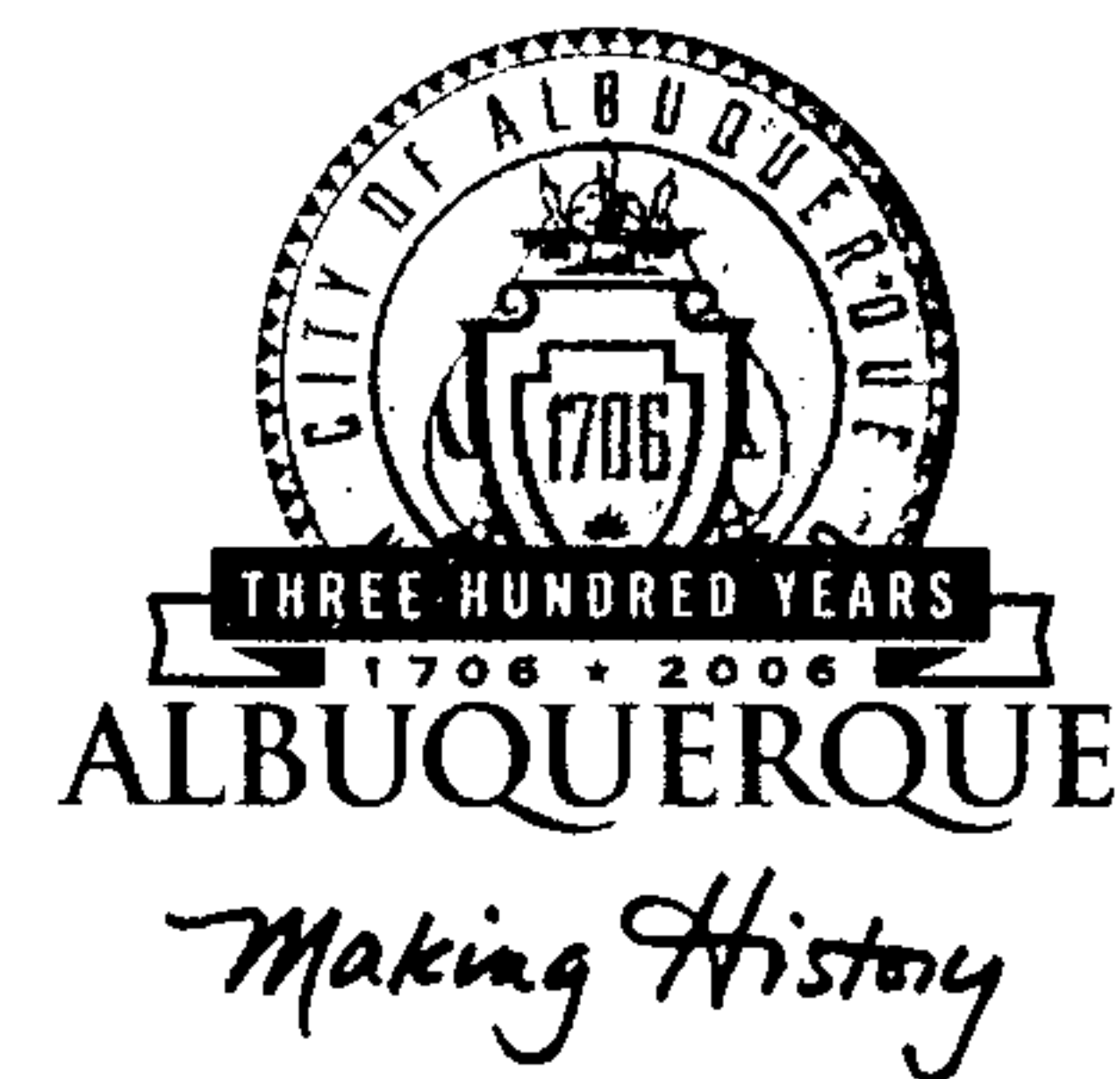
21. **Project # 1004416**  
05DRB-01425 Minor-Sketch Plat or Plan

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: 1003687**

**AGENDA ITEM NO: 11**

**SUBJECT:**

Preliminary Plat

**ACTION REQUESTED:**

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

P.O. Box 1293

**ENGINEERING COMMENTS:**

The Hydrology Section has no objection to the extension request.

Albuquerque

New Mexico 87103

**RESOLUTION:**

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

www.cabq.gov

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

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

FOR:

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

**DATE:** September 21, 2005



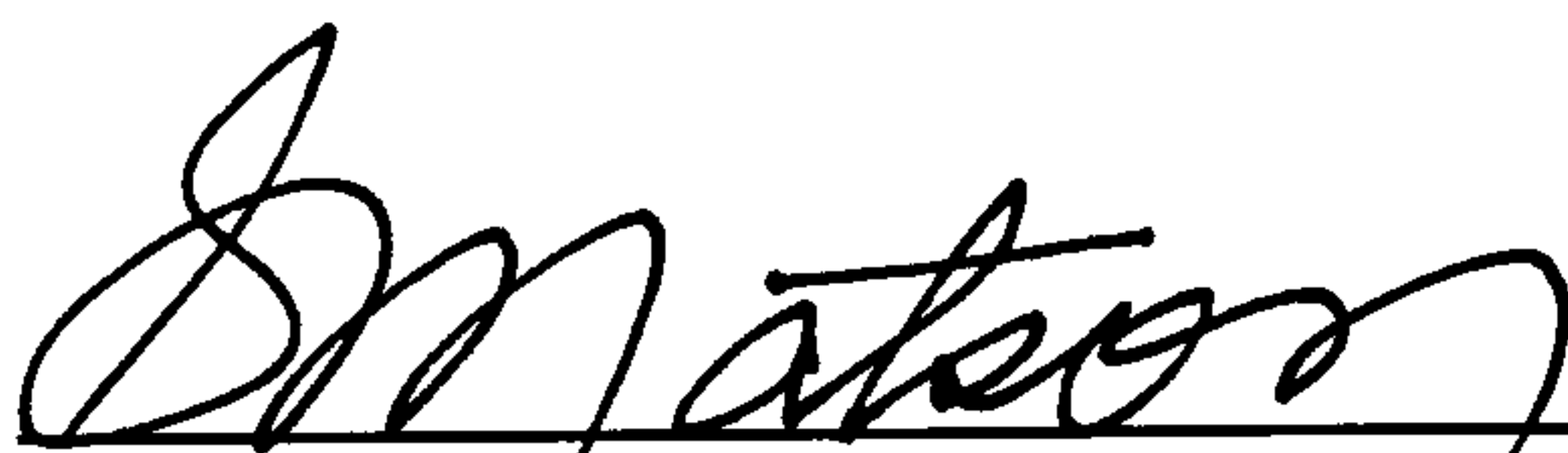
**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
September 21, 2005  
DRB Comments**

**Item # 11**

**Project # 1003687 Application # 05-01418**

**RE: Tract 9, Western Ridge, Unit 2/extpp**

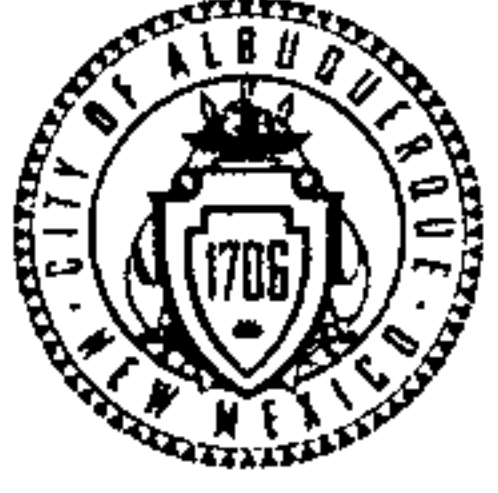
What is the reason for the extension request?



---

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

#9



Completed 5/5/05

# 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-00697 (FP)  
Project Name: WESTERN RIDGE UNIT 1  
Agent: Bohannon Huston Inc.

Project # 1003687  
Phone No.: 823-1000

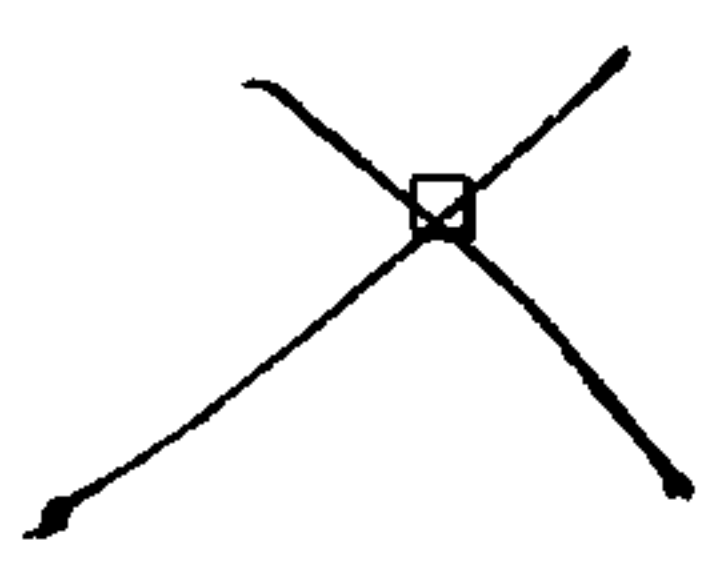
Project Number

100 3687

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 5/4/05 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): \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

*Bob Gay signature*



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

*- OKAY*

#9



# DRB CASE ACTION LOG (FINAL PLAT)

REVISED 2/5/04

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

DRB Application No.: 05DRB-00697 (FP)

Project # 1003687

Project Name: WESTERN RIDGE UNIT 1

Agent: Bohannon Huston Inc.

Phone No.: 823-1000

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 5/4/05 by the DRB with delegation of signature(s) to the following departments.

### OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

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

- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

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

- \_\_\_\_\_
- \_\_\_\_\_

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

- \_\_\_\_\_
- \_\_\_\_\_

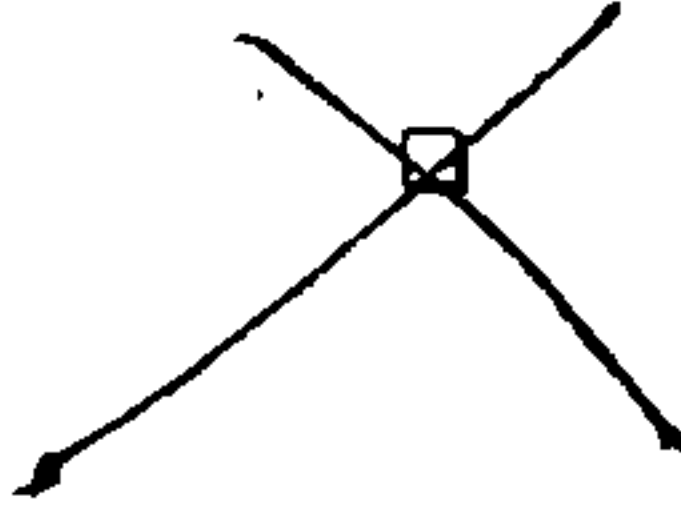
PARKS / CIP: \_\_\_\_\_

- \_\_\_\_\_
- \_\_\_\_\_

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

- \_\_\_\_\_
- \_\_\_\_\_

*Bob Guy Signature*



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

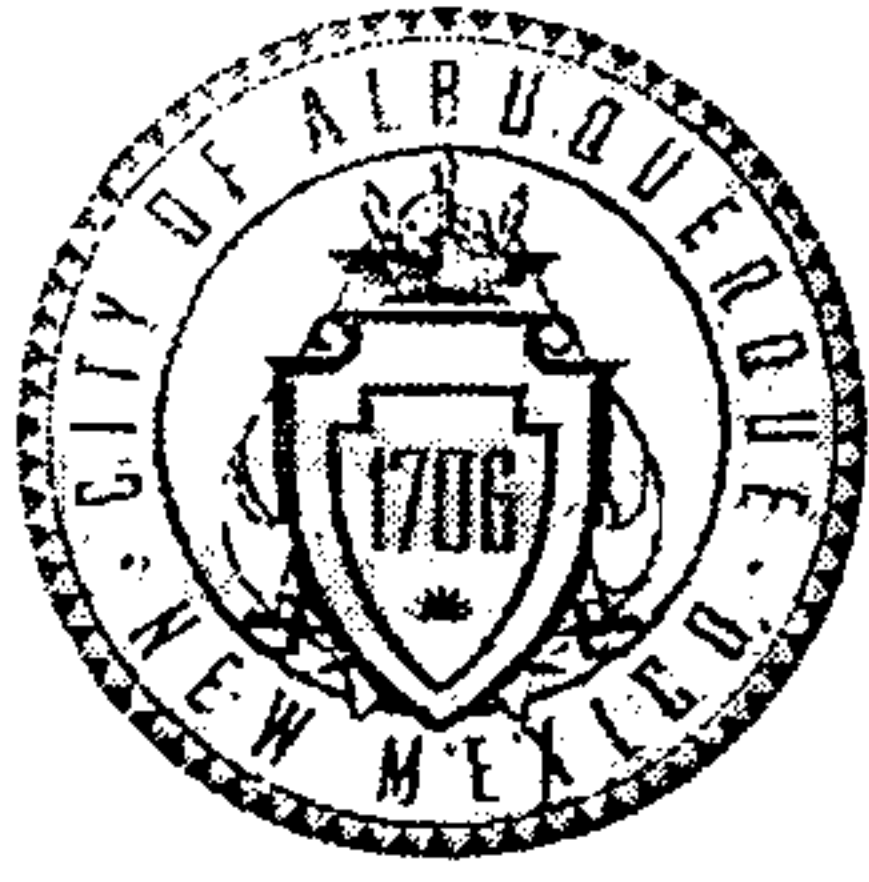
- The original plat and a mylar copy for the County Clerk.
- Tax certificate from the County Treasurer.
- Recording fee (checks payable to the County Clerk). RECORDED DATE: \_\_\_\_\_
- Tax printout from the County Assessor.

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

*— OKay*

Project Number

1003687



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

**Project Number:** 1003687  
**Application Number:** 05DRB-00697

**DRB Date:** 5/4/2005  
**Item Number:** 9

**Subdivision:**

Tracts 2 & 9, Western Ridge, Unit 1

**Zoning:** RLT

**Zone Page:** B-08

**New Lots (or units) :** 166


**Request for:**

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

**Parks and Recreation Comments:**

This project has met the park dedication requirement through an existing park dedication agreement.

The park development requirements will be met through a park development agreement.

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

Phone: 768-3808

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT**

**May 4, 2005  
DRB Comments**

**ITEM # 9**

**PROJECT # 1003687**

**APPLICATION # 05-00697**

**Re: Western Ridge, Unit 1**

Are there any changes since the preliminary plat?

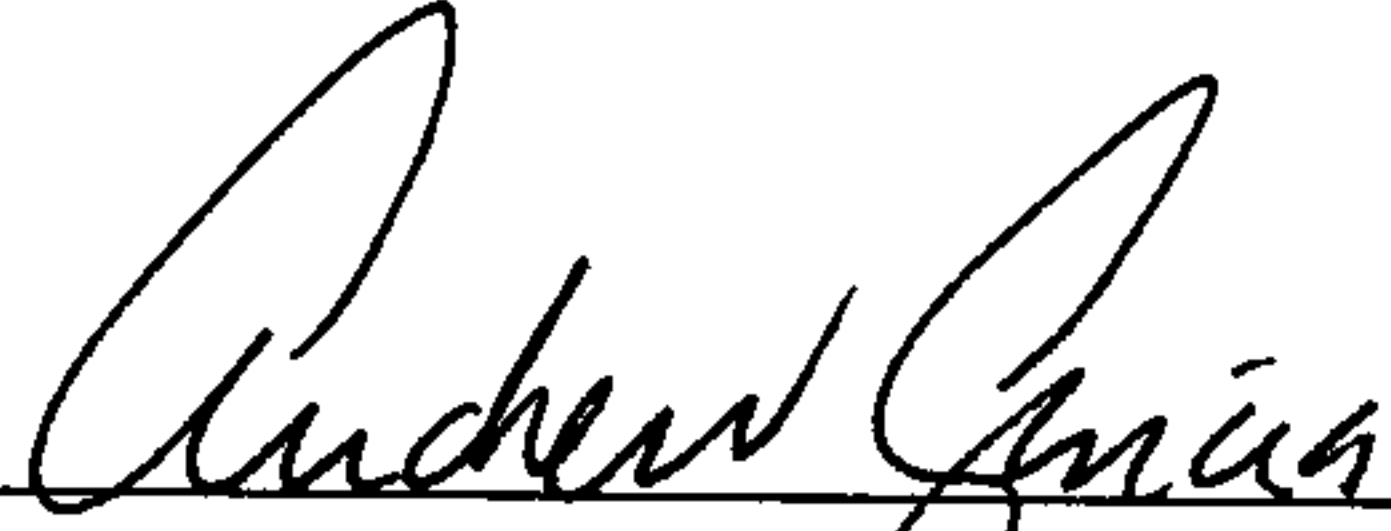
*lat 6 of  
earlier*

A condition of Final Plat approval is that Emergency Access to Tracts L & K are required.

The perimeter walls are approved.

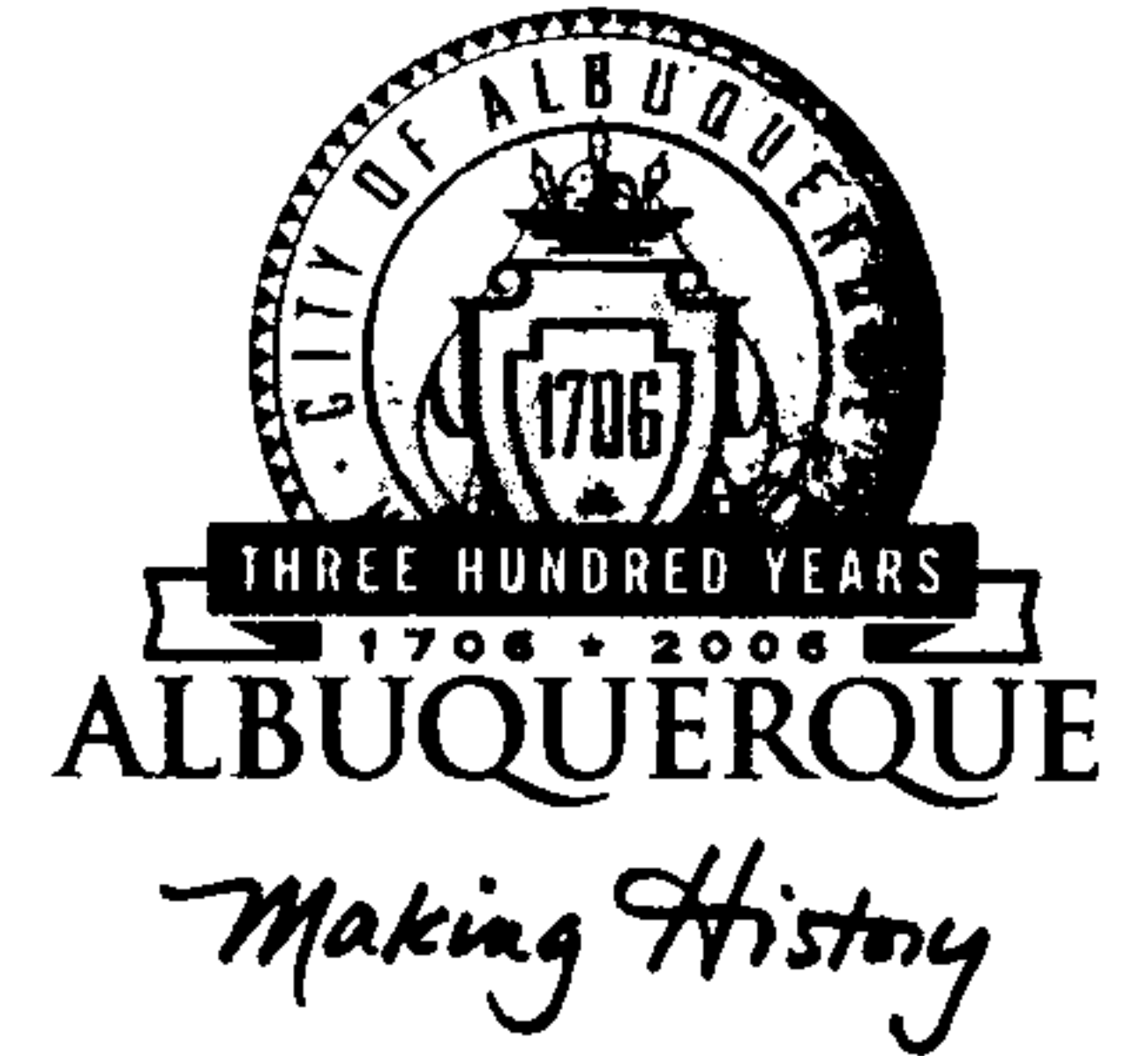
AGIS dxf is on file.

Recorded SIA is on file.

  
\_\_\_\_\_  
Andrew Garcia, Planning Alternate  
924-3895 Fax 924-3864 agarcia@cabq.gov



# CITY OF ALBUQUERQUE



PLANNING DEPARTMENT  
DEVELOPMENT AND BUILDING SERVICES  
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1003687**

**AGENDA ITEM NO: 9**

**SUBJECT:**

Final Plat

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

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

**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:** May 4, 2005

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

05DRB00301] (Deferred from 5/4/05) (K-17) DEFERRED  
AT THE AGENT'S REQUEST TO 5/18/05.

8. **Project # 1003273**  
05DRB-00671 Minor-Prelim&Final Plat  
Approval

TIERRA WEST LLC agent(s) for ARC INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) 5A thru 13A, **VISTA SUBDIVISION**, zoned C-2, located on CENTRAL AVE SW, between 94<sup>TH</sup> ST SW and 98<sup>TH</sup> ST SW containing approximately 2 acre(s). [REF: Z-85-93, Z-88-3, V-85-44, 04DRB00279, 04DRB00338, 04ZHE01933, 05ZHE00383] (Deferred from 5/4/05) (K-9) DEFERRED AT THE AGENT'S REQUEST TO 6/1/05.

9. **Project # 1003687**  
05DRB-00697 Major-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) 2 & 9, **WESTERN RIDGE, UNIT 1**, zoned R-LT, located on PASEO DEL NORTE BLVD NW, between VENTANA RIDGE RD NW and VENTANA WEST PARKWAY NW containing approximately 29 acre(s). [REF: 04DRB01461, 04DRB01510, 04DRB01511, 04DRB01512 04DRB01513] (B-8) **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**

**THERE ARE NO SKETCH PLATS THIS WEEK . . .**

10. Approval of the Development Review Board Minutes for April 20, 2005. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR 4/20/05 WERE APPROVED.**

ADJOURNED: 10:25 A.M.

**AMENDED INFRASTRUCTURE LIST DATED 5/4/05  
WAS APPROVED. THIS AMENDMENT DOES NOT  
EXTEND THE EXPIRATION DATE OF THE ALREADY  
APPROVED PRELIMINARY PLAT.**

- 5. Project # 1003080**  
05DRB-00701 Major-Final 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) A, BERNARDO TRAILS (to be known as **BERNARDO POINTE**, zoned RT, located on the northeast corner of VISTA DEL NORTE NE and LAS LOMITAS NE containing approximately 6 acre(s). [REF:04DRB-00591, 03EPC-01851] (*Deferred from 5/4/05*) (D-16) **DEFERRED AT THE AGENT'S REQUEST TO 6/1/05.**
  
- 6. Project # 1003522**  
05DRB-00703 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for ALPHA EQUITIES LLC request(s) the above action(s) for all or a portion of Lot(s) 89 & 6, Tract(s) B2, **SYDNEY PLACE**, zoned RA-2 residential and agricultural zone, located on CANDELARIA RD NW, between INDIAN FARM LN NW and LA PLAZA DR NW containing approximately 5 acre(s). [REF: 04DRB01002, 04DRB01725, 04DRB01726, 04DRB01727, 04DRB01728] (G-13) **FINAL PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU.**
  
- 7. Project # 1003975**  
05DRB-00698 Minor-Prelim&Final Plat Approval

WAYJOHN SURVEYING INC agent(s) for COE PROPERTIES INC request(s) the above action(s) for all or a portion of Lot(s) 6, 7, 12 and 13, Block(s) 15, MESA GRANDE ADDITION, (to be known as **ZUNI TOWNHOMES**) zoned O-R, located on WASHINGTON ST SE, between CENTRAL AVE SE and ZUNI RD SE containing approximately 1 acre(s). [REF: ZA-78-377, Z-72,

**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.

2. **Project # 1002944**  
05DRB-00706 Minor-SiteDev Plan  
Subd/EPC  
05DRB-00707 Minor-SiteDev Plan  
BldPermit/EPC
- CLAUDIO VIGIL ARCHITECTS agent(s) for LINDA CONTOS & JOHN HEIDRICH request(s) the above action(s) for all or a portion of Tract(s) F-1 and F-2, **LANDS OF ZOLIN/KUNATH, TRES ESQUINAS, LLC., CURB INC. AND THE CITY OF ALBUQUERQUE**, zoned SU-1 FOR MIXED USE C-1 PERMISSIVE, located on UNSER BLVD NW, between MCMAHON DR NW and NIGHT WHISPER RD NW containing approximately 9 acre(s). [REF: Z-97-119, ZA-99-118, DRB-90-423, 04EPC-01556] **[Elvira Lopez, EPC Case Planner]** (*Indef deferred 5/4/05*) (A-11) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

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

3. **Project # 1003672**  
05DRB-00704 Minor-Prelim&Final Plat  
Approval  
05DRB-00705 Minor-Temp Defer SDWK
- RIO GRANDE ENGINEERING agent(s) for ERIMY PROPERTIES LTD request(s) the above action(s) for all or a portion of Lot(s) 6 & 7, Block(s) 3, Tract(s) 3, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **ESTRADA COURT**) zoned R-D residential and related uses zone, developing area, located on OAKLAND AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 3 acre(s). [REF: 04DRB01423] (*Deferred from 5/4/05*) (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 5/18/05.**
4. **Project # 1002858**  
05DRB-00699 Minor-Amnd Prelim 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) A-1 and I-1, **MESA @ ANDERSON HILLS, UNIT 2**, zoned SU-1, C-1 AND R-2, located on DENNIS CHAVEZ BLVD SW, between UNSER BLVD SW and GRACE VIGIL RD SW containing approximately 36 acre(s). [REF: Z-99-58, 05DRB00488, 05DRB01744, 04DRB01683] (P-9) **THE AMENDED PRELIMINARY PLAT WAS APPROVED. THE**



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

May 4, 2005

9:00 a.m.

**MEMBERS:**

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

Wilfred Gallegos, Transportation Development  
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development  
Christina Sandoval, Parks & Recreation

\*\*\*\*\*

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

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

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

- A. Call to Order: 9:00 A.M. Adjourned: 10:25 A.M.
- B. Changes and/or Additions to the Agenda
- C. New or Old Business

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

1. **Project # 1003813**  
05DRB-00590 Major-Preliminary Plat Approval  
05DRB-00591 Minor-Temp Defer SDWK  
  
THOMPSON ENGINEERING & CONSULTING INC agent(s) for DRAGONFLY DEVELOPMENT INC request(s) the above action(s) for all or a portion of Tract(s) 1 & 2, Lot(s) 24 & 25, Tract(s) B, GURULE ESTATES, TOWN OF ATRISCO GRANT, PAINTED SKY SUBDIVISION, UNIT 1 (to be known as **SUNDORO SOUTH, UNIT 8**), zoned SU-2/RLT, located on LADERA DR NW, between 98<sup>TH</sup> ST NW and GAVIN RD NW containing approximately 15 acre(s). [REF: 04DRB01869] (*Deferred from 5/4/05*) (J-9) **DEFERRED AT THE AGENT'S REQUEST TO 5/11/05.**

**3687**

### DXF Electronic Approval Form

DRB Project Case #: 1003687

Subdivision Name: WESTERN RIDGE UNIT 1 AT VENTANA RANCH WEST

Surveyor: ROBERT GROMATZKY

Contact Person: STEPHANIE STRATTON

Contact Information: 823-1000

DXF Received: 4/22/2005

Hard Copy Received: 4/25/2005

Coordinate System: Ground rotated to NMSP Grid

  
Approved

04-26-2005  
Date

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

**AGIS Use Only**  
Copied cov **3687** to agiscov on **4/26/2005** Contact person notified on **4/26/2005**





## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

October 27, 2004

#### 4. **Project # 1003687**

04DRB-01510 Major-Vacation of Public Easements

04DRB-01512 Major-Preliminary Plat Approval

04DRB-01511 Minor-Sidewalk Waiver

04DRB-01513 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) 2 & 9, VENTANA RANCH WEST, UNITS 1 & 2, (to be known as **WESTERN RIDGE SUBDIVISION**) zoned R-LT, located on PASEO DEL NORTE BLVD NW, between VENTANA RIDGE RD NW and VENTANA WEST PARKWAY NW containing approximately 50 acre(s). [REF: 04DRB01461].(B-8)

At the October 27, 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 10/27/04 and approval of the grading plan engineer stamp dated 10/25/04 the preliminary plat was approved with the following Condition of Final Plat:

Provide emergency access to Tracts L and A.

A sidewalk variance for waiver of sidewalks was approved as shown on Exhibits C-1 and C-2 in the Planning file.

The temporary deferral of construction of sidewalks on the interior streets was approved as shown on Exhibits C-1 and C-2 in the Planning file.





**OFFICIAL NOTICE OF DECISION  
PAGE 2**

If you wish to appeal this decision, you must do so by November 11, 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 the vacation of all plats, rights-of-way, and easements are void after one year from the final appeal date referenced above if all conditions are not met (The effective date of Development Review Board approval is the hearing date plus the 15-day appeal period.) (REF: Chapter 14 Article 14 Part 7-2 (E)(3)(6) Revised Ordinance.)

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

Sheran Matson, AICP, DRB Chair

Cc: Ventana West LLC, 10 Tramway Loop NE, 87111  
Bohannon Huston Inc., 7500 Jefferson NE, 87109  
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.  
File

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1003687 AGENDA#: 4 DATE: 10/27/04

1. Name: Keren Patton Address: \_\_\_\_\_ Zip: \_\_\_\_\_

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

3. Name: [Signature] 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: \_\_\_\_\_

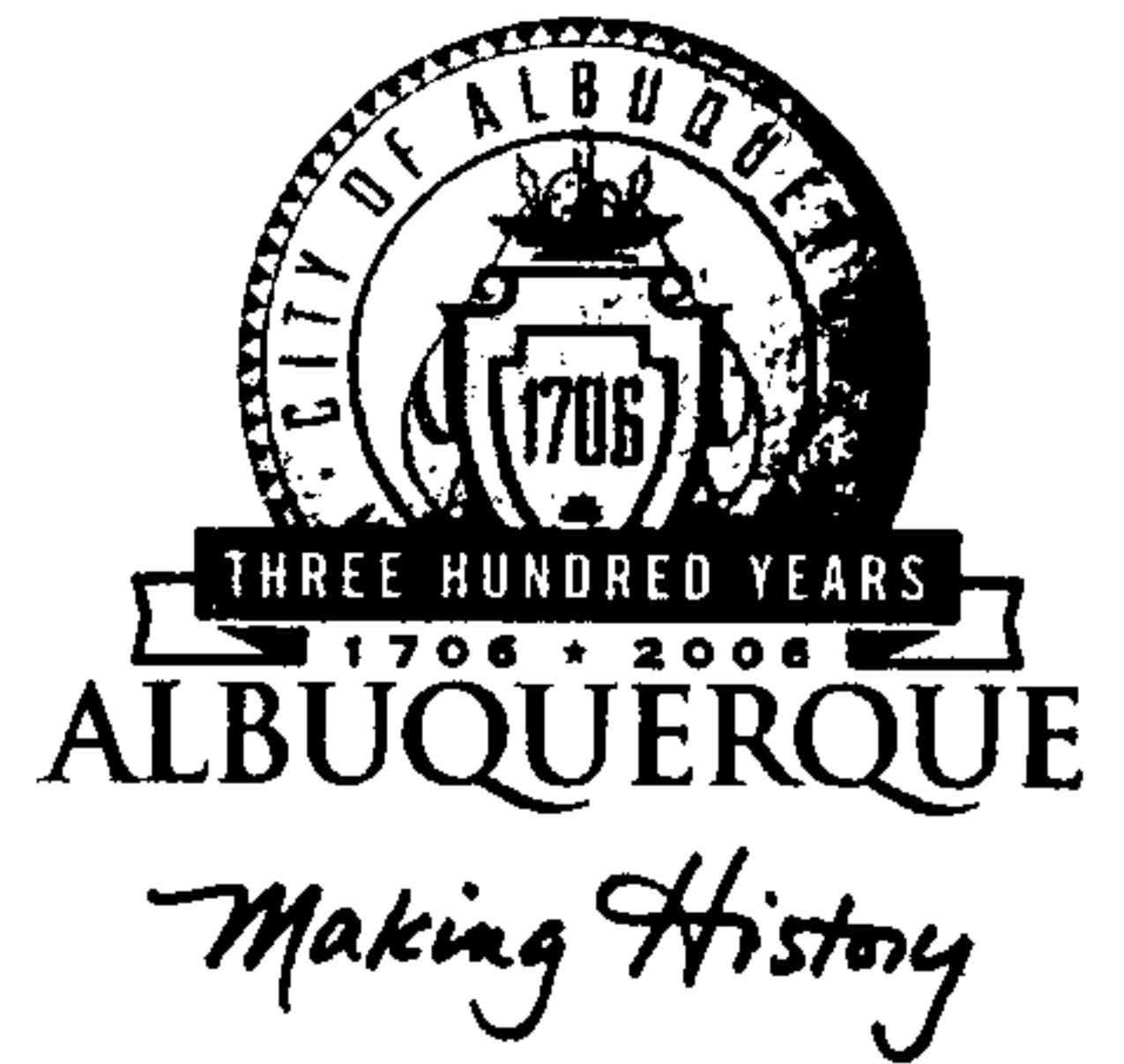
10. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

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

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

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

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



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

**DEVELOPMENT REVIEW BOARD--SPEED MEMO**

**DRB CASE NO/PROJECT NO: 1003687**

**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:**

P.O. Box 1293

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

**ENGINEERING COMMENTS:**

Albuquerque

An approved drainage report dated 10-25-04 is on file for Preliminary Plat approval.  
Comments on infrastructure list.

New Mexico 87103

**RESOLUTION:**

*signed I.L.*

www.cabq.gov

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 27, 2004



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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600-2nd St NW, on Wednesday, October 27, 2004, beginning at 9:00 a.m. for the purpose of considering the following:

**Project # 1000269**

04DRB-01507 Major-Two Year SIA

TIERRA WEST LLC agent(s) for UNION PENSION TRANSACTION TRUST 93-2 NM request(s) the above action(s) for all or a portion of Tract(s) 5B2C1A1, **RENAISSANCE CENTER**, zoned SU-1 C-2 USES, located on MERCANTILE AVE NE, between MONTANO RD NE and CULTURE DR NE containing approximately 1 acre(s). [REF: DRB-96-242, 00DRB-00802, 02DRB01878] (F-16)

**Project # 10003125**

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**, zoned SU-1 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). [REF: 03EPC02054](F-6/G-6)

**Project # 1003420**

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

ISAACSON & ARFMAN PA agent(s) for WINDMILL MANOR PLACE LLC request(s) the above action(s) for all or a portion of Tract(s) B-2, VOLCANO CLIFFS UNIT 3, (to be known as **SUNRISE RIDGE SUBDIVISION**) zoned R-LT, located on MONTANO RD NW, between TESUQUE DR NW and SHADOW RIDGE DR NW containing approximately 5 acre(s). [REF: 04EPC00682] (E-10)

**Project # 1003687**

04DRB-01510 Major-Vacation of Public Easements  
04DRB-01512 Major-Preliminary Plat Approval  
04DRB-01511 Minor-Sidewalk Waiver  
04DRB-01513 Minor-Temp Defer SDWK

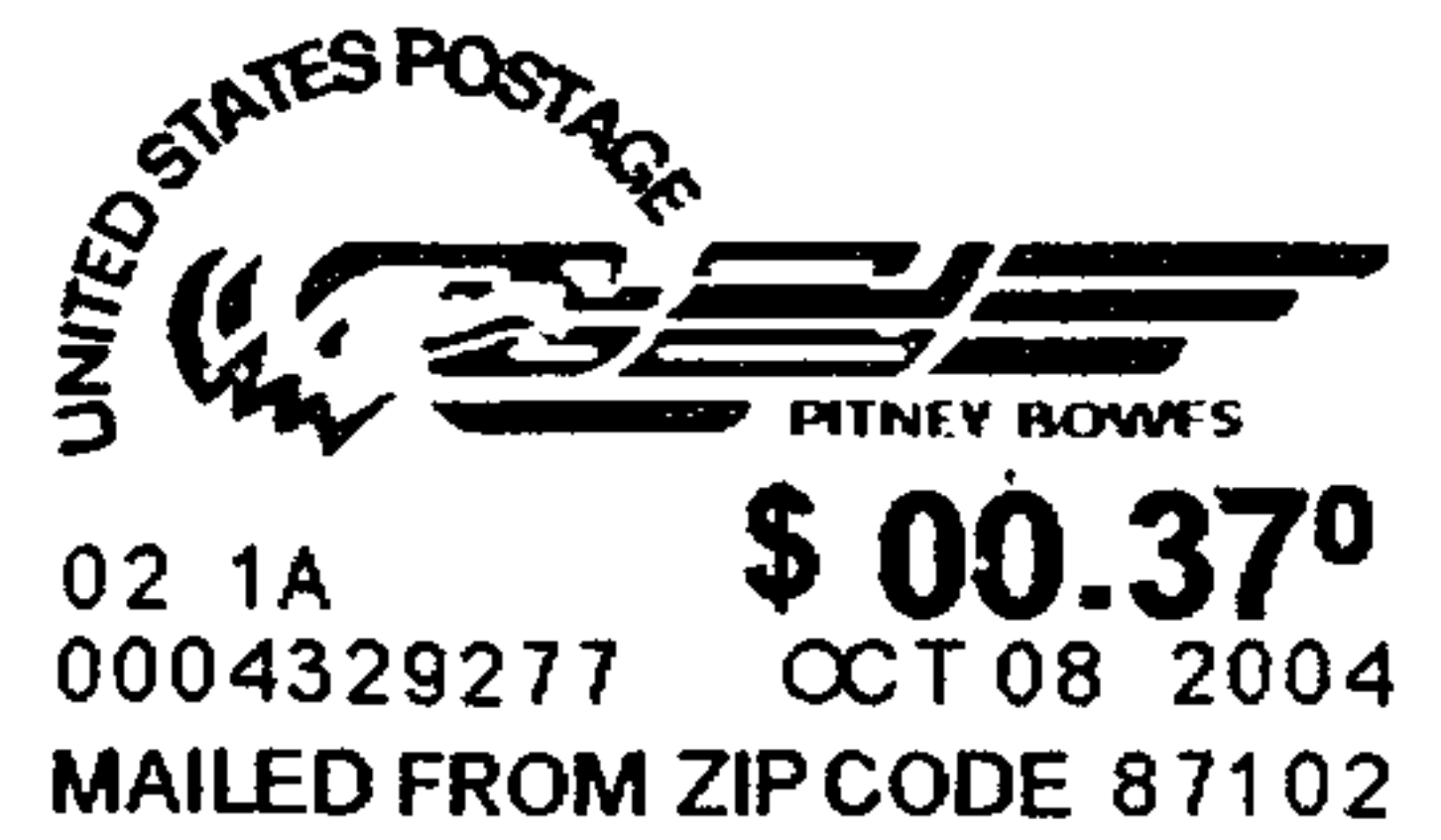
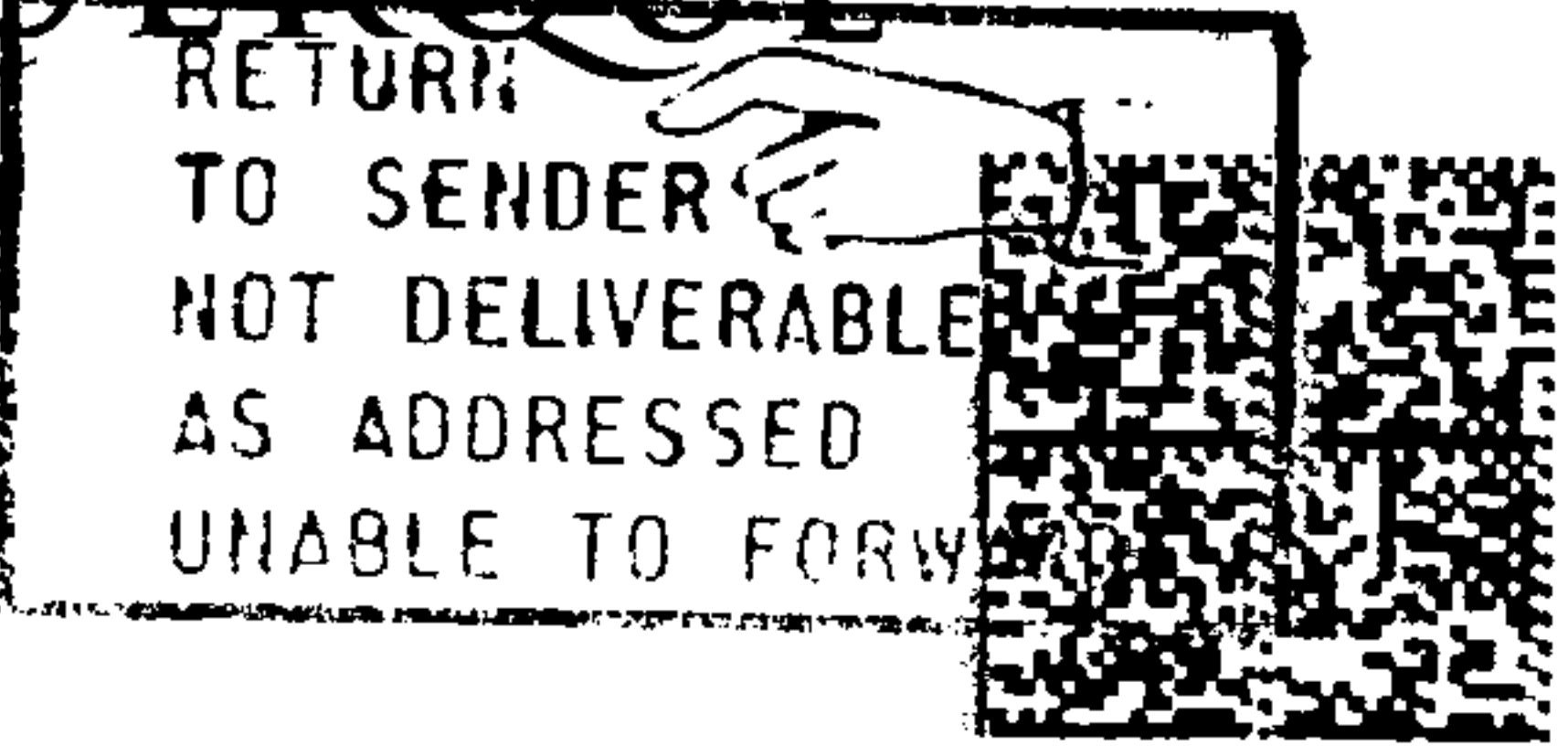
BOHANNAN HUSTON INC agent(s) for VENTANA WEST LLC request(s) the above action(s) for all or a portion of Tract(s) 2 & 9, VENTANA RANCH WEST, UNITS 1 & 2, (to be known as **WESTERN RIDGE SUBDIVISION**) zoned R-LT, located on PASEO DEL NORTE BLVD NW, between VENTANA RIDGE RD NW and VENTANA WEST PARKWAY NW containing approximately 50 acre(s). [REF: 04DRB01461] (B-8)

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

Sheran Matson, AICP, DRB Chair  
Development Review Board

**TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, OCTOBER 11, 2004.**

# CITY OF ALBUQUERQUE



160806541209940119

MCKEE ENTERPRISE INC  
16 PALACIO RD  
SANTA FE NM 87505

Planning Department  
P.O. Box 1293  
Albuquerque, NM 87103

8750541209940119



CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

October 27, 2004

**Project # 1003687**

04DRB-01510 Major-Vacation of Public Easements

04DRB-01512 Major-Preliminary Plat Approval

04DRB-01511 Minor-Sidewalk Waiver

04DRB-01513 Minor-Temp Defer SDWK

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[REF: 04DRB01461] (B-8)

AMAFCA

No comment.

COG

For information, Paseo del Norte is designated as a limited access arterial on the Long Range Roadway System map with right-of-way of 156 feet. In addition, the Long Range Bikeway system map designates this section of Paseo del Norte as having an off-street trail/path.

Transit

Why does the preliminary plat show ADA-accessible sidewalk ramps on only some corners at intersections? Transit recommends that ramps be installed to allow full access in all directions at each intersection (usually four ramps at each intersection, including "T" intersections).

Will sidewalks or trails provide for pedestrian access through tracts A, F and P? For pedestrian circulation, Transit suggests moving Tract F south to mid-block, e.g. between lots 9 and 10. No objections to the other requests.

Zoning Enforcement

No comments received.

Neighborhood Coord.

Letter sent to Ventana Ranch (R) Neighborhood Assn.

APS

No comments received.

Police Department

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

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 comment.

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

Transportation Development

Defer to Hydrology regarding vacation requests. No objection to sidewalk waiver or deferral. Where is language regarding emergency access through tract "L" and tract "K"? Provide traffic distribution map. PDN needs to include bikelane (30' F-F). Add street lights per DPM to unit 2. 50' rights-of-way require a 32' F-F street. Fire & Solid Waste approvals are required for hammerhead. Ensure that sight distance requirements are being met. Ensure that additional rights-of-way to be dedicated are covered under the HOA landscaping maintenance agreement.

Parks & Recreation

This project has met the park dedication requirement through an existing park dedication agreement. The park development requirements will be met through a draft park development agreement.

Tuscarora Road adjacent to the future park needs to be wide enough to accommodate on street parking. When do you plan on vacating the temporary turnaround easement? No objection to the sidewalk requests. Defer to Hydrology regarding the vacation request.

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.

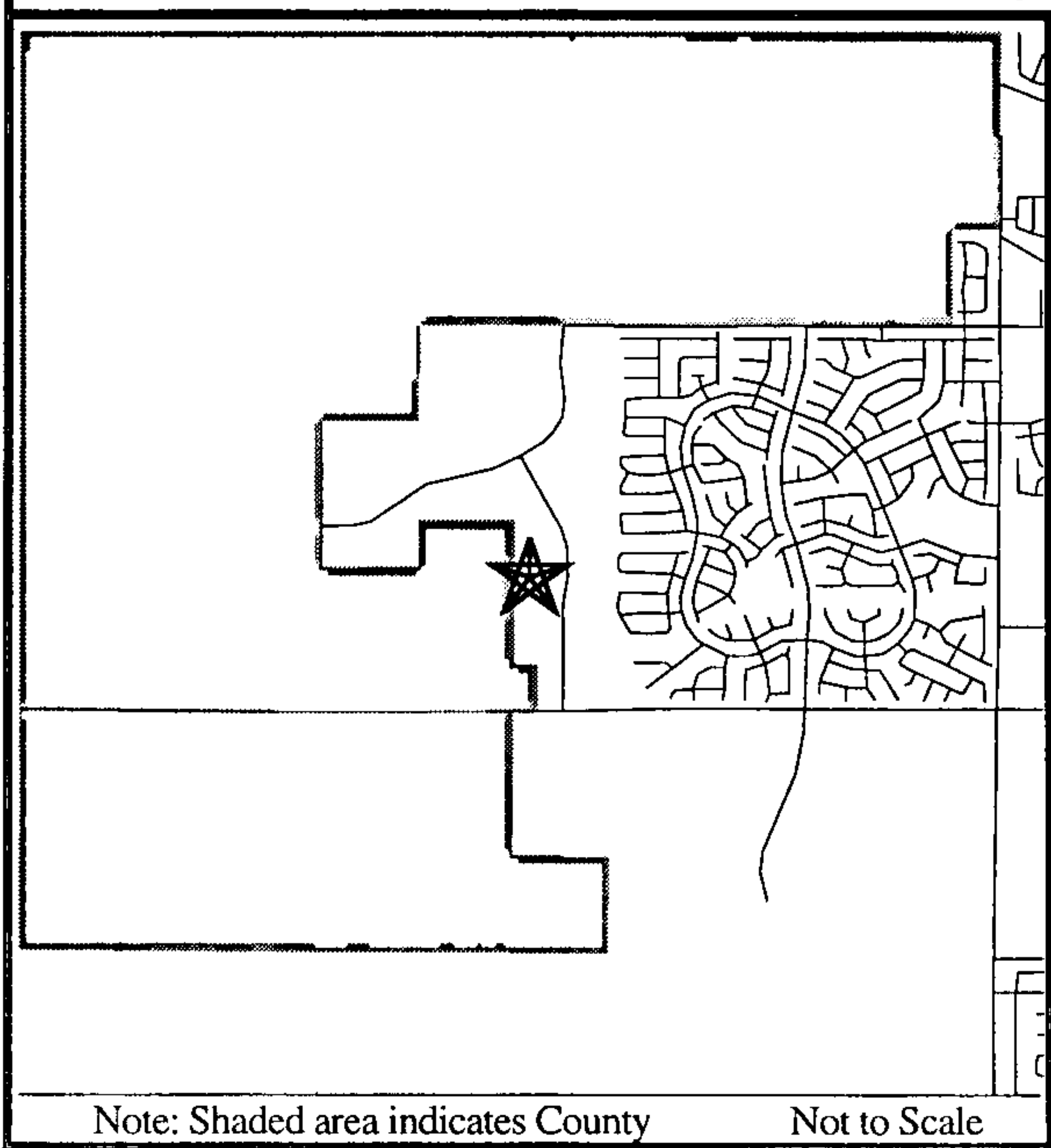
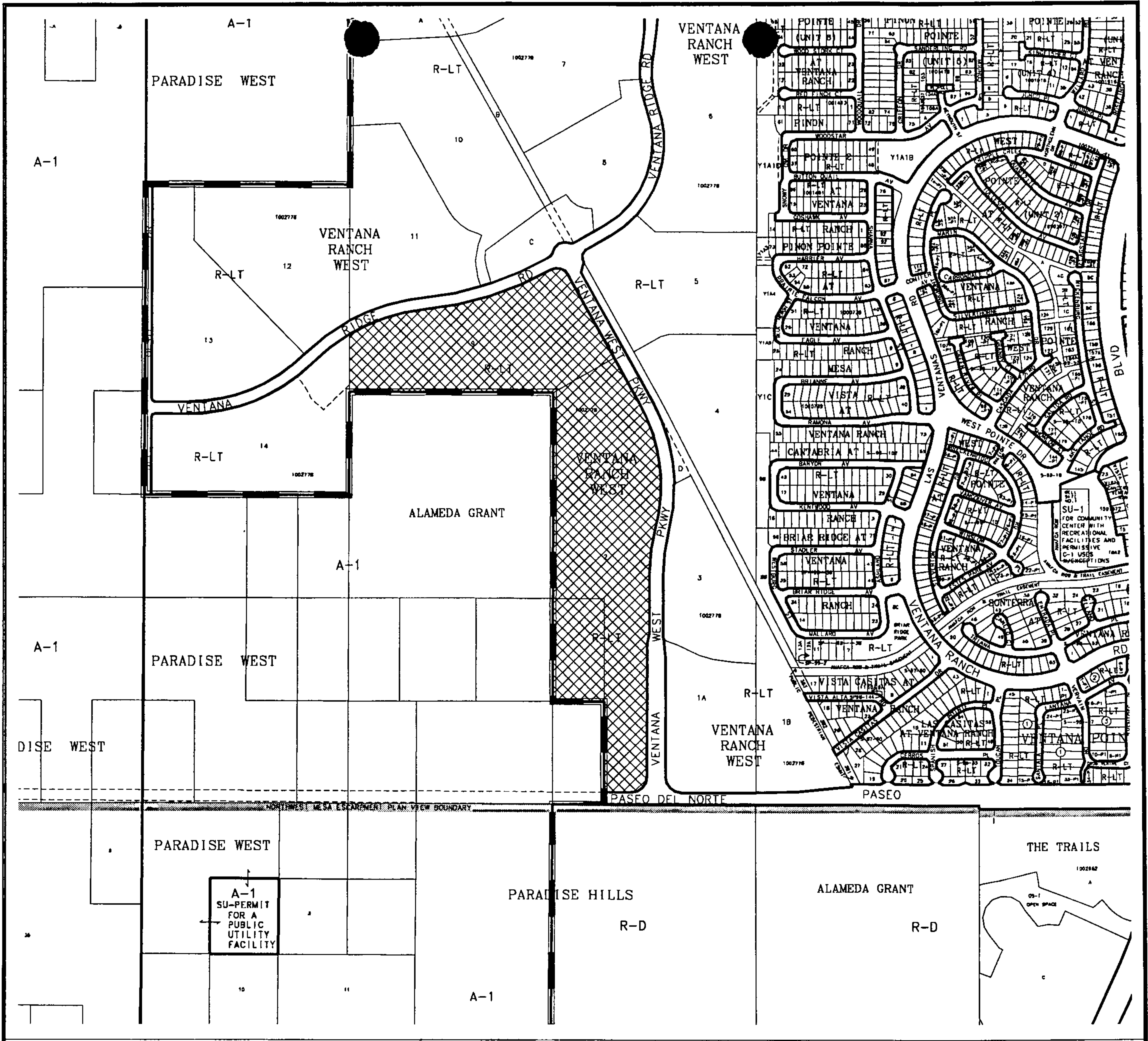
Planning Department

No objection to any of the requested actions.

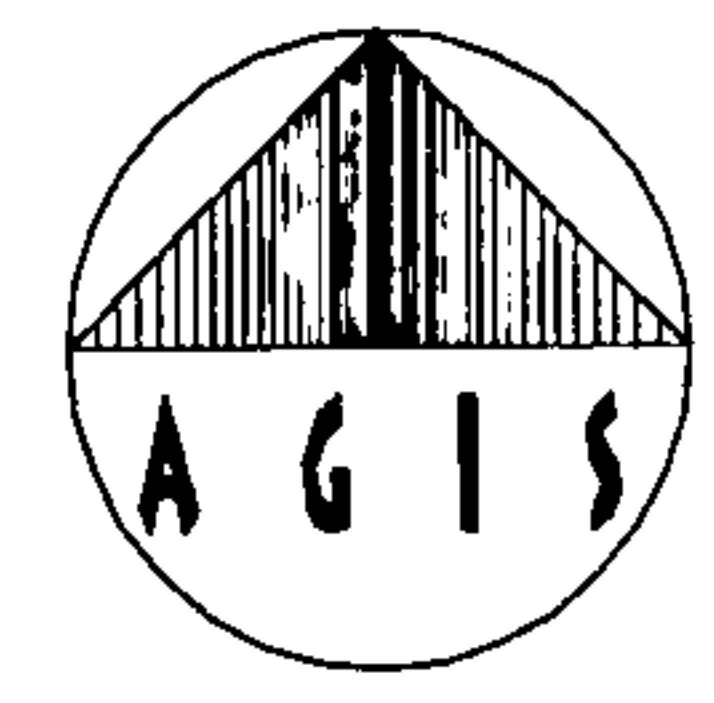
**IT IS REQUIRED THAT THE APPLICANT AND/OR AGENT BE PRESENT AT THE HEARING**

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

Bohannan Huston Inc., 7500 Jefferson St NE, 87109



### ZONING MAP



Scale 1" = 921'

PROJECT NO. 1003687
HEARING DATE 10-27-04
MAP NO. B-8
ADDITIONAL CASE NUMBER(S) 04DRB-01510 04DRB-01511 04DRB-01512





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Sheran Matson, AICP, DRB Chair  
Development Review Board

**TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, OCTOBER 11, 2004.**

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

**Meeting Date:** OCTOBER 27, 2004  
**Zone Atlas Page:** ~~E-10-Z~~ B-8-Z  
**Notification Radius:** 100 Ft.

**Project#** 1003687  
**App#** 04DRB-01510  
**App#** 04DRB-01511  
**App#** 04DRB-01512  
**App#** 04DRB-01513

**Cross Reference and Location:**

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

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

**Special Instructions:**

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

**Date Mailed:** OCTOBER 8, 2004

**Signature:** KYLE TSEHLIKAI

PROPERTY OWNERSHIP / LEGAL LIST

App# \_\_\_\_\_  
 Proj# \_\_\_\_\_

Date: \_\_\_\_\_

Page    /    Of    /   

Zone Atlas Page	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address
B-8	1008065	445-033	401-07	✓
		445-099	21	✓
		412-099	19	✓
		412-104	42	✓ mp
		445-104	25	✓
		445-229	31	✓ mp
		412-232	35	✓
		403-298	101-20	✓ mp
		331-328	10	✓
		330-197	401-40	✓
		311-0910	15	✓
		322-098	10	✓ mp
		352-031	06	✓
		412-092	20	✓ mp
		478-032	08	✓ mp
		478-099	27	✓ mp
		478-147	26	✓ mp
		478-213	30	✓ mp
		403-312	101-30	✓

1008065 198-328 201 20 ✓  
 240-229 301 13 ✓  
 1008064 404-431 101 24 ✓  
 355-430 14 ✓



<mainframe@coa1mp3.cabq.gov>

To:
cc:
Subject:

10/06/2004 02:07 PM

1 RECORDS WITH LABELS PAGE
1
01008065 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE
0100806544503340107 LEGAL: E/2 SW/4 SE/4 SE/4 SEC 8 T11N R2E EXC SLY 20 FT
OU LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: WARD PHILLIP C & MAXAM GARTH L
OWNER ADDR: 01315 CAMINO AMPARO NW
ALBUQUERQUE NM 87107
0100806544509940121 LEGAL: E/2 NW/4 SE/4 SE/4 SEC 8 T11N R2E CONT 5.00 AC
+/- LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: CLARK RONALD B & SHIRLEY M
OWNER ADDR: 09151 ELENA DR NE
ALBUQUERQUE NM 87122
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CO LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: MCKEE ENTERPRISE INC
OWNER ADDR: 00016 PALACIO RD
SANTA FE NM 87505
0100806541216440142 LEGAL: TR O F LA ND IN SEC 8 T11N R2E IN W SW NE SE CONT
5. LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: PARADISE WEST INC
OWNER ADDR: 05016 LA FIESTA DR NE
ALBUQUERQUE NM 87109
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LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: MAYHEW WILLIAM J & PAMELA
OWNER ADDR: 00000 po Box 14868
ALBUQUERQUE NM 87191
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LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: D & S TWO LTD
OWNER ADDR: 00000 po Box 30821
ALBUQUERQUE NM 87190
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SEC 8 LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: VENTANA WEST LLC
OWNER ADDR: 00010 TRAMWAY LP NE
ALBUQUERQUE NM 87122
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LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: D & S TWO LTD CO
OWNER ADDR: 00000
ALBUQUERQUE NM 87190
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  
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LAND USE:

LEGAL: T11N R2E SEC8 NE1/4OFS1/2OFW2640 FT TR 10

PROPERTY ADDR: 00000 N/A  
OWNER NAME: LEHR DAVID & LISA  
OWNER ADDR: 00125 WEST NINETY SIXTH ST

NEW YORK NY 10025  
0100806537109640115  
CONT 8 LAND USE:

LEGAL: POR E/2 SW1/4 SE1/4 OF TR 10 SEC 8 T11N R2E

PROPERTY ADDR: 00000 N/A  
OWNER NAME: ROBERTS HI J & MAYHEW WILLIAM  
OWNER ADDR: 00000 *Po Box 14808*

ALBUQUERQUE NM 87191  
1 RECORDS WITH LABELS PAGE  
2  
0100806532209840110  
CON LAND USE:

LEGAL: TR O F LA ND WITHIN E1/2 NW SW SE SEC 8 T11N R2E

PROPERTY ADDR: 00000 N/A  
OWNER NAME: PARADISE WEST INC  
OWNER ADDR: 05016 LA FIESTA DR NE

ALBUQUERQUE NM 87109  
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CONT 1 LAND USE:

LEGAL: POR S/2 SW1/4 SE1/4 OF TR 10 SEC 8 T11N R2E

PROPERTY ADDR: 00000 N/A  
OWNER NAME: THE UNIVERSITY OF ALBUQ  
OWNER ADDR: 04000 ST JOSEPH'S PL NW

ALBUQUERQUE NM 87140  
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CO LAND USE:

LEGAL: TR O F LA ND IN W/2 SW/4 SE/4 SE/4 SEC 8 T11N R2E

PROPERTY ADDR: 00000 N/A  
OWNER NAME: PARADISE WEST INC  
OWNER ADDR: 05016 LA FIESTA DR NE

ALBUQUERQUE NM 87109  
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CONT 5 LAND USE:

LEGAL: TR O F LA ND COMP W/2 SE SE SE SEC 8 T11N R2E

PROPERTY ADDR: 00000 N/A  
OWNER NAME: ~~DEL FRATE DIANE GRAVES~~ *Ventana west LLC*  
OWNER ADDR: ~~00000~~ *10 Tramway LP NE Albuquerque Nm 87122*

~~SANDIA PARK NM 87047~~  
0100806547809940127  
SE LAND USE:

LEGAL: TR O F LA ND IN SEC 8 T11N R2E IN W1/2 NE1/4 SE1/4

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

ALBUQUERQUE NM 87190  
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LAND USE:

LEGAL: T11N R2E SEC 8 TR BEING SW SE NE SE CONT 2.5 AC

PROPERTY ADDR: 00000 N/A  
OWNER NAME: VENTANA WEST LLC  
OWNER ADDR: 00010 TRAMWAY LP NE

ALBUQUERQUE NM 87122  
0100806547821340130  
8 T LAND USE:

LEGAL: TR O F LA ND WITHIN W NE NE SE & NW SW NE SE SEC

PROPERTY ADDR: 00000 N/A  
OWNER NAME: PARADISE WEST INC  
OWNER ADDR: 05016 LA FIESTA DR NE

ALBUQUERQUE NM 87109

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LAND USE:  
PROPERTY ADDR: 00000      N/A  
OWNER NAME: CCG PARTNERSHIP  
OWNER ADDR: 09151      ELENA      DR NE

ALBUQUERQUE NM      87122  
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LAND USE:  
PROPERTY ADDR: 00000      N/A  
OWNER NAME: D & S TWO LTD CO ETAL  
OWNER ADDR: 00000

ALBUQUERQUE NM      87190  
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OF T LAND USE:  
PROPERTY ADDR: 00000      N/A  
OWNER NAME: D & S TWO LTD  
OWNER ADDR: 00000

ALBUQUERQUE NM      87190  
0100806446443110124      LEGAL: POR TR5 NE NE 55.89AC SEC16X17 T11N R2E SEC  
LAND USE:  
PROPERTY ADDR: 00000      UNKNOWN  
OWNER NAME: VOLCANO SIX LIMITED PTN  
OWNER ADDR: 01815      CENTRAL      AV NW

ALBUQUERQUE NM      87104  
1      R E C O R D S      W I T H      L A B E L S      PAGE  
3

0100806435543010114      LEGAL: PORT ION OF TR 5 IN THE W/2 NE/4 NW/4 SEC 17  
T11N R LAND USE:  
PROPERTY ADDR: 00000      N/A  
OWNER NAME: LA VIDA LTD  
OWNER ADDR: 00000 *20 Box 5-801*

ALBUQUERQUE NM      87190

QUIT



# City of Albuquerque

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

Date: September 29, 2004

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

Thank you for your inquiry of 9/29/04 (date) requesting the names of **Recognized**

**Neighborhood Associations** who would be affected under the provisions of O-92 by your proposed project at Tracts 2 and 9 Ventana Ranch West

zone map page(s) B-8-2

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

Ventana Ranch NA (R)

**Neighborhood Association**

Contacts: Laura Horton  
7224 Cascada Rd. NW 87114  
898-8103

Bruce Nyberg  
6824 Brushfield Rd. NW 87114  
890-6559

**Neighborhood Association**

Contacts: \_\_\_\_\_

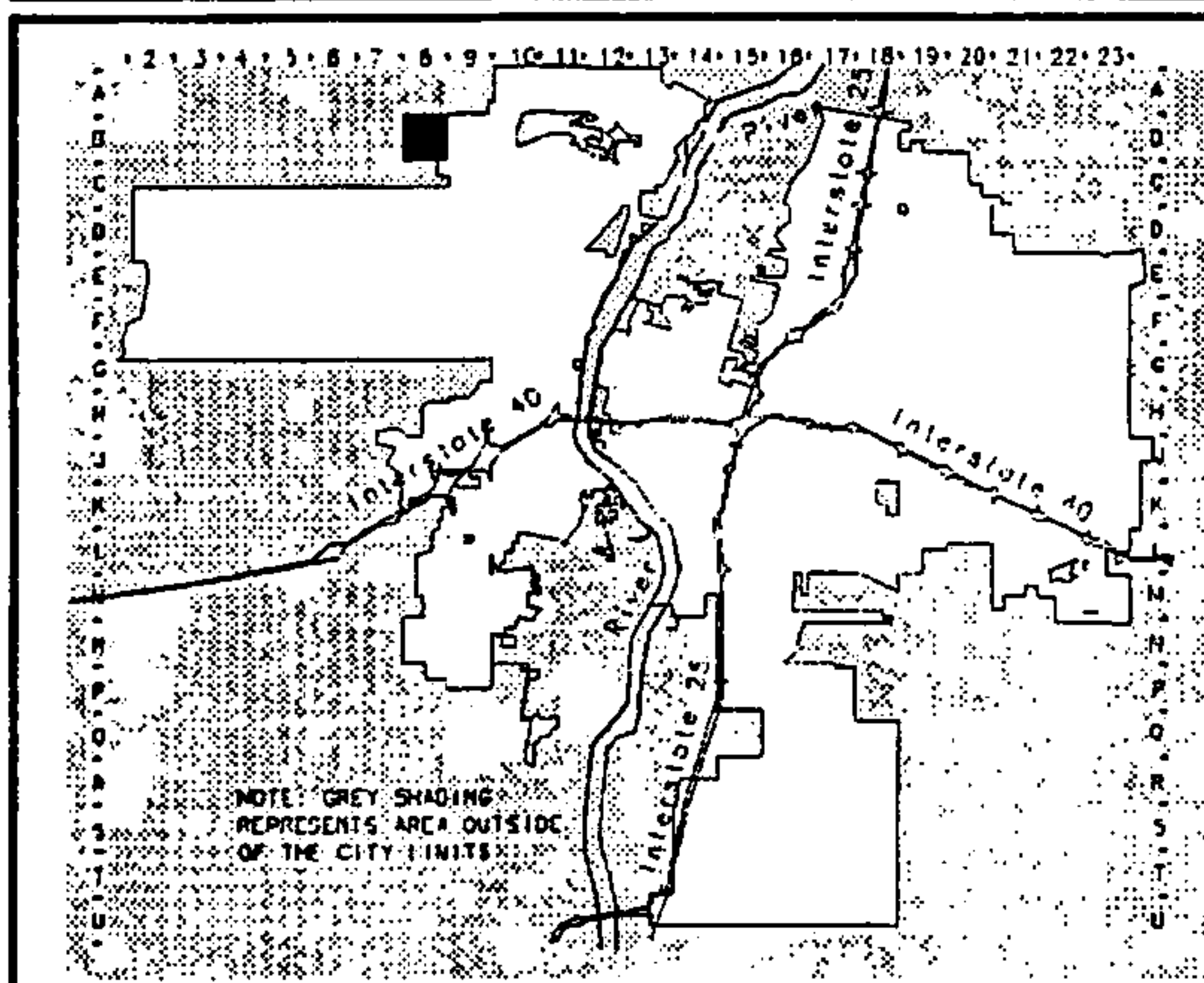
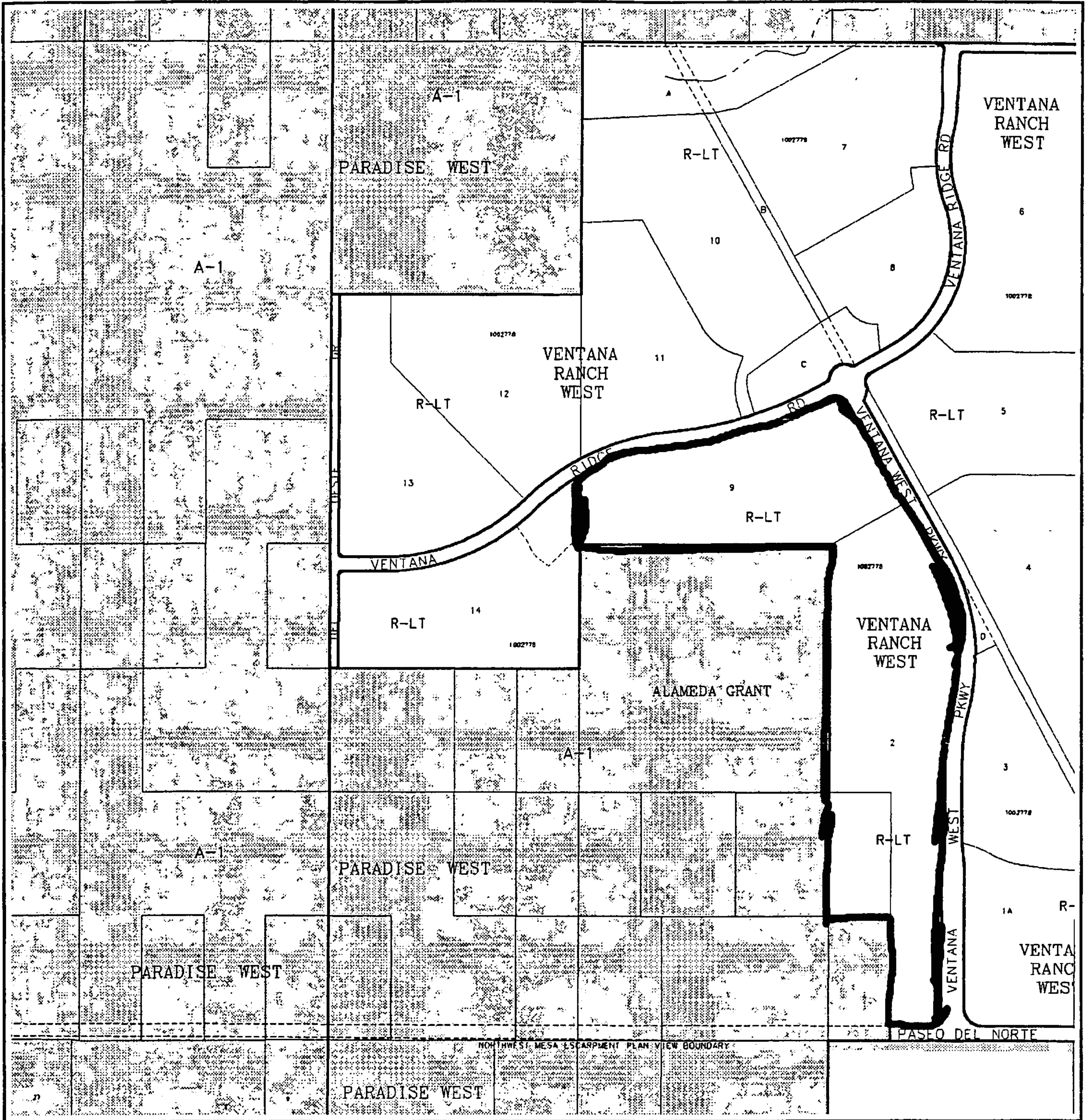
**See reverse side for additional Neighborhood Association Information: YES { } NO**

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

Sincerely,

*Julia V. Hing*  
 OFFICE OF NEIGHBORHOOD COORDINATION

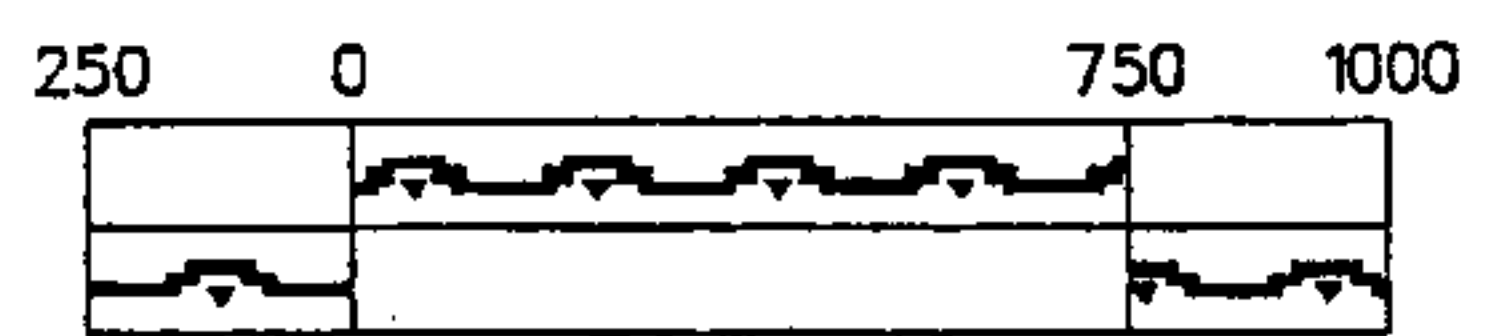
.....  
 Attention: Both contacts per neighborhood association need to be notified.  
 .....



Albuquerque Geographic Information System  
**PLANNING DEPARTMENT**

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GRAPHIC SCALE IN FEET



**Zone Atlas Page**

**B-8-Z**

Map Amended through September 01, 2004



Project# 1003687

VENTANA RANCH, LLC  
10 TRAMWAY LOOP NE  
ALBUQUERQUE NM 87122

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

100806541209940119

MCKEE ENTERPRISE INC  
16 PALACIO RD  
SANTA FE NM 87505

100806544522940131

D & S TWO LTD  
PO BOX 30801  
ALBUQUERQUE NM 87190

100806537109640115

ROBERTS HI J & MAYHEW WILLIAM  
PO BOX 14868  
ALBUQUERQUE NM 87191

100806446443110124

VOLCANO SIX LIMITED PTN  
1815 CENTRAL AV NW  
ALBUQUERQUE NM 87104

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

100806544503340107

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

100806541216440142

PARADISE WEST INC  
5016 LA FIESTA DR NE  
ALBUQUERQUE NM 87109

100806533132810110

D & S LTD LIMITED PARTNERSHIP  
PO BOX 30801  
ALBUQUERQUE NM 87191

100806535203140106

THE UNIVERSITY OF ALBUQ  
4000 ST JOSEPH'S PL NW  
ALBUQUERQUE NM 87140

100806435543010114

LA VIDA LTD  
PO BOX 30801  
ALBUQUERQUE NM 87190

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

100806544509940121

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

100806544516440125

MAYHEW WILLIAM J & PAMELA  
PO BOX 14868  
ALBUQUERQUE NM 87191

100806533019740140

LEHR DAVID & LISA  
125 WEST NINETY SIXTH ST  
NEW YORK NY 10025

100806546336210130

CCG PARTNERSHIP  
9151 ELENA DR NE  
ALBUQUERQUE NM 87122



2. **Project # 1003585**  
05DRB-01925 Major-Vacation of  
Public Easements  
05DRB-01926 Minor-Prelim&Final Plat  
Approval
- SURVEYS SOUTHWEST LTD agent(s) for 3900 SILVER AVE LLC, PHILLIP RABY MANAGER request(s) the above action(s) for Lot(s) 1-A-1, 10-A-1, 11-A-1 and 20-A-1, **SILVER STREET TOWNHOMES**, zoned O-R, located on SILVER AVE SE between ALISO AVE SE and MORNINGSIDE AVE SE containing approximately 1 acre(s). [REF:05DRB-00737, 05DRB-01191,05DRB-01190] (K-17) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 15-DAY APPEAL PERIOD.**
3. **Project # 1004464**  
05DRB-01540 Major-Vacation of Pub  
Right-of-Way
- GARCIA KRAEMER & ASSOCIATES agent(s) for 4120 SILVER LLC & 4200 SILVER LLC, request(s) the above action(s) for Lot(s) 5 & 6, Block(s) 10 and Lot(s) 1, Block(s) 11, **MESA GRANDE ADDITION**, zoned O-R, located on SIERRA DR SE, between SILVER AVE SE and MESA GRANDE PL SE. [Deferred from 10/26/05 & 1/18/06] (K-17) **DEFERRED AT THE AGENT'S REQUEST TO 3/29/06.**
4. **Project # 1004282**  
05DRB-01061 Major-Preliminary Plat  
Approval
- GARCIA/KRAEMER & ASSOCIATES agent(s) for PAT MILLIGAN request(s) the above action(s) for all or a portion of Lots(s) A-1, B-1, C-1, D-1, E-1, F-1, H-1, J-1, K-1, **ALAMOSA ADDITION**, zoned R-T residential zone, located on TRUJILLO RD SW, between 62<sup>nd</sup> ST SW and BATAAN DR SW containing approximately 2 acre(s). [Deferred from 7/20/05 & 7/27/05 & 1/11/06 & 1/18/06] (K-11) **DEFERRED AT THE AGENT'S REQUEST TO 1/25/06.**

5. **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 (to be known as **THE TRAILS, UNIT 3**) 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 & 10/26/05 & 12/7/05 & 1/18/06] (C-8/C-9) **DEFERRED AT THE AGENT'S REQUEST TO 2/15/06.**

6. **Project # 1004607**  
05DRB-01904 Major-Preliminary Plat  
Approval  
05DRB-01905 Minor-Temp Defer  
SDWK

WILSON & COMPANY, INC. agent(s) for VISTA VIEJA INVESTMENTS, LLC request(s) the above action(s) for all or a portion of Tract(s) 3 & 4, **VISTA VIEJA SUBDIVISION**, zoned RD, located on SCENIC NW, between 81<sup>ST</sup> ST NW and ALBERICOQUE PL NW containing approximately 78 acre(s). [REF: 04DRB-00825, 04DRB-01460, 05DRB-01235, 05DRB-01236] [Deferred from 1/11/06 & 1/18/06] (D-9) **DEFERRED AT THE AGENT'S REQUEST TO 1/25/06.**

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

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

7. **Project # 1004360**  
06DRB-00025 Minor-Amnd SiteDev  
Plan Subd  
06DRB-00024 Minor-Amnd Prelim Plat  
Approval

GARCIA/KRAEMER & ASSOCIATES agent(s) for WASHINGTON INVESTORS request(s) the above action(s) for all or a portion of Lot(s) 313-A-2-A, **ENTRADA DEL BOSQUE**, zoned RA-2, located on MOUNTAIN RD NW, between GALBALDON NW and LULAC NW containing approximately 5 acre(s). [REF: 05DRB-01736, 05DRB-01737] (J-12) **THE AMENDED SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED**

TO PLANNING FOR 3 COPIES OF THE SITE PLAN AND CLEAR DEFINITION OF TRACT A BOUNDARY. THE AMENDED GRADING PLAN ENGINEER STAMP DATED 1/9/06 WAS APPROVED. THE AMENDED PRELIMINARY PLAT WAS APPROVED. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT.

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

8. **Project # 1002247**  
06DRB-00052 Minor-Prelim&Final Plat Approval
- BOHANNAN HUSTON INC agent(s) for HUNT UPTOWN LLC request(s) the above action(s) for all or a portion of Tract(s) A, **ABQ UPTOWN SITE**, zoned SU-3 special center zone, located on LOUISIANA BLVD NE, between ARVADA AVE NE and INDIAN SCHOOL RD NE containing approximately 18 acre(s). [REF: 04DRB00830, 00831, 00832] (H-19) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**
9. **Project # 1003687**  
06DRB-00054 Minor-Final Plat Approval
- 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) 2 & 9, VENTANA RANCH WEST (to be known as **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: 05DRB-01418] (B-8) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR NMU INC SIGNATURE ON THE PLAT AND TO RECORD.**

10. **Project # 1003366**  
06DRB-00056 Minor-Prelim&Final Plat  
Approval
- ADVANCED ENGINEERING & CONSULTING agent(s) for SHARIF (FELIX) RABADI request(s) the above action(s) for all or a portion of Tract(s) T-1A-2, **TOWN OF ALAMEDA GRANT**, zoned SU-1 FOR PRD, located on GOLF COURSE RD NW, between IRVING BLVD NW and the CALABACILLAS ARROYO, containing approximately 9 acre(s). [REF: 05DRB01272, 05DRB01273, 04EPC00498, 04DRB00596, Z-80-74, AX-80-16, Z-85-84, AX-85-20, Z-93-131, DRB-94-146, V-96-89] [Deferred from 1/18/06] (A-12/B-12) **DEFERRED AT THE AGENT'S REQUEST TO 1/25/06.**
11. **Project # 1004637**  
06DRB-00050 Minor-Prelim&Final Plat  
Approval
- WILKS COMPANY agent(s) for DONALD & BARBARA MAESTAS request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, Block(s) 66, **BEL AIR SUBDIVISION**, zoned C-1, located on COMANCHE NE NE and SAN MATEO NE, containing approximately 1 acre(s). (G-17) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR TRAFFIC ISSUES.**
12. **Project # 1004638**  
06DRB-00051 Minor-Prelim&Final Plat  
Approval
- WILKS COMPANY agent(s) for LARRY LANDINI, GALA III LLC request(s) the above action(s) for all or a portion of Tract(s) 5-D3, **PARADISE VALLEY SUBDIVISION**, zoned SU-1, C-2 & IP, located on MARNA LYNN AVE NW, between GOLF COURSE RD NW and COORS BLVD NW containing approximately 4 acre(s). [REF: DRB-99-66, DRB-99-189] (C-12) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR SIDEWALK EASEMENTS AND PLANNING FOR AMENDMENT TO EXISTING SITE PLAN, NMU INC SIGNATURE ON THE PLAT, CORRECTION OF ZONING ON THE PLAT AND AGIS DXF FILE.**

13. **Project # 1001568**  
05DRB-01422 Minor- 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). *[Final Plat was Indef deferred 9/21/05 for SIA]* (A-2) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND TO RECORD.**

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

14. **Project # 1004634**  
06DRB-00044 Minor-Sketch Plat or  
Plan

FORSTBAUER SURVEYING LLC agent(s) for CALABACILLAS GROUP request(s) the above action(s) for all or a portion of Tract(s) A-1, B-1 & C-1, **BLACK ARROYO DAM**, zoned C-2 community commercial zone, located on GOLF COURSE RD NW, between WESTSIDE BLVD NW and DRIFTWOOD AVE NW containing approximately 14 acre(s). (A-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

15. **Project # 1004639**  
06DRB-00055 Minor-Sketch Plat or  
Plan

RIO GRANDE ENGINEERING agent(s) for WASHINGTON INVESTORS request(s) the above action(s) for all or a portion of Lot(s) 313-A-2-B, **ACRES ADDITION**, zoned RA-2 residential and agricultural zone, located on MOUNTAIN RD NW, between GABALDON DR NW and LULAC AVE NW containing approximately 5 acre(s). [REF: BA-1771] (J-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

16. Approval of the Development Review Board Minutes for January 11, 2006. **THE DRB MINUTES FOR JANUARY 11, 2006 WERE APPROVED BY THE BOARD.**

ADJOURNED: 10:25 A.M.



due 5/20

COPY

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO  
SECOND JUDICIAL DISTRICT COURT

MICHAEL BENAVIDEZ; DENISE BENAVIDEZ;  
ISAAC BENAVIDEZ (A MINOR); AND BRITNEY BENAVIDEZ (A MINOR),

Plaintiffs,

v.

Case No. CV 2009 07164

CITY OF ALBUQUERQUE; GABRIEL GUZMAN;  
CAROL RICKERT AND ASSOCIATES;  
VENTANA RANCH WEST COMMUNITY ASSOCIATION;  
and THE HILLTOP LANDSCAPE,

Defendants.

**PLAINTIFF MICHAEL BENAVIDEZ'S FIRST SET OF INTERROGATORIES AND FIRST  
REQUESTS FOR PRODUCTION OF DOCUMENTS TO  
DEFENDANT CITY OF ALBUQUERQUE**

COMES NOW the Plaintiff Michael Benavidez, by and through his attorneys, Keller & Keller, (Michael G. Duran) and, pursuant to NMRA 2002, Rule 1-033, NMRA 1998, Rule 1-034, and NMRA 1998, Rule LR1-303, demands that his Interrogatories be answered fully, completely, and under oath based upon information known or reasonably available to Defendant City of Albuquerque, its agents or attorneys, and provide the Responses requested, at the Plaintiff's attorney's office, within thirty (30) days from the date of service hereof. These Interrogatories are continuing in nature and demand is hereby made that you supplement or amend your answers in accordance with NMRA 2002, Rule 1-026(E)(1)(2)(3).

**DEFINITIONS**

These Interrogatories and Requests for Production ("discovery requests"), unless otherwise indicated, refer to the accident set forth in the pleadings filed in this case.

In answering these discovery requests, you are required to furnish all information that is available to you or subject to your reasonable inquiry, including information in the possession of your attorneys, accountants, advisors, or other persons directly or indirectly, now, or previously employed by or connected with you or your attorneys, and anyone else otherwise subject to your control. In answering

these discovery requests, you must make a diligent search of your records and of other papers and material in your possession or available to you or your representative. If a discovery request has sub-parts, answer each part separately and in full, and do not limit your answer to the discovery request as a whole.

If these discovery requests cannot be answered in full, answer to the extent possible, specify the reason for your inability to answer the remainder, and state whatever information and knowledge you have regarding the unanswered portion. If the space provided for each discovery request for your answer is not sufficient, use additional sheets and number the answer according to the corresponding discovery request.

If you object to answering any discovery request requested on the ground of privilege, provide any requested information which is not privileged and state the basis of your claim of privilege.

These discovery requests are continuing in character, so as to require you to file supplementary answers if you obtain further or different information before trial.

With respect to each discovery request, in addition to supplying the information asked for and producing the specific documents referred to, identify and describe all documents to which you refer in preparing your answers. The following definitions apply as used in these discovery requests:

1. "PERSON" means any natural person or business entity.
2. "CITY," "YOU," or "YOUR" refers to Defendant City of Albuquerque, its agents, representatives or employees responding to Plaintiff's First Set of Interrogatories and First Request for Production of Documents.
3. "ACCIDENT" means the ACCIDENT giving rise to this lawsuit and all other times mentioned in Plaintiff's Complaint.
4. "IDENTIFY," when used in reference to a document, means to state:
  - A. The nature or character of the document, (e.g., letter, memorandum, agreement, tape);
  - B. The date(s) it was prepared, signed, sent and received;

- C. The names of all signatories;
- D. The names of the sender and of all intended and actual recipients and addresses;  
and
- E. Its present location and custodian.

5. "IDENTIFY," when used in reference to a natural person, means to state his or her full name, last known address and telephone number, last known position or business affiliation, position or business affiliation at the time in question, and relationship to the parties.

6. "IDENTIFY," when used in reference to a business entity, means to state the full name of the entity, the address of its present principal place of business, and any other addresses of the entity pertinent to your Responses to these discovery requests.

7. "IDENTIFY," when used in reference to an oral communication, whether in person or by telephone, means:

- A. State the date, place and nature, (e.g., telephone conversation, meeting) of the communication;
- B. IDENTIFY the person by whom the communication was made;
- C. State in detail the content and substance of the communication; and
- D. IDENTIFY any other persons who were present when the communication was made.

8. If you consider any document to be privileged:

- A. Provide a general description of the document;
- B. Explain fully the basis of the privilege claimed;
- C. IDENTIFY the author and all signatories to the document; and
- D. IDENTIFY the present custodians of the original and all copies of the document.

9. "COMMUNICATION," "WRITING," "DOCUMENTATION" and/or "DOCUMENT" shall mean and include each and every writing or record of every type and description, however produced or reproduced, whether draft or final, original or reproduction, signed or unsigned, that is in the possession or custody or under the control of the party from whom it is requested or any agent or attorney of such

party or to which party has access, regardless of where located, and shall include any book, pamphlet, periodical, letter, report, memorandum, contract or agreement, record, study, working paper, chart, graph, index, data sheet, order, acknowledgment, invoice, statement, bill, diagram, drawing, specification, plan, data processing card, photographs, tape or other sound recording or minutes.

10. If you consider a communication to be privileged:

- A. Describe the date, time and place of the COMMUNICATION;
- B. Explain fully the basis of the privilege claimed;
- C. IDENTIFY the participants to the COMMUNICATION.

11. The term "ACCIDENT" shall refer to the accident which occurred on August 14, 2008.

12. The term "INTERSECTION" shall refer to the intersection located at Ventana West Drive and Nacimiento.

### INTERROGATORIES

INTERROGATORY NO. 1: Please IDENTIFY the City of Albuquerque employees responsible for the inspection of the INTERSECTION and provide a general description for the City of Albuquerque's employees responsibilities

INTERROGATORY NO. 2: Please IDENTIFY each and every PERSON who took a part in answering these discovery requests, including listing their names, addresses and telephone numbers.

INTERROGATORY NO. 3: Are YOU aware of any City of Albuquerque procedure for identifying visibility obstructions at INTERSECTION? If YOUR answer is anything other than an unqualified "No," please set forth the following information specifically and in detail:

- A. Describe the reporting procedure in detail.
- B. Please set forth the names, addresses, occupations and titles of each PERSON who has a role in the reporting procedure; and please describe each PERSON's role in detail.
- C. Describe the manner in which the preceding procedures were applied at the INTERSECTION at issue in the Plaintiff's case.

[Request is hereby made pursuant to Rule 34 of the Rules of Civil Procedure to produce and permit Keller & Keller to inspect and copy each and every DOCUMENT or item listed in response to this Interrogatory. It is specifically requested that such DOCUMENTS or items be produced at the offices of Keller & Keller for inspection and copying at a mutually convenient time not later than thirty (30) days after the filing and service of the Interrogatories and Request for Production.]

**INTERROGATORY NO. 4:** With respect to the INTERSECTION at issue in this case, are YOU aware of any WRITINGS or written reports? If YOUR answer is anything other than an unqualified "No," to the extent that YOU have not already done so, please set forth the following information specifically and in detail for each report and WRITING:

- ✓A. The title, date, author and each signatory.
- ✓B. The names, addresses, titles, occupations and relationship to the parties of each signatory.
- ✓C. The PERSON or entity to whom the report was directed.
- ✓D. A summary of its contents.
- E. The name, address, title, occupation and relationship to the parties of each PERSON who possesses a copy of the report or is a custodian of the report.

[Request is hereby made pursuant to Rule 34 of the Rules of Civil Procedure to produce and permit Keller & Keller to inspect and copy each and every DOCUMENT or item listed in response to this Interrogatory. It is specifically requested that such DOCUMENTS or items be produced at the offices of Keller & Keller for inspection and copying at a mutually convenient time not later than thirty (30) days after the filing and service of the Interrogatories and Request for Production.]

**INTERROGATORY NO. 5:** Do YOU OR ANYONE ACTING ON YOUR BEHALF know of any, including but not limited to, charts, architectural drawings, photographs, films, or videotapes, depicting any place, object, or PERSON concerning the ACCIDENT and/or Plaintiff's injuries? If so, state:

- (a) the name, address, and telephone number of each PERSON who has the original or a copy.

[Request is hereby made pursuant to Rule 1-034 of the Rules of Civil Procedure for the District Courts to produce and permit Plaintiff to inspect and copy each and every document, item and/or source identified,

AASH TO  
AMERICAN  
ASSOCIATION  
STATE HIGHWAY  
AND TRANSPORTATION  
OFFICIAL

consulted, listed and/or at all relied upon in formulating Responses to this Interrogatory. It is specifically requested that all such documents, items and sources be produced at the offices of Plaintiff's counsel's office for inspection and copying at a mutually convenient time not later than thirty (30) days after the filing and service of these Interrogatories and Requests for Production.]

**INTERROGATORY NO. 6:** Provide all lawsuits involving motor vehicle collisions in which the City of Albuquerque has been involved as a party in the last five years; include in YOUR answer the name and caption of the case; the case number; the court or forum in which the action was held; the nature of the case; and describe how the lawsuit ended.

**INTERROGATORY NO. 7:** IDENTIFY all safety requirements, regulations, laws, ordinances and/or guidelines required by Federal, State and Local governments for the INTERSECTION, where the subject incident occurred. IDENTIFY and list all specifications regarding the hiring of contractors, equipment, maintenance, and any other safety requirements required by retained contractors.

[Request is hereby made pursuant to Rule 1-034 of the Rules of Civil Procedure for the District Courts to produce and permit Plaintiff to inspect and copy each and every document, item and/or source identified, consulted, listed and/or at all relied upon in formulating Responses to this Interrogatory. It is specifically requested that all such documents, items and sources be produced at the offices of Plaintiff's counsel's office for inspection and copying at a mutually convenient time not later than thirty (30) days after the filing and service of these Interrogatories and Requests for Production.]

**INTERROGATORY NO. 8:** IDENTIFY and state in detail the training procedures, rules, regulations and criteria, if any, that CITY promulgated for ensuring safety regulations and guidelines were followed at the INTERSECTION, where the subject incident occurred.

**INTERROGATORY NO. 9:** IDENTIFY any and all inspections of the INTERSECTION, that the City of Albuquerque is aware of.

[Request is hereby made pursuant to Rule 1-034 of the Rules of Civil Procedure for the District Courts to produce and permit Plaintiff to inspect and copy each and every document, item and/or source identified, consulted, listed and/or at all relied upon in formulating Responses to this Interrogatory. It is specifically

requested that all such documents, items and sources be produced at the offices of Plaintiff's counsel's office for inspection and copying at a mutually convenient time not later than thirty (30) days after the filing and service of these Interrogatories and Requests for Production.]

INTERROGATORY NO. 10: If a CITY employee (s) or agent(s) determined during the inspection any violations of the INTERSECTION, state in detail the nature of each violation.

INTERROGATORY NO. 11: Do YOU contend that negligence on the part of any third party contributed to the Plaintiff's injuries, either in whole or in part? If YOUR answer is anything other than an unqualified "No," please set forth the following information specifically and in detail for each third party:

a. IDENTIFY the third party that YOU claim contributed to the subject injury by stating his [or her or its] name, address, telephone number and relationship to the parties herein, if any.

b. State the basis for YOUR contention.

c. Are YOU aware of any fact, observation, DOCUMENT, or evidence that either directly or indirectly supports YOUR contention? If so, please describe each such item in detail, and for each item please provide the name, address and telephone number of each PERSON who has possession or first hand knowledge of the subject fact, observation, DOCUMENT, or item of evidence. Also, please state the manner in which YOU obtained the subject information.

d. Are YOU aware of any fact, observation, DOCUMENT, or evidence that either directly or indirectly contradicts YOUR contention? If so, please describe each such item in detail, and for each item please provide the name, address and telephone number of each PERSON who has possession or first hand knowledge of the subject fact, observation, DOCUMENT, or item of evidence. Also, please state the manner in which YOU obtained the subject information.

[Request is hereby made pursuant to Rule 1-034 of the Rules of Civil Procedure for the District Courts to produce and permit Plaintiff to inspect and copy each and every document, item and/or source identified, consulted, listed and/or at all relied upon in formulating Responses to this Interrogatory. It is specifically requested that all such documents, items and sources be produced at the offices of Plaintiff's counsel's

office for inspection and copying at a mutually convenient time not later than thirty (30) days after the filing and service of these Interrogatories and Requests for Production.]

**INTERROGATORY NO. 12:** Do YOU contend that a defect of the INTERSECTION'S construction or design, contributed to the Plaintiff's injuries, either in whole or in part? If YOUR answer is anything other than an unqualified "No," please set forth the following information specifically and in detail:

- a. State the basis for YOUR contention.
- b. Are YOU aware of any fact, observation, DOCUMENT, or evidence that either directly or indirectly supports YOUR contention? If so, please describe each such item in detail, and for each item please provide the name, address and telephone number of each PERSON who has possession or first hand knowledge of the subject fact, observation, DOCUMENT, or item of evidence. Also, please state the manner in which YOU obtained the subject information.
- c. Are YOU aware of any fact, observation, DOCUMENT, or evidence that either directly or indirectly contradicts YOUR contention? If so, please describe each such item in detail, and for each item please provide the name, address and telephone number of each PERSON who has possession or first hand knowledge of the subject fact, observation, DOCUMENT, or item of evidence. Also, please state the manner in which YOU obtained the subject information.

[Request is hereby made pursuant to Rule 1-034 of the Rules of Civil Procedure for the District Courts to produce and permit Plaintiff to inspect and copy each and every document, item and/or source identified, consulted, listed and/or at all relied upon in formulating Responses to this Interrogatory. It is specifically requested that all such documents, items and sources be produced at the offices of Plaintiff's counsel's office for inspection and copying at a mutually convenient time not later than thirty (30) days after the filing and service of these Interrogatories and Requests for Production.]

**INTERROGATORY NO. 13:** State in detail all facts relied upon to support any affirmative defense pled. For each affirmative defense, IDENTIFY the witnesses relied upon, and the DOCUMENTS that support each defense.

[Request is hereby made pursuant to Rule 1-034 of the Rules of Civil Procedure for the District Courts to



produce and permit Plaintiff to inspect and copy each and every document, item and/or source identified, consulted, listed and/or at all relied upon in formulating Responses to this Interrogatory. It is specifically requested that all such documents, items and sources be produced at the offices of Plaintiff's counsel's office for inspection and copying at a mutually convenient time not later than thirty (30) days after the filing and service of these Interrogatories and Requests for Production.]

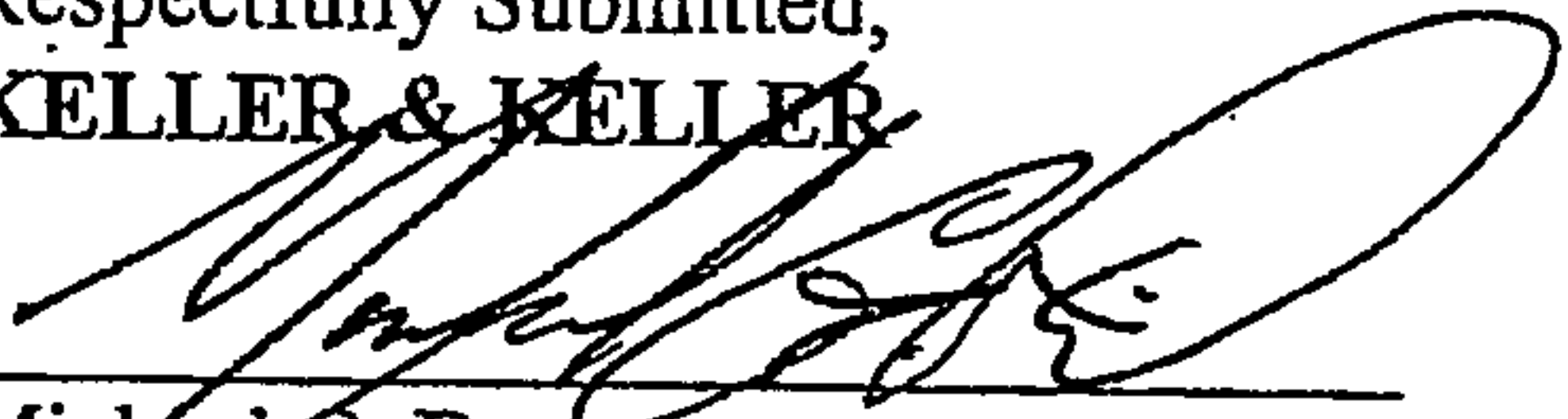
**INTERROGATORY NO. 14:** Describe all actions taken by YOU after learning of the ACCIDENT, described in the Complaint, including any inspection, repair, maintenance, change, alteration, and/or modification to the INTERSECTION.

**ADDITIONAL REQUESTS FOR PRODUCTION OF DOCUMENTS**

**Additional Request to Produce No. 1:** Please produce any and all reports, tests and/or surveys for the INTERSECTION.

**Additional Request to Produce No. 2:** Please produce each and every DOCUMENT, reviewed by YOU to answer these interrogatories and request for production of documents.

Respectfully Submitted,  
**KELLER & KELLER**

  
Michael G. Duran  
Attorneys for Plaintiff  
505 Marquette Avenue NW, Ste 1300  
Albuquerque, NM 87102  
Telephone: (505) 938-2300  
Facsimile: (505) 938-2301

I hereby certify that a true and correct copy of the foregoing document was served via US Mail on the 23<sup>rd</sup> day of April, 2010, on the individuals listed below:

Jane A. Laflin  
Butt Thornton & Baehr, PC  
Attorneys for Defendants VRWCA; Carol  
Rickert & Assoc.; & City of Albuquerque  
PO Box 3170  
Albuquerque, NM 87190-3170

Mark J. Riley  
Riley & Shane, PA.  
Attorneys for The Hilltop Landscape  
3880 Osuna Rd. NE  
Albuquerque, NM 87109

  
Michael Duran

Western Ridge Unit 1 - DRB# 1063687 }

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Ventana Vista Sub'd

PRB# 1004173 }

---

City project #'s

617683

617684

749483

749488

**INTERROGATORY NO. 4: With respect to the INTERSECTION at issue in this case, are YOU aware of any WRITINGS or written reports? If YOUR answer is anything other than an unqualified “No,” to the extent that YOU have not already done so, please set forth the following information specifically and in detail for each report and WRITING:**

- A. The title, date, author, and each signatory.**
- B. The names, addresses, titles, occupations, and relationship to the parties of each signatory.**
- C. The PERSON or entity to whom the report was directed.**
- D. A summary of its contents.**
- E. The name, address, title, occupation, and relationship to the parties of each PERSON who possesses a copy of the report or is a custodian of the report.**

I

A.  
Title: Ventana Ranch West Design Review Committee (“DRC”) file City Project 617683  
Date: July 28, 2004  
Author: Design Review Committee for the City of Albuquerque  
Signatory: City of Albuquerque

B.  
City of Albuquerque, a municipal corporation  
PO Box 1293  
Albuquerque, NM 87103

relationship to the parties: self

C. City of Albuquerque

D. The Ventana Ranch West DRC file for City Project 617683 contains:  
1. Construction plans for Backbone Roadway and Storm Drain Improvements Phase I Ventana Ranch West dated July 22, 2004  
2. Streetscape and Gift and Free Work Agreement dated March 24, 2006  
3. Agreement of Construct Public Improvements Procedure A dated July 30, 2004  
4. Work-order issuance for Project 617683

5. PNM Encroachment Agreement No. 10193
6. Geotechnical Investigation Report dated January 27, 2004
7. check for engineering fees in amount \$79,176.82
8. Application for design and construction of infrastructure improvements and DRC comments dated April 4, 2004
9. Ventana West LLC Track Sale Agreement dated September 29, 2003
10. close-out package for project 617683 dated April 6, 2006 (date of Certificate of Completion and Acceptance)

E. City of Albuquerque

## II

A.

Title: Western Ridge Unit I DRC file City Project 749483

Date: October 27, 2004

Author: Design Review Committee for the City of Albuquerque

Signatory: City of Albuquerque

B.

City of Albuquerque, a municipal corporation

PO Box 1293

Albuquerque, NM 87103

relationship to the parties: self

C. City of Albuquerque

D. The Western Ridge Unit I DRC file City Project 749483 contains:

1. Construction plans for Western Ridge Unit I dated January 18, 2005
2. Streetscape and Gift and Free Work Agreement dated December 29, 2005
3. Agreement of Construct Public Improvements Procedure B dated April 8, 2005
4. Agreement of Construct Public Improvements Procedure B dated April 8, 2005
5. Work-order issuance for Project 749483 dated April 20, 2005
6. close-out package for project 749483 dated June 1, 2006 (date of Certificate of Completion and Acceptance)
7. Sidewalk Deferral Agreement for 749483 dated April 4, 2005

E. City of Albuquerque

## III

A.

Title: Ventana Vista Subdivision DRC file City Project 749488

Date: August 18, 2005

Author: Design Review Committee for the City of Albuquerque

Signatory: City of Albuquerque

B.

City of Albuquerque, a municipal corporation  
PO Box 1293  
Albuquerque, NM 87103

relationship to the parties: self

C. City of Albuquerque

D. The Ventana Vista Subdivision DRC file City Project 749488 contains:

1. Construction plans for Ventana Vista Subdivision dated September 29, 2005
2. Streetscape and Gift and Free Work Agreement dated October 16, 2006
3. Agreement of Construct Public Improvements Procedure B dated October 25, 2005
4. Work-order issuance for Project 749488 dated November 8, 2005
5. close-out package for project 749488 dated April 3, 2007 (date of Certificate of Completion and Acceptance)
6. Sidewalk Deferral Agreement for 749488 dated December 27, 2005
7. Landscape Construction Plans for vista at Ventana Ranch West (undated)

E. City of Albuquerque

IV

A.

Title: Ventana Ranch West DRC file City Project 617684

Date: July 8, 2004

Author: Design Review Committee for the City of Albuquerque

Signatory: City of Albuquerque

B.

City of Albuquerque, a municipal corporation  
PO Box 1293  
Albuquerque, NM 87103

relationship to the parties: self

C. City of Albuquerque

D. The Ventana Ranch West DRC file City Project 617684 contains:

1. Construction plans for Ventana Ranch West Water & Sanitary Sewer Improvements-Phase I dated June 7, 2004
2. Streetscape and Gift and Free Work Agreement dated October 16, 2006
3. Agreement of Construct Public Improvements Procedure A dated July 21, 2004
4. Work-order issuance for Project 617684 dated July 23, 2004
5. close-out package for project 617684 dated October 28, 2005 (date of Certificate of Completion and Acceptance)

E. City of Albuquerque

**INTERROGATORY NO. 5: Do YOU OR ANYONE ACTING ON YOUR BEHALF**

**know of any, including but not limited to, charts, architectural drawings, photographs, films or videotapes, depicting any place, object, or PERSON concerning the ACCIDENT and/or Plaintiff's injuries? If so, state:**

**(a) The name, address, and telephone number of each PERSON who has the original or a copy.**

Design Review Committee  
("ARC") file

I.

A.

title

4.

Ventana Ranch West City Project 6176.83

Date

7/29/04

author

Design Review Committee for the City of Albuquerque

Signature

City of Albuquerque

B.

Defendant

C.

City of Albuquerque

D.

The ARC file for City Project #6176.83 contains:

1. Construction drawings for Buckhorn Roadway and Storm Drain improvements Phase I Ventana Ranch West July 22, 2004
2. Streetscape and Gift and Free Work Agreement dated March 24, 2006

②

3. Agreement to Construct Public Improvements Procedure A dated July 30, 2007
4. Work order issuance for Project 6176.83
5. PNM Encroachment Agreement NO. 16193
6. Geotechnical Investigation Report dated January 27, 2004
7. Check for engineering fees in amount 79,176.82
8. Application for Design and Construction of Infrastructure Improvements April 4, 2004  
and DRC comments dated
9. Ventanna West LLC Tract Sale Agreement dated Sept. 29, 2003
10. Close-out package for Project 6176.83 dated April 6, 2006 (date of Certificate of Completion and acceptance)



③

#

A. Title

Western Ridge Unit I ARC file City  
Project # 7494.83

i Date

October 27, 2004

author

City of Albuquerque

B. ~~Plat~~ ~~Standard~~ ~~Set~~

C. ~~Entire~~ ~~For~~ ~~whom~~ ~~Report~~ ~~was~~ ~~directed~~.  
City of Albuquerque

D. Summary of its contents

The Western Ridge Unit I ARC file  
contains;

1. Construction Plans for Western  
Ridge Subdivision Unit I dated  
January 18, 2005

3. Agreement to construct Public  
Improvements Procedure B dated  
April 8, 2005

2. Streetscape Gift and Free Work

(4)

Agreement dated December 29, 2005.

4. Agreement to Construct Public Improvements  
Procedure B dated April 8, 2005

6 B. ~~dis~~-out package for Project # 7494.83  
dated June 1, 2006 (date of Certificate  
of completion and acceptance)

7 B. Sidemate Deferral Agreement for  
7494.83 dated April 4, 2005

5 A. Work-order for Project # 7494.83  
dated April 20, 2005

E-

E- City of Albuquerque

5

ITP

A. Title

Ventana Vista Subdivision DRC file city  
Project # 7494.08

date:

August 18, 2005

author:

City of Albuquerque  
City of Albuquerque

B. Relationship

Self

C. Entity's <sup>for</sup> ~~to~~ whom Report was directed:

City of Albuquerque

D. Summary of ~~the~~ contents:

the Ventana Vista Subdivision DRC file  
contents;

1. Construction Plans for Ventana  
Vista Subdivision dated Sept. 29, 2005

3 2. Agreement to construct Public  
Improvements Procedure B dated  
October 25, 2005

6

2 3. Streetscape Gift and Free work  
Agreement dated October 16, 2006

4. Work-order for Project # 7494.88  
dated November 3, 2005

5. Close-out Package for Project # 7494.88  
dated (April 3, 2007) (date of Certificate  
of completion and acceptance)

6. Sidewalk Deferral Agreement dated  
(Dec 27, 2005)

Kevin  
this # is  
the Exhibit A  
to Streetscape

7. Landscape Construction Plans for  
15th / 16th / Ventura Pkwy West  
(dated)

E. Name of entity in possession of DRC file  
City Project # 7494.88

City of Albuquerque  
1 Civic Plaza NW  
Albuquerque, NM  
87103



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

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

**APPLICANT INFORMATION:**

NAME: <u>PULTE HOMES OF NEW MEXICO, INC.</u>	PHONE: <u>341-6800</u>
ADDRESS: <u>7445 PAN AMERICAN FREEWAY</u>	FAX: <u>341-6868</u>
CITY: <u>ALBUQUERQUE</u> STATE <u>NM</u> ZIP <u>87109</u>	E-MAIL: _____
Proprietary interest in site: <u>OWNER</u>	
AGENT (if any): <u>BOHANNAN HUSTON INC.</u>	PHONE: <u>823-1000</u>
ADDRESS: <u>7500 JEFFERSON NE</u>	FAX: <u>798-7988</u>
CITY: <u>ALBUQUERQUE</u> STATE <u>NM</u> ZIP <u>87109</u>	E-MAIL: _____

**DESCRIPTION OF REQUEST:** 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 195-A, 196-A, 197-A, 212-A, 213-A Block: \_\_\_\_\_ Unit: \_\_\_\_\_

Subdiv. / Addn. WESTERN RIDGE UNIT 2 @ Ventana Ranch West

Current Zoning: R-LT Proposed zoning: \_\_\_\_\_

Zone Atlas page(s): B8 No. of existing lots: 5 No. of proposed lots: 5

Total area of site (acres): 0.6276 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. 100806534228010301; MRGCD Map No. \_\_\_\_\_

LOCATION OF PROPERTY BY STREETS: On or Near: TUSCARORA RD. NW

Between: SIERRA ALTOS PLACE NW and THUNDERBOLT 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# 1003687/06DRB-00054

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

SIGNATURE Stephanie Walton DATE 4/25/2006

(Print) KEVIN PATTON  Applicant  Agent

**FOR OFFICIAL USE ONLY**

Form revised 10/03

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>06DRB - - - - - 00584</u>	<u>P&amp;E</u>	<u>5(3)</u>	<u>\$ 495.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>CMS</u>	_____	<u>\$ 20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
	Hearing date <u>5-3-06</u>			Total <u>\$ 515.00</u>

Kim Sis 4/25/06  
Planner signature / date

**Project #** 1003687

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

**SKETCH PLAT REVIEW AND COMMENT**

**YOUR ATTENDANCE IS REQUIRED.**

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

**MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT**

**Your attendance is required.**

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

**Extensions are not reviewed through internal routing.**

Extension of preliminary plat approval expires after one year.

**MAJOR SUBDIVISION FINAL PLAT APPROVAL**

**Your attendance is required.**

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

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

**MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL**

**Your attendance is required.**

- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies.
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
- Property owner's and City Surveyor's signatures on the Mylar drawing
- Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

Infrastructure list if required (verify with DRB Engineer) **NO INTERNAL ROUTING**

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

**AMENDMENT TO PRELIMINARY PLAT (with minor changes)**

**Your attendance is required.**

**AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)**

**AMENDMENT TO GRADING PLAN (with minor changes)**

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

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

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

Kevin Patton

Applicant name (print)

Stephanie Walker

Applicant signature / date

4-25-06

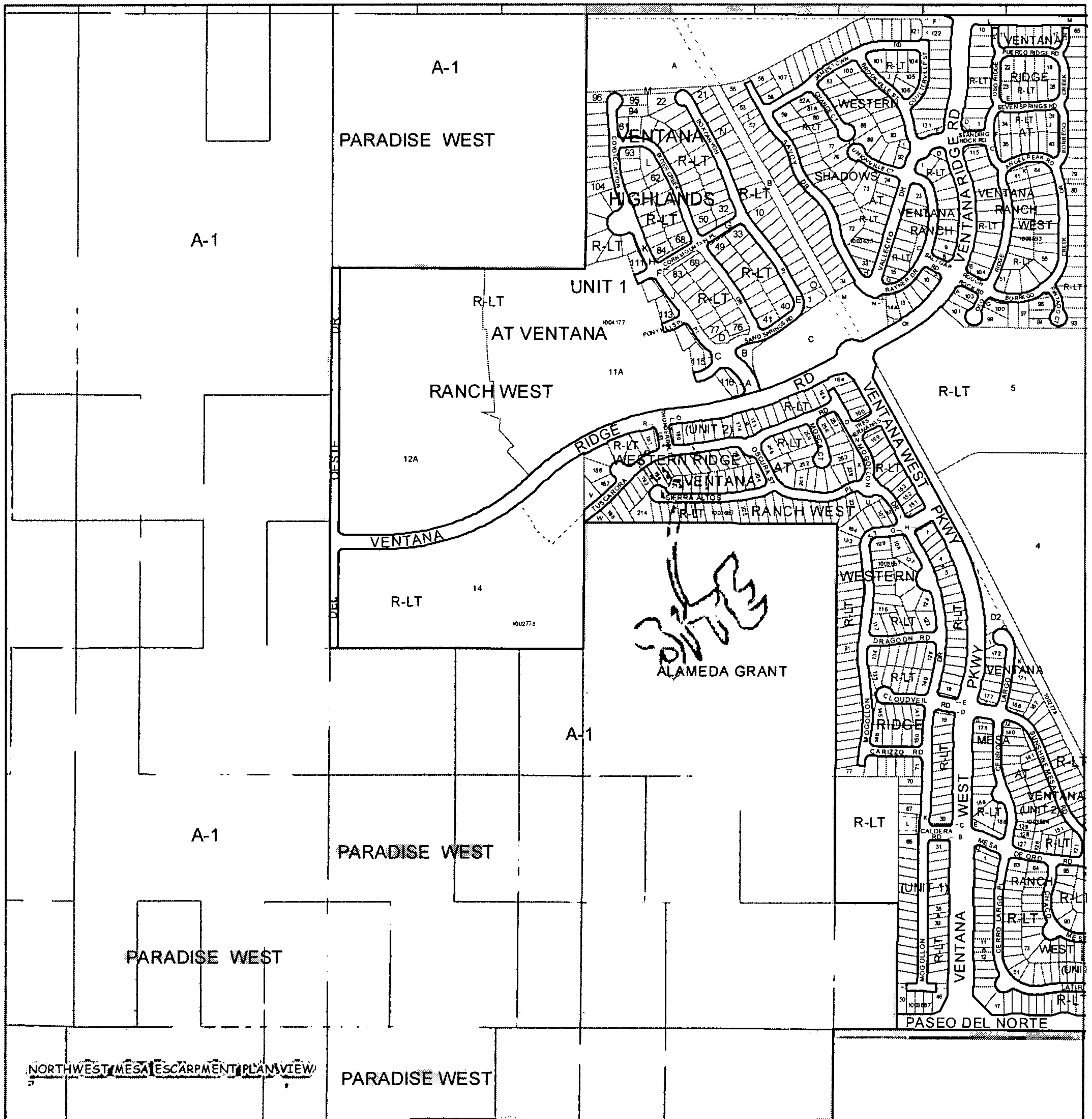


Form revised 8/04, 1/05 & 10/05

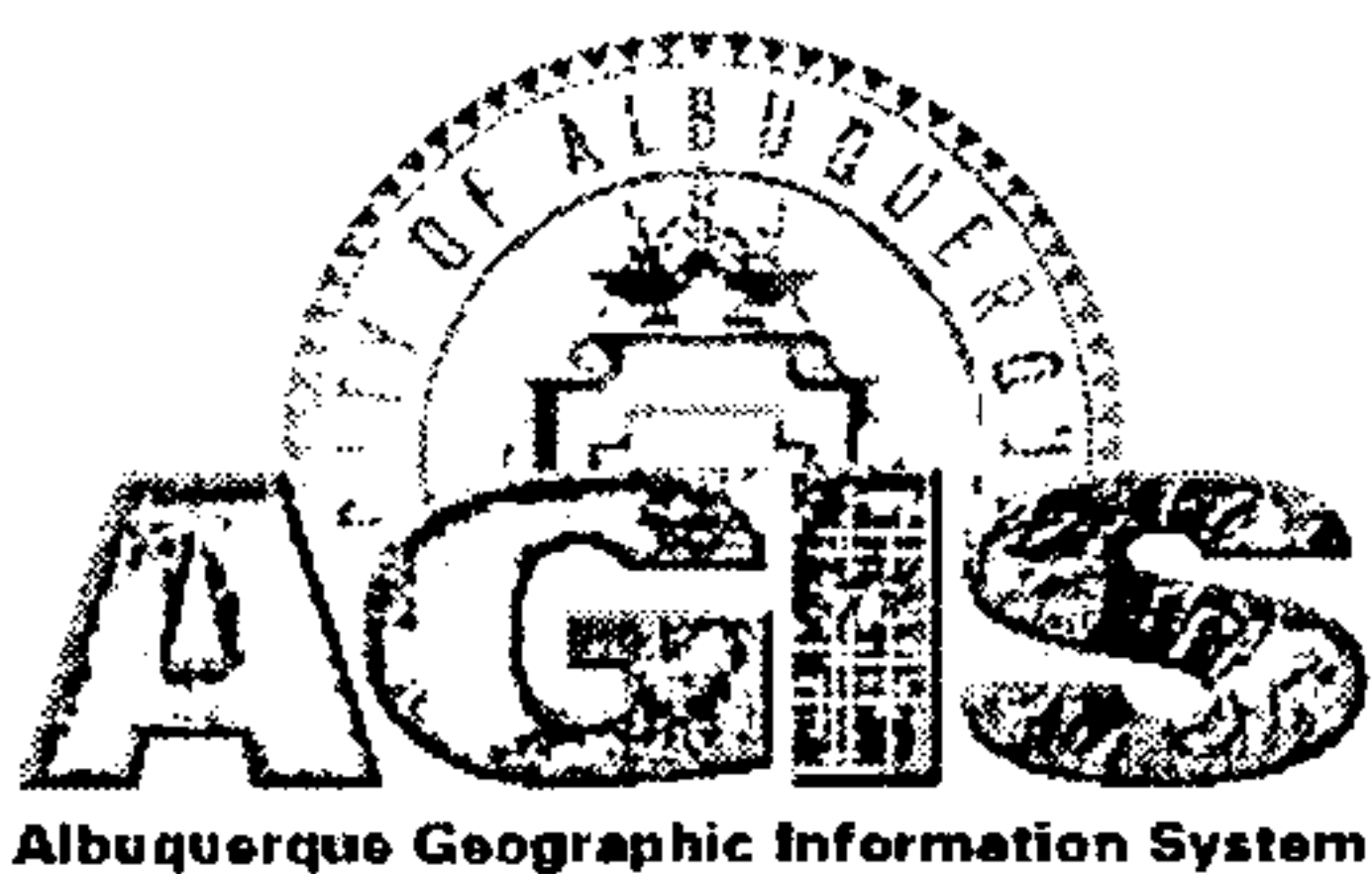
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers  
01DRB- -00584  
 \_\_\_\_\_  
 \_\_\_\_\_

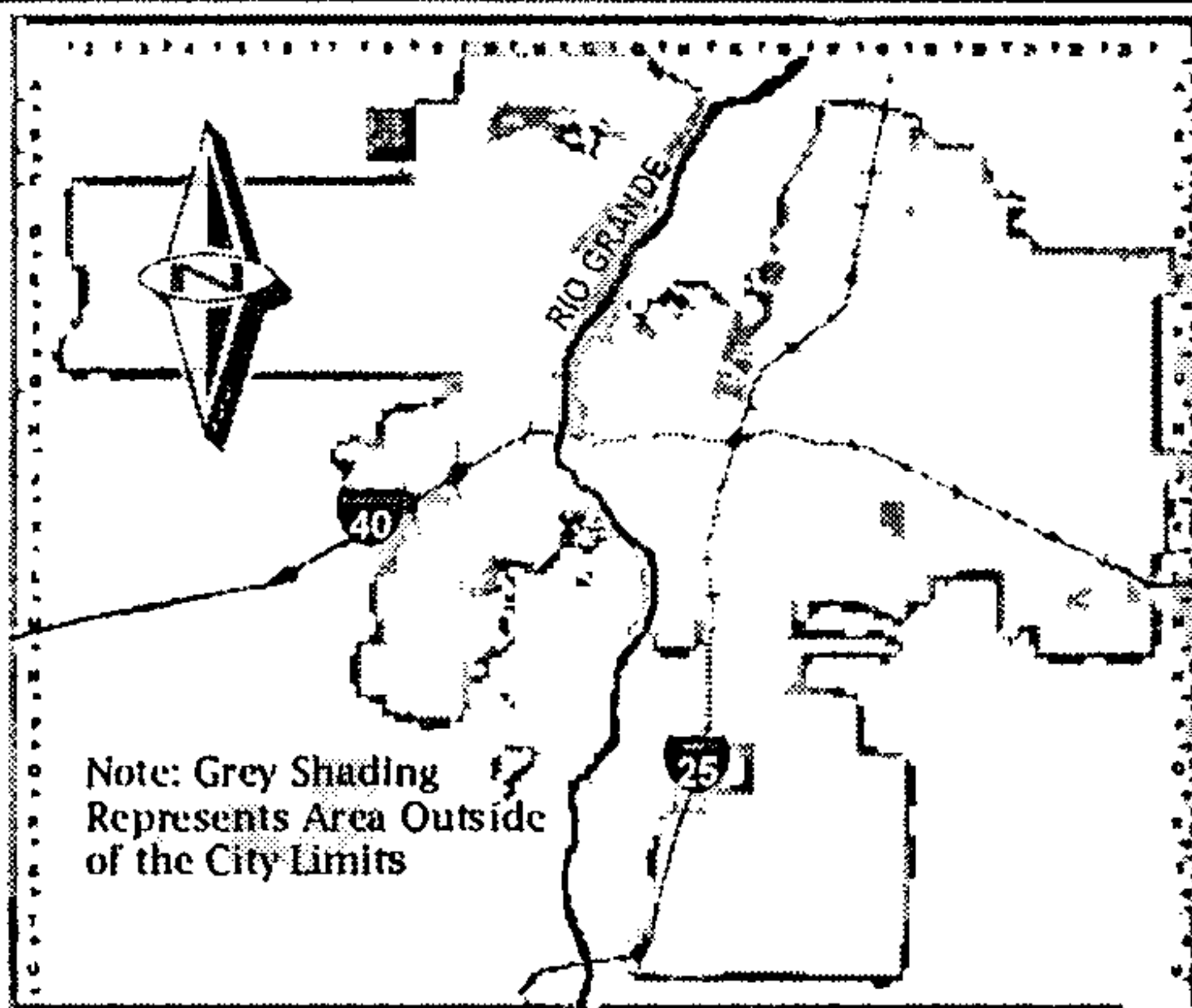
Kim Sims 4/25/06  
 Planner signature / date  
**Project #** 1003687



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



Map amended through: 3/14/2006

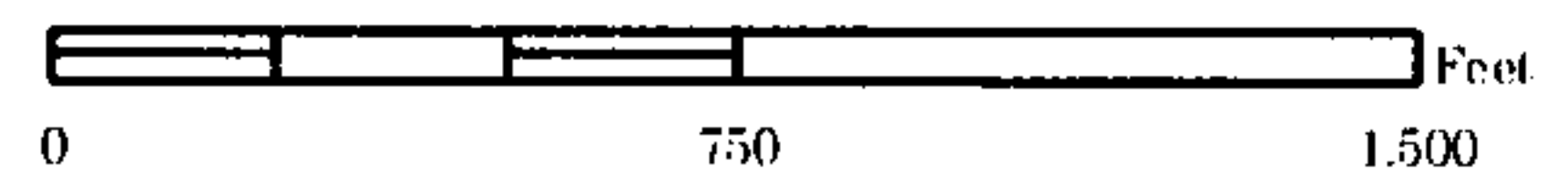


Zone Atlas Page:

**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



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

[www.bhinc.com](http://www.bhinc.com)

voice: 505.823.1000  
facsimile: 505.798.7988  
toll free: 800.877.5332

April 25, 2006

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

Re: Preliminary/Final Plat Approval  
Lots 195-A, 196-A, 197-A, 212-A, 213-A, Western Ridge Subdivision Unit 2  
DRB# 1003687/ 06DRB-00054

Dear Sheran:

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

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

The purpose of this plat is to subdivide lots 195, 196, 197, 212, & 213 into five (5) lots. These properties are located on Tuscarora Road NW and Sierra Altos Place NW.

Please place this item on the DRB Agenda to be heard on May 3, 2006. If you have any questions or require additional information, please contact me.

Sincerely,



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

SW  
Enclosure

**ENGINEERING ▲**

**SPATIAL DATA ▲**

**ADVANCED TECHNOLOGIES ▲**



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

PAID RECEIPT

APPLICANT NAME Pulte Homes of NM  
AGENT Bohannan Houston  
ADDRESS \_\_\_\_\_  
PROJECT & APP # 1003687 - Old RB 00584  
PROJECT NAME Western Ridge Unit 2

\$ 20.00 441032/3424000 Conflict Management Fee  
\$ 495.00 441006/4983000 DRB Actions  
\$ \_\_\_\_\_ 441006/4971000 EPC/AA/LUCC Actions & All Appeals  
\$ \_\_\_\_\_ 441018/4971000 Public Notification  
\$ \_\_\_\_\_ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY\*\*\*  
( ) Major/Minor Subdivision ( ) Site Development Plan ( ) Bldg Permit  
( ) Letter of Map Revision ( ) Conditional Letter of Map Revision  
( ) Traffic Impact Study  
\$ 515.00 TOTAL AMOUNT DUE

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

**Bohannan & Huston**

COURTYARD 7500 JEFFERSON STREET NE  
ALBUQUERQUE, NM 87109-4335

CHANGE

TO THE ORDER

City of Albuquerque  
Treasury Division  
600 2nd Street NW  
Albuquerque, NM 87102 US

BANK OF AMERICA  
ALBUQUERQUE, NEW MEXICO

95-32 / 1070

138128

4/24/2006

\*\*\*DUPLICATE\*\*\*  
NO. 138128  
City of Albuquerque  
Treasury Division

\*\*\*\*\*515 DOLLARS & \*\*\*\*\*00 CENTS/2006

RECEIPT# 00056573 US# 008 TRAN# 0026  
Account BOHANNAN-HUSTON-INC.  
Activity 3424000 TRSCDS  
Trans Amt \$515.00

AUTHORIZED SIGNATURE  
*[Signature]*  
\$20.00  
AUTHORIZED SIGNATURE



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

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

**APPLICANT INFORMATION:**

NAME: PULTE HOMES OF NEW MEXICO, INC. PHONE: 341-6800  
 ADDRESS: 7445 PAN AMERICAN FREEWAY FAX: 341-6868  
 CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: OWNER  
 AGENT (if any): BOHANNAN HUSTON INC. PHONE: 823-1000  
 ADDRESS: 7500 JEFFERSON NE FAX: 798-7988  
 CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: \_\_\_\_\_

**DESCRIPTION OF REQUEST:** 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 133, 134, & 135 Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv. / Addn. WESTERN RIDGE UNIT 1 @ Ventana Ranch West  
 Current Zoning: R-LT Proposed zoning: \_\_\_\_\_  
 Zone Atlas page(s): B8 No. of existing lots: 1 No. of proposed lots: 3  
 Total area of site (acres): 0.4277 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. 100806542515040130 MRGCD Map No. \_\_\_\_\_  
 LOCATION OF PROPERTY BY STREETS: On or Near: NACIMIENTO STREET NW  
 Between: DRAGOON ROAD NW and VENTANA WEST PARKWAY NW

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_, Z\_, V\_, S\_, etc.): DRB# 1003687-05DRB-00697

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

SIGNATURE: Kevin Patton DATE 4/3/2006  
 (Print) KEVIN PATTON  Applicant  Agent

**FOR OFFICIAL USE ONLY**

Form revised 10/03

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>06DRB - 00434</u>	<u>P&amp;F</u>	<u>5(3)</u>	<u>\$ 355.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>CMF</u>	_____	<u>\$ 20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus	Hearing date <u>04/12/06</u>	_____	_____	Total
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	<u>\$ 375.00</u>

Sandy Handley 04/04/06  
 Planner signature / date

Project # 1003687

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

**SKETCH PLAT REVIEW AND COMMENT**

**YOUR ATTENDANCE IS REQUIRED.**

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

**MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT**

**Your attendance is required.**

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

**Extensions are not reviewed through internal routing.**

Extension of preliminary plat approval expires after one year.

**MAJOR SUBDIVISION FINAL PLAT APPROVAL**

**Your attendance is required.**

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

**MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL**

**Your attendance is required.**

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

**AMENDMENT TO PRELIMINARY PLAT (with minor changes)**

**Your attendance is required.**

**AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)**

**AMENDMENT TO GRADING PLAN (with minor changes)**

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

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

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

KEVIN PATTON

Applicant name (print)

Stephanie Walton

Applicant signature / date

4-4-06

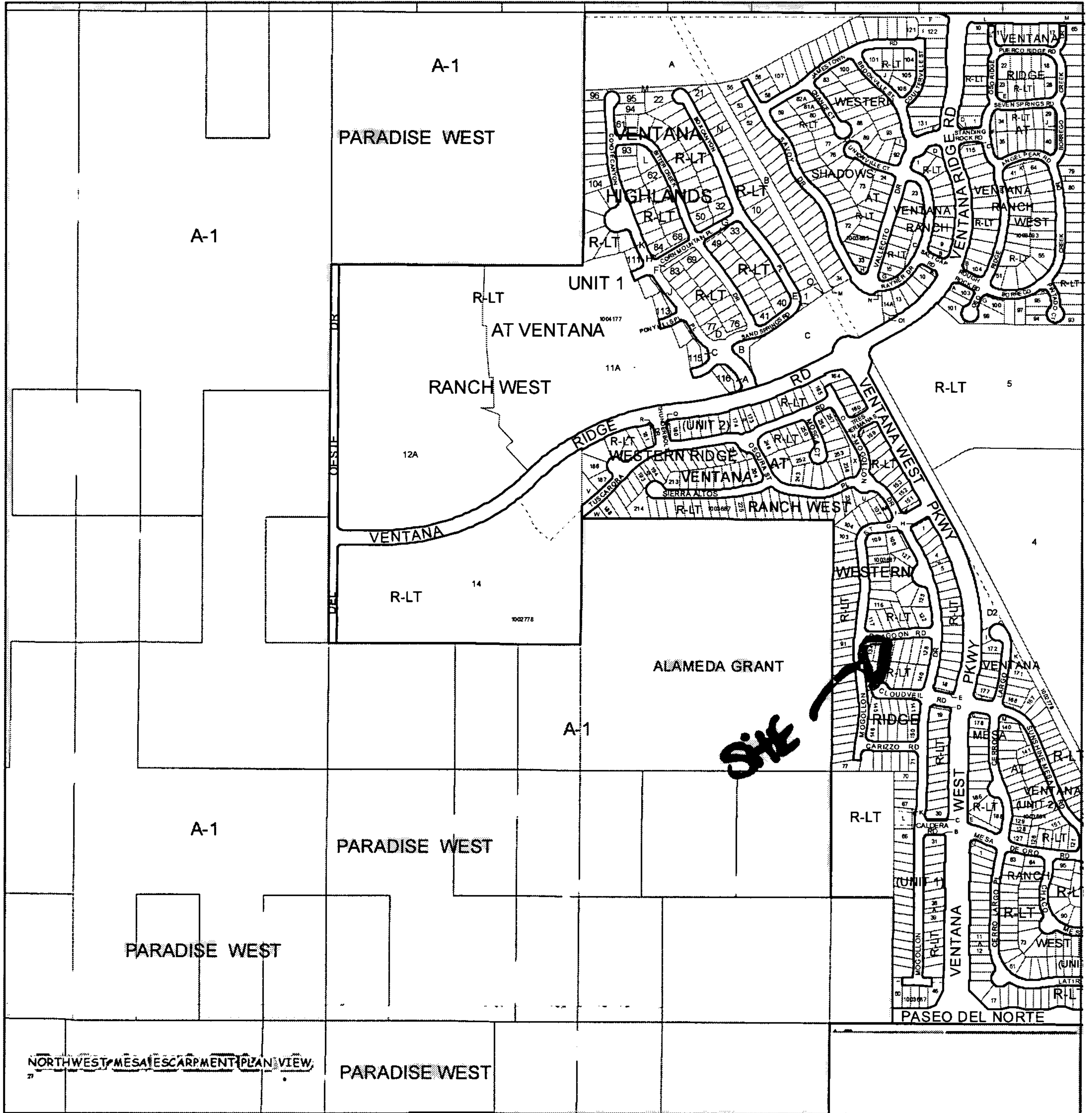


Form revised 8/04, 1/05 & 10/05

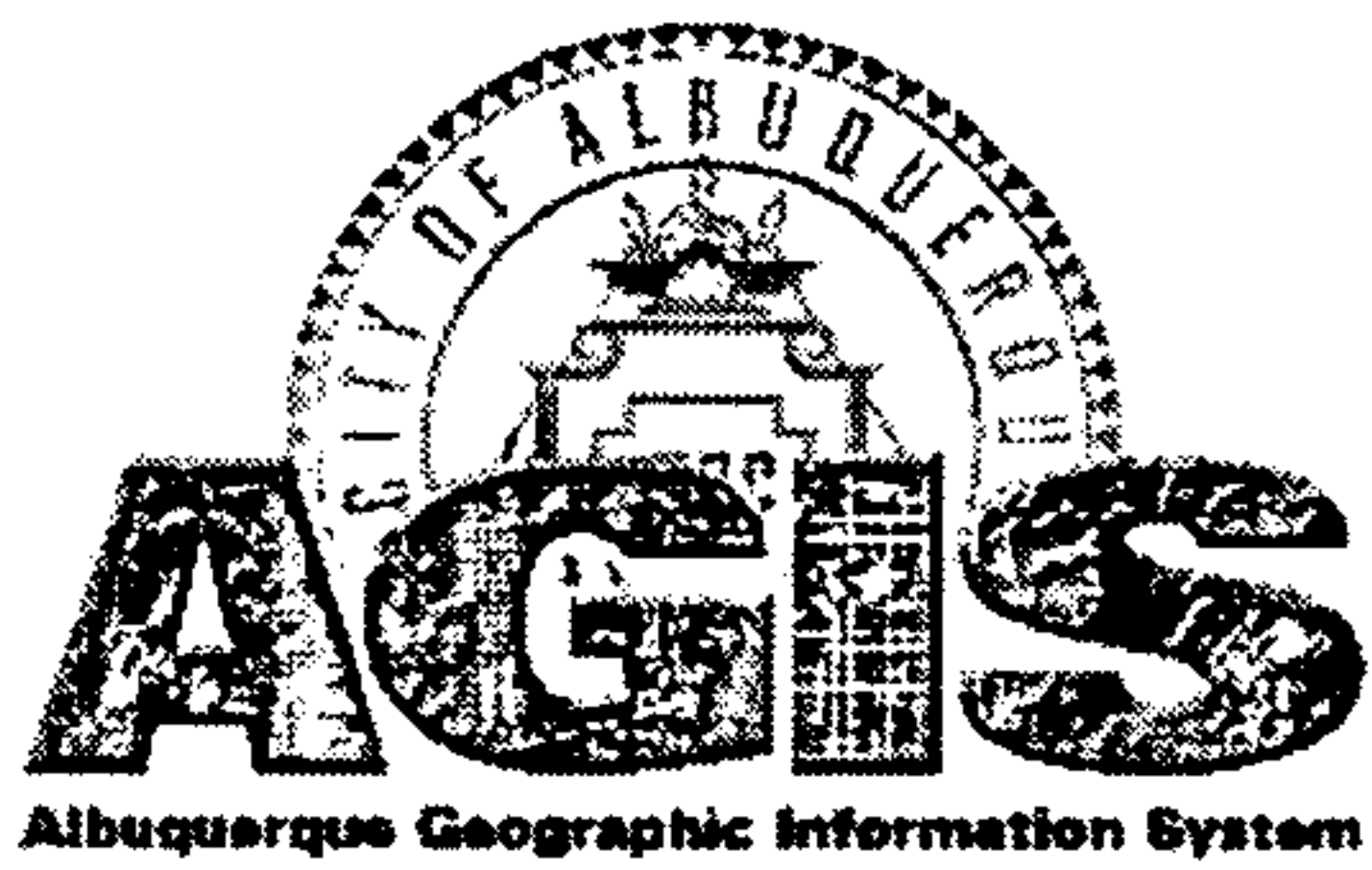
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers  
06 DRB - 00434  
 \_\_\_\_\_ - \_\_\_\_\_  
 \_\_\_\_\_ - \_\_\_\_\_

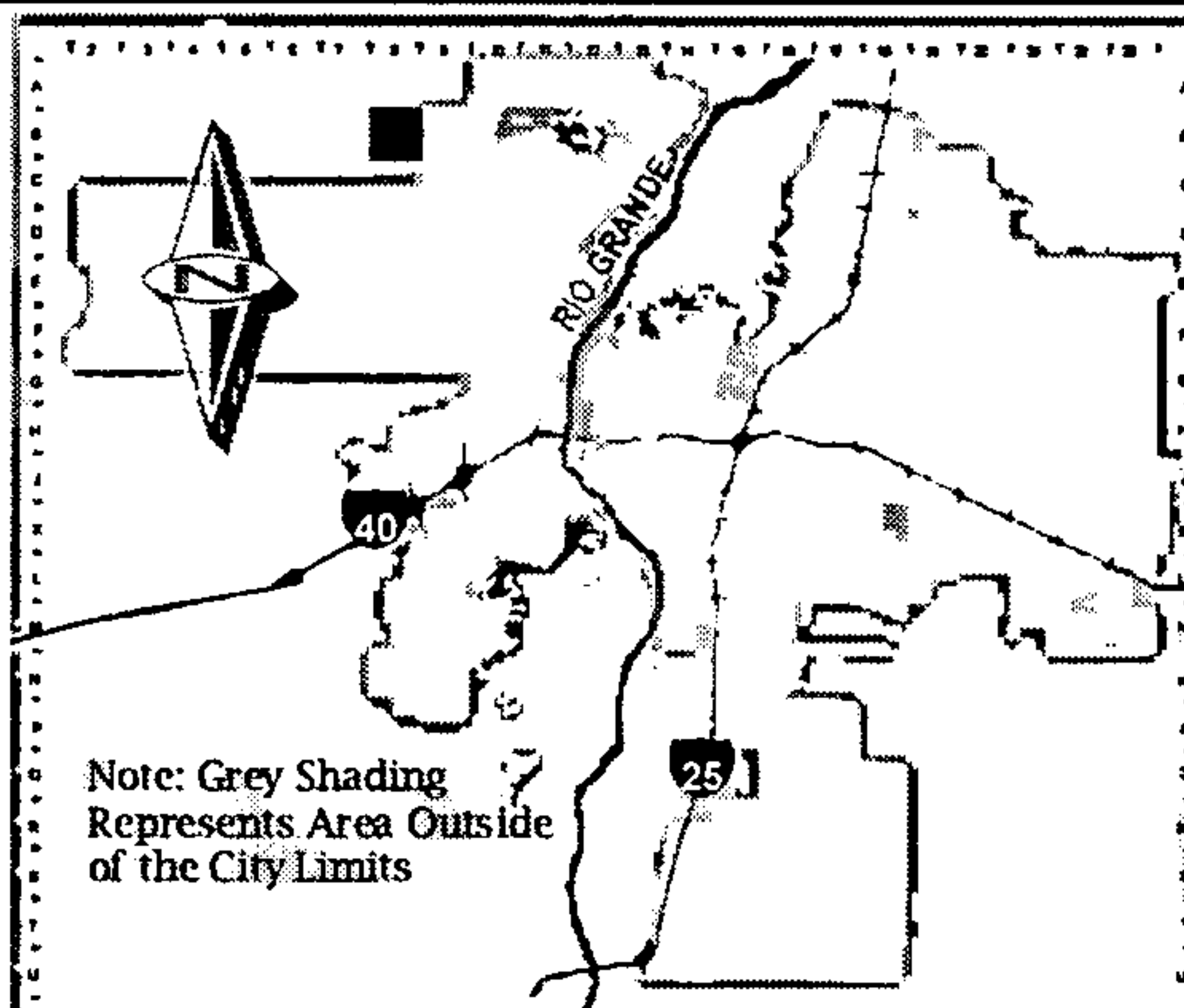
Sandy Handley 04/04/06  
 Planner signature / date  
**Project #1003687**



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



Map amended through: 3/14/2006

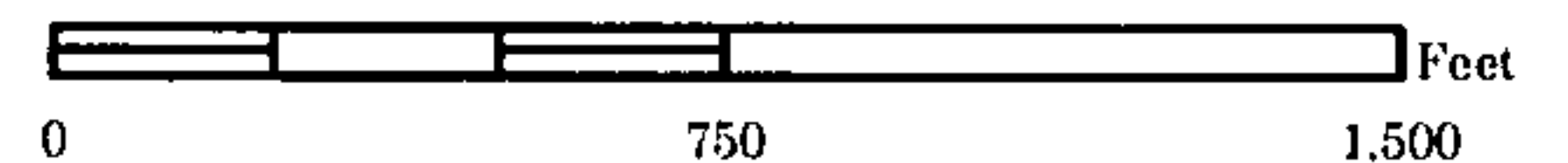


Zone Atlas Page:

**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



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

[www.bhinc.com](http://www.bhinc.com)

voice: 505.823.1000  
facsimile: 505.798.7988  
toll free: 800.877.5332

April 3, 2006

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

Re: Preliminary/Final Plat Approval  
Lots 133-A, 134-A & 135-A Western Ridge Subdivision Unit 1  
DRB# 1003687 05DRB-00697

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

*Adjust lot lines*  
The purpose of this plat is to subdivide lots 133, 134 and 135 in three lots. This property is located near Nacimientto Street NW Cloudveil Place NW.

Please place this item on the DRB Agenda to be heard on April 12, 2006. If you have any questions or require additional information, please contact me.

Sincerely,

*Kevin Patton*  
*Stephanie Walton*

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

SW  
Enclosure

**ENGINEERING ▲**

**SPATIAL DATA ▲**

**ADVANCED TECHNOLOGIES ▲**

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 # 1003687/06 DRB 00434

PROJECT NAME LTS 133-A, 134-A, 135-A WESTERN RIDGE SUBD.

\$ 20.00 441032/3424000 Conflict Management Fee

UNIT #1 @ VENTANA RANCH WEST

\$ 355.00 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

\$ 375.00 TOTAL AMOUNT DUE

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

City Of Albuquerque  
Treasury Division

City Of Albuquerque  
Treasury Division

4/4/2006 10:47AM LOC: ANNX  
RECEIPT# 00060160 WS# 007 TRANSH 0022  
Account 441032 Fund 0110  
Activity 4983000 TRSKAL  
Trans Amt \$375.00  
J24 Misc

4/4/2006 10:46AM LOC: ANNX  
RECEIPT# 00060159 WS# 007 TRANSH 0022  
Account 441032 Fund 0110  
Activity 3424000 TRSKAL  
Trans Amt \$375.00  
J24 Misc

CK \$305.00  
VI \$70.00  
CHANGE \$0.00

\$20.00  
Thank You



**SUBDIVISION**

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

**SITE DEVELOPMENT PLAN**

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

Supplemental form

**S**

**V**

**P**

**L**

Supplemental form

**ZONING & PLANNING**

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

**APPEAL / PROTEST of...**

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

**Z**

**A**

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

**APPLICANT INFORMATION:**

NAME: PULTE HOMES OF NEW MEXICO  
 ADDRESS: 7445 PAN AMERICAN FREEWAY NE  
 CITY: ALBUQUERQUE  
 Proprietary interest in site: OWNER  
 AGENT (if any): BOHANNAN HUSTON INC.  
 ADDRESS: 7500 JEFFERSON NE  
 CITY: ALBUQUERQUE

STATE NM ZIP 87109  
 STATE NM ZIP 87109

PHONE: 341-6800  
 FAX: \_\_\_\_\_  
 E-MAIL: \_\_\_\_\_  
 PHONE: 823-1000  
 FAX: 798-7988  
 E-MAIL: \_\_\_\_\_

**DESCRIPTION OF REQUEST:** FINAL PLAT APPROVAL

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

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

Lot or Tract No. TRACTS 2 & 9 Block: \_\_\_\_\_ Unit: \_\_\_\_\_

Subdiv. / Addn. VENTANA RANCH WEST, Western Ridge unit 2

Current Zoning: R-LT Proposed zoning: \_\_\_\_\_

Zone Atlas page(s): B8 No. of existing lots: 1 No. of proposed lots: 257

Total area of site (acres): 49.74 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. 100806546329810120 MRGCD Map No. \_\_\_\_\_

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

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_, Z\_, V\_, S\_, etc.): DRB# 1003687/05DRB-01418

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: 9/29/04

SIGNATURE Kevin Patton  
 (Print) KEVIN PATTON

DATE 1/10/2006  
 Applicant  Agent

**FOR OFFICIAL USE ONLY**

Form revised 10/03

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>06DRB-00054</u>	<u>FP</u>	<u>3(3)</u>	<u>\$ 0.00</u>
<input checked="" type="checkbox"/> All fees have been collected		<u>CME</u>		<u>\$ 20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned				\$
<input checked="" type="checkbox"/> AGIS copy has been sent				\$
<input checked="" type="checkbox"/> Case history #s are listed				\$
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill				\$
<input checked="" type="checkbox"/> F.H.D.P. density bonus				Total
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	Hearing date <u>01/18/06</u>			<u>\$ 20.00</u>

Sandy Standley 01/10/06  
 Planner signature / date

Project # 1003687

WR Unit 2

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

SKETCH PLAT REVIEW AND COMMENT

**YOUR ATTENDANCE IS REQUIRED.**

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

MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT

**Your attendance is required.**

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

**Extensions are not reviewed through internal routing.**

Extension of preliminary plat approval expires after one year.

MAJOR SUBDIVISION FINAL PLAT APPROVAL

**Your attendance is required.**

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

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

MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL

**Your attendance is required.**

- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies.
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- 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.
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- 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)

[Signature]

Applicant signature / date

1-10-06



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

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

Application case numbers

06DRB - 00054

Sandy Handley 01/10/06

Planner signature / date

Project # 1003687



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

[www.bhinc.com](http://www.bhinc.com)

voice: 505.823.1000  
facsimile: 505.798.7988  
toll free: 800.877.5332

January 10, 2006

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

Re: Final Plat Approval  
Western Ridge Unit 2 DRB# 1003687

Dear Sheran:

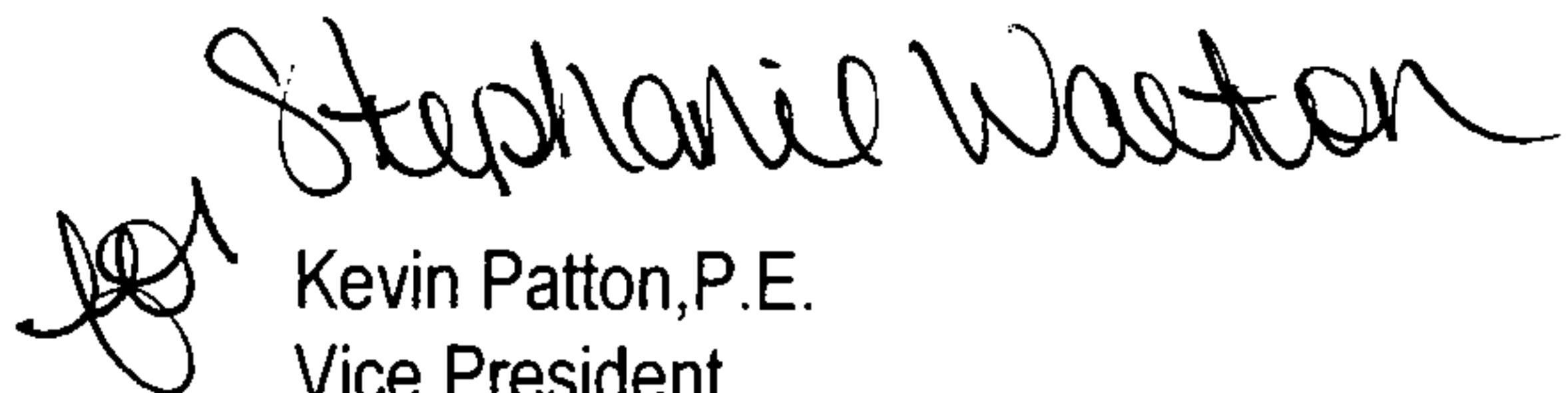
Enclosed for review and approval by the Development Review Board (DRB) are copies of the following information:

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

The final plat is in accordance with the approved preliminary plat.

Please place this item on the DRB Agenda to be heard on January 18, 2006. If you have any questions or require additional information, please contact me.

Sincerely,



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

SS  
Enclosure

CC: Kurt Browning, Sandia Properties  
Russ Graycin, Pulte Homes Inc.

**ENGINEERING ▲**

**SPATIAL DATA ▲**

**ADVANCED TECHNOLOGIES ▲**

Stephane BHH  
12-21-05

(Procedure B) 1 on site  
AMENDMENT TO AGREEMENT TO  
CONSTRUCT SUBDIVISION IMPROVEMENTS  
Western Ridge Unit 2  
City Project # 7494.86

WHEREAS, the City and the Subdivider entered into an Agreement to Construct Public and/or Private Subdivision Improvements ("Original Agreement") on 9-21-2005, which was recorded on 9-22-2005, in the records of the Bernalillo County Clerk at Book A103, pages 8901 thru XXV, wherein the Subdivider agreed to satisfactorily construct certain infrastructure improvements.

WHEREAS, the Subdivider has requested final plat approval of its plat identified as Western Ridge Unit 2; and

WHEREAS, the Subdivider is required to financially guarantee the construction of the public and/or private infrastructure; and

WHEREAS, the Subdivider is able to provide the required financial guaranty.

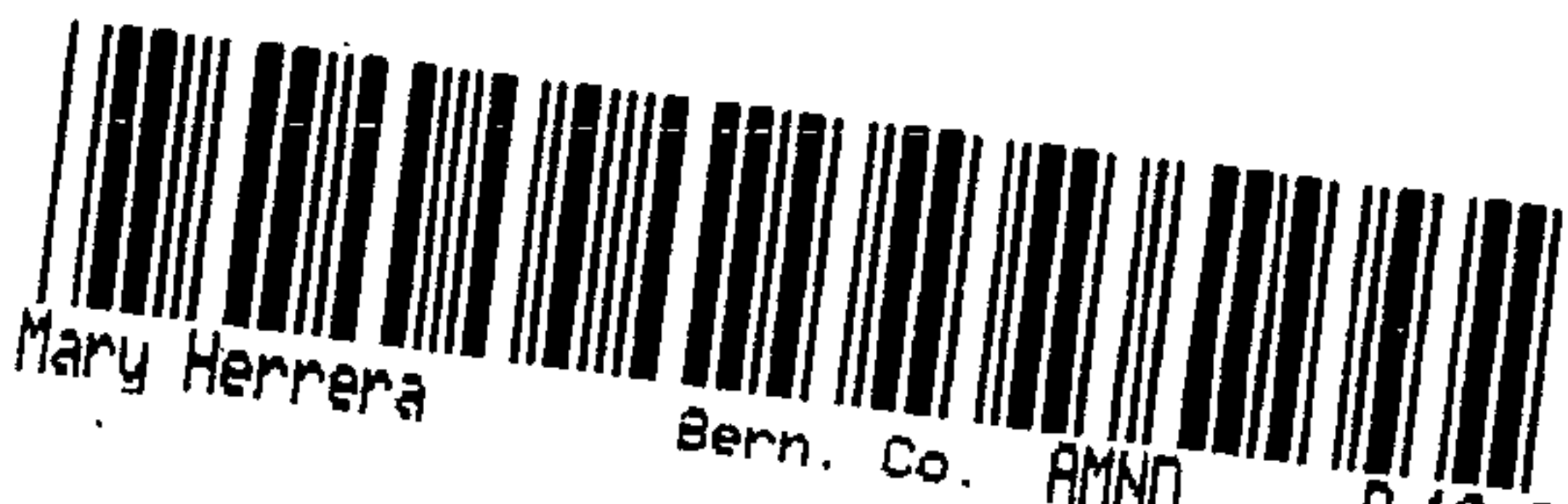
THEREFORE, the Subdivider and the City agree to amend the Original Agreement as follows:

1. Amending Section 5, FINANCIAL GUARANTY, second paragraph, to read as follows:

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

Type of Financial Guaranty: Bond # 6384947  
Amount: \$ 519,107.88  
Name of Financial Institution or Surety providing Guaranty: Safeco Insurance Co of America  
Date City first able to call guaranty: 8-27, 2007  
Construction Completion Deadline: 8-27, 2007  
If guaranty other than a Bond, last day City is able to call on Guaranty is: 10-27, 2007.  
Additional information: \_\_\_\_\_

2. Other Terms Unchanged: Except as amended herein, the terms and conditions of the Original Agreement will remain unchanged and will continue in full force and effect unless there is a conflict between the terms and conditions of this Amendment, and the terms and conditions of the Original Agreement, in which case the terms and conditions of the Amendment to the Original Agreement will control.

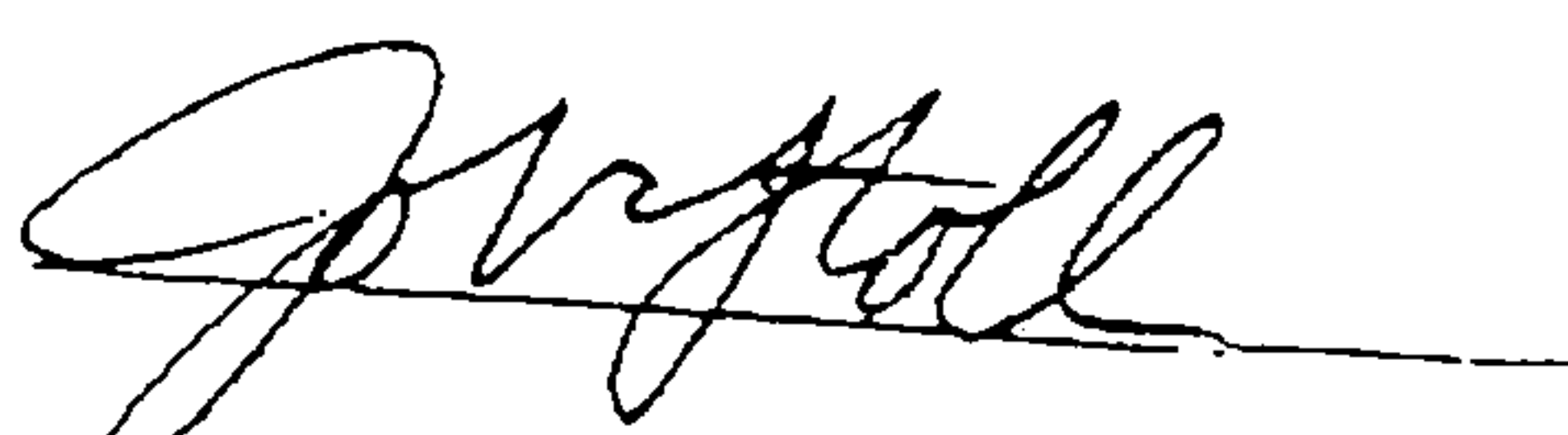



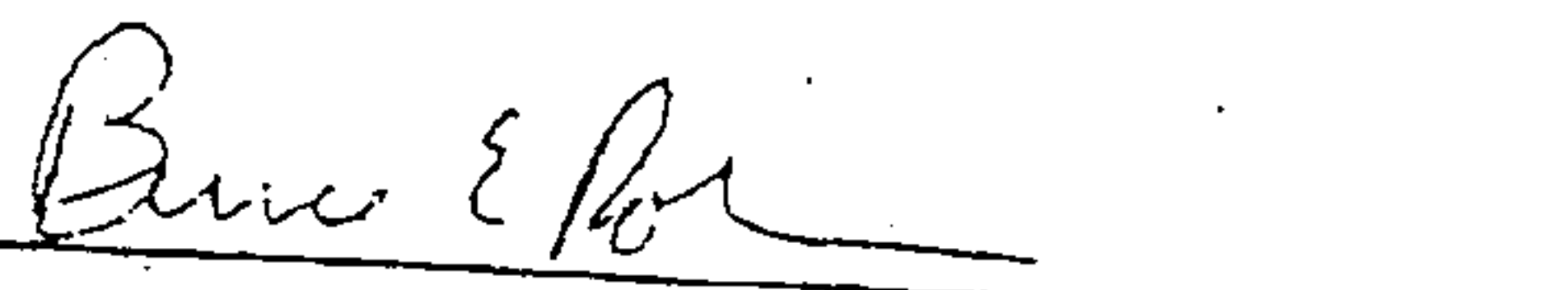

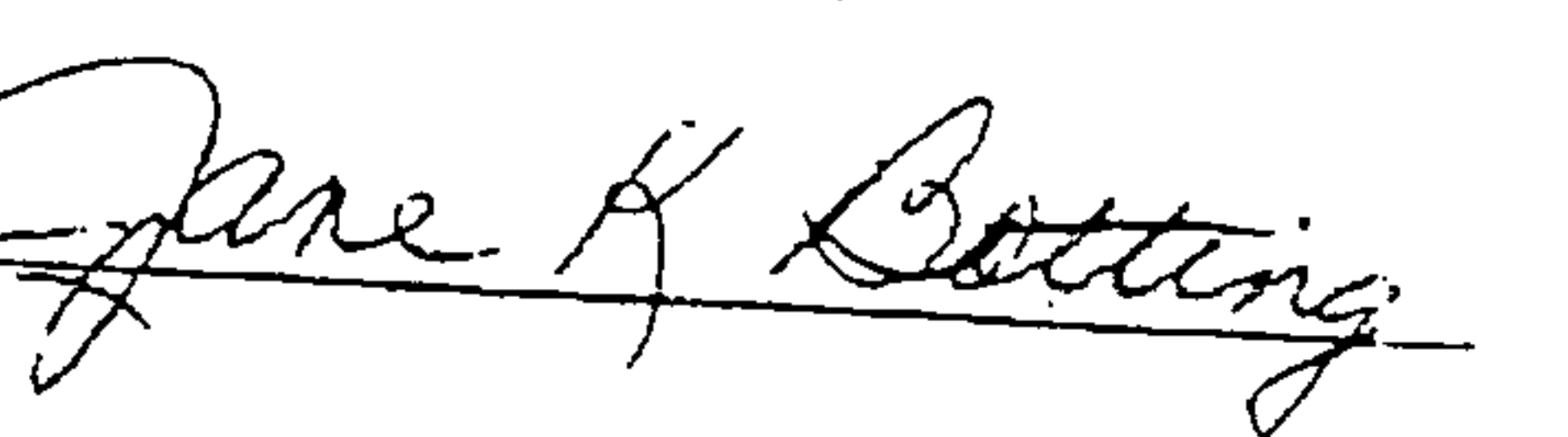
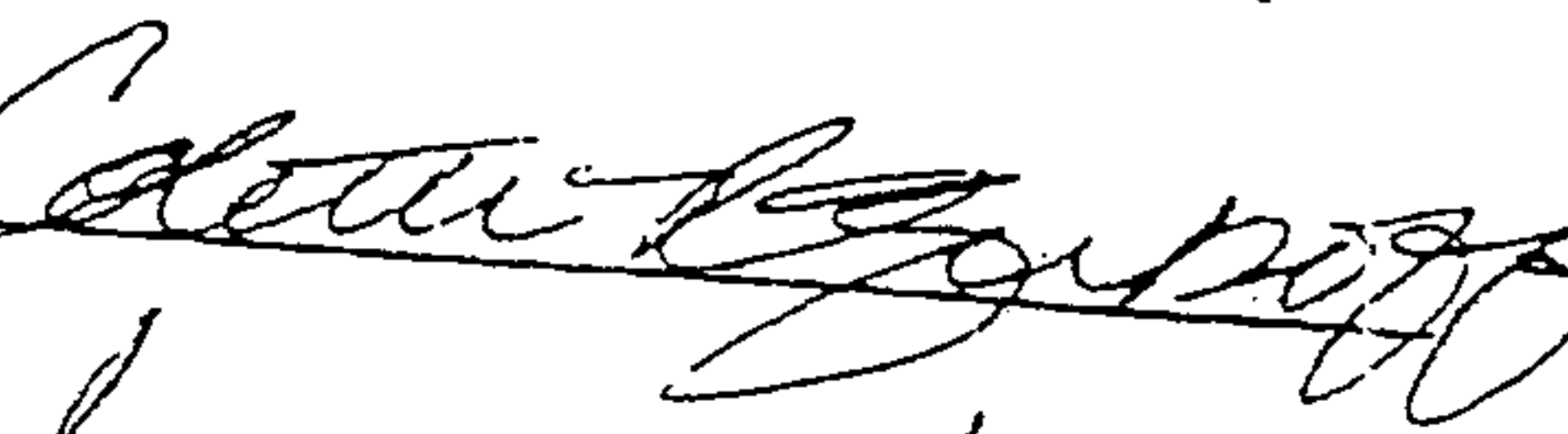






INCUMBENCY CERTIFICATE

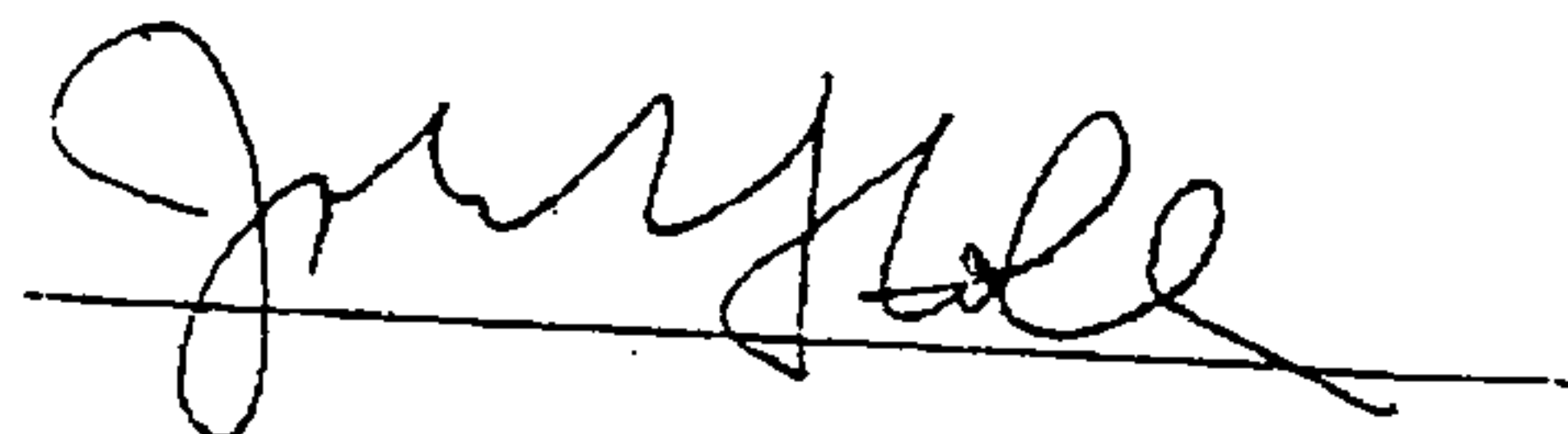
The undersigned hereby certifies that he is a duly elected and qualified officer of Pulte Homes, Inc., a Michigan corporation ("Company").

The undersigned further certifies that the names, titles, and true signatures of the employees authorized to sign any applications for letters of credit on behalf of the Company and its subsidiaries in connection with letters of credit facilities and to sign surety bonds on behalf of the Company in connection with surety arrangements are as follows:

<u>Name</u>	<u>Position</u>	<u>Signature</u>
John R. Stoller	Vice President & Secretary	
Julia T. Corcoran	Accounting Manager	
Vincent J. Frees	Vice President & Controller	
Maureen E. Thomas	Assistant Secretary	
Bruce E. Robinson	Vice President & Treasurer	
Calvin R. Boyd	Director of Treasury Operations	
Jane K. Botting	Director of Corporate Accounting	
Colette R. Zukoff	Director of Taxation	
Suzanne Treppa	Tax Manager	
Robert Porter	Senior Treasury Analyst	

Dated: March 8, 2004

Signature:



Name:

John R. Stoller

Secretary

incucert/HP3000



Mary Herrera

Bern. Co. AMND

R 13.00

2005188355

6384489

Page: 3 of 3

12/27/2005 04:48P

Bk-A108 Pg-7843

TOTAL = .02

Attn: Jared Lee  
Fax: 798-7988  
CPN 749486

# FINANCIAL GUARANTY AMOUNT

11/21/2005

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

Project Description:

Project ID #: 749486, Western Ridge Subd., Unit 2@V.R.W.(Tr.9), Phase/Un

Requested By: Jared Lee, E.I. - Bohannon Huston, Inc.

Approved estimate amount:		\$358,220.05
Contingency Amount:	0.00%	\$0.00
Subtotal:		\$358,220.05
NMGRT	6.75%	\$24,179.85
Subtotal:		\$382,399.90
Engineering Fee	6.60%	\$25,238.39
Testing Fee	2.00%	\$7,648.00
Subtotal:		\$415,286.30
<b>FINANCIAL GUARANTY RATE</b>		1.25
Retainage Amount:		\$0.00
<b>TOTAL FINANCIAL GUARANTY REQUIRED</b>		<b>\$519,107.88</b>

APPROVAL:

DATE:

*JSL*

11/21/05

Notes: B-1 of 2. This FG is for the on-site paving & SD. Water & SAS by NMUI & not included in this FG. Certification for grading & drainage required prior to release of FG.

BOND NO. 6384947

Contact Person's Name: \_\_\_\_\_

SUBDIVISION IMPROVEMENTS BOND

Know all men by these presents: That we, Pulte Homes of New Mexico, Inc., a Michigan corporation, 7445 Pan American Freeway NE, Albuquerque, NM 87109 as "Principal" and Safeco Insurance Company of America, a corporation organized and existing under and by virtue of the laws of the State of Washington and authorized to do business in the State of New Mexico, as "Surety," whose address is 2800 W. Higgins Road, Suite 1100, Hoffman Estates, IL 60159 and whose telephone number is 847-490-2900 are held and firmly bound unto the City of Albuquerque in the penal sum of five hundred nineteen thousand one hundred seven and 88/100 (\$519,107.88) as amended by change orders approved by the Surety or changes to the infrastructure list approved by the City Development Review Board, the payment of which is well and truly to be made, and each of us bind ourselves, our and each of our heirs, executors, administrators, successors and assigns, jointly and severally, and firmly by these presents.

Now, therefore, the condition of the above obligation is such that:

Whereas, the Principal is the owner of and/or is interested in or is developing land and premises known as Western Ridge, Unit II, Project #7494.86; and

Whereas, said Subdivision is subject to the provisions and conditions of the ordinance of the City of Albuquerque known as the Subdivision Ordinance, the requirements of which include the installation of various other improvements by the Principal; and

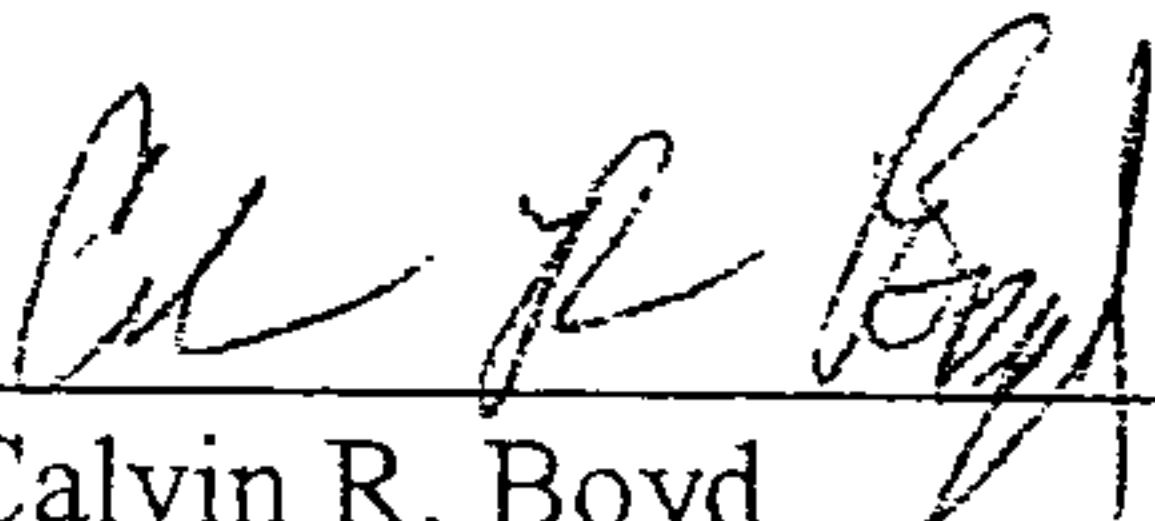
Whereas, the subdivision Ordinance also requires the Principal to install and construct the following improvements at the subdivision: Public and/or Private Infrastructure ("Improvements").

All construction shall be performed in accordance with the Agreement to Construct Public and/or Private Subdivision Improvements Agreement entered into between Pulte Homes of New Mexico, Inc. and the City of Albuquerque, as recorded in the office of the Clerk of the City of Albuquerque, as recorded in the office of the Clerk of Bernalillo County, New Mexico, in Book A108, Pages 7843 through XXX-7843, as amended by change orders or amendments to the Agreement.

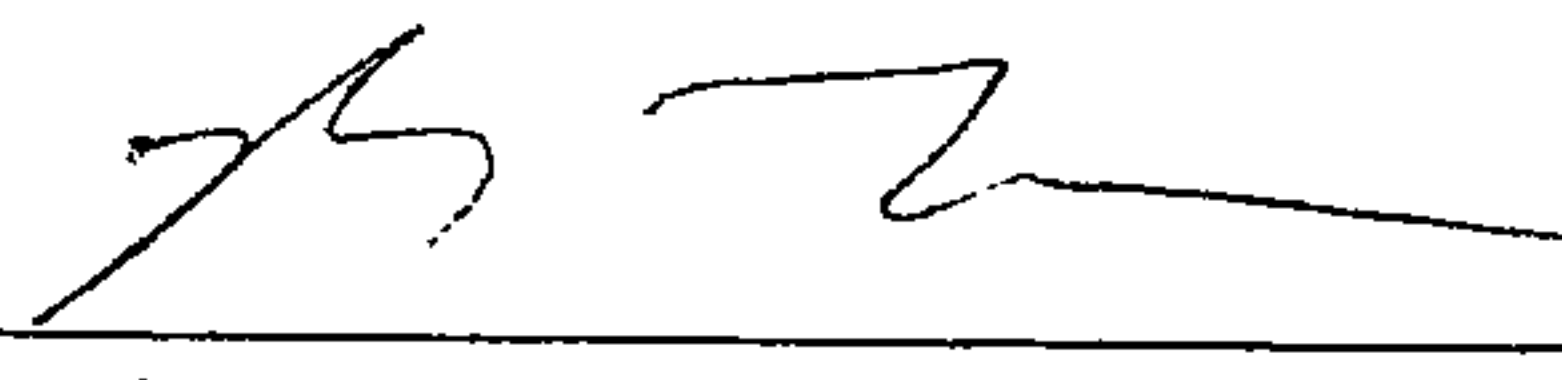
Now, therefore, if the Principal completes construction of the Improvements and facilitates and performs the work herein above specified to be performed, all on or before August 27, 2007 ("the Construction Completion deadline"), then this obligation shall be null and void; if the Principal does not complete construction by or before the Construction Completion Deadline, the City may call on this obligation until released by the City.

In Witness Whereof, this bond has been executed this 8th day of December, 2005.

Subdivider: Pulte Homes of New Mexico, Inc.

By:   
Name: Calvin R. Boyd  
Title: Director of Treasury Operations  
Dated: December 8, 2005

Surety: Safeco Insurance Company of America

By:   
Name: Robert Porter  
Title: Attorney-in-Fact  
Dated: December 8, 2005



LIMITED POWER OF ATTORNEY

SAFECO INSURANCE COMPANY OF AMERICA  
GENERAL INSURANCE COMPANY OF AMERICA  
HOME OFFICE: SAFECO PLAZA  
SEATTLE, WASHINGTON 98185

No. 8011

KNOW ALL BY THESE PRESENTS:

That SAFECO INSURANCE COMPANY OF AMERICA and GENERAL INSURANCE COMPANY OF AMERICA, each a Washington corporation, does each hereby appoint

\*\*\*\*\*COLETTE R. ZUKOFF; SUZANNE TREPPA; JOHN R. STOLLER; VINCENT J. FREES; CALVIN R. BOYD; JULIA T. CORCORAN; JAN M. KLYM; JANE K. BOTTING; BRUCE E. ROBINSON; ROBERT PORTER; Bloomfield Hills, Michigan\*\*\*\*\*

its true and lawful attorney(s)-in-fact, with full authority to execute on its behalf fidelity and surety bonds or undertakings and other documents of a similar character issued by the company in the course of its business, and to bind the respective company thereby in amounts or penalties not exceeding the sum

of Two Million Five Hundred Thousand and 00/100 -----  
DOLLARS (\$ 2,500,000.00 )

IN WITNESS WHEREOF, SAFECO INSURANCE COMPANY OF AMERICA and GENERAL INSURANCE COMPANY OF AMERICA have each executed and attested these presents

this 15th day of March, 2005

CHRISTINE MEAD, SECRETARY

MIKE MCGAVICK, PRESIDENT

CERTIFICATE

Extract from the By-Laws of SAFECO INSURANCE COMPANY OF AMERICA  
and of GENERAL INSURANCE COMPANY OF AMERICA:

"Article V, Section 13. - FIDELITY AND SURETY BONDS . . . the President, any Vice President, the Secretary, and any Assistant Vice President appointed for that purpose by the officer in charge of surety operations, shall each have authority to appoint individuals as attorneys-in-fact or under other appropriate titles with authority to execute on behalf of the company fidelity and surety bonds and other documents of similar character issued by the company in the course of its business . . . On any instrument making or evidencing such appointment, the signatures may be affixed by facsimile. . . On any instrument conferring such authority or on any bond or undertaking of the company, the seal, or a facsimile thereof, may be impressed or affixed or in any other manner reproduced; provided, however, that the seal shall not be necessary to the validity of any such instrument or undertaking."

Extract from a Resolution of the Board of Directors of SAFECO INSURANCE COMPANY OF AMERICA  
and of GENERAL INSURANCE COMPANY OF AMERICA adopted July 28, 1970.

"On any certificate executed by the Secretary or an assistant secretary of the Company setting out,

- (i) The provisions of Article V, Section 13 of the By-Laws, and
- (ii) A copy of the power-of-attorney appointment, executed pursuant thereto, and
- (iii) Certifying that said power-of-attorney appointment is in full force and effect,

the signature of the certifying officer may be by facsimile, and the seal of the Company may be a facsimile thereof."

Christine Mead, Secretary of SAFECO INSURANCE COMPANY OF AMERICA and of GENERAL INSURANCE COMPANY OF AMERICA, do hereby certify that the foregoing extracts of the By-Laws and of a Resolution of the Board of Directors of these corporations, and of a Power of Attorney issued pursuant thereto, are true and correct, and that both the By-Laws, the Resolution and the Power of Attorney are still in full force and effect.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the facsimile seal of said corporations

this 8TH day of DECEMBER, 2005



CHRISTINE MEAD, SECRETARY



**IMPORTANT NOTICE TO SURETY BOND CUSTOMERS REGARDING  
THE TERRORISM RISK INSURANCE ACT OF 2002**

As a surety bond customer of one of the SAFECO insurance companies (SAFECO Insurance Company of America, General Insurance Company of America, First National Insurance Company, American States Insurance Company or American Economy Insurance Company), it is our duty to notify you that the Terrorism Risk Insurance Act of 2002 extends to "surety insurance". This means that under certain circumstances we may be eligible for reimbursement of certain surety bond losses by the United States government under a formula established by this Act.

Under this formula, the United States government pays 90% of losses caused by certified acts of terrorism that exceed a statutorily established deductible to be paid by the insurance company providing the bond. The Act also establishes a \$100 billion cap for the total of all losses to be paid by all insurers for certified acts of terrorism. Losses on some or all of your bonds may be subject to this cap.

This notice does not modify any of the existing terms and conditions of this bond, the underlying agreement guaranteed by this bond, any statutes governing the terms of this bond or any generally applicable rules of law.

At this time there is no premium change resulting from this Act.





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

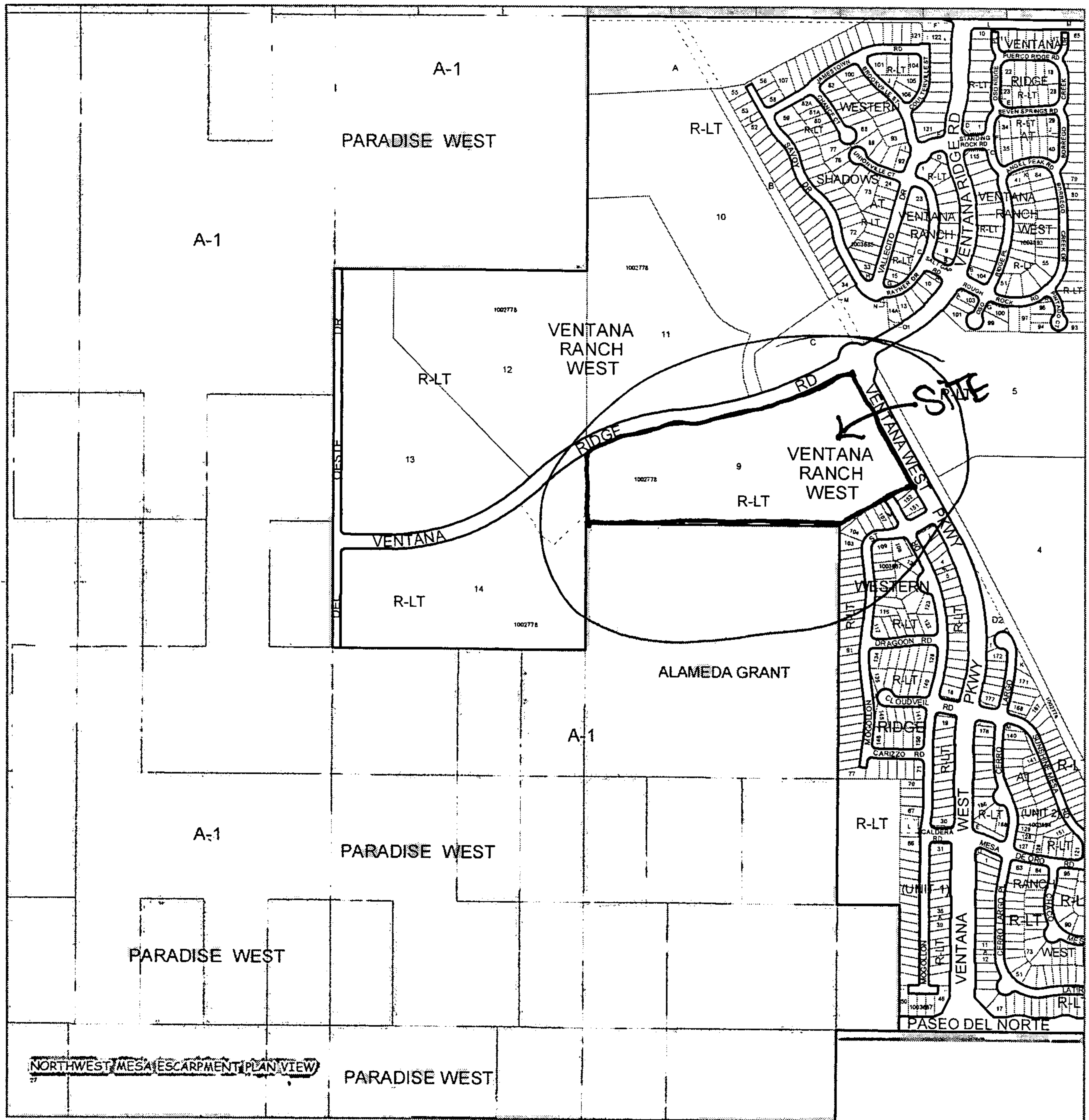
PAID RECEIPT

APPLICANT NAME PULTE HOMES OF NEW MEXICO  
AGENT BOHANNAN HUSTON INC  
ADDRESS 7500 JEFFERSON NE  
PROJECT & APP # 1003687/06 DRB00054  
PROJECT NAME WESTERN EDGE SUBD., UNIT 2 @ VENTANA RANCH WEST  
\$ 20.00 441032/3424000 Conflict Management Fee  
\$ \_\_\_\_\_ 441006/4983000 DRB Actions  
\$ \_\_\_\_\_ 441006/4971000 EPC/AA/LUCC Actions & All Appeals  
\$ \_\_\_\_\_ 441018/4971000 Public Notification  
\$ \_\_\_\_\_ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY\*\*\*  
( ) Major/Minor Subdivision ( ) Site Development Plan ( ) Bldg Permit  
( ) Letter of Map Revision ( ) Conditional Letter of Map Revision  
( ) Traffic Impact Study  
\$ 20.00 TOTAL AMOUNT DUE

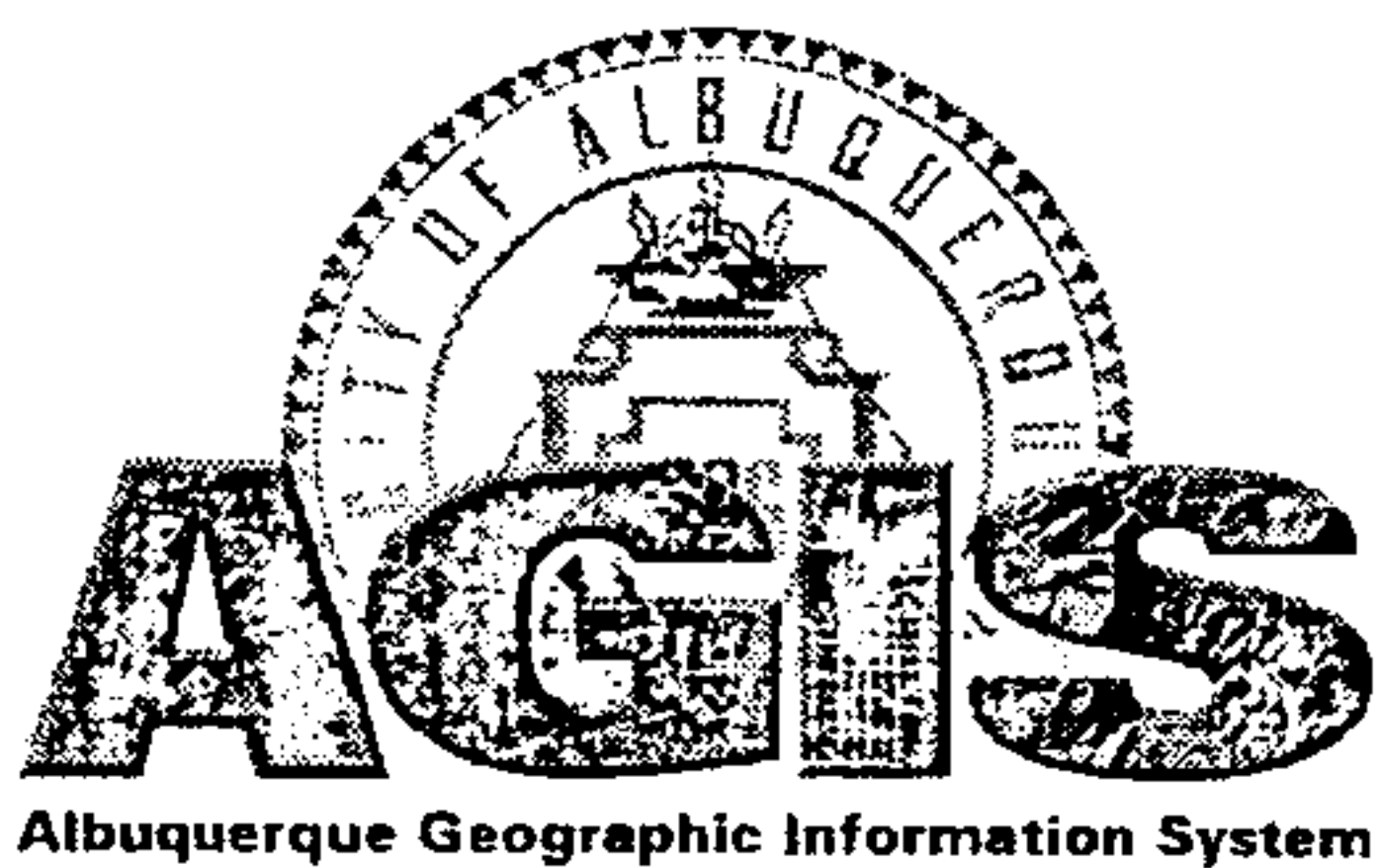
\*\*\*NOTE: If a subsequent submittal is required, bring a copy of this paid receipt with you to avoid an additional charge.

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

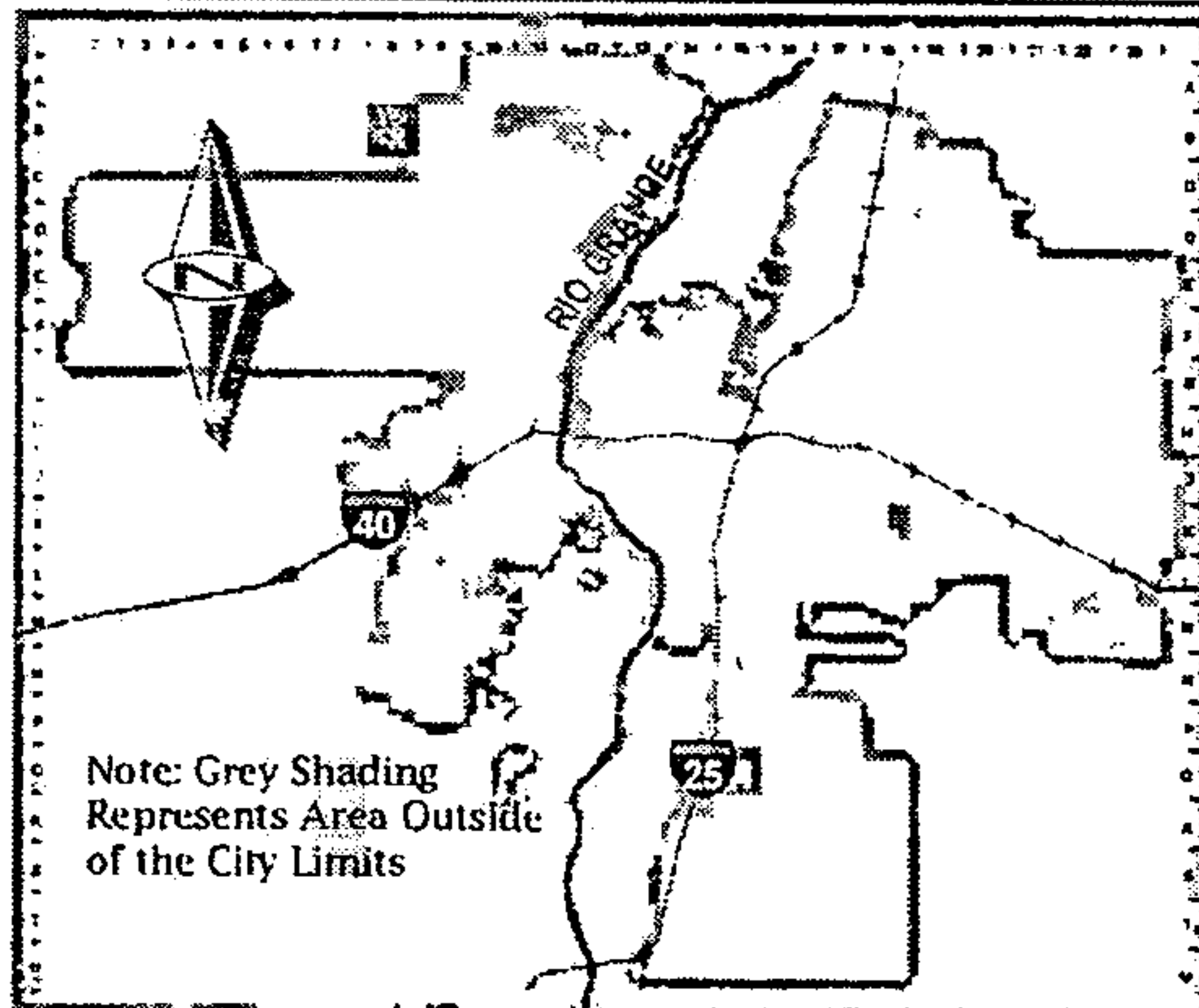
1/10/2006 11:31AM LOC: ANNX  
RECEIPT# 00052557 WSH 006 TRANS# 0013  
Account 441032 Fund 0110  
Activity 3424000 TRSEJA  
Trans Amt \$20.00  
J24 Misc  
\$20.00  
VI \$20.00  
CHANGE \$0.00  
Thank You



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



Map amended through: 11/2/2005

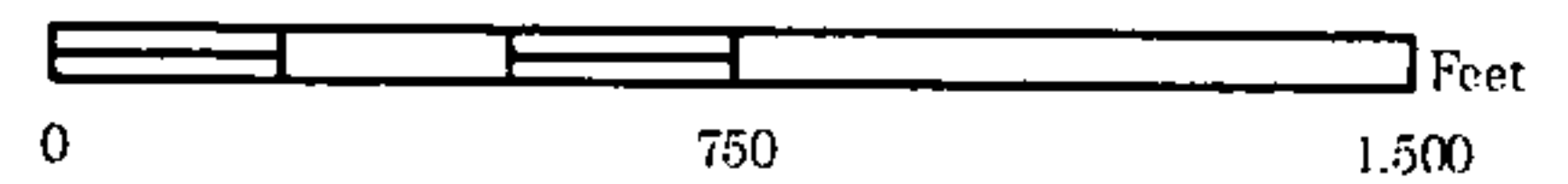


Zone Atlas Page:

**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



# ORIGINAL

*Claire*

Date Submitted: 10-27-04  
 Date Site Plan Approved: N/A  
 Date Preliminary Plat Approved: 10-27-04  
 Date Preliminary Plat Expires: 10-27-05  
 DRB Project No. 1003687

04 DRB - 01512

Figure 12

INFRASTRUCTURE LIST

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

**WESTERN RIDGE SUBDIVISION - UNITS 1 & 2**  
**(TRACTS 2, 9 & 14, 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
<b>UNIT 1 - PUBLIC ROADWAY IMPROVEMENTS - ON-SITE (Pulte Homes)</b>									
		22' F-F (IN) 24' F-F (OUT) W/ 8' MEDIAN	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES	CALDERA ROAD	VENTANA WEST PARKWAY	MOGOLLON DRIVE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*†	MOGOLLON ROAD	SOUTH HAMMERHEAD TERMINUS	UNIT 1 BOUNDARY (LOT 153)	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	MOGOLLON ROAD (HAMMERHEAD)	LOT 50	LOT 46	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	CARRIZO ROAD	MOGOLLON ROAD	NACIMIENTO STREET	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	NACIMIENTO STREET	CARRIZO ROAD	MOGOLLON ROAD	/	/	/
		24' F-F STUB	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES* †	NACIMIENTO STREET	CARRIZO ROAD	NACIMIENTO STREET TERMINUS	/	/	/
		22' F-F (IN) 24' F-F (OUT) W/ 8' MEDIAN	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES	NACIMIENTO STREET	MOGOLLON ROAD	VENTANA WEST PARKWAY	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	CLOUDVEIL ROAD	MOGOLLON ROAD	WEST CUL-DE-SAC TERMINUS	/	/	/
		22' F-F (IN) 24' F-F (OUT) W/ 8' MEDIAN	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES	CLOUDVEIL ROAD	MOGOLLON ROAD	VENTANA WEST PARKWAY	/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
<b>UNIT 1 - PUBLIC ROADWAY IMPROVEMENTS - ON-SITE (Pulte Homes) (CONT)</b>									
		32' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	DRAGOON ROAD	NACIMIENTO STREET	MOGOLLON ROAD	/	/	/
			STREET LIGHTS AS PER COA DPM				/	/	/
			*SIDEWALKS TO BE DEFERRED WHEN FRONTING A LOT; SIDEWALKS TO BE BUILT WHEN ADJACENT TO HOA TRACTS. †SIDEWALK TO BE WAIVED FRONTING LOTS 50 & 77 AND ADJACENT TO 51 & 76						

<b>UNIT 1 - PUBLIC ROADWAY IMPROVEMENTS - OFF-SITE (VENTANA WEST LLC) (SEE NOTE)</b>									
		25' F-F	ARTERIAL PAVING W/ PCC STD & MED CURB & GUTTER & ACC 8' WIDE PATH ON EAST SIDE	VENTANA WEST PARKWAY	PASEO DEL NORTE BLVD	LOT 153	/	/	/
		30' F-F	ARTERIAL PAVING W/ PCC STD & MED CURB & GUTTER*(see note)	PASEO DEL NORTE BLVD	UNIT 1 WEST BOUNDARY (LOT 50)	VENTANA WEST PARKWAY	/	/	/
		NOTE:	* THE PASEO DEL NORTE BLVD INFRASTRUCTURE IMPROVEMENTS (LESS THE PED PATH) SHALL BE PROVIDED TO THE COA VIA A SIA PROCEDURE C. THE 8 FT WIDE ACC PED PATH SHALL BE CONSTRUCTED ALONG THE PASEO DEL NORTE FROM LOT 50 TO VENTANA WEST PARKWAY.						
		NOTE:	THE OFF SITE INFRASTRUCTURE IMPROVEMENT ARE CURRENTLY UNDER CONSTRUCTION W/ COA CPN 617683 & 617684 STREET LIGHTS AS PER COA DPM						

<b>UNIT 1 - PUBLIC (NMU) WATERLINE IMPROVEMENTS - ON-SITE (Pulte Homes)</b>									
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	CALDERA ROAD	VENTANA WEST PARKWAY	MOGOLLON DRIVE	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	CARRIZO ROAD	MOGOLLON ROAD	NACIMIENTO STREET	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	NACIMIENTO STREET	CARRIZO ROAD	VENTANA WEST PARKWAY	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	MOGOLLON ROAD	CARRIZO ROAD	LOT153	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	MOGOLLON ROAD	MOGOLLON ROAD HAMMERHEAD	CARRIZO ROAD	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	PUBLIC ESMNT (LOT 46)	MOGOLLON ROAD HAMMERHEAD	VENTANA WEST PARKWAY	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	DRAGOON RD	MOGOLLON ROAD	NACIMIENTO STREET	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	CLOUDVEIL ROAD	MOGOLLON ROAD	CUL-DE-SAC TERMINUS	/	/	/

<b>UNIT 1 - PUBLIC (NMU) WATERLINE IMPROVEMENTS - OFF-SITE (VENTANA WEST LLC)</b>									
		12" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	VENTANA WEST PARKWAY	PASEO DEL NORTE BLVD	VENTANA RIDGE ROAD	/	/	/
		12" - 20" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S & PUMP STATION	VENTANA RIDGE RD & PUBLIC EASEMENTS	VENTANA WEST PARKWAY	WELL # 7 PUMP STATION	/	/	/

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
<b>UNIT 1 - PUBLIC (NMUI ) SANITARY SEWER IMPROVEMENTS - ON-SITE (Pulte Homes)</b>									
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	MOGOLLON ROAD	LOT 50	LOT 46	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	MOGOLLON ROAD	MOGOLLON ROAD	NACIMIENTO STREET	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	MOGOLLON ROAD	LOT 151	NACIMIENTO STREET	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	NACIMIENTO STREET	VENTANA WEST PARKWAY	CARRIZO ROAD	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	CARRIZO ROAD	NACIMIENTO STREET	MOGOLLON ROAD	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	DRAGOON ROAD	NACIMIENTO STREET	MOGOLLON ROAD	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	CLOUDVEIL ROAD	VENTANA WEST PARKWAY	CLOUDVEIL RD TERMINUS	/	/	/
<b>UNIT 1 - PUBLIC (NMUI ) SANITARY SEWER IMPROVEMENTS - OFF-SITE (VENTANA WEST LLC)</b>									
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	VENTANA WEST PKWY & PUBLIC EASEMENT	MALLARD AVE (BRIAR RIDGE SUB)	WEST SIDE OF VENTANA WEST PARKWAY	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	VENTANA WEST PKWY & PUBLIC EASEMENTS	VENTANA WEST PARKWAY	HARRIER AVE NW (PINON POINTE SUB)	/	/	/
<b>UNIT 1 - PUBLIC STORM DRAIN IMPROVMENTS - ON-SITE (Pulte Homes)</b>									
		18" - 24" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	CARRIZO ROAD	INTERSECTION OF CARRIZO & MOGOLLON	MOGOLLON RD	/	/	/
		24" - 36" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	MOGOLLON ROAD	INTERSECTION OF CARRIZO & MOGOLLON	CALDERA RD (CONNECT TO 84")	/	/	/
		4 FT WIDE	PCC RIBBON CHANNEL & NEC SIDEWALK CULVERTS	PUBLIC DRAINAGE EASEMENT LOT 46	MOGOLLON RD HAMMER HEAD	VENTANA WEST PARKWAY	/	/	/
		NOTE:	A GRADING AND DRAINAGE CERTIFICAITON OF THE APPROVED GRADING PLAN FOR UNIT 1 IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTEES. A TEMP DRAINAGE EASEMENT W/ AGREEMENT & COVENANT W/IN UNIT 2 TO SERVE UNIT 1 IF UNIT 1 IS DEVELOPED BEFORE UNIT 2. NEED PUBLIC DRAINAGE EASEMENT ACROSS TRACT C.						
<b>UNIT 1 - PUBLIC STORM DRAIN IMPROVMENTS - OFF-SITE (VENTANA WEST LLC)</b>									
		84" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS & HEADWALL CONNECTION TO AMAFCA CHANNEL	CALDERA ROAD & PUBLIC EASEMENTS (TRACTS K & L)	EXISTING AMAFCA CHANNEL	WEST BOUNDARY TRACT 2	/	/	/



ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
<b>UNIT 2 - PUBLIC ROADWAY IMPROVEMENTS - ON-SITE (Pulte Homes)</b>									
		22' F-F (IN) 24' F-F (OUT) W/ 8' MEDIAN 6'	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES	TRES HERMANAS STREET	VENTANA WEST PARKWAY	MOGOLLON DRIVE	/	/	/
		22' F-F (IN) 24' F-F (OUT) W/ 8' MEDIAN 6'	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES	THUNDERBOLT DRIVE	VENTANA RIDGE ROAD	TUSCARORA ROAD	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	TUSCARORA ROAD	TEMPORARY TURNAROUND	MOGOLLON DRIVE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	OSCURA STREET	TUSCARORA ROAD	SIERRA ALTOS PLACE	/	/	/
		28' F-F (29' F-F STUB)	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	MOGOLLON DRIVE	TUSCARORA ROAD	UNIT 1/2 BOUNDARY	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	SIERRA ALTOS PLACE	OSCURA STREET	MOGOLLON DRIVE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	SIERRA ALTOS PLACE	WEST END CUL-DE-SAC	OSCURA STREET	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	MOSCA DRIVE	TUSCARORA ROAD	SOUTH END CUL-DE-SAC	/	/	/

<b>UNIT 2 - PUBLIC ROADWAY IMPROVEMENTS - OFF-SITE (VENTANA WEST LLC) (SEE NOTE)</b>									
		25' F-F	ARTERIAL PAVING W/ PCC STD & MED CURB & GUTTER & ACC 8' WIDE PATH ON EAST SIDE	VENTANA WEST PARKWAY	NORTH BNDY UNIT 1 (LOT 154)	VENTANA RIDGE ROAD	/	/	/
		25' F-F	ARTERIAL PAVING W/ PCC STD & MED CURB & GUTTER & ACC 8' WIDE PATH ON SOUTH SIDE	VENTANA RIDGE ROAD	VENTANA WEST PARKWAY	WEST BNDY UNIT 2 (LOT 186)	/	/	/
		NOTE:	THE OFF SITE INFRASTRUCTURE IMPROVEMENT ARE CURRENTLY UNDER CONSTRUCTION W/ COA CPN 617683 & 617684, 617685 & 617686. STREET LIGHTS AS PER COA DPM						
			8' wide path both sides Ventana Ridge Rd Del Oeste west boundary of TRC						

<b>UNIT 2 - PUBLIC (NMU) WATERLINE IMPROVEMENTS - ON-SITE (Pulte Homes)</b>									
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	TRES HERMANAS STREET	VENTANA WEST PARKWAY	MOGOLLON DRIVE	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	THUNDERBOLT DRIVE	VENTANA RIDGE ROAD	TUSCARORA ROAD	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	TUSCARORA ROAD	TEMPORARY TURNAROUND	MOGOLLON DRIVE	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	OSCURA STREET	TUSCARORA ROAD	SIERRA ALTOS PLACE	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	MOGOLLON DRIVE	TUSCARORA ROAD	UNIT 1/2 BOUNDARY	/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
<b>UNIT 2 - PUBLIC (NMUI) WATERLINE IMPROVEMENTS - ON-SITE (Pulte Homes) (CONT)</b>									
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	SIERRA ALTOS PLACE	WEST END CUL-DE-SAC	MOGOLLON DRIVE	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	MOSCA DRIVE	TUSCARORA ROAD	SOUTH END CUL-DE-SAC	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	TRACT 5	SIERRA ALTOS PLACE	TUSCARORA ROAD	/	/	/

<b>UNIT 2 - PUBLIC (NMUI) SANITARY SEWER IMPROVEMENTS - ON-SITE (Pulte Homes)</b>									
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	TRES HERMANAS STREET	VENTANA WEST PARKWAY	MOGOLLON DRIVE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	TUSCARORA ROAD	TEMPORARY TURNAROUND	MOGOLLON DRIVE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	OSCURA STREET	TUSCARORA ROAD	SIERRA ALTOS PLACE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	MOGOLLON DRIVE	TUSCARORA ROAD	UNIT 1/2 BOUNDARY	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	SIERRA ALTOS PLACE	WEST TERMINUS CUL-DE-SAC	MOGOLLON DRIVE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	MOSCA DRIVE	TUSCARORA ROAD	SOUTH TERMINUS CUL-DE-SAC	/	/	/

<b>UNIT 2 - PUBLIC STORM DRAIN IMPROVMENTS - ON-SITE (Pulte Homes)</b>									
		36"-42" DIA.	RCP W/ NEC. MH'S, LATERALS & INLETS	TRES HERMANAS STREET	VENTANA WEST PARKWAY	MOGOLLON DRIVE	/	/	/
		30"-36" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	MOGOLLON DRIVE	TUSCARORA ROAD	TRES HERMANAS STREET	/	/	/
		30"-24" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	TUSCARORA ROAD	LOT 248 WESTERN RIDGE SUBDIVISION	MOGOLLON DRIVE	/	/	/
		NOTE:	A GRADING AND DRAINAGE CERTIFICAITON OF THE APPROVED GRADING PLAN FOR UNIT 2 IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTEES						

<b>UNIT 2 - PUBLIC STORM DRAIN IMPROVMENTS - OFF-SITE (VENTANA WEST LLC)</b>									
		66"-24" DIA.	RCP W/ NEC. MH'S, LATERALS INLETS & SPILLWAY CONNECTION	VENTANA WEST PKWY & PUBLIC EASEMENT	VENTANA WEST PARKWAY	EXIST SPILLWAY PINION POINT SUBD.	/	/	/

<b>UNITS 1 &amp; 2 - PUBLIC IMPROVEMENTS (VENTANA WEST LLC)</b>									
		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 FUTHER DETAILS.						
		NOTE:	LANDSCAPING WITHIN THE PUBLIC RIGHT OF WAY WILL BE CONSTRUCTED IN ACCORDANCE WITH AN APPROVED STREETScape-GIFT AND FREE WORK AGREEMENT. A FINANCIAL GUARANTY WILL NOT BE REQUIRED FOR LANDSCAPING WITHIN PUBLIC RIGHT OF WAY.						

ORIGINAL

AGENT/OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS			
JAMES POORBAUGH, P.E. PREPARED BY: PRINT NAME	<i>[Signature]</i> DRB CHAIR	10-27-04 DATE	Christina Sandorol PARKS & GENERAL SERVICES	10/27/04 DATE
BOHANNAN HUSTON INC. FIRM:	<i>[Signature]</i> TRANSPORTATION DEVELOPMENT	10-27-04 DATE	AMAFCA	DATE
<i>[Signature]</i> SIGNATURE	Nancy Musicki UTILITY DEVELOPMENT	10/27/04 DATE	<i>[Signature]</i> NEW MEXICO UTILITIES INCORPORATED	10-7-04 DATE
MAXIMUM TIME ALLOW TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION <input type="text"/>	Bradley L. Bingham CITY ENGINEER	10/27/04 DATE		DATE

DESIGN REVIEW COMMITTEE REVISIONS				
REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER
1	1-18-05	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>
2	2-27-05	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>



<p><b>SUBDIVISION</b></p> <p><input checked="" type="checkbox"/> Major Subdivision action</p> <p><input type="checkbox"/> Minor Subdivision action</p> <p><input type="checkbox"/> Vacation</p> <p><input type="checkbox"/> Variance (Non-Zoning)</p> <p><b>SITE DEVELOPMENT PLAN</b></p> <p><input type="checkbox"/> ...for Subdivision Purposes</p> <p><input type="checkbox"/> ...for Building Permit</p> <p><input type="checkbox"/> IP Master Development Plan</p> <p><input type="checkbox"/> Cert. of Appropriateness (LUCC)</p>	<p>Supplemental form <b>S</b></p> <p><b>V</b></p> <p><b>P</b></p> <p><b>L</b></p>	<p>Supplemental form <b>Z</b></p> <p><b>ZONING &amp; PLANNING</b></p> <p><input type="checkbox"/> Annexation</p> <p><input type="checkbox"/> County Submittal</p> <p><input type="checkbox"/> EPC Submittal</p> <p><input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning)</p> <p><input type="checkbox"/> Sector Plan (Phase I, II, III)</p> <p><input type="checkbox"/> Amendment to Sector, Area, Facility or Comprehensive Plan</p> <p><input type="checkbox"/> Text Amendment</p> <p><b>APPEAL / PROTEST of...</b></p> <p><input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals</p>	<p><b>Z</b></p> <p><b>A</b></p>
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PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

**APPLICANT INFORMATION:**

NAME: <u>PULTE HOMES OF NEW MEXICO</u>	PHONE: <u>341-6800</u>
ADDRESS: <u>7445 PAN AMERICAN FREEWAY</u>	FAX: _____
CITY: <u>ALBUQUERQUE</u> STATE <u>NM</u> ZIP <u>87109</u>	E-MAIL: _____
Proprietary interest in site: <u>OWNER</u>	
AGENT (if any): <u>BOHANNAN HUSTON INC.</u>	PHONE: <u>823-1000</u>
ADDRESS: <u>7500 JEFFERSON NE</u>	FAX: <u>798-7988</u>
CITY: <u>ALBUQUERQUE</u> STATE <u>NM</u> ZIP <u>87109</u>	E-MAIL: _____

**DESCRIPTION OF REQUEST:** MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT

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

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

Lot or Tract No. TRACT 9 Block: \_\_\_\_\_ Unit: \_\_\_\_\_

Subdiv. / Addn. WESTERN RIDGE UNIT 2

Current Zoning: R-LT Proposed zoning: \_\_\_\_\_

Zone Atlas page(s): B8 No. of existing lots: 1 No. of proposed lots: 257

Total area of site (acres): 49.74 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. 100806546329810120 MRGCD Map No. \_\_\_\_\_

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

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_, Z\_, V\_, S\_, etc.): DRB# 1003687.

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: 9/29/04

SIGNATURE Kevin Patton DATE 9/13/2005

(Print) KEVIN PATTON  Applicant  Agent

**FOR OFFICIAL USE ONLY**

Form revised 10/03

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>05 DEB - 01418</u>	<u>EPP</u>	<u>5(3)</u>	\$ <u>50.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>CMF</u>	_____	\$ <u>20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus	Hearing date <u>09/21/05</u>	_____	_____	Total
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ <u>70.00</u>

Sandy Landley 09/13/05 Project # 1003687  
Planner signature / date

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

SKETCH PLAT REVIEW AND COMMENT

YOUR ATTENDANCE IS REQUIRED.

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

MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT

Your attendance is required.

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

Extensions are not reviewed through internal routing.

Extension of preliminary plat approval expires after one year.

MAJOR SUBDIVISION FINAL PLAT APPROVAL

Your attendance is required.

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

MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL

Your attendance is required.

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

AMENDMENT TO PRELIMINARY PLAT (with minor changes)

Your attendance is required.

AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)

AMENDMENT TO GRADING PLAN (with minor changes)

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

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

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

Kevin Patton

Applicant name (print)

Stephanie Patton 9-13-05

Applicant signature / date



Form revised 11/04

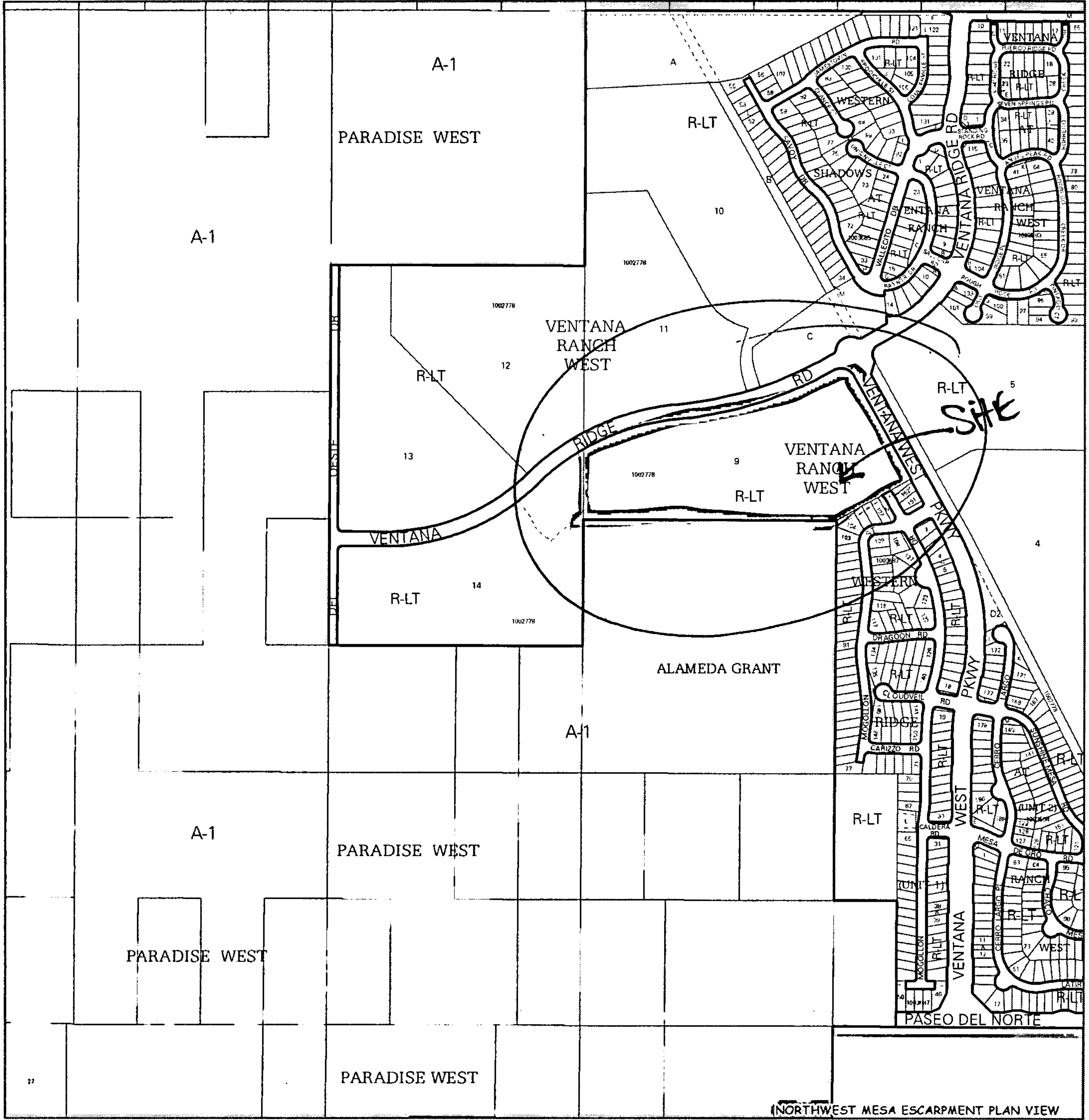
- Checklists complete
Fees collected
Case #s assigned
Related #s listed

Application case numbers
OSDRB-01418

Sandy Handley 09/21/05

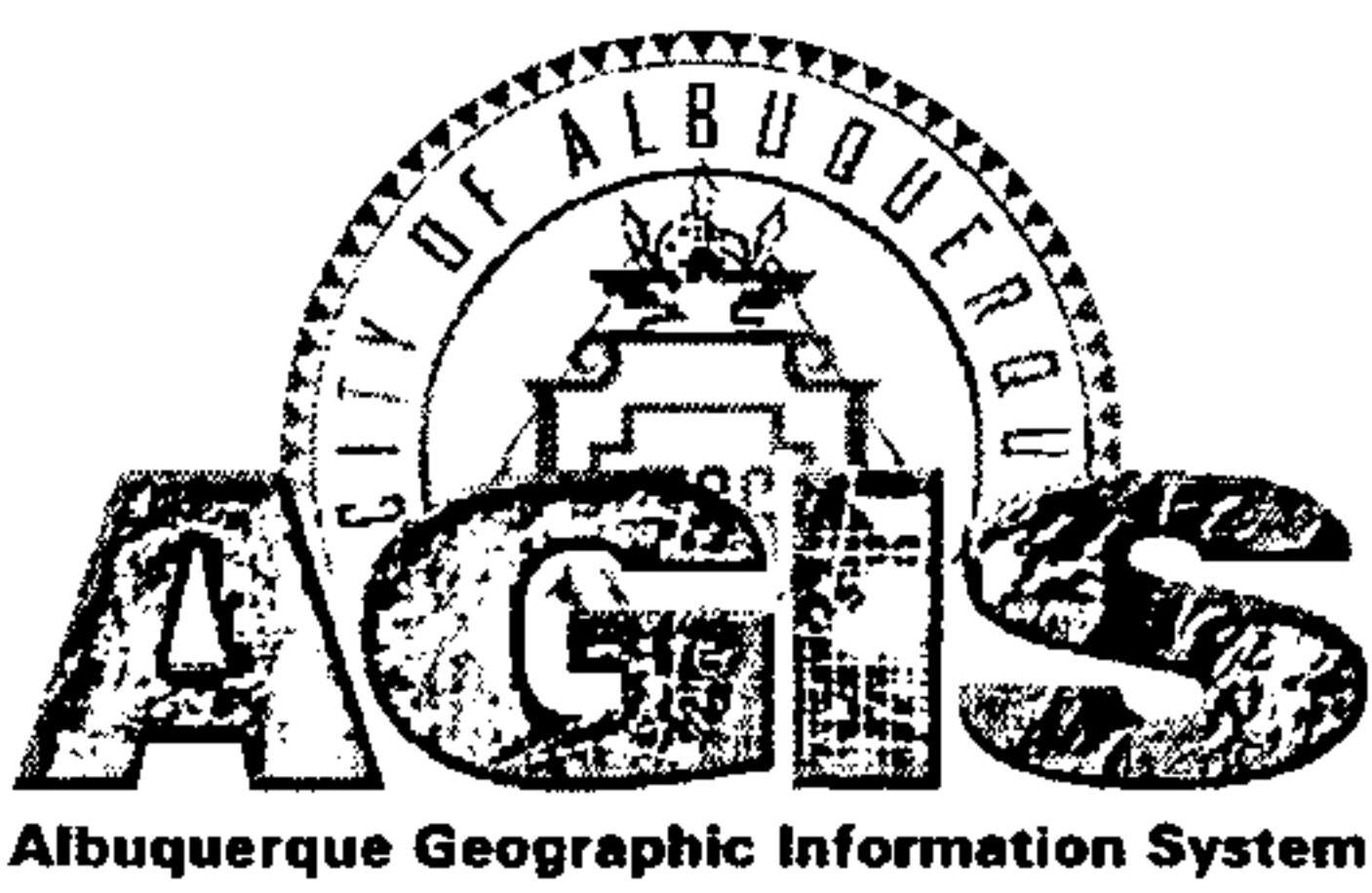
Planner signature / date

Project # 1003687

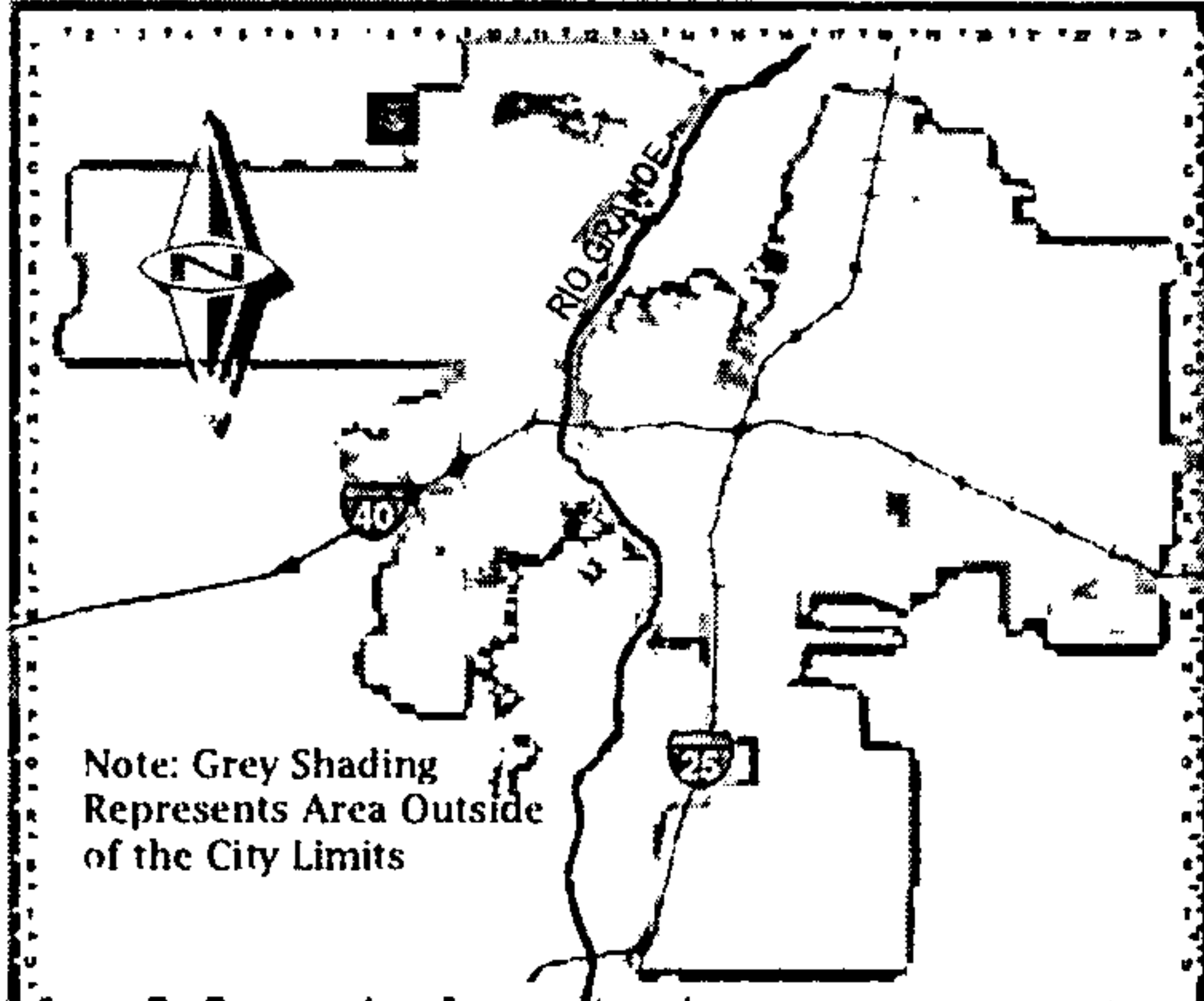


(NORTHWEST MESA ESCARPMENT PLAN VIEW

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



Map amended through: 9/2/2005

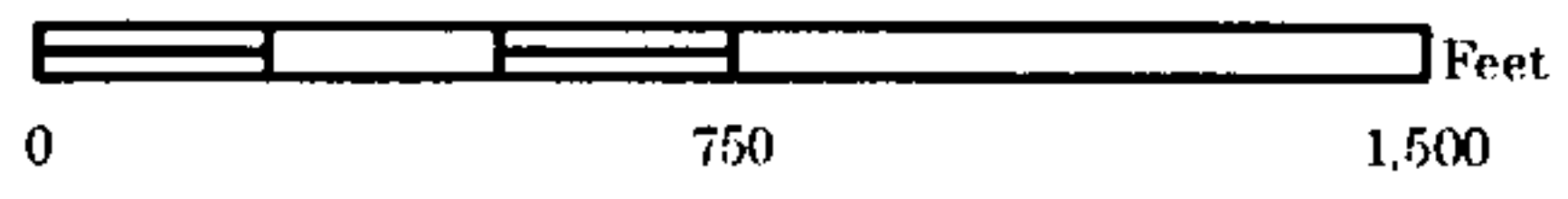


Zone Atlas Page:

**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



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

[www.bhinc.com](http://www.bhinc.com)

voice: 505.823.1000  
facsimile: 505.798.7988  
toll free: 800.877.5332

September 13, 2005

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

Re: PRELIMINARY PLAT EXTENSION  
Western Ridge Subdivision Unit 2 DRB# 1003687

Dear Sheran:

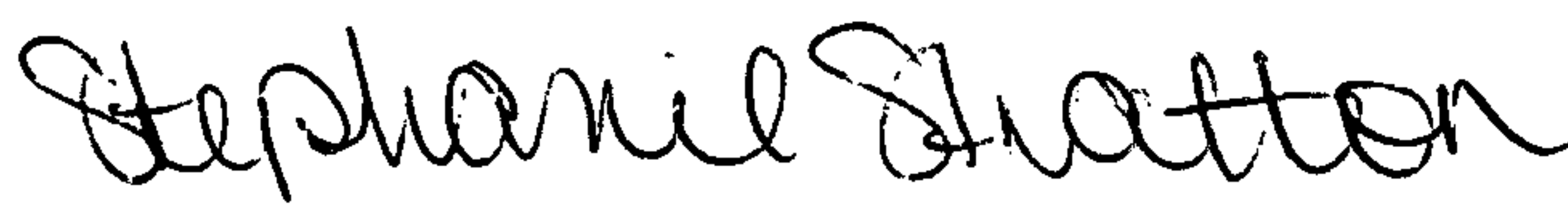
We are submitting the following items for this extension request:

- Preliminary plat reduced to 8 ½ X 11
- Zone atlas with site highlighted
- Letter briefly describing and justifying request
- Copy of previous DRB approved infrastructure list
- Copy of latest DRB Official Notice

We are at this time requesting a 1 year extension to the Preliminary Plat for Western Ridge Unit 2 subdivision at Ventana Ranch West, which was approved by the DRB on October 27, 2004.

Please place this item on the DRB Agenda for hearing on September 21, 2005. If you have any questions or require further information, please call me.

Sincerely,  
Bohannan Huston, Inc.

*for* 

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

SS  
Enclosure



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

October 27, 2004

### 4. **Project # 1003687**

04DRB-01510 Major-Vacation of Public Easements  
04DRB-01512 Major-Preliminary Plat Approval  
04DRB-01511 Minor-Sidewalk Waiver  
04DRB-01513 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) 2 & 9, VENTANA RANCH WEST, UNITS 1 & 2, (to be known as **WESTERN RIDGE SUBDIVISION**) zoned R-LT, located on PASEO DEL NORTE BLVD NW, between VENTANA RIDGE RD NW and VENTANA WEST PARKWAY NW containing approximately 50 acre(s). [REF: 04DRB01461].(B-8)

At the October 27, 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 10/27/04 and approval of the grading plan engineer stamp dated 10/25/04 the preliminary plat was approved with the following Condition of Final Plat:

Provide emergency access to Tracts L and A.

A sidewalk variance for waiver of sidewalks was approved as shown on Exhibits C-1 and C-2 in the Planning file.

The temporary deferral of construction of sidewalks on the interior streets was approved as shown on Exhibits C-1 and C-2 in the Planning file.





OFFICIAL NOTICE OF DECISION  
PAGE 2

If you wish to appeal this decision, you must do so by November 11, 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 the vacation of all plats, rights-of-way, and easements are void after one year from the final appeal date referenced above if all conditions are not met (The effective date of Development Review Board approval is the hearing date plus the 15-day appeal period.) (REF: Chapter 14 Article 14 Part 7-2 (E)(3)(6) Revised Ordinance.)

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

Sheran Matson, AICP, DRB Chair

Cc: Ventana West LLC, 10 Tramway Loop NE, 87111  
Bohannon Huston Inc., 7500 Jefferson NE, 87109  
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.  
File

Current DRC  
Project No. \_\_\_\_\_

# ORIGINAL

Date Submitted: 10-27-04  
 Date Site Plan Approved: N/A  
 Date Preliminary Plat Approved: 10-27-04  
 Date Preliminary Plat Expires: 10-27-05  
 DRB Project No. 1003687  
04 DRB - 01512

Figure 12

INFRASTRUCTURE LIST

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

**WESTERN RIDGE SUBDIVISION - UNITS 1 & 2  
(TRACTS 2, 9 & 14, VENTANA RANCH WEST)**

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

SIA Sequence #	GOA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
<b>UNIT 1 - PUBLIC ROADWAY IMPROVEMENTS - ON-SITE (Pulte Homes)</b>									
		22' F-F (IN) 24' F-F (OUT) W/ 8' MEDIAN	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES	CALDERA ROAD	VENTANA WEST PARKWAY	MOGOLLON DRIVE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*†	MOGOLLON ROAD	SOUTH HAMMERHEAD TERMINUS	UNIT 1 BOUNDARY (LOT 153)	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	MOGOLLON ROAD (HAMMERHEAD)	LOT 50	LOT 46	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	CARRIZO ROAD	MOGOLLON ROAD	NACIMIENTO STREET	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	NACIMIENTO STREET	CARRIZO ROAD	MOGOLLON ROAD	/	/	/
		24' F-F STUB	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES* †	NACIMIENTO STREET	CARRIZO ROAD	NACIMIENTO STREET TERMINUS	/	/	/
		22' F-F (IN) 24' F-F (OUT) W/ 8' MEDIAN	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES	NACIMIENTO STREET	MOGOLLON ROAD	VENTANA WEST PARKWAY	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	CLOUDVEIL ROAD	MOGOLLON ROAD	WEST CUL-DE-SAC TERMINUS	/	/	/
		22' F-F (IN) 24' F-F (OUT) W/ 8' MEDIAN	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES	CLOUDVEIL ROAD	MOGOLLON ROAD	VENTANA WEST PARKWAY	/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
<b>UNIT 1 - PUBLIC ROADWAY IMPROVEMENTS - ON-SITE (Pulte Homes) (CONT)</b>									
		32' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	DRAGON ROAD	NACIMIENTO STREET	MOGOLLON ROAD	/	/	/
		STREET LIGHTS AS PER COA DPM							
		*SIDEWALKS TO BE DEFERRED WHEN FRONTING A LOT; SIDEWALKS TO BE BUILT WHEN ADJACENT TO HOA TRACTS. †SIDEWALK TO BE WAIVED FRONTING LOTS 50 & 77 AND ADJACENT TO 51 & 76							

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
<b>UNIT 1 - PUBLIC ROADWAY IMPROVEMENTS - OFF-SITE (VENTANA WEST LLC) (SEE NOTE)</b>									
		25' F-F	ARTERIAL PAVING W/ PCC STD & MED CURB & GUTTER & ACC 8' WIDE PATH ON EAST SIDE	VENTANA WEST PARKWAY	PASEO DEL NORTE BLVD	LOT 153	/	/	/
		30' F-F	ARTERIAL PAVING W/ PCC STD & MED CURB & GUTTER*(see note)	PASEO DEL NORTE BLVD	UNIT 1 WEST BOUNDARY (LOT 50)	VENTANA WEST PARKWAY	/	/	/
		NOTE:	* THE PASEO DEL NORTE BLVD INFRASTRUCTURE IMPROVEMENTS (LESS THE PED PATH) SHALL BE PROVIDED TO THE COA VIA A SIA PROCEDURE C. THE 8 FT WIDE ACC PED PATH SHALL BE CONSTRUCTED ALONG THE PASEO DEL NORTE FROM LOT 50 TO VENTANA WEST PARKWAY.						
		NOTE:	THE OFF SITE INFRASTRUCTURE IMPROVEMENT ARE CURRENTLY UNDER CONSTRUCTION W/ COA CPN 617683 & 617684 STREET LIGHTS AS PER COA DPM						

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
<b>UNIT 1 - PUBLIC (NMUI) WATERLINE IMPROVEMENTS - ON-SITE (Pulte Homes)</b>									
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	CALDERA ROAD	VENTANA WEST PARKWAY	MOGOLLON DRIVE	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	CARRIZO ROAD	MOGOLLON ROAD	NACIMIENTO STREET	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	NACIMIENTO STREET	CARRIZO ROAD	VENTANA WEST PARKWAY	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	MOGOLLON ROAD	CARRIZO ROAD	LOT153	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	MOGOLLON ROAD	MOGOLLON ROAD HAMMERHEAD	CARRIZO ROAD	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	PUBLIC ESMNT (LOT 46)	MOGOLLON ROAD HAMMERHEAD	VENTANA WEST PARKWAY	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	DRAGON RD	MOGOLLON ROAD	NACIMIENTO STREET	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	CLOUDVEIL ROAD	MOGOLLON ROAD	CUL-DE-SAC TERMINUS	/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
<b>UNIT 1 - PUBLIC (NMUI) WATERLINE IMPROVEMENTS - OFF-SITE (VENTANA WEST LLC)</b>									
		12" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	VENTANA WEST PARKWAY	PASEO DEL NORTE BLVD	VENTANA RIDGE ROAD	/	/	/
		12" - 20" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S & PUMP STATION	VENTANA RIDGE RD & PUBLIC EASEMENTS	VENTANA WEST PARKWAY	WELL # 7 PUMP STATION	/	/	/

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
<b>UNIT 1 - PUBLIC (NMUI) SANITARY SEWER IMPROVEMENTS - ON-SITE (Pulte Homes)</b>									
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	MOGOLLON ROAD	LOT 50	LOT 46	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	MOGOLLON ROAD	MOGOLLON ROAD	NACIMIENTO STREET	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	MOGOLLON ROAD	LOT 151	NACIMIENTO STREET	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	NACIMIENTO STREET	VENTANA WEST PARKWAY	CARRIZO ROAD	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	CARRIZO ROAD	NACIMIENTO STREET	MOGOLLON ROAD	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	DRAGOON ROAD	NACIMIENTO STREET	MOGOLLON ROAD	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	CLOUDVEIL ROAD	VENTANA WEST PARKWAY	CLOUDVEIL RD TERMINUS	/	/	/
<b>UNIT 1 - PUBLIC (NMUI) SANITARY SEWER IMPROVEMENTS - OFF-SITE (VENTANA WEST LLC)</b>									
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	VENTANA WEST PKWY & PUBLIC EASEMENT	MALLARD AVE (BRIAR RIDGE SUB)	WEST SIDE OF VENTANA WEST PARKWAY	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	VENTANA WEST PKWY & PUBLIC EASEMENTS	VENTANA WEST PARKWAY	HARRIER AVE NW (PINON POINTE SUB)	/	/	/
<b>UNIT 1 - PUBLIC STORM DRAIN IMPROVMENTS - ON-SITE (Pulte Homes)</b>									
		18" - 24" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	CARRIZO ROAD	INTERSECTION OF CARRIZO & MOGOLLON	MOGOLLON RD	/	/	/
		24" - 36" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	MOGOLLON ROAD	INTERSECTION OF CARRIZO & MOGOLLON	CALDERA RD (CONNECT TO 84")	/	/	/
		4 FT WIDE	PCC RIBBON CHANNEL & NEC SIDEWALK CULVERTS	PUBLIC DRAINAGE EASEMENT LOT 46	MOGOLLON RD HAMMER HEAD	VENTANA WEST PARKWAY	/	/	/
		NOTE:	A GRADING AND DRAINAGE CERTIFICAITON OF THE APPROVED GRADING PLAN FOR UNIT 1 IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTEES. A TEMP DRAINAGE EASEMENT W/ AGREEMENT & COVENANT W/IN UNIT 2 TO SERVE UNIT 1 IF UNIT 1 IS DEVELOPED BEFORE UNIT 2. NEED PUBLIC DRAINAGE EASEMENT ACROSS TRACT C.						
<b>UNIT 1 - PUBLIC STORM DRAIN IMPROVMENTS - OFF-SITE (VENTANA WEST LLC)</b>									
		84" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS & HEADWALL CONNECTION TO AMAFCA CHANNEL	CALDERA ROAD & PUBLIC EASEMENTS (TRACTS K & L)	EXISTING AMAFCA CHANNEL	WEST BOUNDARY TRACT 2	/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
<b>UNIT 2 - PUBLIC ROADWAY IMPROVEMENTS - ON-SITE (Pulte Homes)</b>									
		22' F-F (IN) 24' F-F (OUT) W/ 8' MEDIAN	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES	TRES HERMANAS STREET	VENTANA WEST PARKWAY	MOGOLLON DRIVE	/	/	/
		22' F-F (IN) 24' F-F (OUT) W/ 8' MEDIAN	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES	THUNDERBOLT DRIVE	VENTANA RIDGE ROAD	TUSCARORA ROAD	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	TUSCARORA ROAD	TEMPORARY TURNAROUND	MOGOLLON DRIVE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	OSCURA STREET	TUSCARORA ROAD	SIERRA ALTOS PLACE	/	/	/
		28' F-F (24' F-F STUBS)	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	MOGOLLON DRIVE	TUSCARORA ROAD	UNIT 1/2 BOUNDARY	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	SIERRA ALTOS PLACE	OSCURA STREET	MOGOLLON DRIVE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	SIERRA ALTOS PLACE	WEST END CUL-DE-SAC	OSCURA STREET	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	MOSCA DRIVE	TUSCARORA ROAD	SOUTH END CUL-DE-SAC	/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
<b>UNIT 2 - PUBLIC ROADWAY IMPROVEMENTS - OFF-SITE (VENTANA WEST LLC) (SEE NOTE)</b>									
		25' F-F	ARTERIAL PAVING W/ PCC STD & MED CURB & GUTTER & ACC 8' WIDE PATH ON EAST SIDE	VENTANA WEST PARKWAY	NORTH BNDY UNIT 1 (LOT 154)	VENTANA RIDGE ROAD	/	/	/
		25' F-F	ARTERIAL PAVING W/ PCC STD & MED CURB & GUTTER & ACC 8' WIDE PATH ON SOUTH SIDE	VENTANA RIDGE ROAD	VENTANA WEST PARKWAY	WEST BNDY UNIT 2 (LOT 186)	/	/	/
		NOTE:	THE OFF SITE INFRASTRUCTURE IMPROVEMENTARE CURRENTLY UNDER CONSTRUCTION W/ COA CPN 617683 & 617684, 617685 & 617686. STREET LIGHTS AS PER COA DPM						

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
<b>UNIT 2 - PUBLIC (NMU) WATERLINE IMPROVEMENTS - ON-SITE (Pulte Homes)</b>									
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	TRES HERMANAS STREET	VENTANA WEST PARKWAY	MOGOLLON DRIVE	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	THUNDERBOLT DRIVE	VENTANA RIDGE ROAD	TUSCARORA ROAD	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	TUSCARORA ROAD	TEMPORARY TURNAROUND	MOGOLLON DRIVE	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	OSCURA STREET	TUSCARORA ROAD	SIERRA ALTOS PLACE	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	MOGOLLON DRIVE	TUSCARORA ROAD	UNIT 1/2 BOUNDARY	/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
<b>UNIT 2 - PUBLIC (NMUI) WATERLINE IMPROVEMENTS - ON-SITE (Pulte Homes) (CONT)</b>									
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	SIERRA ALTOS PLACE	WEST END CUL-DE-SAC	MOGOLLON DRIVE	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	MOSCA DRIVE	TUSCARORA ROAD	SOUTH END CUL-DE-SAC	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	TRACT 5	SIERRA ALTOS PLACE	TUSCARORA ROAD	/	/	/

<b>UNIT 2 - PUBLIC (NMUI) SANITARY SEWER IMPROVEMENTS - ON-SITE (Pulte Homes)</b>									
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	TRES HERMANAS STREET	VENTANA WEST PARKWAY	MOGOLLON DRIVE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	TUSCARORA ROAD	TEMPORARY TURNAROUND	MOGOLLON DRIVE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	OSCURA STREET	TUSCARORA ROAD	SIERRA ALTOS PLACE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	MOGOLLON DRIVE	TUSCARORA ROAD	UNIT 1/2 BOUNDARY	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	SIERRA ALTOS PLACE	WEST TERMINUS CUL-DE-SAC	MOGOLLON DRIVE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	MOSCA DRIVE	TUSCARORA ROAD	SOUTH TERMINUS CUL-DE-SAC	/	/	/

<b>UNIT 2 - PUBLIC STORM DRAIN IMPROVMENTS - ON-SITE (Pulte Homes)</b>									
		36"-42" DIA.	RCP W/ NEC. MH'S, LATERALS & INLETS	TRES HERMANAS STREET	VENTANA WEST PARKWAY	MOGOLLON DRIVE	/	/	/
		30"-36" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	MOGOLLON DRIVE	TUSCARORA ROAD	TRES HERMANAS STREET	/	/	/
		30"-24" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	TUSCARORA ROAD	LOT 248 WESTERN RIDGE SUBDIVISION	MOGOLLON DRIVE	/	/	/
		NOTE:	A GRADING AND DRAINAGE CERTIFICAITON OF THE APPROVED GRADING PLAN FOR UNIT 2 IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTEES						

<b>UNIT 2 - PUBLIC STORM DRAIN IMPROVMENTS - OFF-SITE (VENTANA WEST LLC)</b>									
		66"-24" DIA.	RCP W/ NEC. MH'S, LATERALS INLETS & SPILLWAY CONNECTION	VENTANA WEST PKWY - & PUBLIC EASEMENT	VENTANA WEST PARKWAY	EXIST SPILLWAY PINION POINT SUBD.	/	/	/

<b>UNITS 1 &amp; 2 - PUBLIC IMPROVEMENTS (VENTANA WEST LLC)</b>									
		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 FUTHER DETAILS.						
		NOTE:	LANDSCAPING WITHIN THE PUBLIC RIGHT OF WAY WILL BE CONSTRUCTED IN ACCORDANCE WITH AN APPROVED STREETScape-GIFT AND FREE WORK AGREEMENT. A FINANCIAL GUARANTY WILL NOT BE REQUIRED FOR LANDSCAPING WITHIN PUBLIC RIGHT OF WAY.						

AGENT/OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

JAMES POORBAUGH, P.E.  
PREPARED BY: PRINT NAME

*[Signature]*  
DRB CHAIR

10-27-04  
DATE

*[Signature]*  
PARKS & GENERAL SERVICES  
10/27/04  
DATE

BOHANNAN HUSTON INC.  
FIRM:

*[Signature]*  
TRANSPORTATION DEVELOPMENT

10-27-04  
DATE

AMAFCA  
DATE

*[Signature]*  
SIGNATURE

*[Signature]*  
UTILITY DEVELOPMENT

10/27/04  
DATE

*[Signature]*  
NEW MEXICO UTILITIES INCORPORATED  
10-7-04  
DATE

MAXIMUM TIME ALLOW TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION

*[Signature]*  
CITY ENGINEER

10/27/04  
DATE

DATE

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER
1	1-18-05	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>

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 # 1003687/05 DRB 01418  
PROJECT NAME WESTERN RIDGE, UNITS 1 & 2

\$ 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.

**Bohannan** **Huston** INC.

COURTYARD 17500 JEFFERSON STREET NE  
ALBUQUERQUE, NM 87109-4335

505.823.1000

ALBUQUERQUE

Division

9/13/2005

RECEIPT #

9/13/2005

9/13/2005

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9/13/2005

BANK OF AMERICA  
ALBUQUERQUE NEW MEXICO

135683

95-32 / 1070

9/12/2005

City of Albuquerque  
Treasury Division

NO. 135683

DOLLARS &

00/13/2005

RECEIPT #

00049276

Account #

441032

Activity #

3424000

Trans Amt

70.00

\*\*\*\*\*70.00

LOC: ANNEX

BOHANNAN-HUSTON INC.

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# AMENDED PRELIMINARY PLAT WESTERN RIDGE SUBDIVISION UNIT 1 & UNIT 2 (REPLAT OF TRACT 2 & 9 AT VENTANA RANCH WEST) ALBUQUERQUE, NEW MEXICO SEPTEMBER, 2004

Curve Data						
ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BEG
C1	89°53'17"	99.81	156.88	100.00	141.28	S45°14'33"W
C2	24°38'52"	284.79	521.39	1212.00	517.37	N72°18'07"E
C3	23°50'51"	430.38	848.25	2038.00	842.19	N72°42'08"E
C4	90°00'00"	80.00	125.66	80.00	113.14	S74°13'18"E
C5	41°15'08"	429.36	815.60	1056.00	795.48	S07°05'44"E
C6	14°43'55"	147.89	294.15	1144.00	293.34	S07°39'52"W

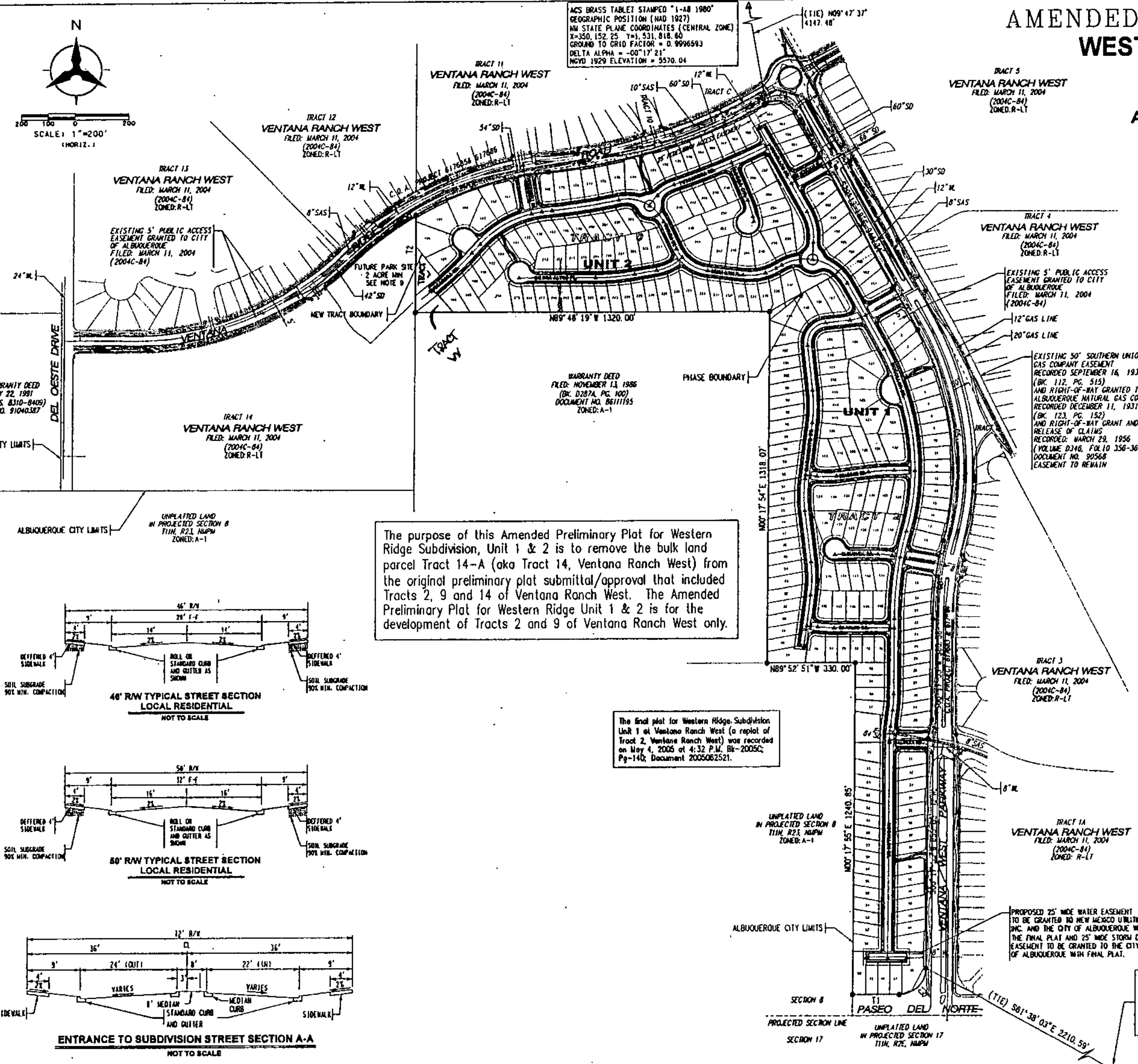
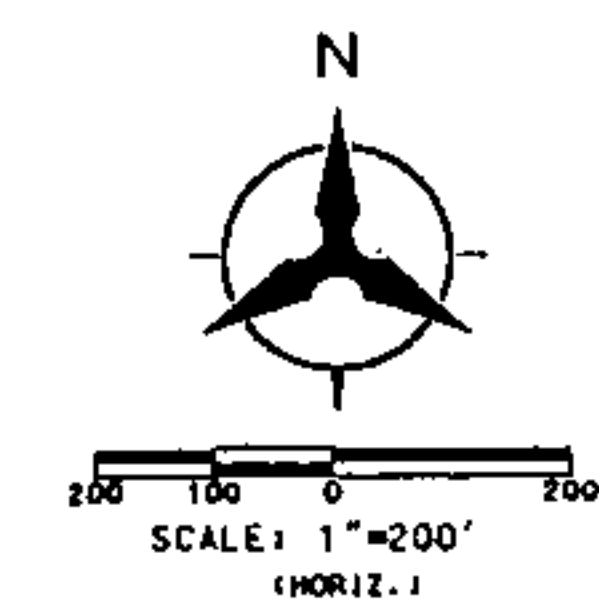
Tangent Data		
ID	BEARING	DISTANCE
T1	N89°48'48"W	175.20
T2	N00°17'55"E	368.92
T3	N60°46'42"E	7.00
T4	S12°04'00"W	73.55

**SURVEY NOTES:**

- UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THUS (•) SHALL BE MARKED BY A JS REBAR STAMPED "WEAVER LS 6544".
- ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT DESIGNATED CENTERLINE P.C.'S, P.T.'S, ANGLE POINTS AND STREET INTERSECTIONS AND SHOWN THUS (▲) WILL BE MARKED BY A FOUR (4") ALUMINUM CAP STAMPED "CITY OF ALBUQUERQUE, CENTERLINE MONUMENTATION, DO NOT DISTURB, P.L.S. 6544".
- THE SUBDIVISION BOUNDARY WILL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
- BASIS OF BEARINGS WILL BE NEW MEXICO STATE PLANE GRID BEARINGS.
- DISTANCES SHALL BE GROUND DISTANCES.
- MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY, STREET INTERSECTIONS AND ALL OTHER ANGLE POINTS TO ALLOW THE USE OF CENTERLINE MONUMENTATION.

APPROVED FOR MONUMENTATION AND STREET NAMES

*[Signature]* 8-30-05  
CITY SURVEYOR DATE



The purpose of this Amended Preliminary Plat for Western Ridge Subdivision, Unit 1 & 2 is to remove the bulk land parcel Tract 14-A (aka Tract 14, Ventana Ranch West) from the original preliminary plat submittal/approval that included Tracts 2, 9 and 14 of Ventana Ranch West. The Amended Preliminary Plat for Western Ridge Unit 1 & 2 is for the development of Tracts 2 and 9 of Ventana Ranch West only.

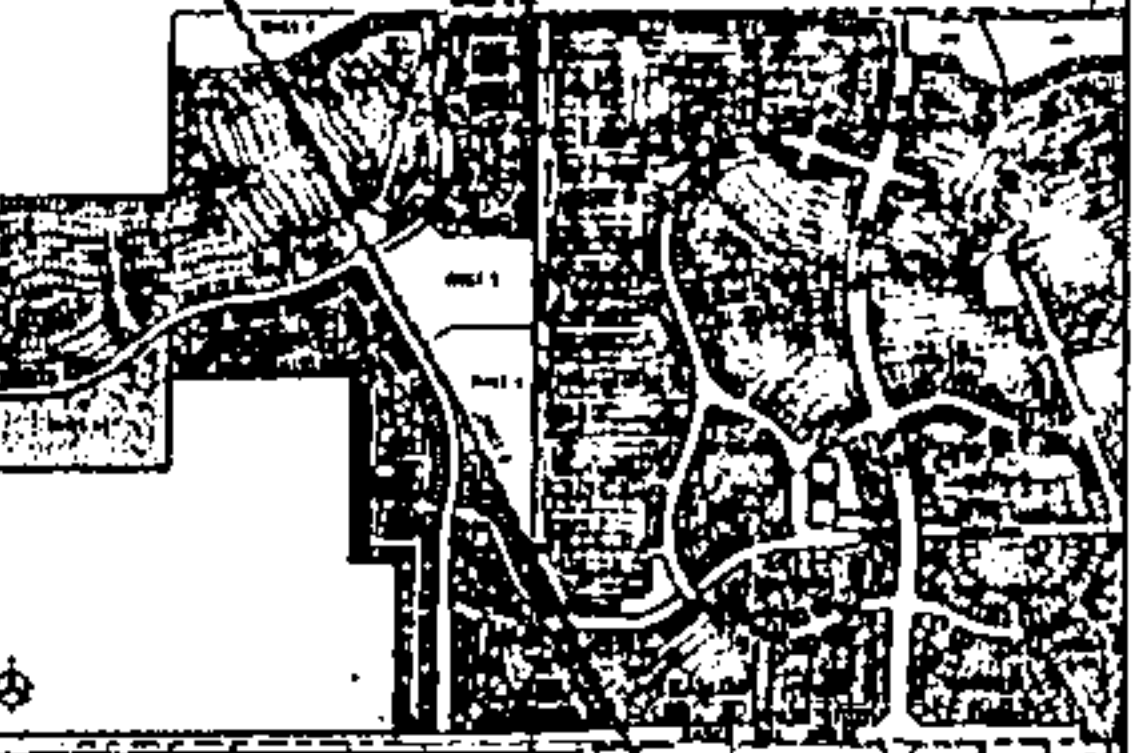
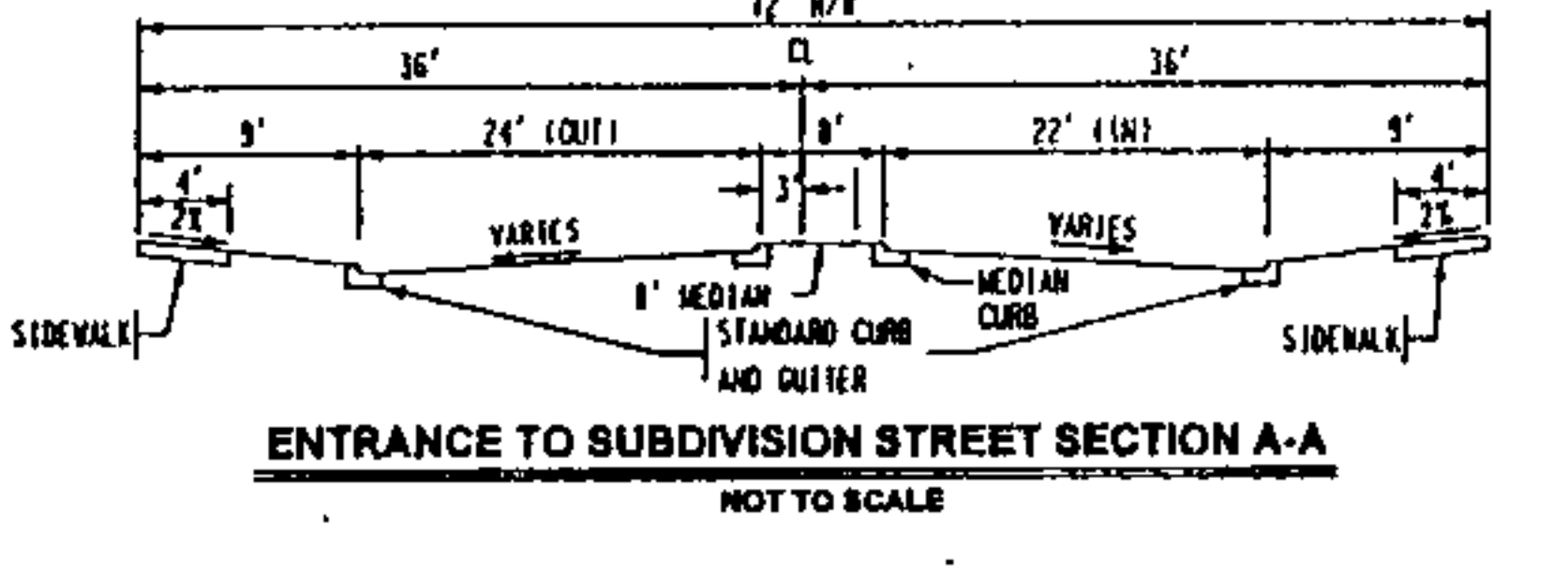
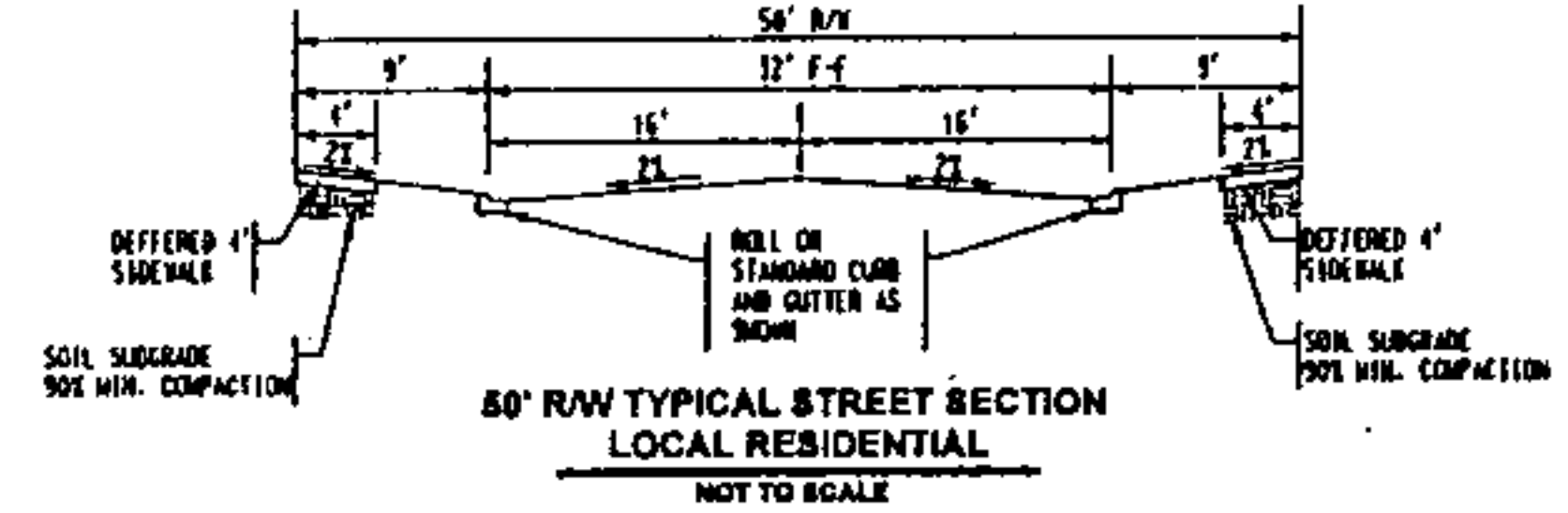
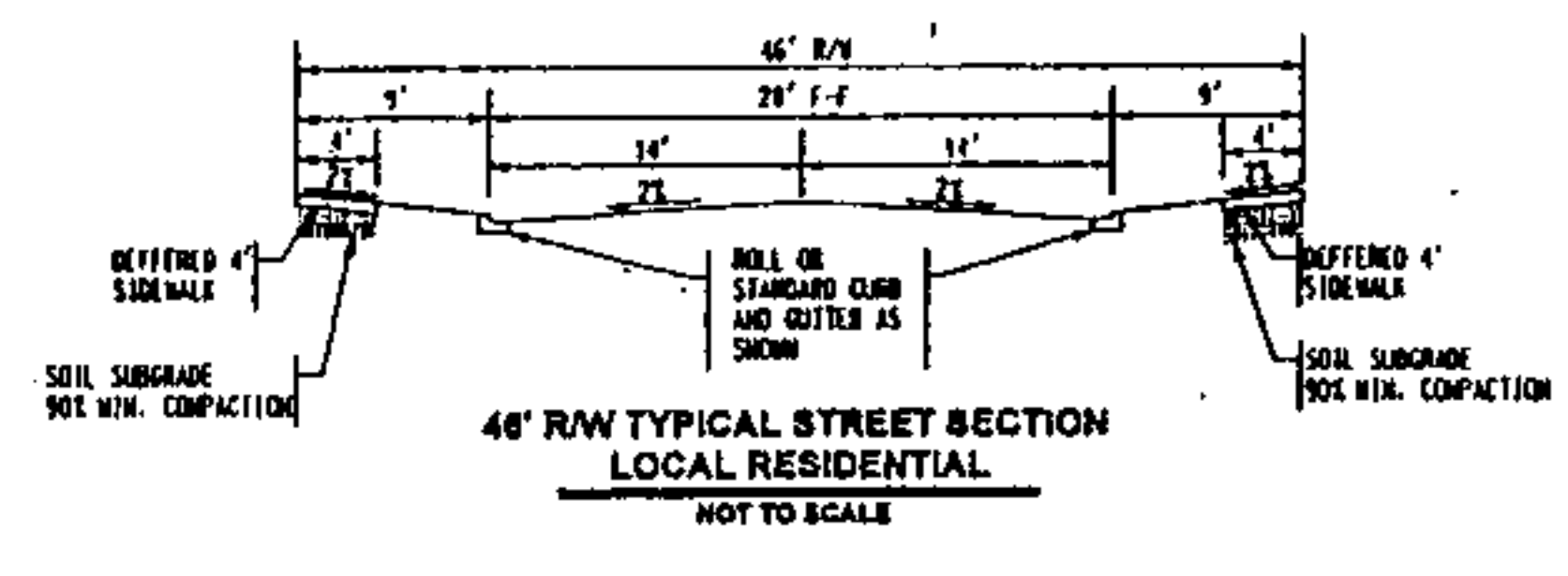
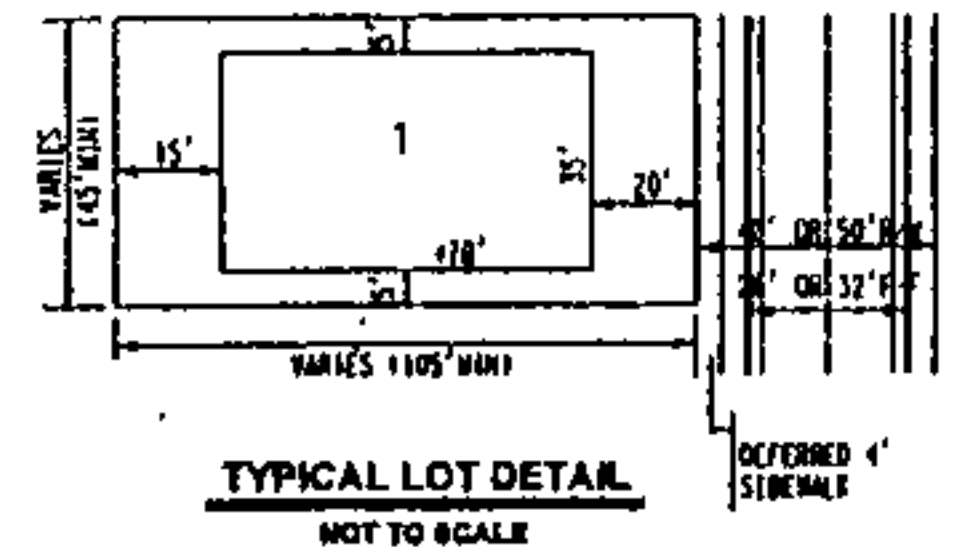
The final plat for Western Ridge Subdivision Unit 1 of Ventana Ranch West (a replat of Tract 2, Ventana Ranch West) was recorded on May 4, 2005 at 4:32 P.M. BK-2005C; Pg-140; Document 2005062521.

- LEGAL DESCRIPTION:**  
TRACTS 2 & 9 OF VENTANA RANCH WEST  
FILED: MARCH 11, 2004 (2004C-84)
- EXISTING ZONING: RL1  
PROPOSED ZONING: RL1  
PROPOSED DEVELOPMENT:  
SINGLE FAMILY DETACHED RESIDENTIAL
  - TOTAL ACREAGE: 48.7 GROSS ACRES  
TOTAL NUMBER OF LOTS: 297 LOTS  
PROPOSED DENSITY: 5.12 U. PER ACRE  
TOTAL NUMBER OF LANDSCAPE / PEDESTRIAN ACCESS TRACTS: 21
  - MINIMUM LOT DIMENSIONS 45' x 105'
  - ALL STREETS AND DRAINAGE IMPROVEMENTS ARE TO BE PUBLIC TO BE DEDICATED FOR MAINTENANCE TO THE CITY OF ALBUQUERQUE.
  - THIS SUBDIVISION LIES WITHIN THE NEW MEXICO UTILITIES, INC. (NMU) FRANCHISE AREA. WATER AND SANITARY SEWER CAPABILITIES AREA BASED ON NMU'S FACILITIES, AND NOT ON THE ARBONA WATER AND SANITARY SEWER INFRASTRUCTURE IMPROVEMENTS MUST BE APPROVED BY BOTH THE ARBONA AND NMU.
  - ALL SANITARY AND WATER UTILITIES IN THE STREET 12" ARE TO BE OWNED AND MAINTAINED BY NMU.
  - NO INDIVIDUAL LOTS SHALL BE ALLOWED DIRECT ACCESS TO VENTANA WEST PASSEWAY, PASEO DEL NORTE, VENTANA RIDGE ROAD OF VENTANA RANCH WEST AND TRACT A THRU K.
  - LOT SETBACKS SHALL CONFORM TO RL1 ZONE REGULATIONS. REQUIRED SETBACKS SHALL INCLUDE:  
FRONT YARD: 20' (TYP.)  
(15' @ 20' TO GARAGE WALK)  
SIDE YARD: 5' (MIN.)  
BACK YARD: 15' (MIN.)  
CORNER SIDEYARD: 10' TO R/W
  - PARK DEDICATION REQUIREMENTS HAVE BEEN MET WITH PARK SITE AS RESERVED AS A PORTION OF TRACT 14 / TRACT 9 VENTANA RANCH WEST, IN ACCORDANCE WITH THE PARK DEDICATION AGREEMENT BETWEEN THE CITY OF ALBUQUERQUE AND VENTANA WEST, LLC. DATED: MARCH 10, 2004 AS DOCUMENT NO. 2004011306.
  - TRACT 2 IS SUBJECT TO AN EXISTING THIRTY (30') WIDE FLOATING PUBLIC STORM DRAIN EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE.  
FILED: MARCH 11, 2004 IN BOOK 2004C, PAGE 84. EASEMENT TO BE VACATED BY VACATION ACTION.
  - TRACTS A THRU K AND TRACTS M THRU W ARE TO BE DEDICATED TO AND MAINTAINED BY VENTANA RANCH WEST COMMUNITY ASSOCIATION BY SEPARATE DEED AND SUELY AS PRIVATE OPEN SPACE. PEDESTRIAN ACCESS AND COMMUNITY LANDSCAPING. AN EXCLUSIVE BLAMEST STORM DRAIN AND DRAINAGE EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE WITH THE FINAL PLAT.
  - TRACT L IS DEDICATED TO THE CITY OF ALBUQUERQUE, IN FEE SIMPLE WITH THE FILING OF THIS PLAT. TRACT L IS ENCUMBERED WITH A PERMANENT PUBLIC DRAINAGE EASEMENT AND WILL BE MAINTAINED BY THE CITY OF ALBUQUERQUE FOR THIS PURPOSE. A PRIVATE LANDSCAPE EASEMENT IS RESERVED FOR THE VENTANA RANCH WEST COMMUNITY ASSOCIATION, INC., OVER TRACT L.
  - NO INDIVIDUAL LOTS SHALL BE ALLOWED DIRECT ACCESS TO ANY LANDS ADJACENT TO VENTANA RANCH WEST BOUNDARY.

VENTANA WEST, LLC  
A NEW MEXICO LIMITED LIABILITY COMPANY  
*[Signature]*  
ROBERT A. MATHIAS, PRESIDENT  
SANDIA PROPERTIES LTR CO  
MANAGING MEMBER

MOS BRASS TABLET STAMPED "UNION 1969"  
GEOGRAPHIC POSITION (MAD 1927)  
NEW STATE PLANE COORDINATES (CENTRAL ZONE)  
X=253,408.02 Y=1,523,449.96  
GROUND TO GRID FACTOR = 0.9996044  
DELTA ALPHA = -00°16'58"  
NAD 1929 ELEVATION = 5522.0 (TK1C)

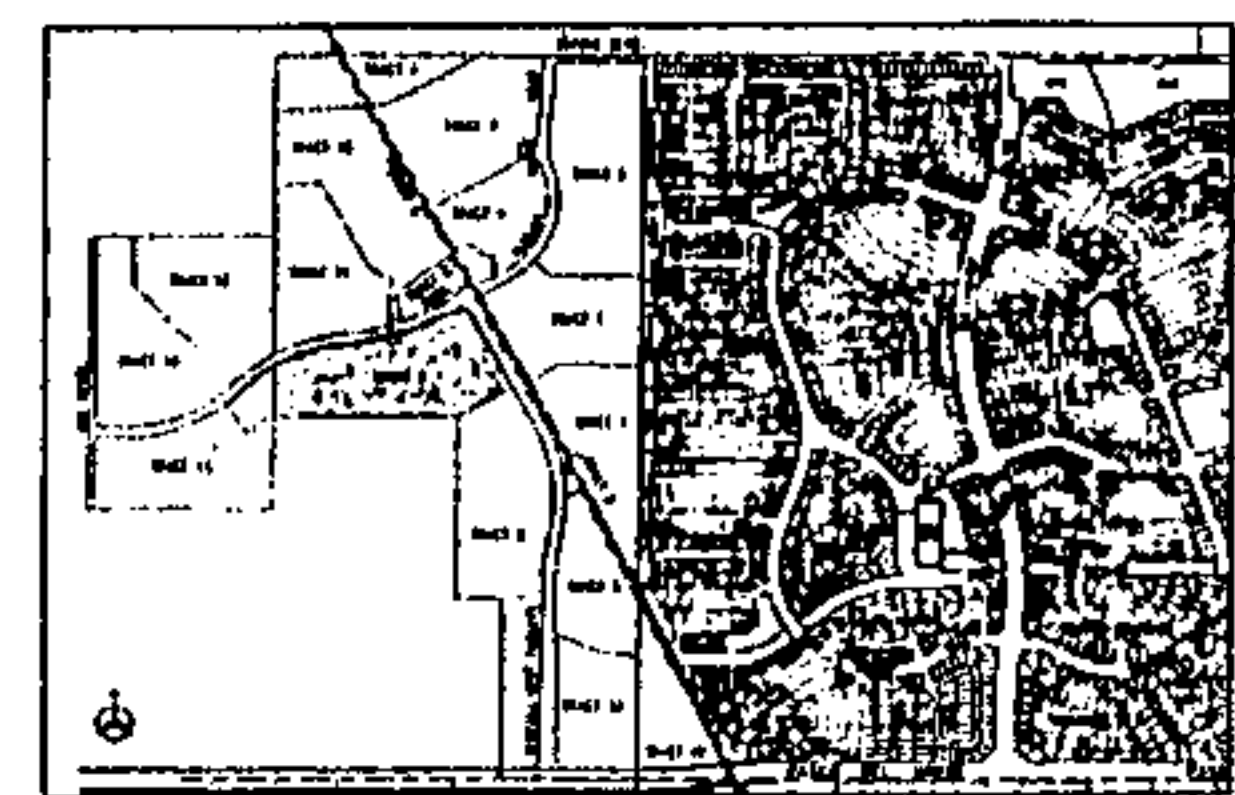
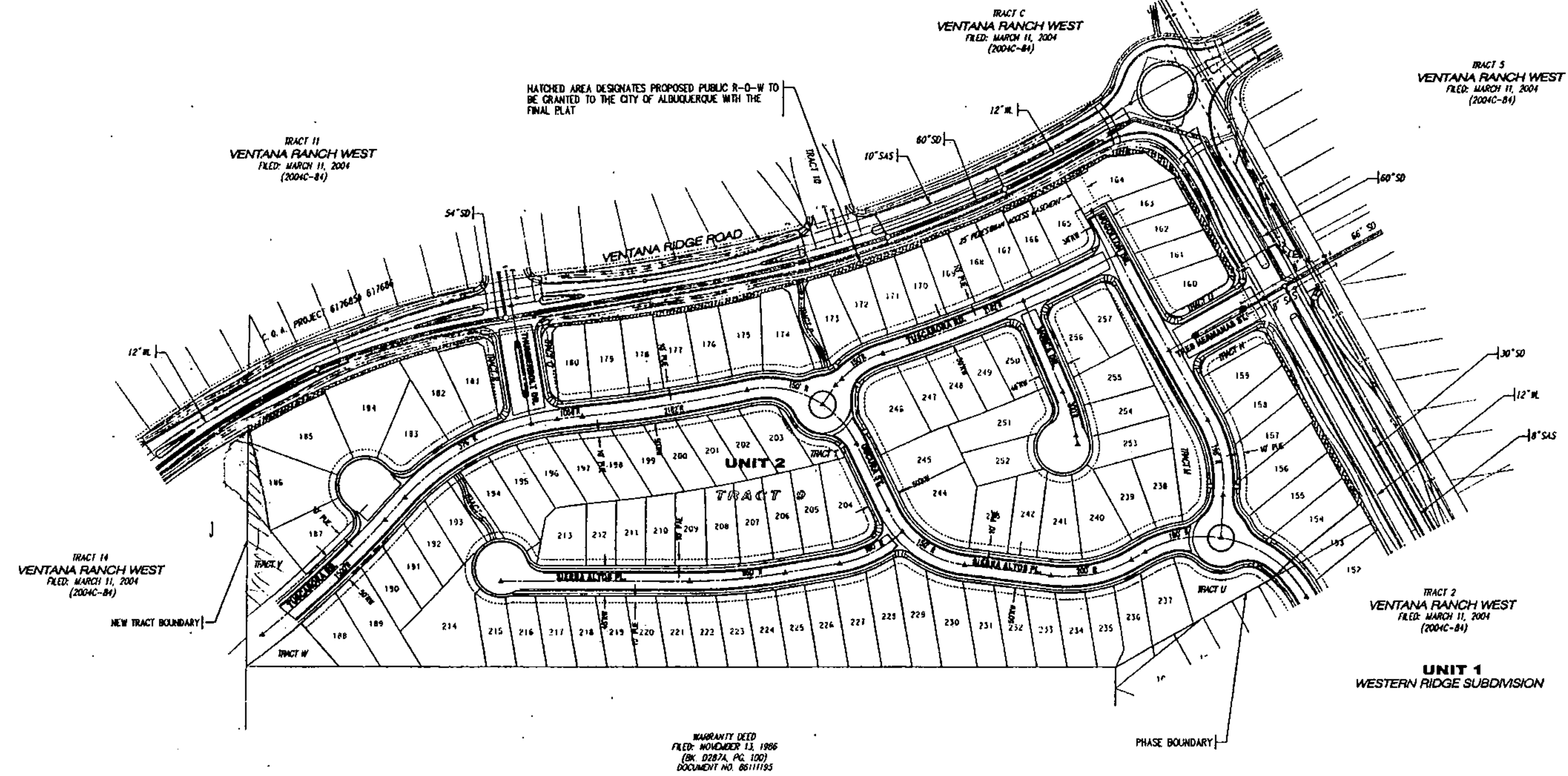
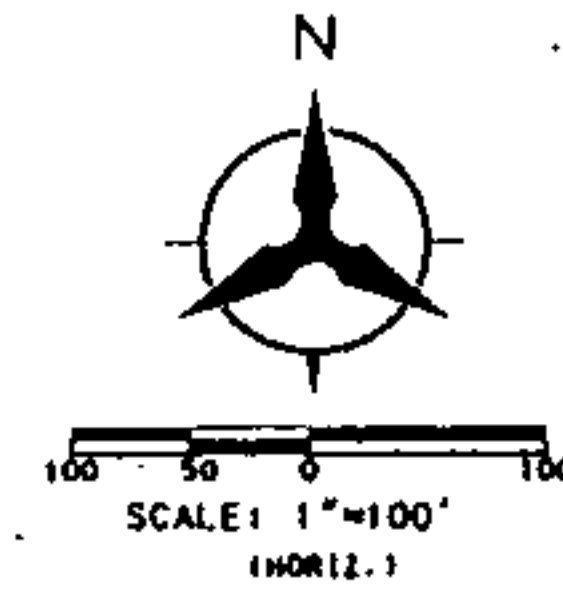
SHEET 1 of 3



LOCATION MAP  
ZONE ATLAS MAP NO. 8-4  
NOT TO SCALE

**Bohannon & Huston**  
Courtesy 1 7600 Jefferson St. NE Albuquerque, NM 87109-4336  
 ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES





LOCATION MAP  
ZONE ATLAS MAP NO. 8-8  
NOT TO SCALE

AMENDED PRELIMINARY PLAT  
**UNIT 2**  
**WESTERN RIDGE SUBDIVISION**  
(REPLAT OF TRACT 2 & 9  
AT VENTANA RANCH WEST)  
ALBUQUERQUE, NEW MEXICO  
SEPTEMBER, 2004

SHEET 3 of 3

**Bohannon & Huston**

County: 1 7500 Jefferson Bl. NE Albuquerque, NM 87109-4336

ENGINEERING - SPATIAL DATA - ADVANCED TECHNOLOGIES

BH1 JOB NO. 050125

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

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

**APPLICANT INFORMATION:**

NAME: <u>PULTE HOMES OF NEW MEXICO, INC.</u>	PHONE: <u>341-6800</u>
ADDRESS: <u>7445 PAN AMERICAN FREEWAY</u>	FAX: <u>341-6868</u>
CITY: <u>ALBUQUERQUE</u> STATE <u>NM</u> ZIP <u>87109</u>	E-MAIL: _____
Proprietary interest in site: <u>OWNER</u>	
AGENT (if any): <u>BOHANNAN HUSTON INC.</u>	PHONE: <u>823-1000</u>
ADDRESS: <u>7500 JEFFERSON NE</u>	FAX: <u>798-7988</u>
CITY: <u>ALBUQUERQUE</u> STATE <u>NM</u> ZIP <u>87109</u>	E-MAIL: _____

**DESCRIPTION OF REQUEST:** FINAL PLAT APPROVAL

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

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

Lot or Tract No. TRACTS 2 & 9 Block: \_\_\_\_\_ Unit: \_\_\_\_\_

Subdiv. / Addn. WESTERN RIDGE UNIT 1

Current Zoning: R-LT Proposed zoning: \_\_\_\_\_

Zone Atlas page(s): B8 No. of existing lots: 2 No. of proposed lots: 166

Total area of site (acres): 28.5843 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. 100806546329810120 MRGCD Map No. \_\_\_\_\_

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

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_, Z\_, V\_, S\_, etc.): DRB# 1003687/04DRB-01512

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

SIGNATURE Kevin Patton DATE 4/19/2005 4:25-05  
(Print) KEVIN PATTON  Applicant  Agent

**FOR OFFICIAL USE ONLY**

Form revised 10/03

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>05DRB - - 00697</u>	<u>FP</u>	<u>5(3)</u>	\$ <u>0</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>QMF</u>	_____	\$ <u>20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus	Hearing date <u>5-4-05</u>	_____	_____	Total
<input checked="" type="checkbox"/> F.H.D.R. fee rebate	<u>4.25.05</u>	_____	_____	\$ <u>20.00</u>
<u>Kevin Patton</u>	Planner signature / date	Project # <u>1003687</u>		

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

- SKETCH PLAT REVIEW AND COMMENT** **YOUR ATTENDANCE IS REQUIRED.**
- Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings. Sketches are not reviewed through internal routing.
  - 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
- part*  **DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

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

- AMENDMENT TO PRELIMINARY PLAT (with minor changes)** **Your attendance is required.**
- AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)**
- AMENDMENT TO GRADING PLAN (with minor changes)**
- PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.
- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings.
  - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the request
  - Original Mylar drawing of the proposed amended plat for internal routing only. Otherwise, bring Mylar to meeting.
  - Property owner's and City Surveyor's signatures on the Mylar drawing, if the plat is being amended
  - Any original and/or related file numbers are listed on the cover application
- Amended preliminary plat approval expires after one year

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

KEVIN PATTON  
 Applicant name (print)  
Kevin Patton  
 Applicant signature / date  
 4-25-05



- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers  
 05DRB-\_\_\_\_\_-00697

Form revised 11/04  
Steve Sanchez #2505  
 Planner signature / date  
**Project # 1003687**

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

[www.bhinc.com](http://www.bhinc.com)

voice: 505.823.1000  
facsimile: 505.798.7988  
toll free: 800.877.5332

April 25, 2005

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

Re: Final Plat Approval  
Western Ridge Unit 1 DRB# 1003687

Dear Sheran:

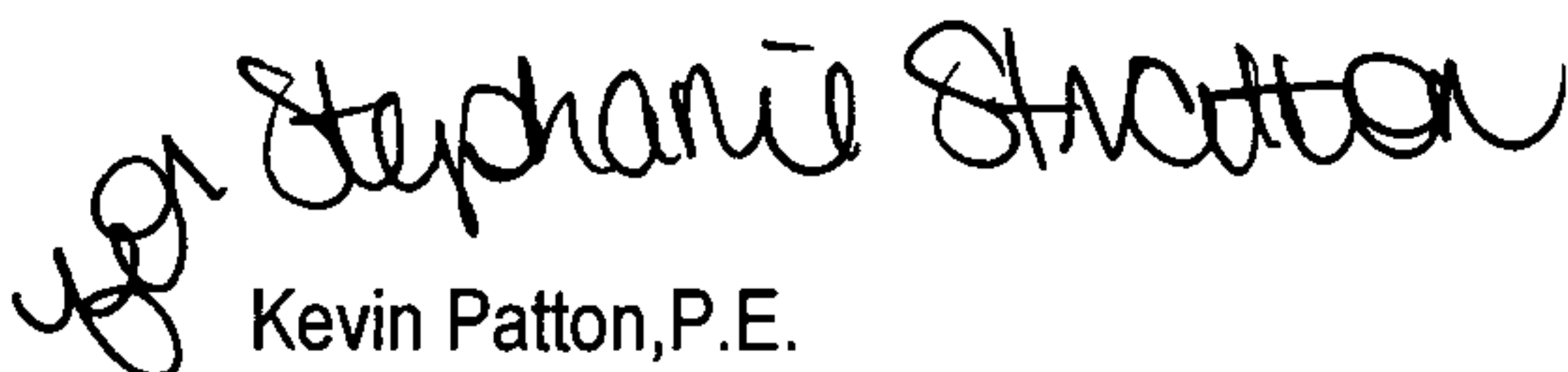
Enclosed for review and approval by the Development Review Board (DRB) are copies of the following information:

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

The final plat is in accordance with the approved preliminary plat.

Please place this item on the DRB Agenda to be heard on May 4, 2005. If you have any questions or require additional information, please contact me.

Sincerely,



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

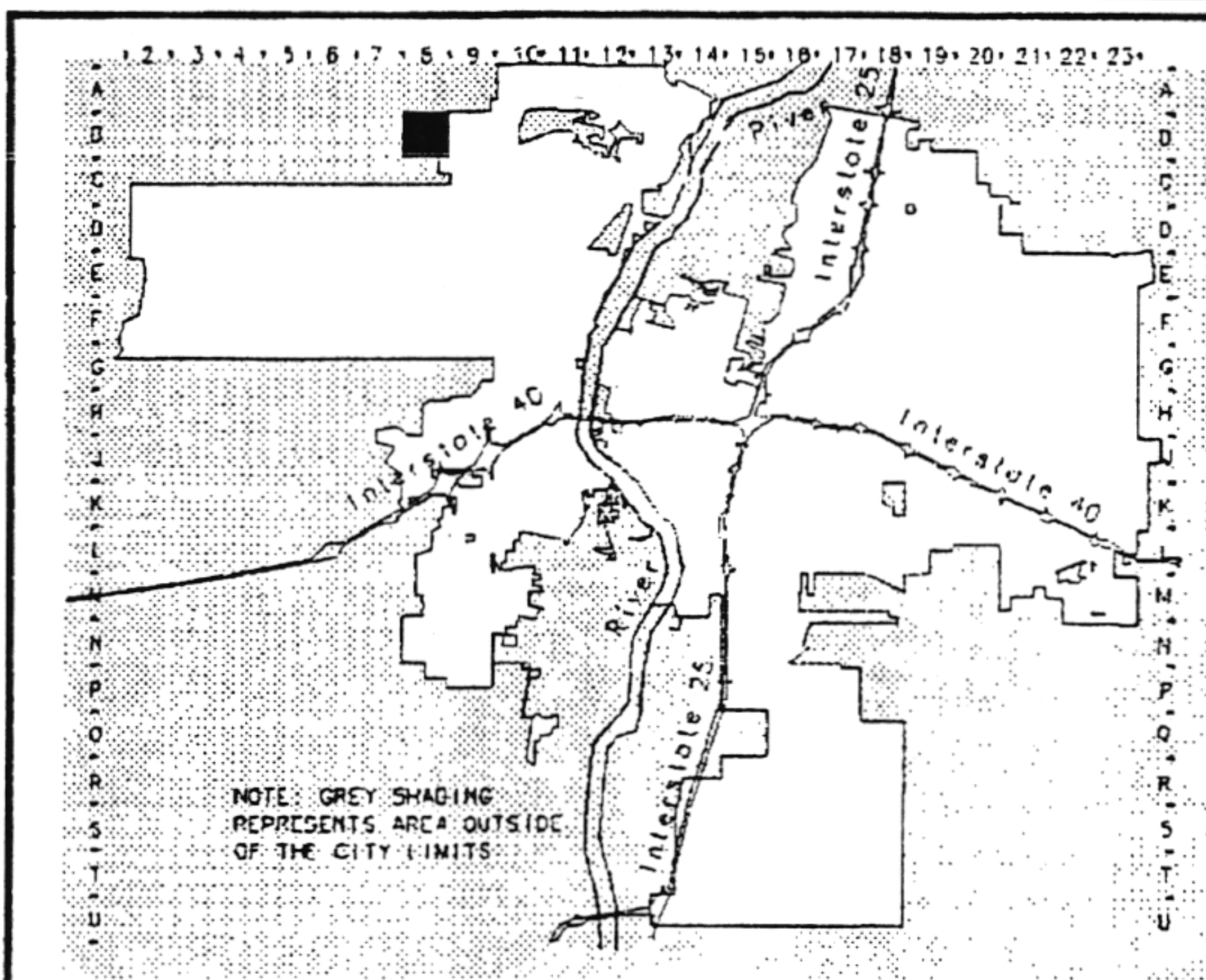
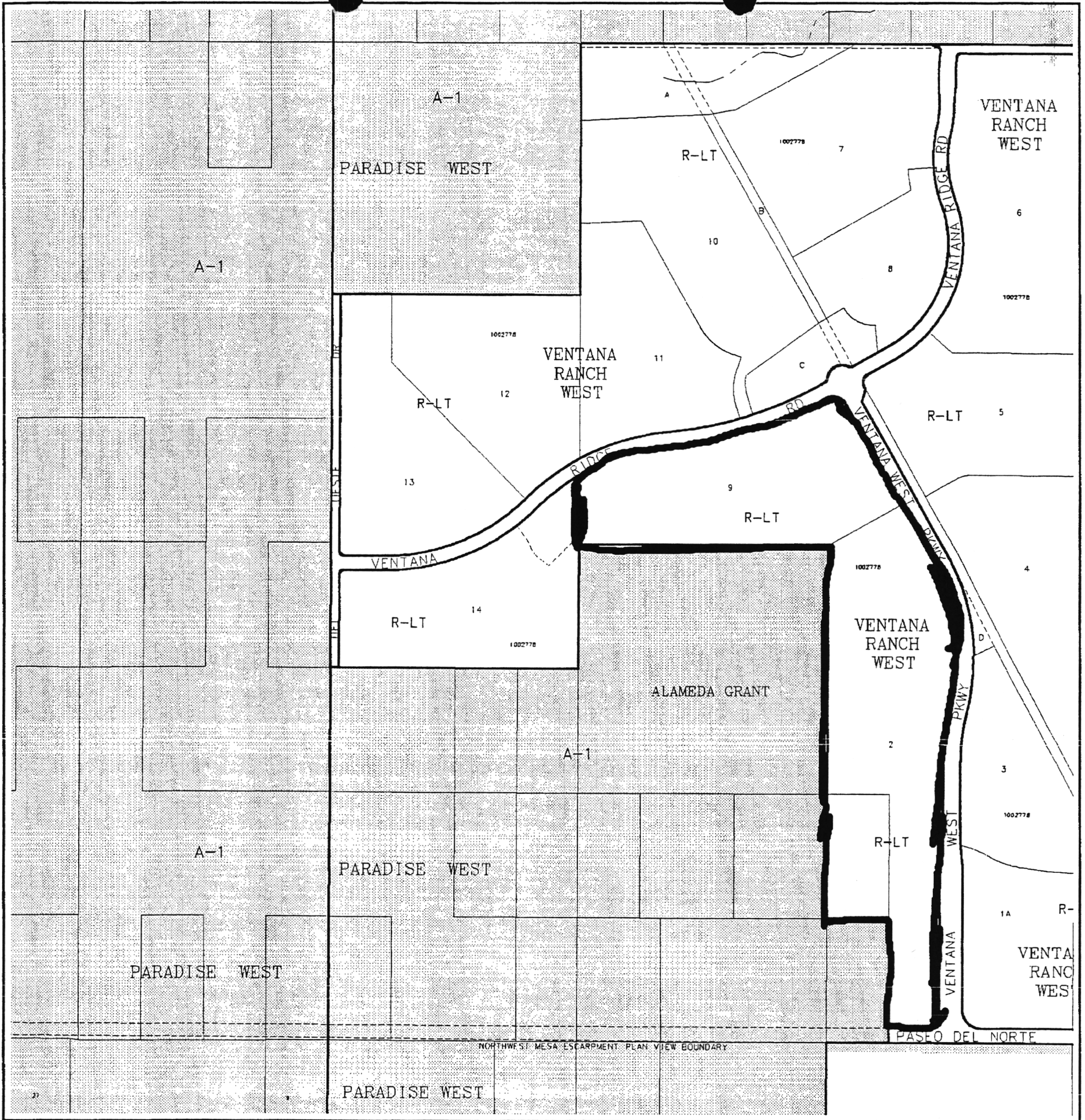
SS  
Enclosure

CC: Kurt Browning, Sandia Properties  
Russ Gracin, Pulte Homes Inc.

ENGINEERING ▲

SPATIAL DATA ▲

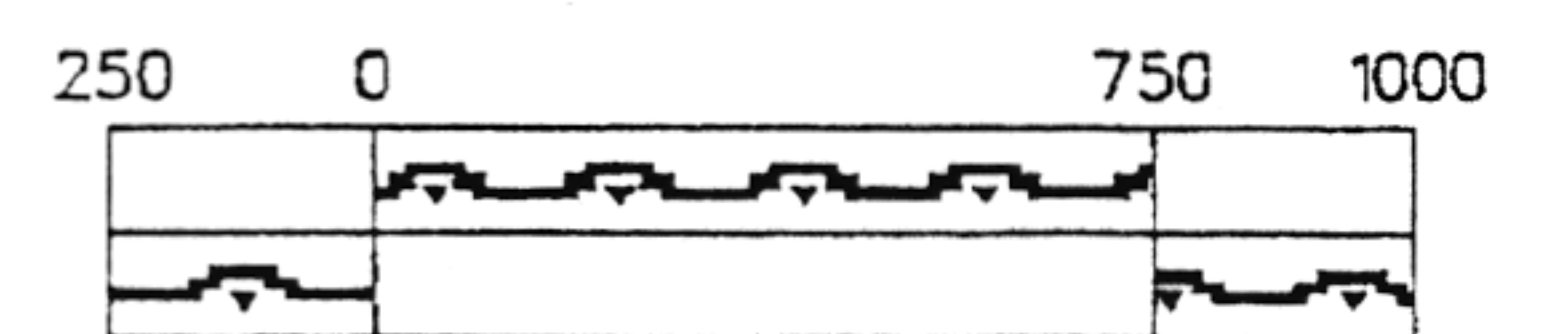
ADVANCED TECHNOLOGIES ▲



**A**lbuquerque **G**eographic **I**nformation **S**ystem  
**PLANNING DEPARTMENT**

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GRAPHIC SCALE IN FEET



**Zone Atlas Page**

**B-8-Z**

Map Amended through September 01, 2004

No. of Lots:  
Nearest Major Streets

FIGURE 12

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

7494.83

AGREEMENT TO CONSTRUCT  
PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS

THIS AGREEMENT is made this 8<sup>th</sup> day of April, 2005, by and between the City of Albuquerque, New Mexico ("City") a municipal corporation, whose address is P. O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, and

PULTE HOMES OF NEW MEXICO, INC.

("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] CORPORATION (Michigan), whose address is 7445 PAN AMERICAN FREEWAY NE ALB. NM 87109 and whose telephone number is 341-6800, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [existing legal description:] TRACTS 2, 9, & 14 OF VENTANA RANCH WEST recorded on 3/11/2004 in the records of the Bernalillo County Clerk at Book 2004C, pages 84 through \_\_\_\_\_ (the "Subdivision"). The Subdivider certifies that the Subdivision is owned by [state the name of the present real property owner exactly as shown on the real estate document conveying title in the Subdivision to the present owner:] PULTE HOMES OF NEW MEXICO, INC. ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as WESTERN RIDGE UNIT 1 describing Subdivider's Property.

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

2. Improvements and Construction Deadline. The Subdivider agrees to install and complete the public and/or private improvements described Exhibit A, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the 15<sup>th</sup> day of February, 2007 ("Construction Completion Deadline"), at no cost to the City. The Improvements are shown in greater detail on the Subdivider's proposed and approved plans, which have been filed with the City Engineer and are identified as Project No. 7494.83

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





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

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

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

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

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

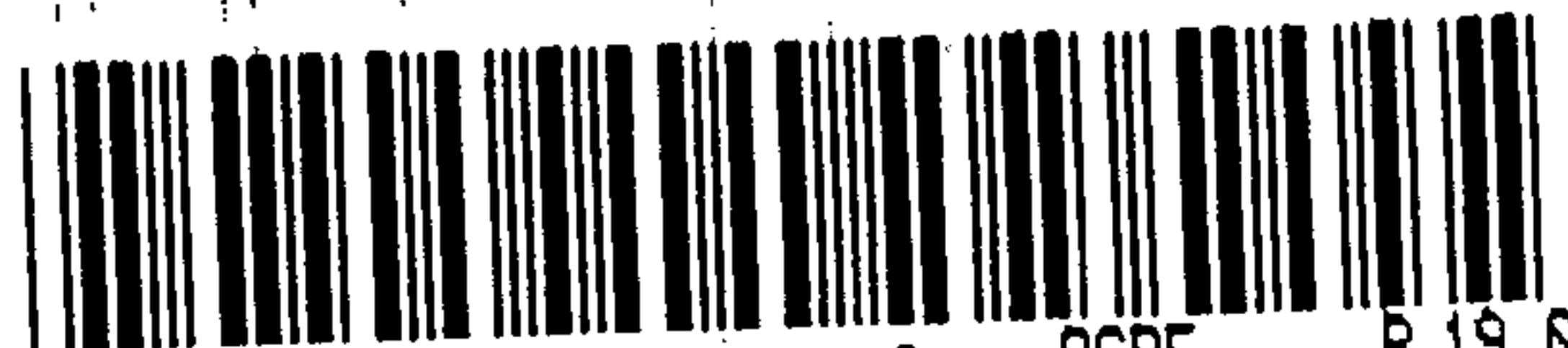
(Note: The Subdivider must pay the City all City fees which have been incurred during construction before the City will accept the public Improvements.

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

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

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

2005049549  
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Page: 2 of 6  
04/11/2005 04:13P  
Bk-A94 Pg-9400



Mary Herrera Bern. Co. AGRE R 19.00

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

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

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

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

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

Type of Financial Guaranty: Subdivision Improvements Bond #0369500  
Amount: \$590,891.79 Name of Financial Institution or Surety  
providing Guaranty: INTERNATIONAL FIDELITY INSURANCE CO.  
Date City first able to call Guaranty: February 1, 2007  
[Construction Completion Deadline]: February 1, 2007  
If Guaranty other than a Bond, last day City able to call Guaranty is:  
n/a, 20\_\_\_\_  
Additional information:

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

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



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

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

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

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

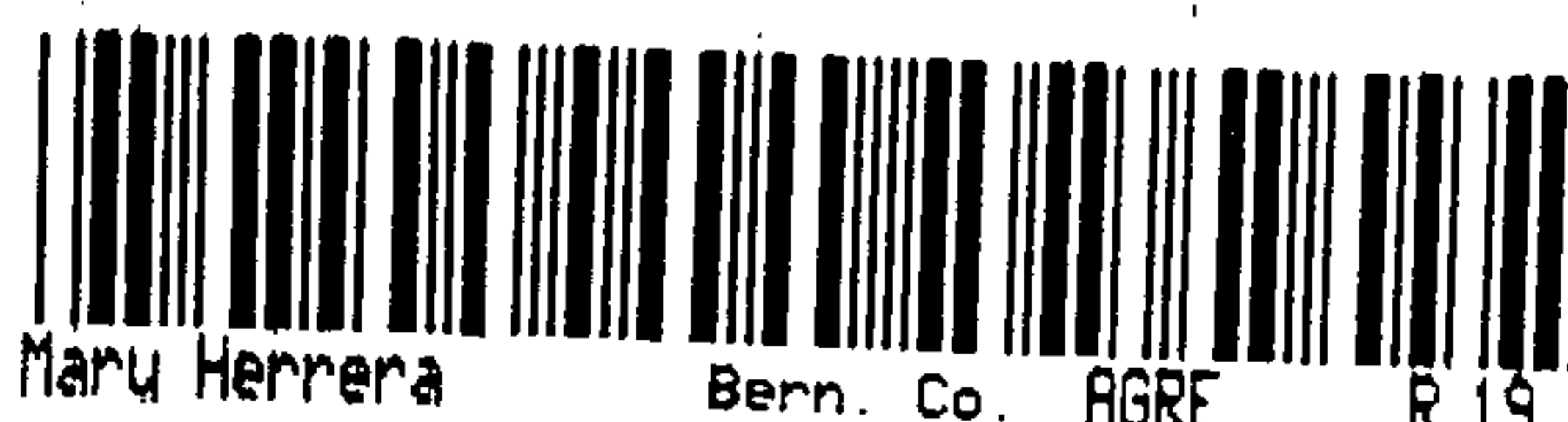
(1) A revised Financial Guaranty in an amount of not less than 125% of the cost of completing the remaining Improvements, as estimated by the City;

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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





FIGURE 16 (Procedure B)

SUBDIVISION BOND

Bond No. 0369500

SUBDIVISION IMPROVEMENTS BOND

Know all men by these presents: That we (name of subdivider) Pulte Homes of New Mexico, Inc. ("Subdivider") a (state type of business entity, for instance, "New Mexico corporation," "general partnership", joint venture", "individual") Michigan corporation as "Principal", and (name of Surety:) International Fidelity Insurance Company, a company existing under and by virtue of the laws of the State of New Jersey and authorized to do business in the State of New Mexico, as "Surety," are held and firmly bound unto the CITY OF ALBUQUERQUE in the penal sum of (written amount) five hundred ninety thousand eight hundred ninety one and 79/100 (amount in figures) (\$590,891.70), as amended by change orders approved by the Surety or changes to the infrastructure list approved by the City Development Review Board, the payment of which is well and truly to be made, and each of us bind ourselves, our and each of our heirs, executors, administrators, successors and assigns, jointly and severally, and firmly by these presents.

Now, therefore, the condition of the above obligation is such that:

Whereas, the Principal is the owner of and/or is interested in or is developing land and premises known as (name of subdivision) Western Ridge Unit I ("Subdivision"), City Project No. 749483; and

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

Whereas, the Subdivision Ordinance also requires the Principal to install and construct the following improvements at the subdivision (list the improvements, e.g., water, sewer, pavement, sidewalks) infrastructure improvements ("Improvements")

All construction shall be performed in accordance with the Agreement to Construct Public and/or Private Subdivision Improvements Agreement entered into between Pulte Homes of New Mexico, Inc. and the City of Albuquerque, as recorded in the office of the Clerk of Bernalillo County, New Mexico, in book Misc. (leave blank) \_\_\_\_\_, pages (leave blank) \_\_\_\_\_ through (leave blank) \_\_\_\_\_ as amended by change orders or amendments to the Agreement.


#0369500

Now, therefore, if the Principal completes construction of the Improvements and facilities and performs the work herein above specified to be performed, all on or before February 1, 2007 ("the Construction Completion Deadline"), then this obligation shall be null and void; if the Principal does not complete construction by or before the Construction Completion Deadline, the City may call on this obligation until released by the City.

In witness whereof, this bond has been executed this 2nd day of February 2, 2005.

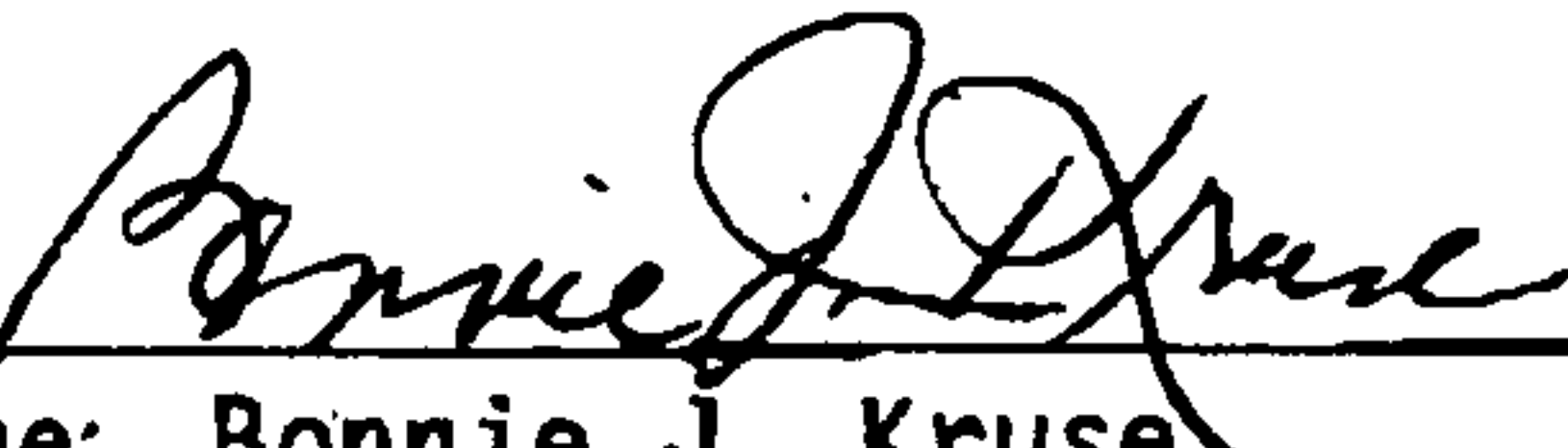
SUBDIVIDER:

PULTE HOMES OF NEW MEXICO, INC.

By:   
Name: Calvin R. Boyd  
Title: Director of Treasury Operations  
Dated: February 2, 2005

SURETY.

INTERNATIONAL FIDELITY INSURANCE  
COMPANY

By:   
Name: Bonnie J. Kruse  
Title: Attorney-in-Fact  
Dated: February 2, 2005

(973) 624-7200

# POWER OF ATTORNEY INTERNATIONAL FIDELITY INSURANCE COMPANY

HOME OFFICE: ONE NEWARK CENTER, 20TH FLOOR  
NEWARK, NEW JERSEY 07102-5207

KNOW ALL MEN BY THESE PRESENTS: That INTERNATIONAL FIDELITY INSURANCE COMPANY, a corporation organized and existing laws of the State of New Jersey, and having its principal office in the City of Newark, New Jersey, does hereby constitute and appoint

ERISTINE WOODS, KELLY A. JACOBS, DAWN L. MORGAN, ELAINE MARCUS, JAMES I. MOORE,  
EGGY FAUST, BONNIE J. KRUSE, MARY BETH PETERSON, IRENE DIAZ, STEPHEN T. KAZNER,  
ELISSA A. SCHMIDT, JENNIFER J. MC COMB

Countryside, IL.

its true and lawful attorney(s)-in-fact to execute, seal and deliver for and on its behalf as surety, any and all bonds and undertakings, contracts of indemnity and other writings obligatory in the nature thereof, which are or may be allowed, required or permitted by law, statute, rule, regulation, contract or otherwise, and the execution of such instrument(s) in pursuance of these presents, shall be as binding upon the said INTERNATIONAL FIDELITY INSURANCE COMPANY, as fully and amply, to all intents and purposes, as if the same had been duly executed and acknowledged by its regularly elected officers at its principal office.

This Power of Attorney is executed, and may be revoked, pursuant to and by authority of Article 3-Section 3, of the By-Laws adopted by the Board of Directors of INTERNATIONAL FIDELITY INSURANCE COMPANY at a meeting called and held on the 7th day of February, 1974.

The President or any Vice President, Executive Vice President, Secretary or Assistant Secretary, shall have power and authority

- (1) To appoint Attorneys-in-fact, and to authorize them to execute on behalf of the Company, and attach the Seal of the Company thereto, bonds and undertakings, contracts of indemnity and other writings obligatory in the nature thereof and,
- (2) To remove, at any time, any such attorney-in-fact and revoke the authority given.

Further, this Power of Attorney is signed and sealed by facsimile pursuant to resolution of the Board of Directors of said Company adopted at a meeting duly called and held on the 29th day of April, 1982 of which the following is a true excerpt:

Now therefore the signatures of such officers and the seal of the Company may be affixed to any such power of attorney or any certificate relating thereto by facsimile, and any such power of attorney or certificate bearing such facsimile signatures or facsimile seal shall be valid and binding upon the Company and any such power so executed and certified by facsimile signatures and facsimile seal shall be valid and binding upon the Company in the future with respect to any bond or undertaking to which it is attached.

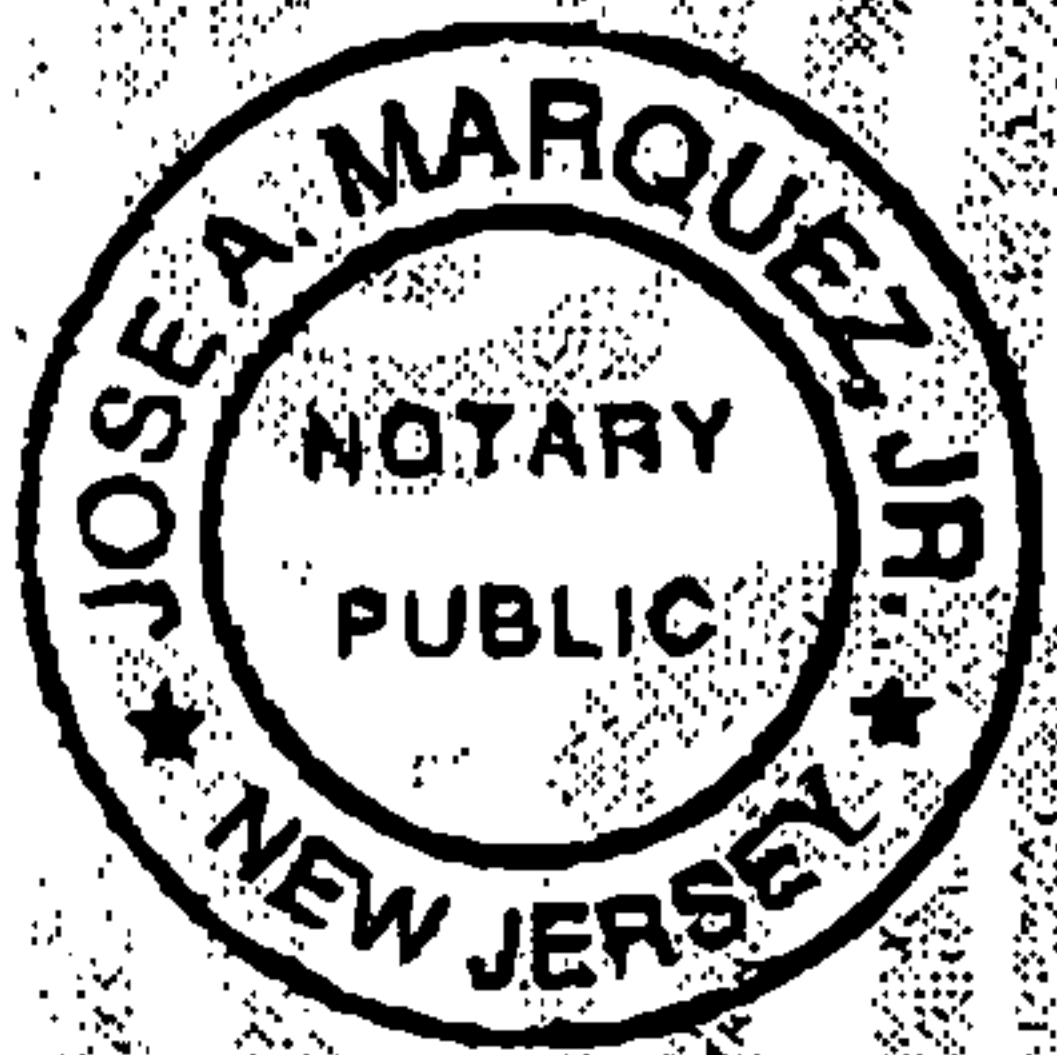


IN TESTIMONY WHEREOF, INTERNATIONAL FIDELITY INSURANCE COMPANY has caused this instrument to be signed and its corporate seal to be affixed by its authorized officer, this 31st day of August, A.D. 1998.

STATE OF NEW JERSEY  
County of Essex

INTERNATIONAL FIDELITY INSURANCE COMPANY  
*[Signature]*  
Vice-President

On this 31st day of August 1998, before me came the individual who executed the preceding instrument, to me personally known, and, being by me duly sworn, said the he is the therein described and authorized officer of the INTERNATIONAL FIDELITY INSURANCE COMPANY; that the seal affixed to said instrument is the Corporate Seal of said Company; that the said Corporate Seal and his signature were duly affixed by order of the Board of Directors of said Company.



IN TESTIMONY WHEREOF, I have herunto set my hand affixed my Official Seal, at the City of Newark, New Jersey the day and year first above written.

*[Signature]*

A NOTARY PUBLIC OF NEW JERSEY  
My Commission Expires Nov. 21, 2005

### CERTIFICATION

I, the undersigned officer of INTERNATIONAL FIDELITY INSURANCE COMPANY do hereby certify that I have compared the foregoing copy of the Power of Attorney and affidavit, and the copy of the Section of the By-Laws of said Company as set forth in said Power of Attorney, with the ORIGINALS ON IN THE HOME OFFICE OF SAID COMPANY, and that the same are correct transcripts thereof, and of the whole of the said originals, and that the said Power of Attorney has not been revoked and is now in full force and effect

IN TESTIMONY WHEREOF, I have herunto set my hand this 2nd day of February, 2005

*[Signature]*  
Assistant Secretary



ACKNOWLEDGEMENT BY PRINCIPAL

STATE OF MICHIGAN )  
 )ss.  
COUNTY OF OAKLAND)

On this 2nd day of February, 2005, before me, the undersigned authorized employee, personally appeared Calvin R. Boyd who acknowledges himself to be Director of Treasury Operations for Pulte Homes of New Mexico, Inc., being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the Corporation by himself as such employee.

My Commission Expires: March 26, 2006

*Marcia G. Howard*

Notary Public, Marcia G. Howard  
Oakland County, Michigan

MARCIA G. HOWARD  
NOTARY PUBLIC STATE OF MICHIGAN  
OAKLAND COUNTY  
MY COMMISSION EXP. MAR. 26, 2006

MH:033

ACKNOWLEDGMENT OF SURETY

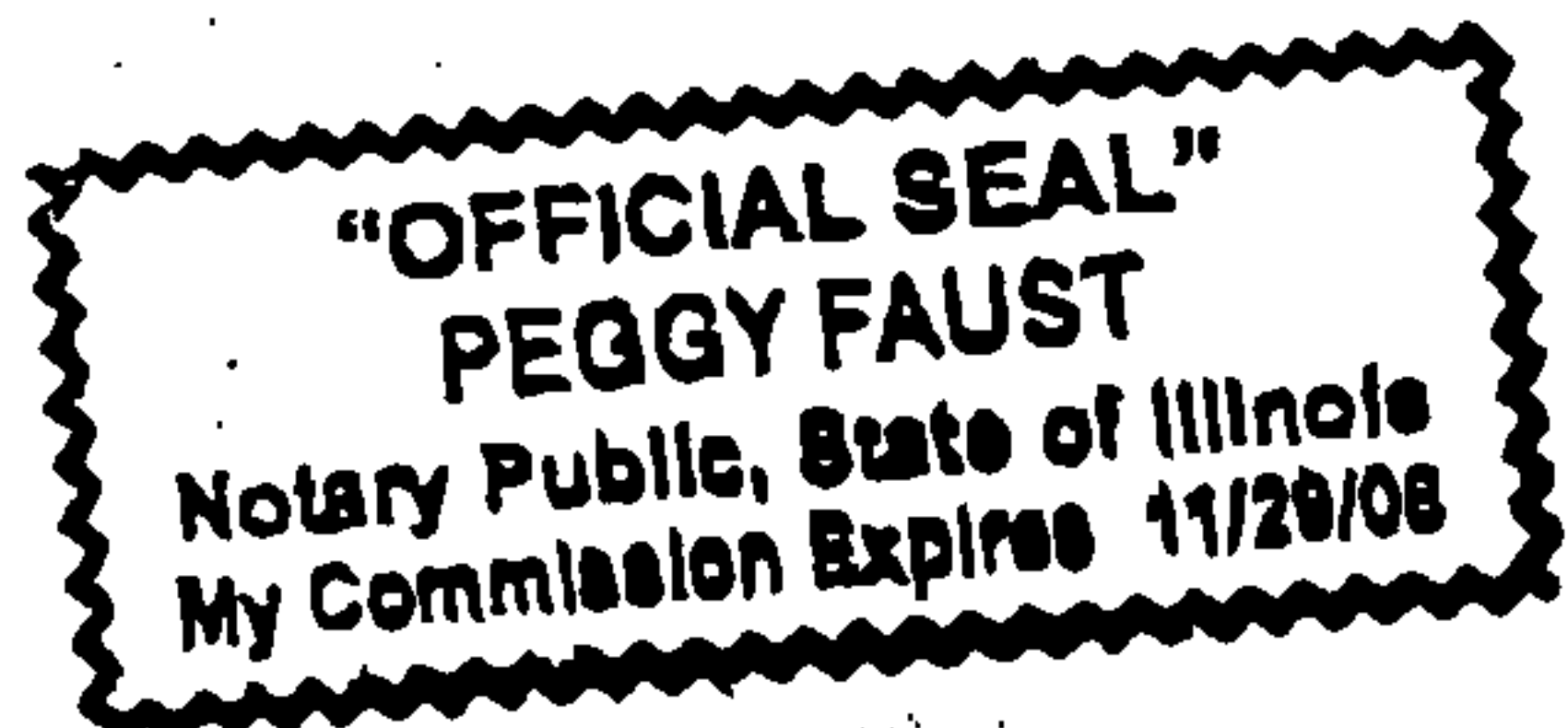
STATE OF ILLINOIS }
COUNTY OF COOK } S.S.

On February 2, 2005, before me, a Notary Public in and for said County and State, residing therein, duly commissioned and sworn, personally appeared Bonnie J. Kruse, known to me to be Attorney-in-Fact of the International Fidelity Insurance Company, the corporation described in and that executed the within and foregoing instrument, and known to me to be the person who executed the said instrument on behalf of the said corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year stated in this certificate above.

My Commission Expires on November 29, 2008

[Handwritten Signature]
Notary Public



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

PAID RECEIPT

APPLICANT NAME Pulte Homes

AGENT Bahannan Huston

ADDRESS \_\_\_\_\_

PROJECT & APP # 1003687/05 DRB 00697

PROJECT NAME Western Ridge Unit 1

\$ 20.00 441032/3424000 Conflict Management Fee

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

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

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

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

\$ 20.00 TOTAL AMOUNT DUE

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

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

4/25/2005 2:41PM LOC: ANNX  
RECEIPT# 00039570 WSH 008 TRANS# 0023  
Account 441032 Fund 0110  
Activity 3424000 TRSCCS  
Trans Amt \$20.00  
J24 Misc \$20.00  
CA \$20.00  
CHANGE \$0.00

**DRAFT**

# PERIMETER WALL DESIGN

## PLANT PALETTE

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

### 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)

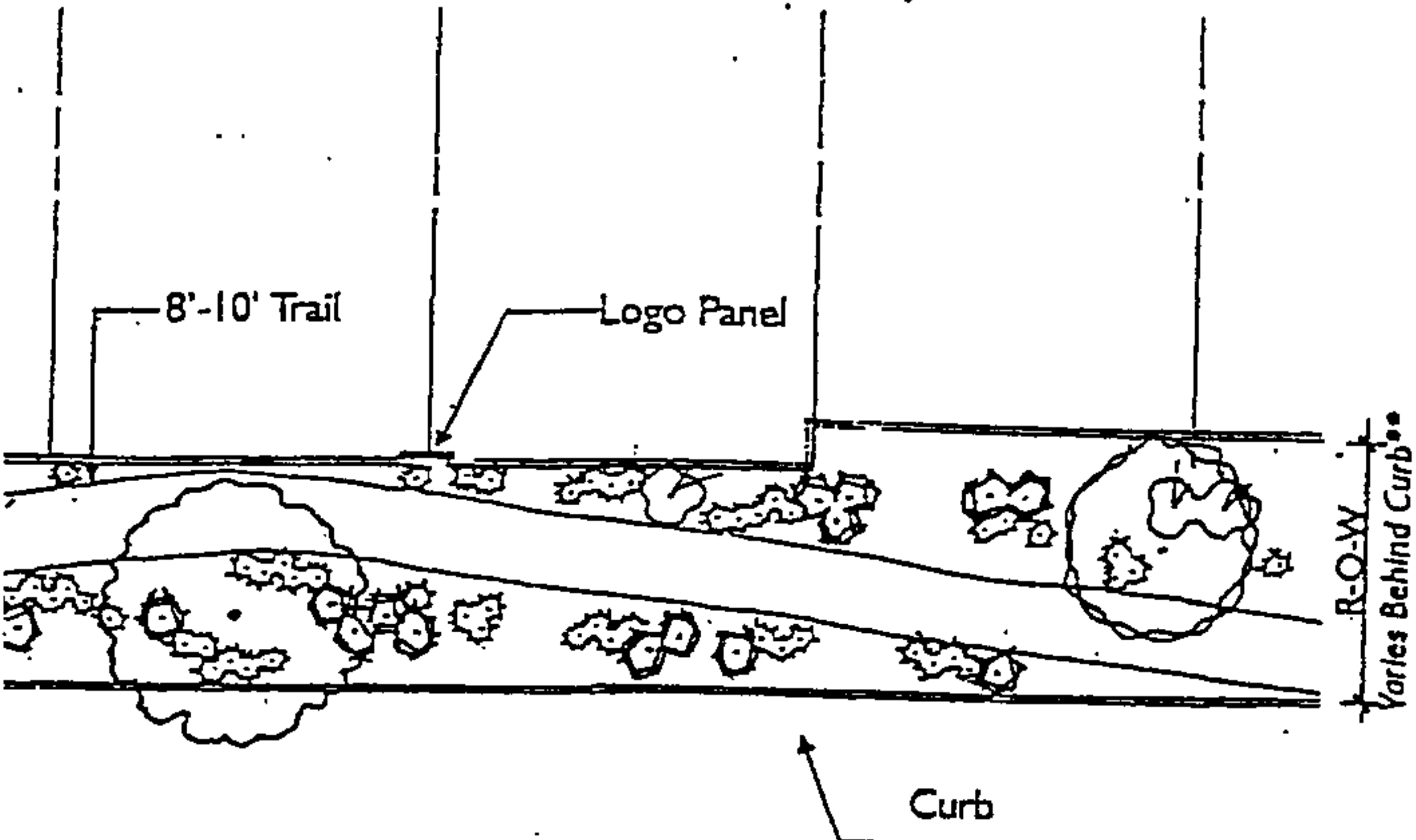
Blue Mist (M)  
Dwarf Butterfly Bush (M)  
Chamisa (L)  
Cotoneaster (M)  
Heavenly Bamboo (M+)  
Honeysuckle (M)  
India Hawthorn (M)  
Santolina (L)  
Lena's Broom (M)  
Maiden Grass (M+)  
Mahonia (M)  
Potentilla (M+)  
Powis Castle Sage (L+)  
Red Tip Photinia (M+)  
Red Yucca (L)  
Regal Mist Grass (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+)



\*\* R-O-W varies:

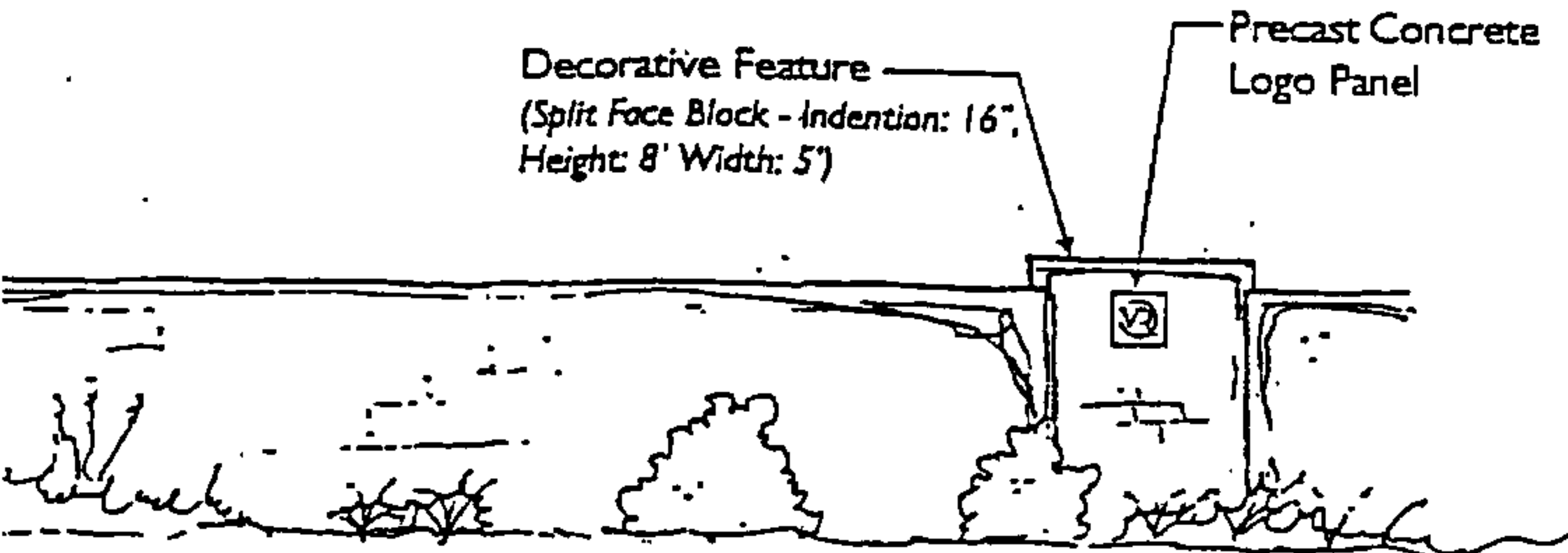
Ventana West Parkway 20'-28'

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).

## NOTES

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



## LAYOUT - 3 LOTS/3 LOTS

PROJECT #

1003687  
~~1003599~~

Perimeter Wall Approved

*[Signature]*

DRB Chair

9/10/04

Date

# VENTANA RANCH WEST

Prepared For:

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

August 30, 2004

Prepared By:

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

~~DRAFT~~

# PERIMETER WALL DESIGN

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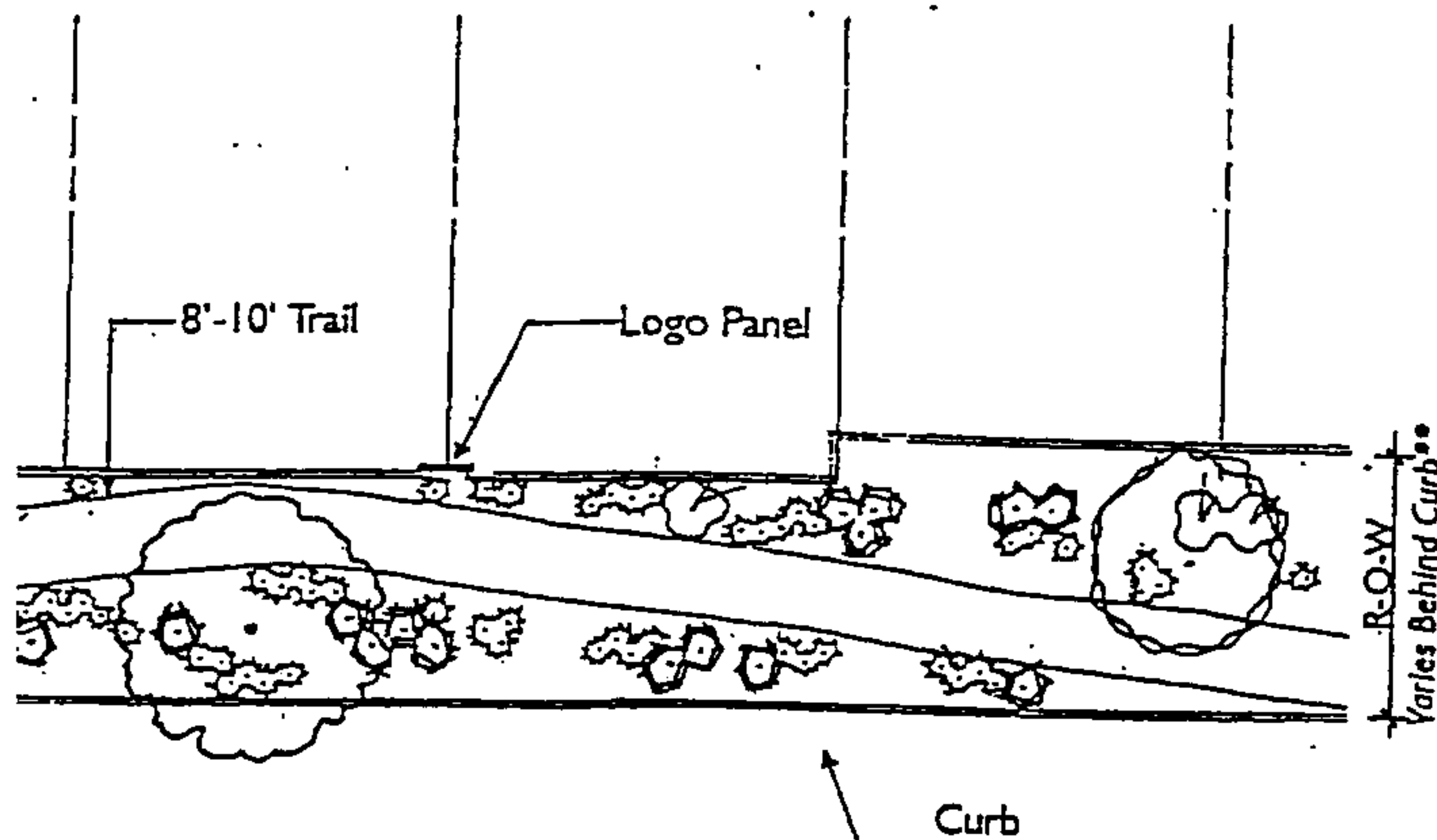
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Dwarf Butterfly Bush (M)  
Chamisa (L)  
Cotoneaster (M)  
Heavenly Bamboo (M+)  
Honeysuckle (M)  
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Santolina (L)  
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Potentilla (M+)  
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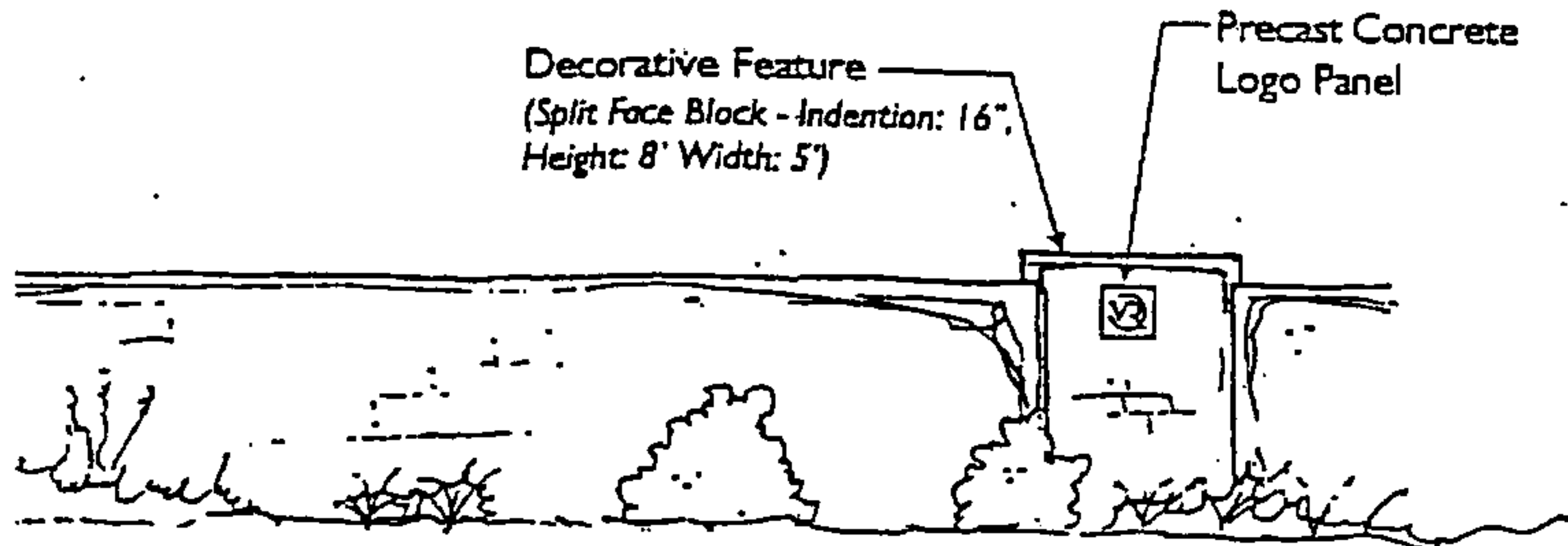


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## LAYOUT - 3 LOTS/3 LOTS

PROJECT #

1003687

~~1003593~~

Perimeter Wall Approved

*[Signature]*

DRB Chair

9/10/04

Date

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Albuquerque, NM 87122

Prepared By:

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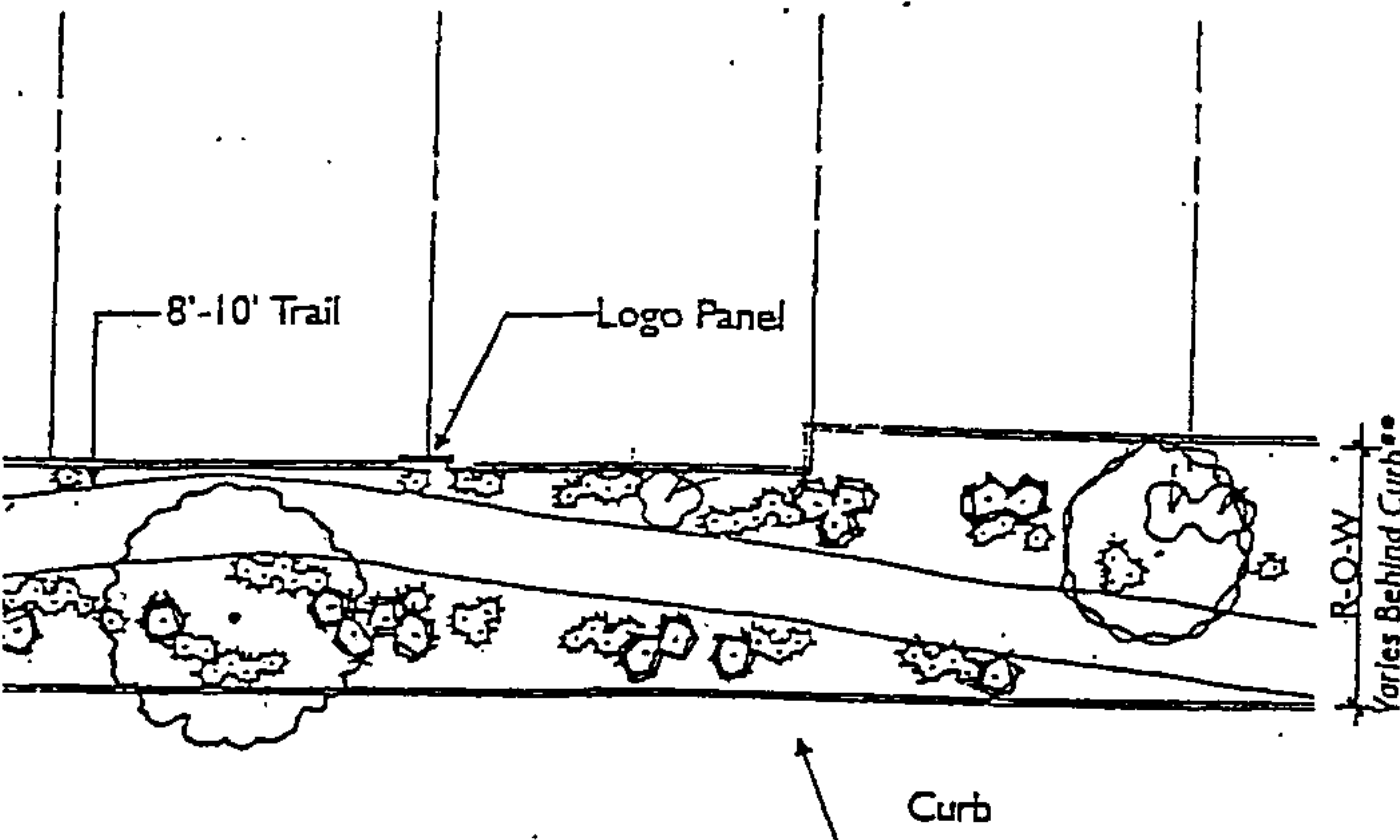
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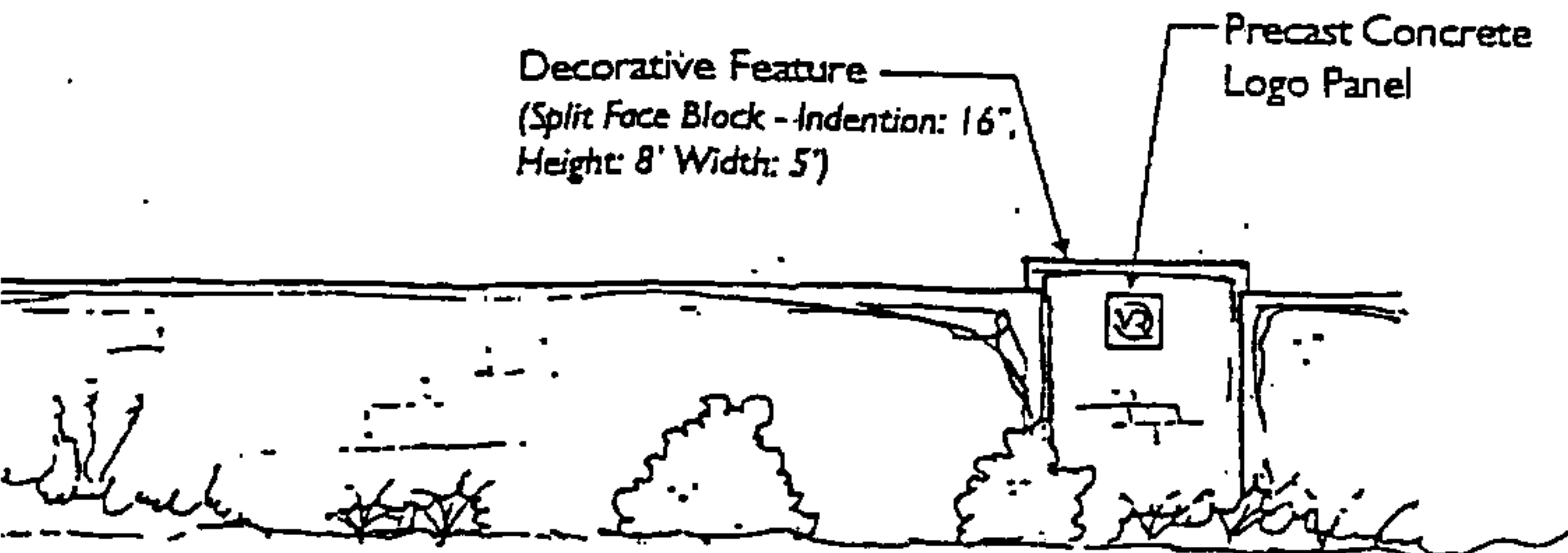


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7. All common landscaping shall be operated and maintained by the Ventana Ranch West Community Association.
8. Specific plant palette to be provided for each individual subdivision design.
9. The nearest intersection to Ventana Ranch West is Rainbow Boulevard and Paseo del Norte. The project is within Zone Atlas B-9.



## LAYOUT - 3 LOTS/3 LOTS

PROJECT #

1003687  
~~1003593~~

Perimeter Wall Approved

*[Signature]*

DRB Chair

9/07/04

Date

# VENTANA RANCH WEST

Prepared For:

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

August 30, 2004

Prepared By:

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

# ORIGINAL

*Claire*

Date Submitted: 10-27-04  
 Date Site Plan Approved: N/A  
 Date Preliminary Plat Approved: 10-27-04  
 Date Preliminary Plat Expires: 10-27-05

DRB Project No. 1003687  
04 DRB - 01512

Figure 12

INFRASTRUCTURE LIST

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

**WESTERN RIDGE SUBDIVISION - UNITS 1 & 2**  
**(TRACTS 2, 9 & 14, VENTANA RANCH WEST)**

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
<b>UNIT 1 - PUBLIC ROADWAY IMPROVEMENTS - ON-SITE (Pulte Homes)</b>									
		22' F-F (IN) 24' F-F (OUT) W/ 8' MEDIAN	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES	CALDERA ROAD	VENTANA WEST PARKWAY	MOGOLLON DRIVE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*†	MOGOLLON ROAD	SOUTH HAMMERHEAD TERMINUS	UNIT 1 BOUNDARY (LOT 153)	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	MOGOLLON ROAD (HAMMERHEAD)	LOT 50	LOT 46	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	CARRIZO ROAD	MOGOLLON ROAD	NACIMIENTO STREET	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	NACIMIENTO STREET	CARRIZO ROAD	MOGOLLON ROAD	/	/	/
		24' F-F STUB	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES* †	NACIMIENTO STREET	CARRIZO ROAD	NACIMIENTO STREET TERMINUS	/	/	/
		22' F-F (IN) 24' F-F (OUT) W/ 8' MEDIAN	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES	NACIMIENTO STREET	MOGOLLON ROAD	VENTANA WEST PARKWAY	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	CLOUDVEIL ROAD	MOGOLLON ROAD	WEST CUL-DE-SAC TERMINUS	/	/	/
		22' F-F (IN) 24' F-F (OUT) W/ 8' MEDIAN	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES	CLOUDVEIL ROAD	MOGOLLON ROAD	VENTANA WEST PARKWAY	/	/	/

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
<b>UNIT 1 - PUBLIC ROADWAY IMPROVEMENTS - ON-SITE (Pulte Homes) (CONT)</b>									
		32' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	DRAGON ROAD	NACIMIENTO STREET	MOGOLLON ROAD	/	/	/
			STREET LIGHTS AS PER COA DPM				/	/	/
			*SIDEWALKS TO BE DEFERRED WHEN FRONTING A LOT; SIDEWALKS TO BE BUILT WHEN ADJACENT TO HOA TRACTS. †SIDEWALK TO BE WAIVED FRONTING LOTS 50 & 77 AND ADJACENT TO 51 & 76						

<b>UNIT 1 - PUBLIC ROADWAY IMPROVEMENTS - OFF-SITE (VENTANA WEST LLC) (SEE NOTE)</b>									
		25' F-F	ARTERIAL PAVING W/ PCC STD & MED CURB & GUTTER & ACC 8' WIDE PATH ON EAST SIDE	VENTANA WEST PARKWAY	PASEO DEL NORTE BLVD	LOT 153	/	/	/
		30' F-F	ARTERIAL PAVING W/ PCC STD & MED CURB & GUTTER*(see note)	PASEO DEL NORTE BLVD	UNIT 1 WEST BOUNDARY (LOT 50)	VENTANA WEST PARKWAY	/	/	/
		NOTE:	* THE PASEO DEL NORTE BLVD INFRASTRUCTURE IMPROVEMENTS (LESS THE PED PATH) SHALL BE PROVIDED TO THE COA VIA A SIA PROCEDURE C. THE 8 FT WIDE ACC PED PATH SHALL BE CONSTRUCTED ALONG THE PASEO DEL NORTE FROM LOT 50 TO VENTANA WEST PARKWAY.						
		NOTE:	THE OFF SITE INFRASTRUCTURE IMPROVEMENTARE CURRENTLY UNDER CONSTRUCTION W/ COA CPN 617683 & 617684 STREET LIGHTS AS PER COA DPM						

<b>UNIT 1 - PUBLIC (NMU) WATERLINE IMPROVEMENTS - ON-SITE (Pulte Homes)</b>									
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	CALDERA ROAD	VENTANA WEST PARKWAY	MOGOLLON DRIVE	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	CARRIZO ROAD	MOGOLLON ROAD	NACIMIENTO STREET	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	NACIMIENTO STREET	CARRIZO ROAD	VENTANA WEST PARKWAY	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	MOGOLLON ROAD	CARRIZO ROAD	LOT153	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	MOGOLLON ROAD	MOGOLLON ROAD HAMMERHEAD	CARRIZO ROAD	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	PUBLIC ESMNT (LOT 46)	MOGOLLON ROAD HAMMERHEAD	VENTANA WEST PARKWAY	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	DRAGON RD	MOGOLLON ROAD	NACIMIENTO STREET	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	CLOUDVEIL ROAD	MOGOLLON ROAD	CUL-DE-SAC TERMINUS	/	/	/

<b>UNIT 1 - PUBLIC (NMU) WATERLINE IMPROVEMENTS - OFF-SITE (VENTANA WEST LLC)</b>									
		12" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	VENTANA WEST PARKWAY	PASEO DEL NORTE BLVD	VENTANA RIDGE ROAD	/	/	/
		12" - 20" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S & PUMP STATION	VENTANA RIDGE RD & PUBLIC EASEMENTS	VENTANA WEST PARKWAY	WELL # 7 PUMP STATION	/	/	/



ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
<b>UNIT 1 - PUBLIC (NMUI) SANITARY SEWER IMPROVEMENTS - ON-SITE (Pulte Homes)</b>									
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	MOGOLLON ROAD	LOT 50	LOT 46	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	MOGOLLON ROAD	MOGOLLON ROAD	NACIMIENTO STREET	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	MOGOLLON ROAD	LOT 151	NACIMIENTO STREET	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	NACIMIENTO STREET	VENTANA WEST PARKWAY	CARRIZO ROAD	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	CARRIZO ROAD	NACIMIENTO STREET	MOGOLLON ROAD	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	DRAGOON ROAD	NACIMIENTO STREET	MOGOLLON ROAD	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	CLOUDVEIL ROAD	VENTANA WEST PARKWAY	CLOUDVEIL RD TERMINUS	/	/	/

<b>UNIT 1 - PUBLIC (NMUI) SANITARY SEWER IMPROVEMENTS - OFF-SITE (VENTANA WEST LLC)</b>									
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	VENTANA WEST PKWY & PUBLIC EASEMENT	MALLARD AVE (BRIAR RIDGE SUB)	WEST SIDE OF VENTANA WEST PARKWAY	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	VENTANA WEST PKWY & PUBLIC EASEMENTS	VENTANA WEST PARKWAY	HARRIER AVE NW (PINON POINTE SUB)	/	/	/

<b>UNIT 1 - PUBLIC STORM DRAIN IMPROVMENTS - ON-SITE (Pulte Homes)</b>									
		18" - 24" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	CARRIZO ROAD	INTERSECTION OF CARRIZO & MOGOLLON	MOGOLLON RD	/	/	/
		24" - 36" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	MOGOLLON ROAD	INTERSECTION OF CARRIZO & MOGOLLON	CALDERA RD (CONNECT TO 84")	/	/	/
		4 FT WIDE	PCC RIBBON CHANNEL & NEC SIDEWALK CULVERTS	PUBLIC DRAINAGE EASEMENT LOT 46	MOGOLLON RD HAMMER HEAD	VENTANA WEST PARKWAY	/	/	/
		NOTE:	A GRADING AND DRAINAGE CERTIFICAITON OF THE APPROVED GRADING PLAN FOR UNIT 1 IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTEES. A TEMP DRAINAGE EASEMENT W/ AGREEMENT & COVENANT W/IN UNIT 2 TO SERVE UNIT 1 IF UNIT 1 IS DEVELOPED BEFORE UNIT 2. NEED PUBLIC DRAINAGE EASEMENT ACROSS TRACT C.						

<b>UNIT 1 - PUBLIC STORM DRAIN IMPROVMENTS - OFF-SITE (VENTANA WEST LLC)</b>									
		84" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS & HEADWALL CONNECTION TO AMAFCA CHANNEL	CALDERA ROAD & PUBLIC EASEMENTS (TRACTS K & L)	EXISTING AMAFCA CHANNEL	WEST BOUNDARY TRACT 2	/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
<b>UNIT 2 - PUBLIC ROADWAY IMPROVEMENTS - ON-SITE (Pulte Homes)</b>									
		22' F-F (IN) 24' F-F (OUT) W/ 8' MEDIAN 6'	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES	TRES HERMANAS STREET	VENTANA WEST PARKWAY	MOGOLLON DRIVE	/	/	/
		22' F-F (IN) 24' F-F (OUT) W/ 8' MEDIAN 6'	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES	THUNDERBOLT DRIVE	VENTANA RIDGE ROAD	TUSCARORA ROAD	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	TUSCARORA ROAD	TEMPORARY TURNAROUND	MOGOLLON DRIVE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	OSCURA STREET	TUSCARORA ROAD	SIERRA ALTOS PLACE	/	/	/
		28' F-F (24' F-F STUBS)	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	MOGOLLON DRIVE	TUSCARORA ROAD	UNIT 1/2 BOUNDARY	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	SIERRA ALTOS PLACE	OSCURA STREET	MOGOLLON DRIVE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	SIERRA ALTOS PLACE	WEST END CUL-DE-SAC	OSCURA STREET	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	MOSCA DRIVE	TUSCARORA ROAD	SOUTH END CUL-DE-SAC	/	/	/

<b>UNIT 2 - PUBLIC ROADWAY IMPROVEMENTS - OFF-SITE (VENTANA WEST LLC) (SEE NOTE)</b>									
		25' F-F	ARTERIAL PAVING W/ PCC STD & MED CURB & GUTTER & ACC 8' WIDE PATH ON EAST SIDE	VENTANA WEST PARKWAY	NORTH BNDY UNIT 1 (LOT 154)	VENTANA RIDGE ROAD	/	/	/
		25' F-F	ARTERIAL PAVING W/ PCC STD & MED CURB & GUTTER & ACC 8' WIDE PATH ON SOUTH SIDE	VENTANA RIDGE ROAD	VENTANA WEST PARKWAY	WEST BNDY UNIT 2 (LOT 186)	/	/	/
		NOTE:	THE OFF SITE INFRASTRUCTURE IMPROVEMENTARE CURRENTLY UNDER CONSTRUCTION W/ COA CPN 617683 & 617684, 617685 & 617686. STREET LIGHTS AS PER COA DPM						

<b>UNIT 2 - PUBLIC (NMUI) WATERLINE IMPROVEMENTS - ON-SITE (Pulte Homes)</b>									
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	TRES HERMANAS STREET	VENTANA WEST PARKWAY	MOGOLLON DRIVE	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	THUNDERBOLT DRIVE	VENTANA RIDGE ROAD	TUSCARORA ROAD	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	TUSCARORA ROAD	TEMPORARY TURNAROUND	MOGOLLON DRIVE	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	OSCURA STREET	TUSCARORA ROAD	SIERRA ALTOS PLACE	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	MOGOLLON DRIVE	TUSCARORA ROAD	UNIT 1/2 BOUNDARY	/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
<b>UNIT 2 - PUBLIC (NMUI) WATERLINE IMPROVEMENTS - ON-SITE (Pulte Homes) (CONT)</b>									
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	SIERRA ALTOS PLACE	WEST END CUL-DE-SAC	MOGOLLON DRIVE	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	MOSCA DRIVE	TUSCARORA ROAD	SOUTH END CUL-DE-SAC	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	TRACT 5	SIERRA ALTOS PLACE	TUSCARORA ROAD	/	/	/

<b>UNIT 2 - PUBLIC (NMUI) SANITARY SEWER IMPROVEMENTS - ON-SITE (Pulte Homes)</b>									
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	TRES HERMANAS STREET	VENTANA WEST PARKWAY	MOGOLLON DRIVE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	TUSCARORA ROAD	TEMPORARY TURNAROUND	MOGOLLON DRIVE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	OSCURA STREET	TUSCARORA ROAD	SIERRA ALTOS PLACE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	MOGOLLON DRIVE	TUSCARORA ROAD	UNIT 1/2 BOUNDARY	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	SIERRA ALTOS PLACE	WEST TERMINUS CUL-DE-SAC	MOGOLLON DRIVE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	MOSCA DRIVE	TUSCARORA ROAD	SOUTH TERMINUS CUL-DE-SAC	/	/	/

<b>UNIT 2 - PUBLIC STORM DRAIN IMPROVMENTS - ON-SITE (Pulte Homes)</b>									
		36"-42" DIA.	RCP W/ NEC. MH'S, LATERALS & INLETS	TRES HERMANAS STREET	VENTANA WEST PARKWAY	MOGOLLON DRIVE	/	/	/
		30"-36" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	MOGOLLON DRIVE	TUSCARORA ROAD	TRES HERMANAS STREET	/	/	/
		30"-24" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	TUSCARORA ROAD	LOT 248 WESTERN RIDGE SUBDIVISION	MOGOLLON DRIVE	/	/	/
		NOTE:	A GRADING AND DRAINAGE CERTIFICAITON OF THE APPROVED GRADING PLAN FOR UNIT 2 IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTEES						

<b>UNIT 2 - PUBLIC STORM DRAIN IMPROVMENTS - OFF-SITE (VENTANA WEST LLC)</b>									
		66"-24" DIA.	RCP W/ NEC. MH'S, LATERALS INLETS & SPILLWAY CONNECTION	VENTANA WEST PKWY & PUBLIC EASEMENT	VENTANA WEST PARKWAY	EXIST SPILLWAY PINION POINT SUBD.	/	/	/

<b>UNITS 1 &amp; 2 - PUBLIC IMPROVEMENTS (VENTANA WEST LLC)</b>									
		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 FUTHER DETAILS.						
		NOTE:	LANDSCAPING WITHIN THE PUBLIC RIGHT OF WAY WILL BE CONSTRUCTED IN ACCORDANCE WITH AN APPROVED STREETScape-GIFT AND FREE WORK AGREEMENT. A FINANCIAL GUARANTY WILL NOT BE REQUIRED FOR LANDSCAPING WITHIN PUBLIC RIGHT OF WAY.						

ORIGINAL

AGENT/OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

PREPARED BY: PRINT NAME

JAMES POORBAUGH, P.E.

10/27/04

Christina Anderson  
PARKS & GENERAL SERVICES

10/27/04

FIRM:

BOHANNAN HUSTON INC.

10-27-04

TRANSPORTATION DEVELOPMENT

DATE

AMAFCA

DATE

SIGNATURE

James Poorbaugh

10-27-04

NEW MEXICO UTILITIES INCORPORATED

DATE

MAXIMUM TIME ALLOW TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION

Bradley S. Bingham

10/27/04

CITY ENGINEER

DATE

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRB CHAIR	USER DEPARTMENT	AGENT/OWNER
A1	1-18-05	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>

Current DRC  
Project No. \_\_\_\_\_

# ORIGINAL

Figure 12

INFRASTRUCTURE LIST

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

**WESTERN RIDGE SUBDIVISION - UNITS 1 & 2  
(TRACTS 2, 9 & 14, 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.

*Claire*  
Date Submitted: 10-27-04  
Date Site Plan Approved: N/A  
Date Preliminary Plat Approved: 10-27-04  
Date Preliminary Plat Expires: 10-27-05  
DRB Project No. 1003687  
04 DRB - 01512

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
<b>UNIT 1 - PUBLIC ROADWAY IMPROVEMENTS - ON-SITE (Pulte Homes)</b>									
		22' F-F (IN) 24' F-F (OUT) W/ 8' MEDIAN	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES	CALDERA ROAD	VENTANA WEST PARKWAY	MOGOLLON DRIVE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*†	MOGOLLON ROAD	SOUTH HAMMERHEAD TERMINUS	UNIT 1 BOUNDARY (LOT 153)	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	MOGOLLON ROAD (HAMMERHEAD)	LOT 50	LOT 46	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	CARRIZO ROAD	MOGOLLON ROAD	NACIMIENTO STREET	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	NACIMIENTO STREET	CARRIZO ROAD	MOGOLLON ROAD	/	/	/
		24' F-F STUB	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES* †	NACIMIENTO STREET	CARRIZO ROAD	NACIMIENTO STREET TERMINUS	/	/	/
		22' F-F (IN) 24' F-F (OUT) W/ 8' MEDIAN	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES	NACIMIENTO STREET	MOGOLLON ROAD	VENTANA WEST PARKWAY	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	CLOUDVEIL ROAD	MOGOLLON ROAD	WEST CUL-DE-SAC TERMINUS	/	/	/
		22' F-F (IN) 24' F-F (OUT) W/ 8' MEDIAN	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES	CLOUDVEIL ROAD	MOGOLLON ROAD	VENTANA WEST PARKWAY	/	/	/

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
<b>UNIT 1 - PUBLIC ROADWAY IMPROVEMENTS - ON-SITE (Pulte Homes) (CONT)</b>									
		32' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	DRAGON ROAD	NACIMIENTO STREET	MOGOLLON ROAD	/	/	/
			STREET LIGHTS AS PER COA DPM				/	/	/
			*SIDEWALKS TO BE DEFERRED WHEN FRONTING A LOT; SIDEWALKS TO BE BUILT WHEN ADJACENT TO HOA TRACTS. †SIDEWALK TO BE WAIVED FRONTING LOTS 50 & 77 AND ADJACENT TO 51 & 76						

<b>UNIT 1 - PUBLIC ROADWAY IMPROVEMENTS - OFF-SITE (VENTANA WEST LLC) (SEE NOTE)</b>									
		25' F-F	ARTERIAL PAVING W/ PCC STD & MED CURB & GUTTER & ACC 8' WIDE PATH ON EAST SIDE	VENTANA WEST PARKWAY	PASEO DEL NORTE BLVD	LOT 153	/	/	/
		30' F-F	ARTERIAL PAVING W/ PCC STD & MED CURB & GUTTER*(see note)	PASEO DEL NORTE BLVD	UNIT 1 WEST BOUNDARY (LOT 50)	VENTANA WEST PARKWAY	/	/	/
		NOTE:	* THE PASEO DEL NORTE BLVD INFRASTRUCTURE IMPROVEMENTS (LESS THE PED PATH) SHALL BE PROVIDED TO THE COA VIA A SIA PROCEDURE C. THE 8 FT WIDE ACC PED PATH SHALL BE CONSTRUCTED ALONG THE PASEO DEL NORTE FROM LOT 50 TO VENTANA WEST PARKWAY.						
		NOTE:	THE OFF SITE INFRASTRUCTURE IMPROVEMENTARE CURRENTLY UNDER CONSTRUCTION W/ COA CPN 617683 & 617684 STREET LIGHTS AS PER COA DPM						

<b>UNIT 1 - PUBLIC (NMUI) WATERLINE IMPROVEMENTS - ON-SITE (Pulte Homes)</b>									
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	CALDERA ROAD	VENTANA WEST PARKWAY	MOGOLLON DRIVE	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	CARRIZO ROAD	MOGOLLON ROAD	NACIMIENTO STREET	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	NACIMIENTO STREET	CARRIZO ROAD	VENTANA WEST PARKWAY	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	MOGOLLON ROAD	CARRIZO ROAD	LOT153	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	MOGOLLON ROAD	MOGOLLON ROAD HAMMERHEAD	CARRIZO ROAD	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	PUBLIC ESMNT (LOT 46)	MOGOLLON ROAD HAMMERHEAD	VENTANA WEST PARKWAY	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	DRAGON RD	MOGOLLON ROAD	NACIMIENTO STREET	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	CLOUDVEIL ROAD	MOGOLLON ROAD	CUL-DE-SAC TERMINUS	/	/	/

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

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Crst Engineer
<b>UNIT 1 - PUBLIC (NMUI) SANITARY SEWER IMPROVEMENTS - ON-SITE (Pulte Homes)</b>									
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	MOGOLLON ROAD	LOT 50	LOT 46	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	MOGOLLON ROAD	MOGOLLON ROAD	NACIMIENTO STREET	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	MOGOLLON ROAD	LOT 151	NACIMIENTO STREET	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	NACIMIENTO STREET	VENTANA WEST PARKWAY	CARRIZO ROAD	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	CARRIZO ROAD	NACIMIENTO STREET	MOGOLLON ROAD	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	DRAGOON ROAD	NACIMIENTO STREET	MOGOLLON ROAD	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	CLOUDVEIL ROAD	VENTANA WEST PARKWAY	CLOUDVEIL RD TERMINUS	/	/	/

<b>UNIT 1 - PUBLIC (NMUI) SANITARY SEWER IMPROVEMENTS - OFF-SITE (VENTANA WEST LLC)</b>									
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	VENTANA WEST PKWY & PUBLIC EASEMENT	MALLARD AVE (BRIAR RIDGE SUB)	WEST SIDE OF VENTANA WEST PARKWAY	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	VENTANA WEST PKWY & PUBLIC EASEMENTS	VENTANA WEST PARKWAY	HARRIER AVE NW (PINON POINTE SUB)	/	/	/

<b>UNIT 1 - PUBLIC STORM DRAIN IMPROVMENTS - ON-SITE (Pulte Homes)</b>									
		18" - 24" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	CARRIZO ROAD	INTERSECTION OF CARRIZO & MOGOLLON	MOGOLLON RD	/	/	/
		24" - 36" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	MOGOLLON ROAD	INTERSECTION OF CARRIZO & MOGOLLON	CALDERA RD (CONNECT TO 84")	/	/	/
		4 FT WIDE	PCC RIBBON CHANNEL & NEC SIDEWALK CULVERTS	PUBLIC DRAINAGE EASEMENT LOT 46	MOGOLLON RD HAMMER HEAD	VENTANA WEST PARKWAY	/	/	/
		NOTE:	A GRADING AND DRAINAGE CERTIFICAITON OF THE APPROVED GRADING PLAN FOR UNIT 1 IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTEES. A TEMP DRAINAGE EASEMENT W/ AGREEMENT & COVENANT W/IN UNIT 2 TO SERVE UNIT 1 IF UNIT 1 IS DEVELOPED BEFORE UNIT 2. NEED PUBLIC DRAINAGE EASEMENT ACROSS TRACT C.						

<b>UNIT 1 - PUBLIC STORM DRAIN IMPROVMENTS - OFF-SITE (VENTANA WEST LLC)</b>									
		84" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS & HEADWALL CONNECTION TO AMAFCA CHANNEL	CALDERA ROAD & PUBLIC EASEMENTS (TRACTS K & L)	EXISTING AMAFCA CHANNEL	WEST BOUNDARY TRACT 2	/	/	/

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
<b>UNIT 2 - PUBLIC ROADWAY IMPROVEMENTS - ON-SITE (Pulte Homes)</b>									
		22' F-F (IN) 24' F-F (OUT) W/ 8' MEDIAN	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES	TRES HERMANAS STREET	VENTANA WEST PARKWAY	MOGOLLON DRIVE	/	/	/
		22' F-F (IN) 24' F-F (OUT) W/ 8' MEDIAN	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES	THUNDERBOLT DRIVE	VENTANA RIDGE ROAD	TUSCARORA ROAD	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	TUSCARORA ROAD	TEMPORARY TURNAROUND	MOGOLLON DRIVE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	OSCURA STREET	TUSCARORA ROAD	SIERRA ALTOS PLACE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	MOGOLLON DRIVE	TUSCARORA ROAD	UNIT 1/2 BOUNDARY	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	SIERRA ALTOS PLACE	OSCURA STREET	MOGOLLON DRIVE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	SIERRA ALTOS PLACE	WEST END CUL-DE-SAC	OSCURA STREET	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	MOSCA DRIVE	TUSCARORA ROAD	SOUTH END CUL-DE-SAC	/	/	/

<b>UNIT 2 - PUBLIC ROADWAY IMPROVEMENTS - OFF-SITE (VENTANA WEST LLC) (SEE NOTE)</b>									
		25' F-F	ARTERIAL PAVING W/ PCC STD & MED CURB & GUTTER & ACC 8' WIDE PATH ON EAST SIDE	VENTANA WEST PARKWAY	NORTH BNDY UNIT 1 (LOT 154)	VENTANA RIDGE ROAD	/	/	/
		25' F-F	ARTERIAL PAVING W/ PCC STD & MED CURB & GUTTER & ACC 8' WIDE PATH ON SOUTH SIDE	VENTANA RIDGE ROAD	VENTANA WEST PARKWAY	WEST BNDY UNIT 2 (LOT 186)	/	/	/
		NOTE:	THE OFF SITE INFRASTRUCTURE IMPROVEMENT ARE CURRENTLY UNDER CONSTRUCTION W/ COA CPN 617683 & 617684, 617685 & 617686. STREET LIGHTS AS PER COA DPM						

<b>UNIT 2 - PUBLIC (NMU) WATERLINE IMPROVEMENTS - ON-SITE (Pulte Homes)</b>									
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	TRES HERMANAS STREET	VENTANA WEST PARKWAY	MOGOLLON DRIVE	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	THUNDERBOLT DRIVE	VENTANA RIDGE ROAD	TUSCARORA ROAD	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	TUSCARORA ROAD	TEMPORARY TURNAROUND	MOGOLLON DRIVE	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	OSCURA STREET	TUSCARORA ROAD	SIERRA ALTOS PLACE	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	MOGOLLON DRIVE	TUSCARORA ROAD	UNIT 1/2 BOUNDARY	/	/	/



ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
<b>UNIT 2 - PUBLIC (NMU) WATERLINE IMPROVEMENTS - ON-SITE (Pulte Homes) (CONT)</b>									
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	SIERRA ALTOS PLACE	WEST END CUL-DE-SAC	MOGOLLON DRIVE	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	MOSCA DRIVE	TUSCARORA ROAD	SOUTH END CUL-DE-SAC	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	TRACT 5	SIERRA ALTOS PLACE	TUSCARORA ROAD	/	/	/

<b>UNIT 2 - PUBLIC (NMU) SANITARY SEWER IMPROVEMENTS - ON-SITE (Pulte Homes)</b>									
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	TRES HERMANAS STREET	VENTANA WEST PARKWAY	MOGOLLON DRIVE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	TUSCARORA ROAD	TEMPORARY TURNAROUND	MOGOLLON DRIVE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	OSCURA STREET	TUSCARORA ROAD	SIERRA ALTOS PLACE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	MOGOLLON DRIVE	TUSCARORA ROAD	UNIT 1/2 BOUNDARY	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	SIERRA ALTOS PLACE	WEST TERMINUS CUL-DE-SAC	MOGOLLON DRIVE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	MOSCA DRIVE	TUSCARORA ROAD	SOUTH TERMINUS CUL-DE-SAC	/	/	/

<b>UNIT 2 - PUBLIC STORM DRAIN IMPROVMENTS - ON-SITE (Pulte Homes)</b>									
		36"-42" DIA.	RCP W/ NEC. MH'S, LATERALS & INLETS	TRES HERMANAS STREET	VENTANA WEST PARKWAY	MOGOLLON DRIVE	/	/	/
		30"-36" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	MOGOLLON DRIVE	TUSCARORA ROAD	TRES HERMANAS STREET	/	/	/
		30"-24" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	TUSCARORA ROAD	LOT 248 WESTERN RIDGE SUBDIVISION	MOGOLLON DRIVE	/	/	/
		NOTE:	A GRADING AND DRAINAGE CERTIFICATION OF THE APPROVED GRADING PLAN FOR UNIT 2 IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTEES						

<b>UNIT 2 - PUBLIC STORM DRAIN IMPROVMENTS - OFF-SITE (VENTANA WEST LLC)</b>									
		66"-24" DIA.	RCP W/ NEC. MH'S, LATERALS INLETS & SPILLWAY CONNECTION	VENTANA WEST PKWY & PUBLIC EASEMENT	VENTANA WEST PARKWAY	EXIST SPILLWAY PINION POINT SUBD.	/	/	/

<b>UNITS 1 &amp; 2 - PUBLIC IMPROVEMENTS (VENTANA WEST LLC)</b>									
		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 FUTHER DETAILS.						
		NOTE:	LANDSCAPING WITHIN THE PUBLIC RIGHT OF WAY WILL BE CONSTRUCTED IN ACCORDANCE WITH AN APPROVED STREETScape-GIFT AND FREE WORK AGREEMENT. A FINANCIAL GUARANTY WILL NOT BE REQUIRED FOR LANDSCAPING WITHIN PUBLIC RIGHT OF WAY.						

ORIGINAL



AGENT/OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

JAMES POORBAUGH, P.E.  
PREPARED BY: PRINT NAME

*[Signature]*  
DRB CHAIR

10-27-04  
DATE

*[Signature]*  
PARKS & GENERAL SERVICES  
DATE

BOHANNAN HUSTON INC.  
FIRM:

*[Signature]*  
TRANSPORTATION DEVELOPMENT

10-27-04  
DATE

*[Signature]*  
SIGNATURE

*[Signature]*  
UTILITY DEVELOPMENT

10/27/04  
DATE

AMAFCA  
*[Signature]*  
NEW MEXICO UTILITIES INCORPORATED  
DATE

MAXIMUM TIME ALLOW TO CONSTRUCT  
IMPROVEMENTS WITHOUT A DRB EXTENSION

*[Signature]*  
CITY ENGINEER

10/27/04  
DATE



DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

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

[www.bhinc.com](http://www.bhinc.com)

voice: 505.823.1000  
facsimile: 505.798.7988  
toll free: 800.877.5332



October 25, 2004

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

Re: Revised Grading Plan for Western Ridge Subdivision (currently known as Tracts 2 & 9,  
Ventana Ranch West) - DRB Project #1003687

Dear Sheran:

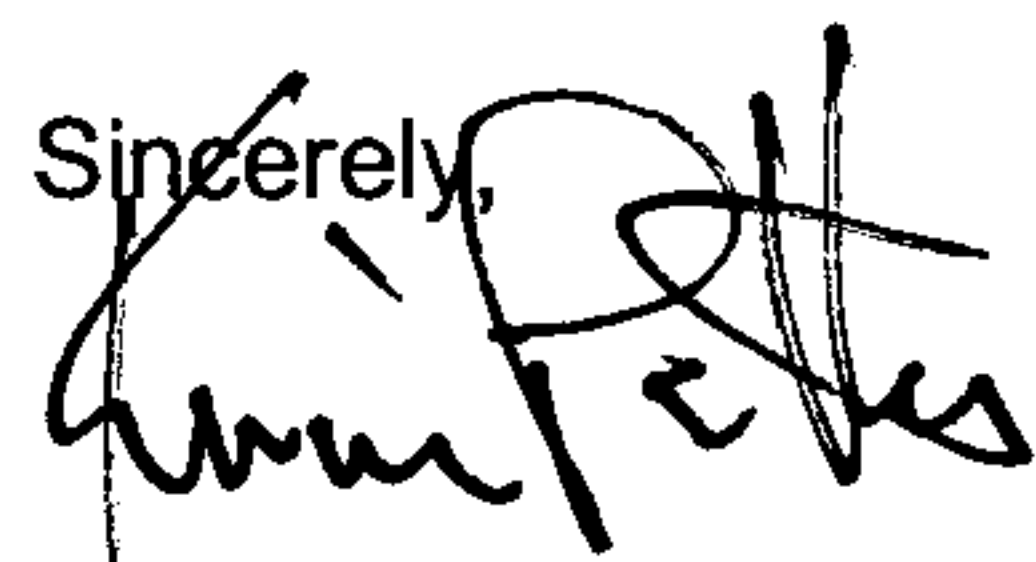
Enclosed is a revised grading plan for the above referenced subdivision in Ventana Ranch West. The preliminary plat and the grading plan originally submitted for this development is currently scheduled to be heard at DRB Wednesday, October 27, 2004.

The purpose of the revised grading plan was to try and minimize the number of retaining walls within the subdivision. After receiving additional comments back from our clients, at their request, we have shifted some internal back lot lines and made some minor modifications to the grading plan by adding and (mostly) removing some retaining walls in isolated areas.

Please incorporate the enclosed revised grading plan, engineers stamped dated October 25, 2004, into the submittal package to be heard on October 27, 2004.

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

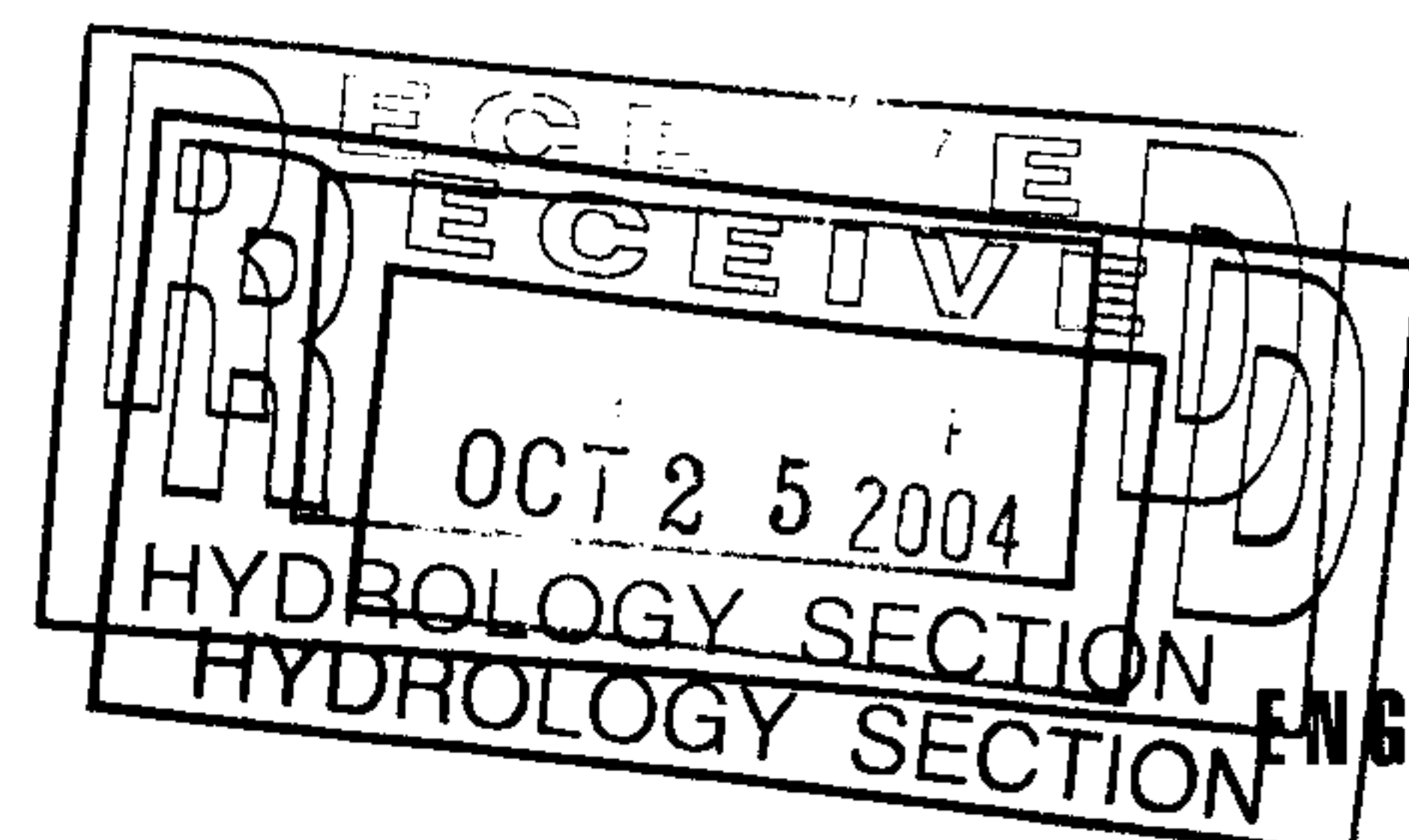
Sincerely,



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

SS  
Enclosure

cc: Wilfred Gallegos, COA Transportation Development (w/ encl)  
Brad Bingham, COA Hydrology (w/ encl)  
Roger Green, COA Utility Development (w/ encl)  
Christina Sandoval, COA Parks & Rec (w/ encl)



ENGINEERING ▲  
SPATIAL DATA ▲

ADVANCED TECHNOLOGIES ▲

Current DRC  
Project No. \_\_\_\_\_

Date Submitted: 10-1-04  
 Date Site Plan Approved: N/A  
 Date Preliminary Plat Approved: \_\_\_\_\_  
 Date Preliminary Plat Expires: \_\_\_\_\_

DRB Project No. 1002687

Figure 12

INFRASTRUCTURE LIST

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

WESTERN RIDGE SUBDIVISION  
(TRACTS 2, 9 & 14, 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
<b>UNIT 1 - PUBLIC ROADWAY IMPROVEMENTS - ON-SITE (Pulte Homes)</b>									
		22' F-F (IN) 24' F-F (OUT) W/ 8' MEDIAN	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES	CALDERA ROAD	VENTANA WEST PARKWAY	MOGOLLON DRIVE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*†	MOGOLLON ROAD	SOUTH HAMMERHEAD TERMINUS	UNIT 1 BOUNDARY (LOT 153)	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	MOGOLLON ROAD (HAMMERHEAD)	LOT 50	LOT 48	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	CARRIZO ROAD	MOGOLLON ROAD	NACIMIENTO STREET	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	NACIMIENTO STREET	CARRIZO ROAD	MOGOLLON ROAD	/	/	/
		24' F-F STUB	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES* †	NACIMIENTO STREET	CARRIZO ROAD	NACIMIENTO STREET TERMINUS	/	/	/
		22' F-F (IN) 24' F-F (OUT) W/ 8' MEDIAN	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES	NACIMIENTO STREET	MOGOLLON ROAD	VENTANA WEST PARKWAY	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	CLOUDVEIL ROAD	MOGOLLON ROAD	WEST CUL-DE-SAC TERMINUS	/	/	/
		22' F-F (IN) 24' F-F (OUT) W/ 8' MEDIAN	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES	CLOUDVEIL ROAD	MOGOLLON ROAD	VENTANA WEST PARKWAY	/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
<b>UNIT 1 - PUBLIC ROADWAY IMPROVEMENTS - ON-SITE (Pulte Homes) (CONT)</b>									
		32' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	DRAGON ROAD	NACIMIENTO STREET	MOGOLLON ROAD	/	/	/
			*SIDEWALKS TO BE DEFERRED WHEN FRONTING A LOT; SIDEWALKS TO BE BUILT WHEN ADJACENT TO HOA TRACTS. †SIDEWALK TO BE WAIVED FRONTING LOTS 50 & 77 AND ADJACENT TO 51 & 76				/	/	/
			STREET LIGHTS AS PER COA DPM						

<b>UNIT 1 - PUBLIC ROADWAY IMPROVEMENTS - OFF-SITE (VENTANA WEST LLC) (SEE NOTE)</b>									
		25' F-F	ARTERIAL PAVING W/ PCC STD & MED CURB & GUTTER & ACC 8' WIDE PATH ON EAST SIDE	VENTANA WEST PARKWAY	PASEO DEL NORTE BLVD	LOT 153	/	/	/
		25' F-F	ARTERIAL PAVING W/ PCC STD & MED CURB & GUTTER*(see note)	PASEO DEL NORTE BLVD	UNIT 1 WEST BOUNDARY (LOT 50)	VENTANA WEST PARKWAY	/	/	/
		NOTE:	* THE PASEO DEL NORTE BLVD INFRASTRUCTURE IMPROVEMENTS (LESS THE PED PATH) SHALL BE PROVIDED TO THE COA VIA A SIA PROCEDURE C. THE 8 FT WIDE ACC PED PATH SHALL BE CONSTRUCTED ALONG THE PASEO DEL NORTE FROM LOT 50 TO VENTANA WEST PARKWAY.						
		NOTE:	THE OFF SITE INFRASTRUCTURE IMPROVEMENTS ARE CURRENTLY UNDER CONSTRUCTION W/ COA CPN 617683 & 617684 STREET LIGHTS AS PER COA DPM						

<b>UNIT 1 - PUBLIC (NMU) WATERLINE IMPROVEMENTS - ON-SITE (Pulte Homes)</b>									
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	CALDERA ROAD	VENTANA WEST PARKWAY	MOGOLLON DRIVE	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	CARRIZO ROAD	MOGOLLON ROAD	NACIMIENTO STREET	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	NACIMIENTO STREET	CARRIZO ROAD	VENTANA WEST PARKWAY	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	MOGOLLON ROAD	CARRIZO ROAD	LOT153	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	MOGOLLON ROAD	MOGOLLON ROAD HAMMERHEAD	CARRIZO ROAD	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	PUBLIC ESMNT (LOT 46)	MOGOLLON ROAD HAMMERHEAD	VENTANA WEST PARKWAY	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	DRAGON RD	MOGOLLON ROAD	NACIMIENTO STREET	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	CLOUDVEIL ROAD	MOGOLLON ROAD	CUL-DE-SAC TERMINUS	/	/	/

<b>UNIT 1 - PUBLIC (NMU) WATERLINE IMPROVEMENTS - OFF-SITE (VENTANA WEST LLC)</b>									
		12" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	VENTANA WEST PARKWAY	PASEO DEL NORTE BLVD	VENTANA RIDGE ROAD	/	/	/
		12" - 20" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S & PUMP STATION	VENTANA RIDGE RD & PUBLIC EASEMENTS	VENTANA WEST PARKWAY	WELL # 7 PUMP STATION	/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Crst Engineer
<b>UNIT 1 - PUBLIC (NMU) SANITARY SEWER IMPROVEMENTS - ON-SITE (Pulte Homes)</b>									
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	MOGOLLON ROAD	LOT 50	LOT 46	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	MOGOLLON ROAD	MOGOLLON ROAD	NACIMIENTO STREET	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	MOGOLLON ROAD	LOT 151	NACIMIENTO STREET	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	NACIMIENTO STREET	VENTANA WEST PARKWAY	CARRIZO ROAD	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	CARRIZO ROAD	NACIMIENTO STREET	MOGOLLON ROAD	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	DRAGOON ROAD	NACIMIENTO STREET	MOGOLLON ROAD	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	CLOUDVEIL ROAD	VENTANA WEST PARKWAY	CLOUDVEIL RD TERMINUS	/	/	/

<b>UNIT 1 - PUBLIC (NMU) SANITARY SEWER IMPROVEMENTS - OFF-SITE (VENTANA WEST LLC)</b>									
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	VENTANA WEST PKWY & PUBLIC EASEMENT	MALLARD AVE (BRIAR RIDGE SUB)	WEST SIDE OF VENTANA WEST PARKWAY	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	VENTANA WEST PKWY & PUBLIC EASEMENTS	VENTANA WEST PARKWAY	HARRIER AVE NW (PINON POINTE SUB)	/	/	/

<b>UNIT 1 - PUBLIC STORM DRAIN IMPROVMENTS - ON-SITE (Pulte Homes)</b>												
		18" - 24" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	CARRIZO ROAD	INTERSECTION OF CARRIZO & MOGOLLON	MOGOLLON RD	/	/	/			
		24" - 36" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	MOGOLLON ROAD	INTERSECTION OF CARRIZO & MOGOLLON	CALDERA RD (CONNECT TO 84")	/	/	/			
		NOTE:	A GRADING AND DRAINAGE CERTIFICAITON OF THE APPROVED GRADING PLAN FOR UNIT 1 IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTEES							/	/	/

<b>UNIT 1 - PUBLIC STORM DRAIN IMPROVMENTS - OFF-SITE (VENTANA WEST LLC)</b>									
		84" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS & HEADWALL CONNECTION TO AMAFCA CHANNEL	CALDERA ROAD & PUBLIC EASEMENTS	EXISTING AMAFCA CHANNEL	WEST BOUNDARY TRACT 2	/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
<b>UNIT 2 - PUBLIC ROADWAY IMPROVEMENTS - ON-SITE (Pulte Homes)</b>									
		22' F-F (IN) 24' F-F (OUT) W/ 8' MEDIAN	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES	TRES HERMANAS STREET	VENTANA WEST PARKWAY	MOGOLLON DRIVE	/	/	/
		22' F-F (IN) 24' F-F (OUT) W/ 8' MEDIAN	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES	THUNDERBOLT DRIVE	VENTANA RIDGE ROAD	TUSCARORA ROAD	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	TUSCARORA ROAD	TEMPORARY TURNAROUND	MOGOLLON DRIVE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	OSCURA STREET	TUSCARORA ROAD	SIERRA ALTOS PLACE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	MOGOLLON DRIVE	TUSCARORA ROAD	UNIT 1/2 BOUNDARY	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	SIERRA ALTOS PLACE	OSCURA STREET	MOGOLLON DRIVE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	SIERRA ALTOS PLACE	WEST END CUL-DE-SAC	OSCURA STREET	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	MOSCA DRIVE	TUSCARORA ROAD	SOUTH END CUL-DE-SAC	/	/	/

<b>UNIT 2 - PUBLIC ROADWAY IMPROVEMENTS - OFF-SITE (VENTANA WEST LLC) (SEE NOTE)</b>									
		25' F-F	ARTERIAL PAVING W/ PCC STD & MED CURB & GUTTER & ACC 8' WIDE PATH ON EAST SIDE	VENTANA WEST PARKWAY	NORTH BNDY UNIT 1 (LOT 154)	VENTANA RIDGE ROAD	/	/	/
		25' F-F	ARTERIAL PAVING W/ PCC STD & MED CURB & GUTTER & ACC 8' WIDE PATH ON SOUTH SIDE	VENTANA RIDGE ROAD	VENTANA WEST PARKWAY	WEST BNDY UNIT 2 (LOT 186)	/	/	/
		NOTE:	THE OFF SITE INFRASTRUCTURE IMPROVEMENTARE CURRENTLY UNDER CONSTRUCTION W/ COA CPN 617683 & 617684, 617685 & 617686. STREET LIGHTS AS PER COA DPM						

<b>UNIT 2 - PUBLIC (NMUI) WATERLINE IMPROVEMENTS - ON-SITE (Pulte Homes)</b>									
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	TRES HERMANAS STREET	VENTANA WEST PARKWAY	MOGOLLON DRIVE	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	THUNDERBOLT DRIVE	VENTANA RIDGE ROAD	TUSCARORA ROAD	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	TUSCARORA ROAD	TEMPORARY TURNAROUND	MOGOLLON DRIVE	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	OSCURA STREET	TUSCARORA ROAD	SIERRA ALTOS PLACE	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	MOGOLLON DRIVE	TUSCARORA ROAD	UNIT 1/2 BOUNDARY	/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
<b>UNIT 2 - PUBLIC (NMU) WATERLINE IMPROVEMENTS - ON-SITE (Pulte Homes) (CONT)</b>									
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	SIERRA ALTOS PLACE	WEST END CUL-DE-SAC	MOGOLLON DRIVE	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	MOSCA DRIVE	TUSCARORA ROAD	SOUTH END CUL-DE-SAC	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	TRACT 5	SIERRA ALTOS PLACE	TUSCARORA ROAD	/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
<b>UNIT 2 - PUBLIC (NMU) SANITARY SEWER IMPROVEMENTS - ON-SITE (Pulte Homes)</b>									
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	TRES HERMANAS STREET	VENTANA WEST PARKWAY	MOGOLLON DRIVE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	TUSCARORA ROAD	TEMPORARY TURNAROUND	MOGOLLON DRIVE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	OSCURA STREET	TUSCARORA ROAD	SIERRA ALTOS PLACE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	MOGOLLON DRIVE	TUSCARORA ROAD	UNIT 1/2 BOUNDARY	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	SIERRA ALTOS PLACE	WEST TERMINUS CUL-DE-SAC	MOGOLLON DRIVE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	MOSCA DRIVE	TUSCARORA ROAD	SOUTH TERMINUS CUL-DE-SAC	/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
<b>UNIT 2 - PUBLIC STORM DRAIN IMPROVMENTS - ON-SITE (Pulte Homes)</b>									
		36"-42" DIA.	RCP W/ NEC. MH'S, LATERALS & INLETS	TRES HERMANAS STREET	VENTANA WEST PARKWAY	MOGOLLON DRIVE	/	/	/
		30"-36" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	MOGOLLON DRIVE	TUSCARORA ROAD	TRES HERMANAS STREET	/	/	/
		30"-24" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	TUSCARORA ROAD	LOT 248 WESTERN RIDGE SUBDIVISION	MOGOLLON DRIVE	/	/	/
		NOTE:	A GRADING AND DRAINAGE CERTIFICAION OF THE APPROVED GRADING PLAN FOR UNIT 2 IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTEES						

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
<b>UNIT 2 - PUBLIC STORM DRAIN IMPROVMENTS - OFF-SITE (VENTANA WEST LLC)</b>									
		66"-24" DIA.	RCP W/ NEC. MH'S, LATERALS INLETS & SPILLWAY CONNECTION	VENTANA WEST PKWY & PUBLIC EASEMENT	VENTANA WEST PARKWAY	EXIST SPILLWAY PINION POINT SUBD.	/	/	/

SIA Sequence #	COA DRC Project #	Notes	Private Inspector	City Inspector	City Cnst Engineer
<b>UNITS 1 &amp; 2 - PUBLIC IMPROVEMENTS (VENTANA WEST LLC)</b>					
		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 FUTHER DETAILS.	/	/	/
		NOTE: LANDSCAPING WITHIN THE PUBLIC RIGHT OF WAY WILL BE CONSTRUCTED IN ACCORDANCE WITH AN APPROVED STREETScape-GIFT AND FREE WORK AGREEMENT. A FINANCIAL GUARANTY WILL NOT BE REQUIRED FOR LANDSCAPING WITHIN PUBLIC RIGHT OF WAY.	/	/	/





AGENT/OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

JAMES POORBAUGH, P.E.  
PREPARED BY: PRINT NAME

DRB CHAIR DATE

PARKS & GENERAL SERVICES DATE

BOHANNAN HUSTON INC.  
FIRM:

TRANSPORTATION DEVELOPMENT DATE

AMAFCA DATE

*James Poorbaugh*  
SIGNATURE

UTILITY DEVELOPMENT DATE

NEW MEXICO UTILITIES INCORPORATED DATE

MAXIMUM TIME ALLOW TO CONSTRUCT  
IMPROVEMENTS WITHOUT A DRB EXTENSION

CITY ENGINEER DATE

DATE



DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER



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

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

**APPLICANT INFORMATION:**

NAME: VENTANA WEST, LLC. PHONE: 856-6419  
 ADDRESS: 10 TRAMWAY LP NE FAX: 856-6335  
 CITY: ALBUQUERQUE STATE NM ZIP 87111 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: OWNER  
 AGENT (if any): BOHANNAN HUSTON INC. PHONE: 823-1000  
 ADDRESS: 7500 JEFFERSON NE FAX: 798-7988  
 CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: \_\_\_\_\_

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

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 2 & 9 Block: \_\_\_\_\_ Unit: land 2  
 Subdiv. / Addn. VENTANA RANCH WEST TBK Western Ridge  
 Current Zoning: R-LT Proposed zoning: \_\_\_\_\_  
 Zone Atlas page(s): B8 No. of existing lots: 1 No. of proposed lots: 257  
 Total area of site (acres): 49.74 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. 100806546329810120 MRGCD Map No. \_\_\_\_\_  
 LOCATION OF PROPERTY BY STREETS: On or Near: PASEO DEL NORTE BLVD. NW  
 Between: VENTANA RIDGE RD NW and VENTANA WEST PARKWAY NW

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_, Z\_, V\_, S\_, etc.): DRB# 1002778-04DRB-01461 1003687 - 04DRB01461

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: 9/29/04

SIGNATURE [Signature] DATE 9/28/04  
 (Print) KEVIN PATTON  Applicant  Agent

**FOR OFFICIAL USE ONLY**

Form revised 10/03

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>04DRB - 01510</u>	<u>VPE</u>	<u>V</u>	<u>\$ 90.00</u>
<input type="checkbox"/> All fees have been collected	<u>04DRB - 01511</u>	<u>SW</u>	<u>V</u>	<u>\$ 0</u>
<input type="checkbox"/> All case #s are assigned	<u>04DRB - 01512</u>	<u>PP</u>	<u>SL2</u>	<u>\$ 3,500.00</u>
<input type="checkbox"/> AGIS copy has been sent	<u>04DRB - 01513</u>	<u>TDS</u>	<u>V</u>	<u>\$ 0</u>
<input type="checkbox"/> Case history #s are listed	_____	<u>AD Fee</u>	_____	<u>\$ 75.00</u>
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	<u>CONF</u>	_____	<u>Total 20.00</u>
<input type="checkbox"/> F.H.D.P. density bonus	Hearing date <u>10-27-04</u>			<u>\$ 3685.00</u>
<input type="checkbox"/> F.H.D.P. fee rebate	<u>10-01-04</u>			
<u>[Signature]</u>	Project # <u>1003687</u>			
Planner signature / date				

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

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

**MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL**

- Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) **24** copies
  - Proposed Infrastructure List
  - Design elevations & cross sections of perimeter walls **3 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
  - 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)  
 9/28/04  
 \_\_\_\_\_  
 Applicant signature / date



Form revised 9/01, 8/03, 9/03 and 8/04

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

Application case numbers  
 04DRB-\_\_\_\_\_-01512  
 \_\_\_\_\_  
 \_\_\_\_\_

\_\_\_\_\_  
 Planner signature / date  
**Project # 1003687**

**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.

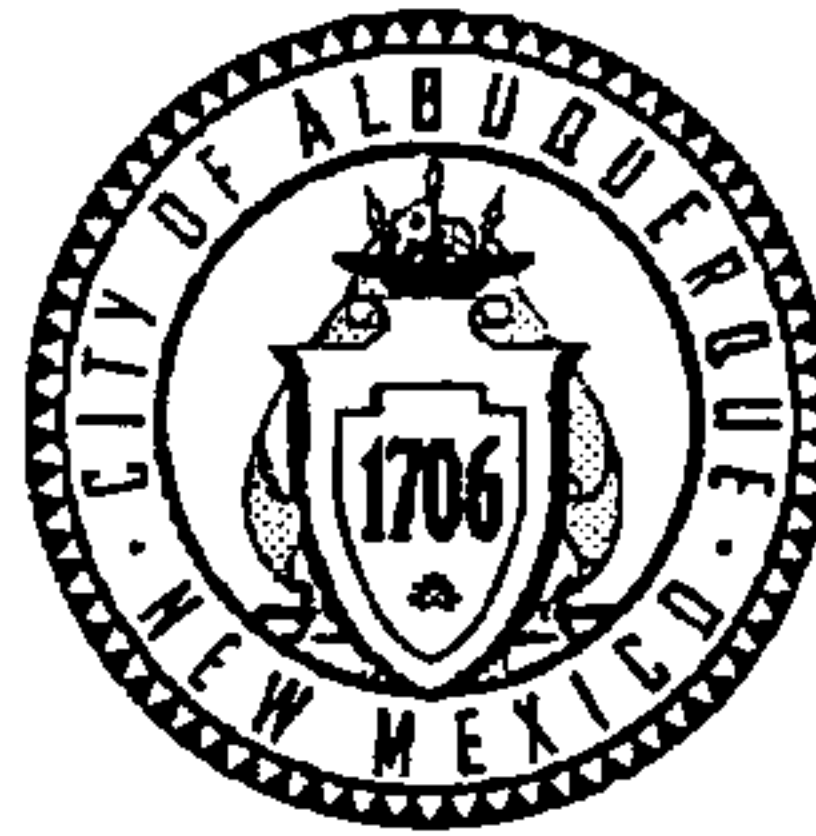
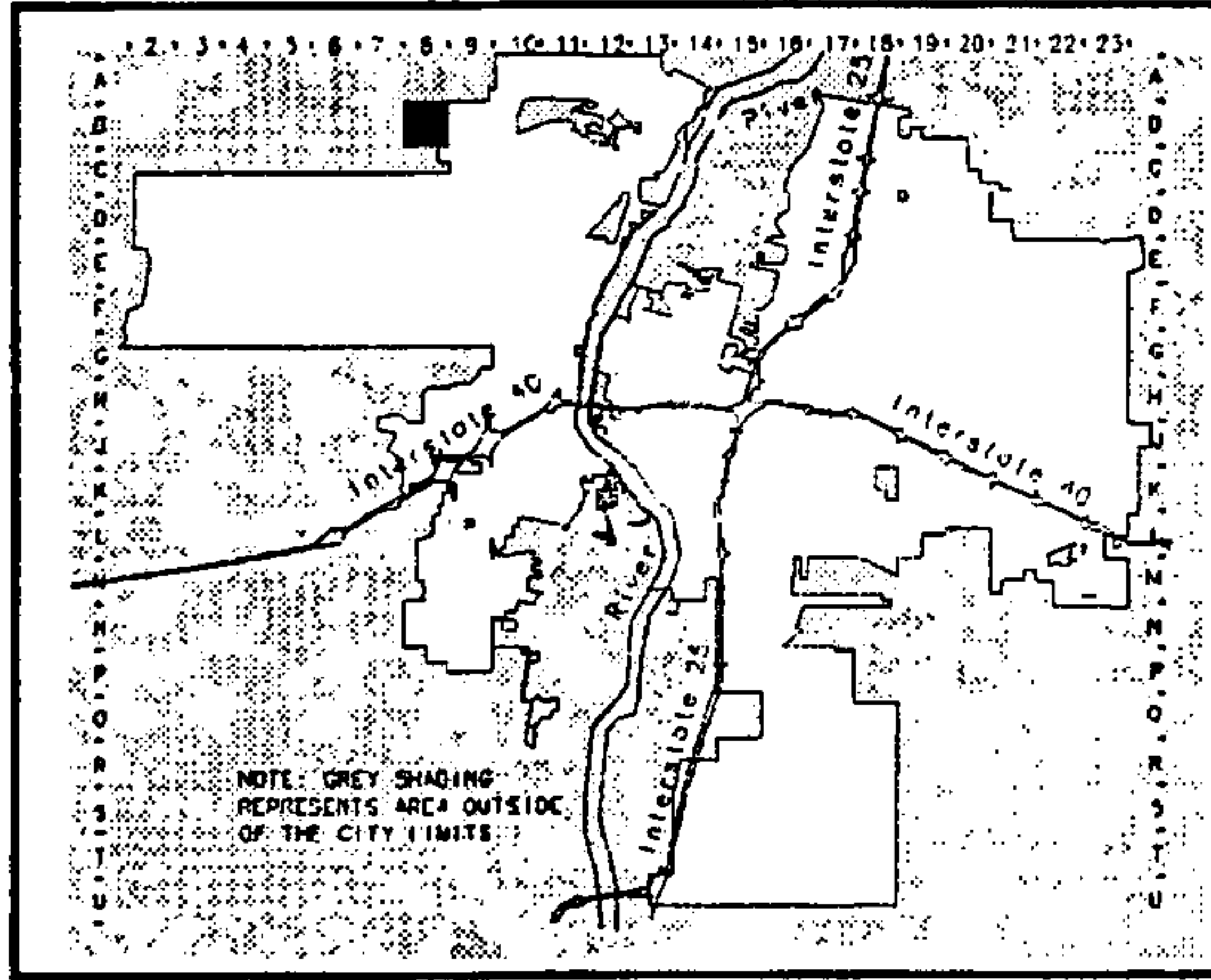
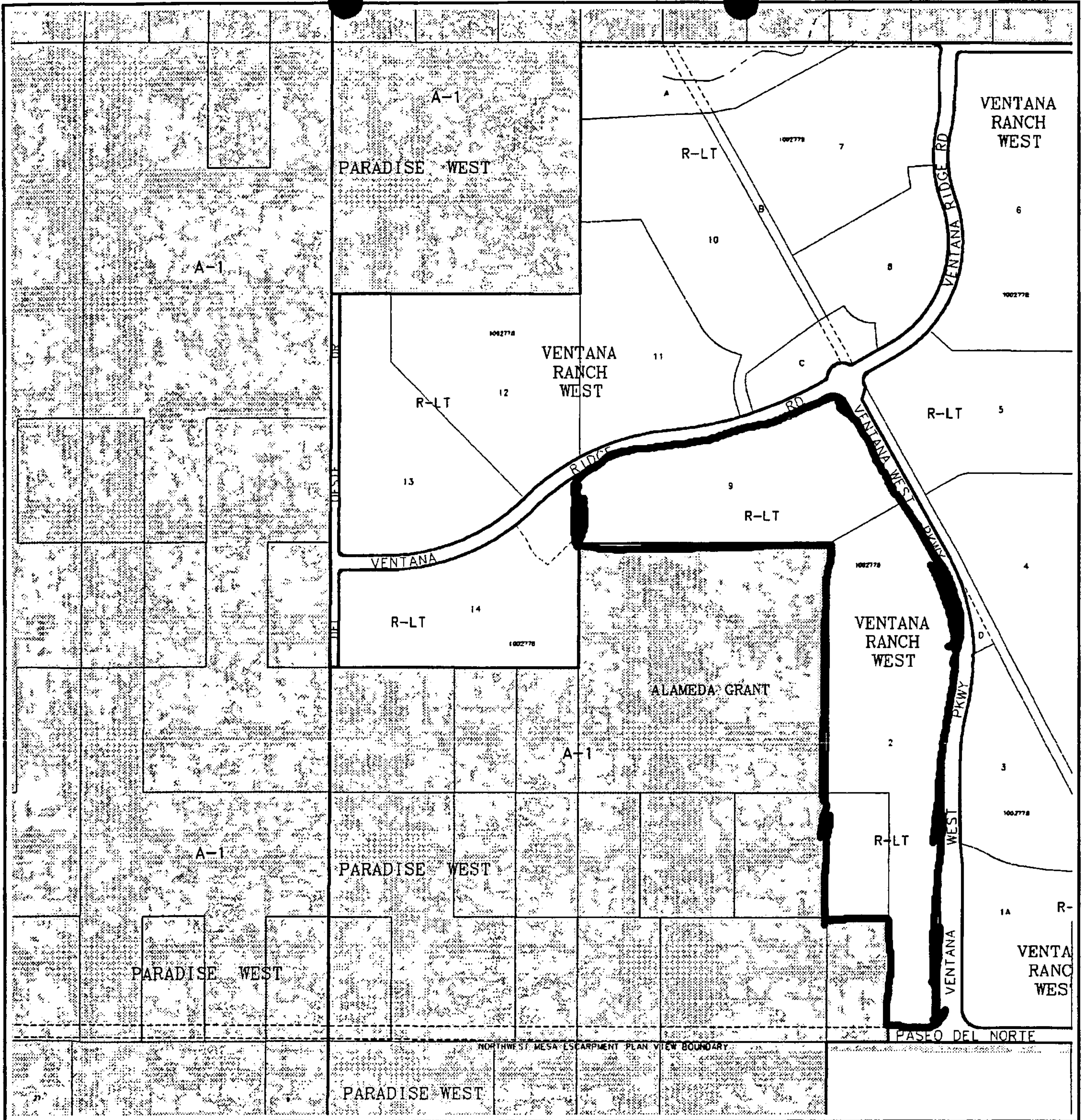
Kevin Patton  
 \_\_\_\_\_  
 Applicant name (print)  
 9/28/04  
 \_\_\_\_\_  
 Applicant signature / date



Form revised 4/03 and October 2003

- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers  
 04DRB-01510  
 04DRB-01511  
 04DRB-01513

\_\_\_\_\_ 10-1-04  
 Planner signature / date  
**Project # 1003687**



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



**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: 9/30/04 Zone atlas page(s): BB

CURRENT: Zoning R-HT

Legal Description - ventana ranch west  
Lot or Tract # Tracts 2 & 9 Block # \_\_\_\_\_

Parcel Size (acres / sq.ft.) 49.74

Subdivision Name Western Ridge

### REQUESTED CITY ACTION(S):

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

### PROPOSED DEVELOPMENT:

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

### GENERAL DESCRIPTION OF ACTION: 1

# of units - 257  
Building Size - \_\_\_\_\_ (sq. ft.)

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

Applicant or Representative Stephanie Stratton Date 10-1-04  
(To be signed upon completion of processing by Traffic Engineer and Environmental Health)

TRANSPORTATION DEVELOPMENT

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

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

Notes: A TIS HAS BEEN SUBMITTED AND APPROVED PREVIOUSLY.  
A DEVELOPMENT AGREEMENT IS IN PLACE.

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

[Signature] 10-1-04  
TRAFFIC ENGINEER DATE

ENVIRONMENTAL HEALTH

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

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

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



# 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 29, 2004

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

Thank you for your inquiry of 9/29/04 requesting the names of **Recognized**

**Neighborhood Associations** who would be affected under the provisions of O-92 by your proposed project at Tracts 2 and 9 Ventana Ranch West

zone map page(s) B-8-2

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

Ventana Ranch NA (R)

**Neighborhood Association**

Contacts: Laura Horton  
7224 Cascada Rd. NW 87114  
898-8103

Bruce Nyberg  
6824 Brushfield Rd. NW 87114  
890-6559

**Neighborhood Association**

Contacts: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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

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

Sincerely,

*Julia V. Buz*  
 OFFICE OF NEIGHBORHOOD COORDINATION

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

# NOTICE TO APPLICANTS

## SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

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

### WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

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

\*\*\*\*\*

(Below this line for ONC use only)

Date of Inquiry: 9/29/04 Time Entered: 10:05 ONC Rep. Initials: Jmy



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

[www.bhinc.com](http://www.bhinc.com)

voice: 505.823.1000  
facsimile: 505.798.7988  
toll free: 800.877.5332

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

September 30, 2004

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

RE: Preliminary plat approval, Sidewalk Waiver and Deferral, and Vacation of Public Easements  
Tracts 2 & 9 Ventana Ranch West

Dear Ms. Horton:

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

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

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

Sincerely,

*for Stephanie Stratton*

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

SS  
Enclosure

SEP 30 2004  
SPATIAL DATA

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 30, 2004

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

RE: Preliminary plat approval, Sidewalk Waiver and Deferral, and Vacation of Public Easements  
Tracts 2 & 9 Ventana Ranch West

Dear Mr. Nyberg:

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

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

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

Sincerely,



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

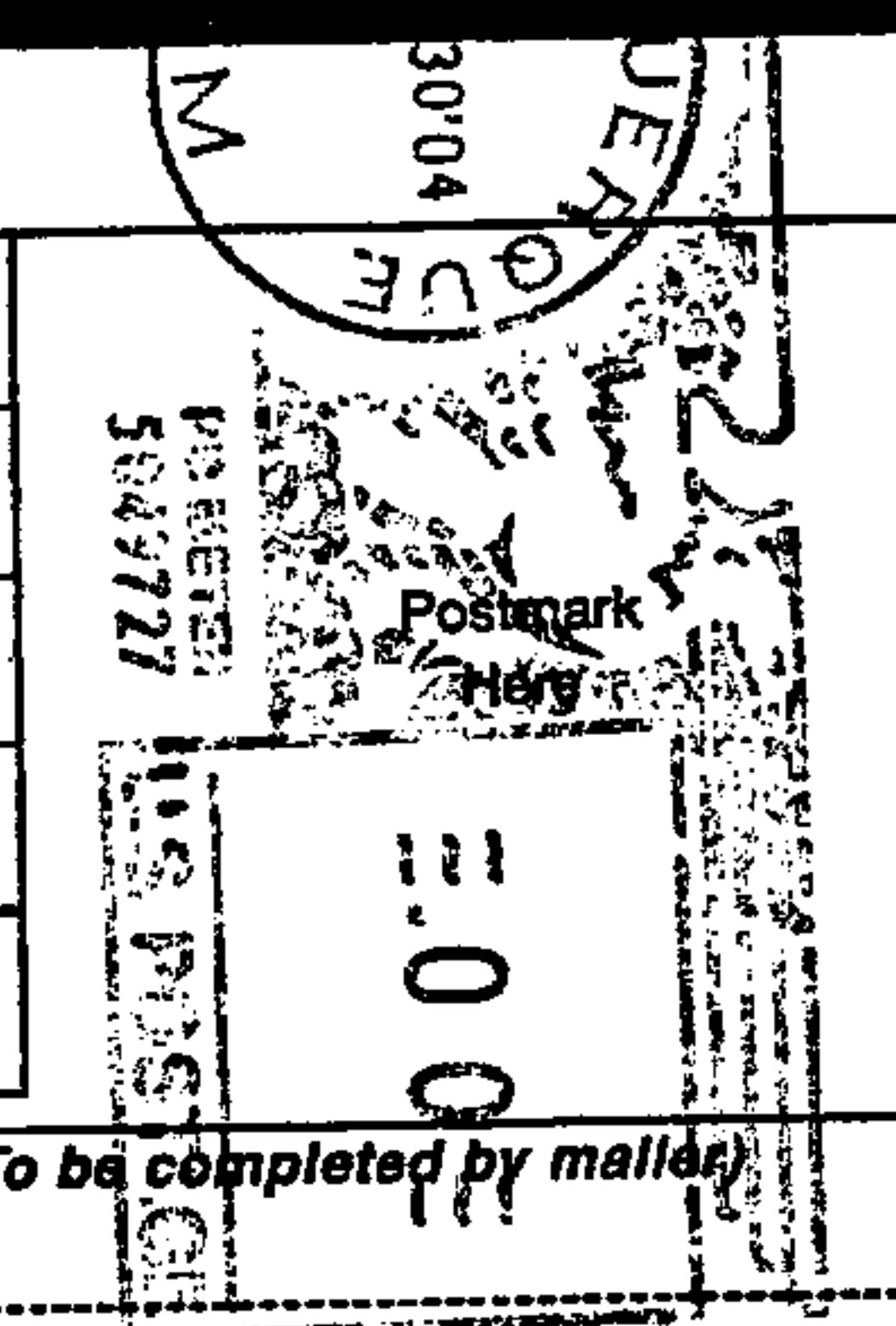
SS  
Enclosure

PREPARED BY  
SPECIAL AGENT

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

7000 0520 0025 3143 8558

Postage	\$ 60
Certified Fee	230
Return Receipt Fee (Endorsement Required)	175
Restricted Delivery Fee (Endorsement Required)	
<b>Total Postage &amp; Fees</b>	<b>\$ 465</b>

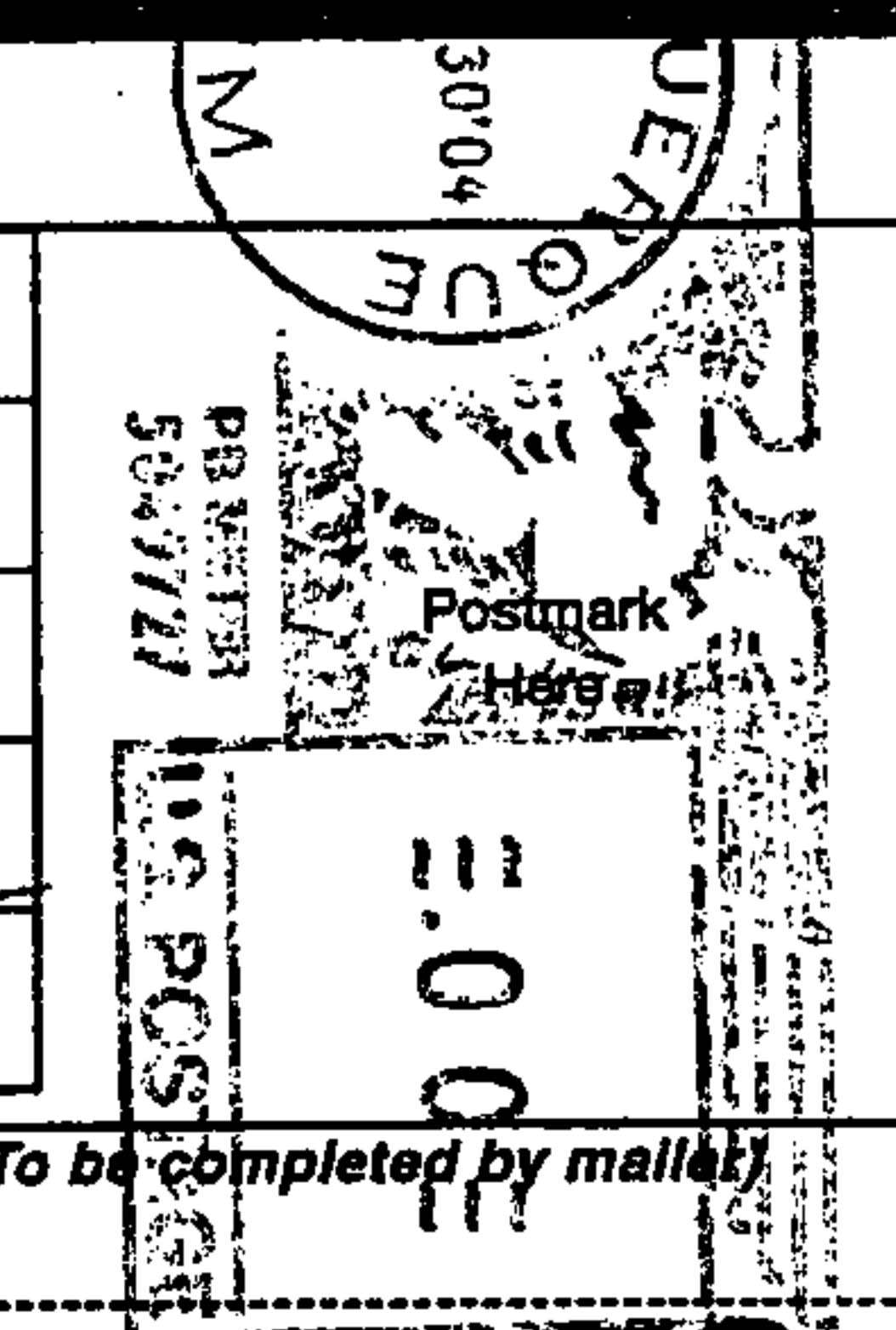


Recipient's Name (Please Print Clearly) (To be completed by mailer)  
**Laura Horton**  
 Street, Apt. No.; or PO Box No.  
**7224 Cascada Rd. NW**  
 City, State, ZIP+4  
**Albuquerque, NM 87114**

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

7000 0520 0025 3143 8558

Postage	\$ 60
Certified Fee	230
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	175
<b>Total Postage &amp; Fees</b>	<b>\$ 465</b>



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

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

[www.bhinc.com](http://www.bhinc.com)

voice: 505.823.1000  
facsimile: 505.798.7988  
toll free: 800.877.5332

October 1, 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 for Western Ridge Subdivision (currently known as Tracts 2, 9 & 14 Ventana Ranch West)

Dear Sheran:

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

- Applications for Development Review
- Twenty-four (24) copies each of the Preliminary Plat and Grading Plan
- 1 Copy of the Infrastructure List
- Zone Atlas map
- Letter briefly describing the request
- Letter from the Office of Neighborhood Coordination inquiry response, notifying letter
- Forms DRWS and TIS
- TIS/AQIA Traffic Impact Study/Air Quality Impact Assessment Form
- Fee in the amount of \$ 6,305.00
- Wall Submittal – three (3) copies

The above development was heard for sketch plat at DRB on Wednesday September 29, 2004. Western Ridge is planned to be constructed in two phases, Unit 1 and Unit 2. Unit 1 will be composed of Tract 2, Unit 2 will be composed of Tract 9 as delineated on the Ventana Ranch West Plat filed March 11, 2004. Western Ridge is bounded by Paseo del North to the south, Ventana West Parkway to the east, Ventana Ridge Road to the north and unplatted lands and warranty deeded lands to the west and south.

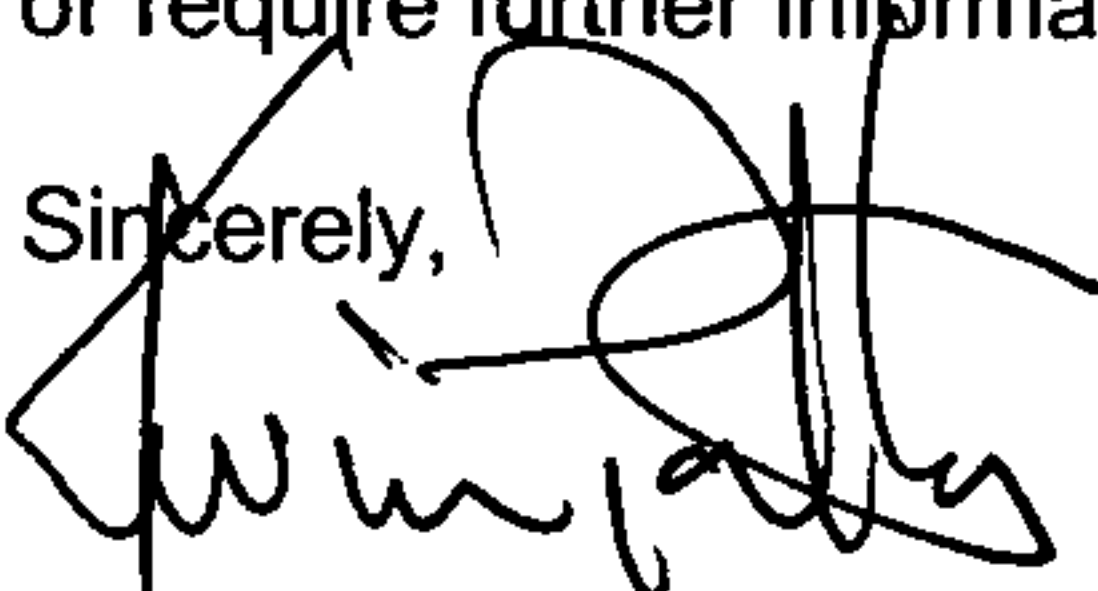
Park dedication requirements have been met with park site within Tract C (and the future park within Tract 14) Ventana Ranch West. In accordance with the Park Dedication Agreement between the City of Albuquerque and Ventana West, LLC, dated March 10, 2004 as document No. 2004031336

The Off-Site Infrastructure Improvements are currently being constructed under existing city work orders (CPN 617683 & 617684). The proposed development is planned to be constructed in two phase with Unit 1 being constructed first.

The perimeter wall and landscaping palette along the proposed development were previously submitted with previous submittal. 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 27, 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

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

**PAID RECEIPT**

APPLICANT NAME Ventana West LLC  
 AGENT Bahannan Huston  
 ADDRESS 7500 Jefferson NE  
 PROJECT & APP # 1003687/01510,01511,01512,01513  
 PROJECT NAME Western Ridge

\$ 20.00 441032/3424000 Conflict Management Fee  
 \$ 3590.00 441006/4983000 DRB Actions  
 \$ 1 441006/4971000 EPC/AA/LUCC Actions & All Appeals  
 \$ 75.00 441018/4971000 Public Notification  
 \$ 2620.00 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

\$ 6,305.00 TOTAL AMOUNT DUE

City Of Albuquerque Treasury Division  
 \*\*\*NOTE: If a subsequent submittal is required, bring a copy of this paid receipt with you to avoid an

10/1/2004 additional charge. LOC: ANN  
 RECEIPT# 00030125 WSH 006 TRANSH 0013

10/1/2004 11:44AM LOC: ANN

RECEIPT# 00030127 WSH 006 TRANSH 0013

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

**Pulte Homes**  
 Pulte Homes of New Mexico, Inc.  
 7445 Pan American Way NE  
 Albuquerque, NM 87109

Account 441006  
 Activity 4983000  
 Check Number 0000002635  
 Check Date 09/30/04

\*\*\*\*6,305.00\*\*\*\*

City Of Albuquerque Treasury Division

**Pay exactly SIX THOUSAND THREE HUNDRED FIVE AND 00/100 DOLLARS**

10/1/2004 11:44AM LOC: ANN  
 RECEIPT# 00030127 WSH 006 TRANSH 0013  
 Account 441018 Fund 0110  
 Activity 4971000 TRSEJA  
 Trans Amt City of Albuquerque PO Box 1313 \$6,305.00  
 J24 Misc Albuquerque, NM 87103 \$75.00  
 Thank You

Bank of America Customer Connection Atlanta, Dekalb County, GA

10/1/2004 Void After 180 Days  
 RECEIPT# 00030127 WSH 006 TRANSH 0013  
 Account 441032 Fund 0110  
 Activity 3424000 TRSEJA  
 Trans Amt \$20.00  
 J24 Misc \$20.00



-

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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 10-12-04 To 10-27-04

#### 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.

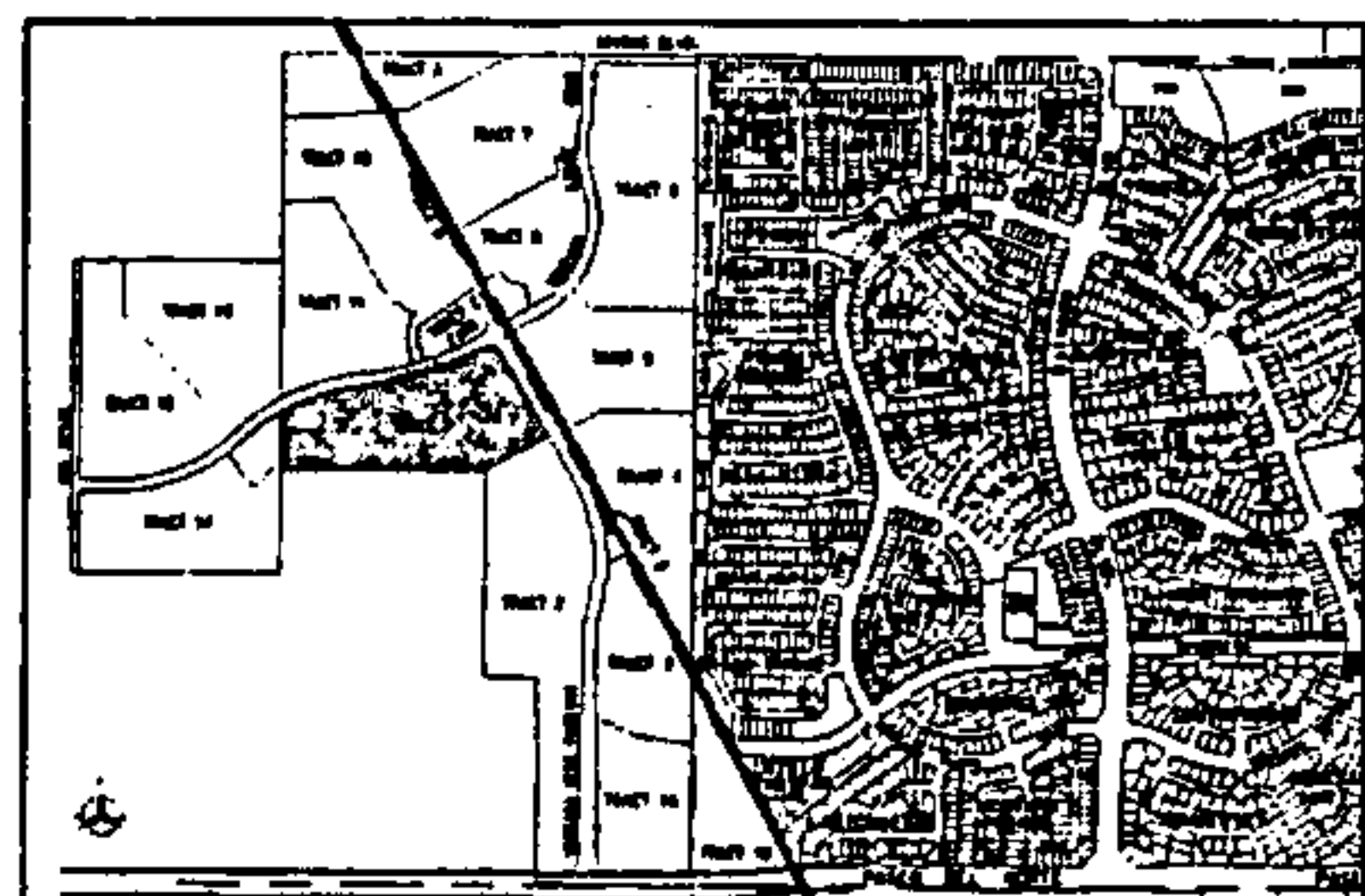
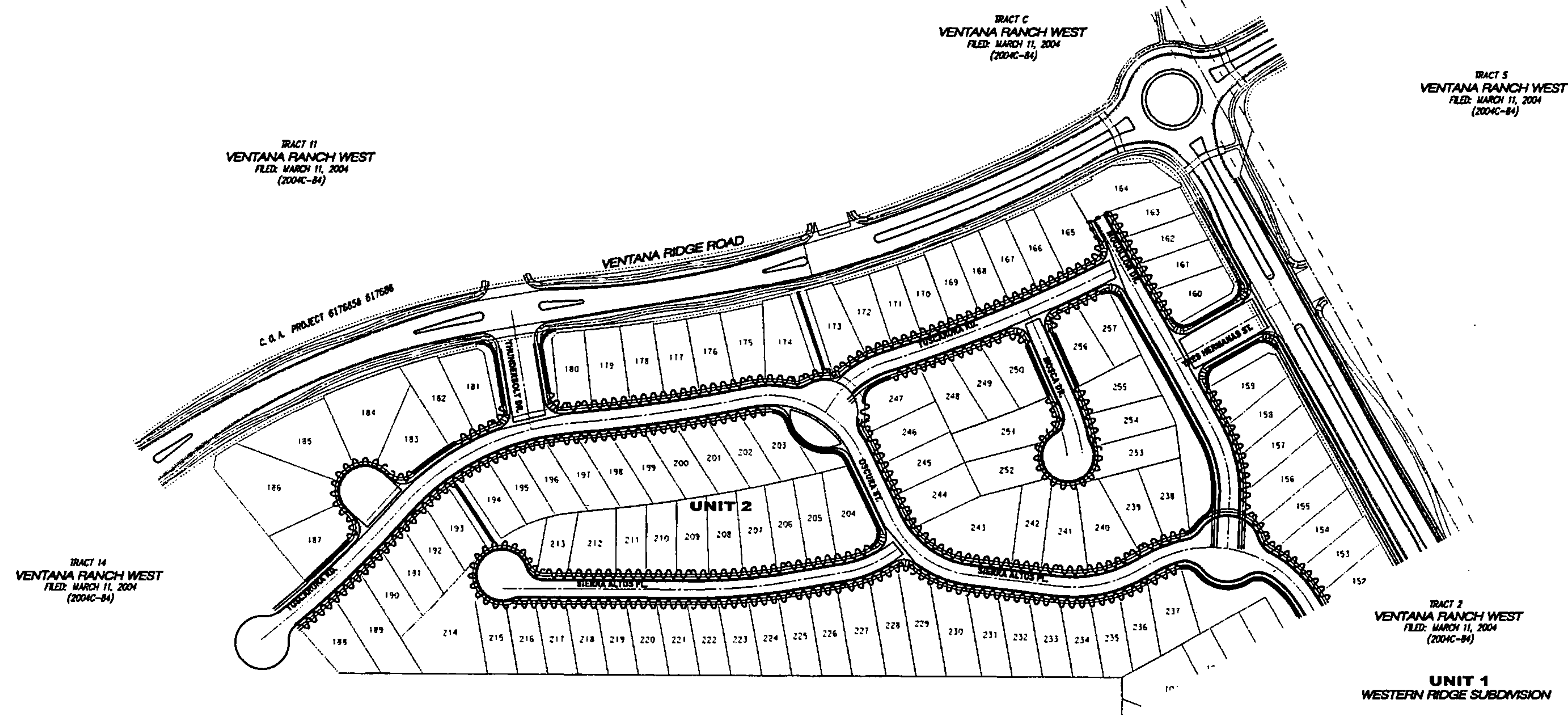
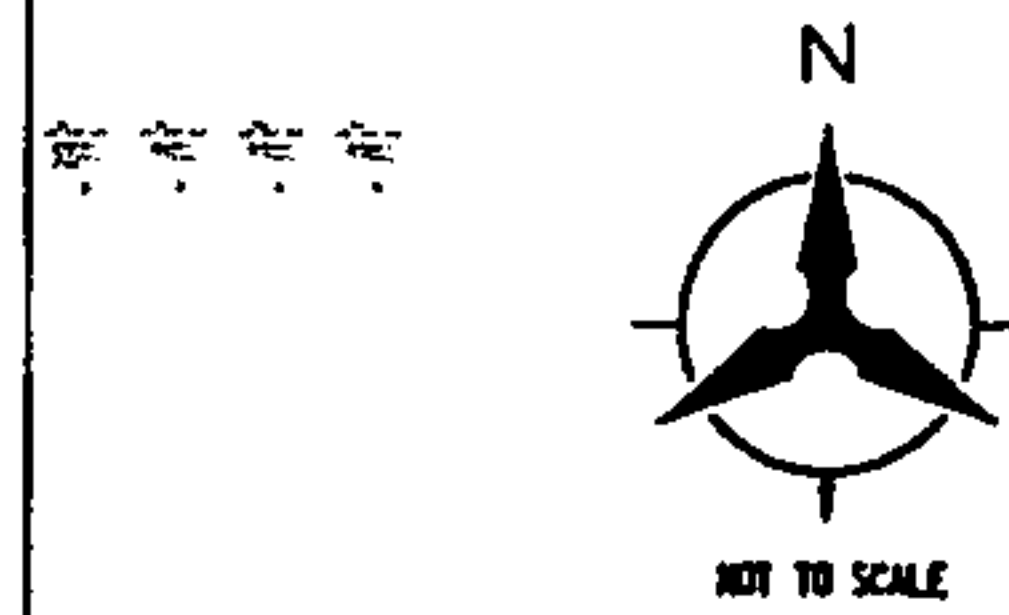
Stephanie Stratton  
(Applicant or Agent)

10-1-04  
(Date)

I issued 1 signs for this application, 10-1-04  
(Date)

[Signature]  
(Staff Member)

DRB PROJECT NUMBER: 1003687



LOCATION MAP  
ZONE ATLAS MAP NO. 8-8  
NOT TO SCALE

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

**SIDEWALK EXHIBIT**  
**UNIT 2**  
**WESTERN RIDGE SUBDIVISION**  
**AT VENTANA RANCH WEST)**  
**ALBUQUERQUE, NEW MEXICO**  
**SEPTEMBER, 2004**

EXHIBIT C2

Date 10/27/04

SHEET 2 of 2

**Bohannon & Huston**

Courtney | 7500 Jefferson SE NE Albuquerque, NM 87109-4335  
ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES



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

TRACT 0  
VENTANA RANCH WEST  
FILED: MARCH 11, 2004  
(2004C-84)

TRACT 3  
VENTANA RANCH WEST  
FILED: MARCH 11, 2004  
(2004C-84)

TRACT 1A  
VENTANA RANCH WEST  
FILED: MARCH 11, 2004  
(2004C-84)

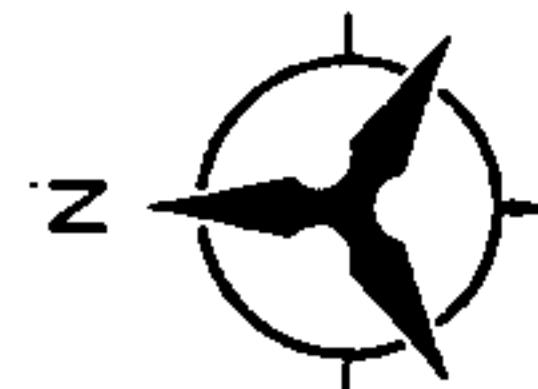
TRACT 8  
VENTANA RANCH WEST  
FILED: MARCH 11, 2004  
(2004C-84)

UNIT 2  
WESTERN RIDGE SUBDIVISION

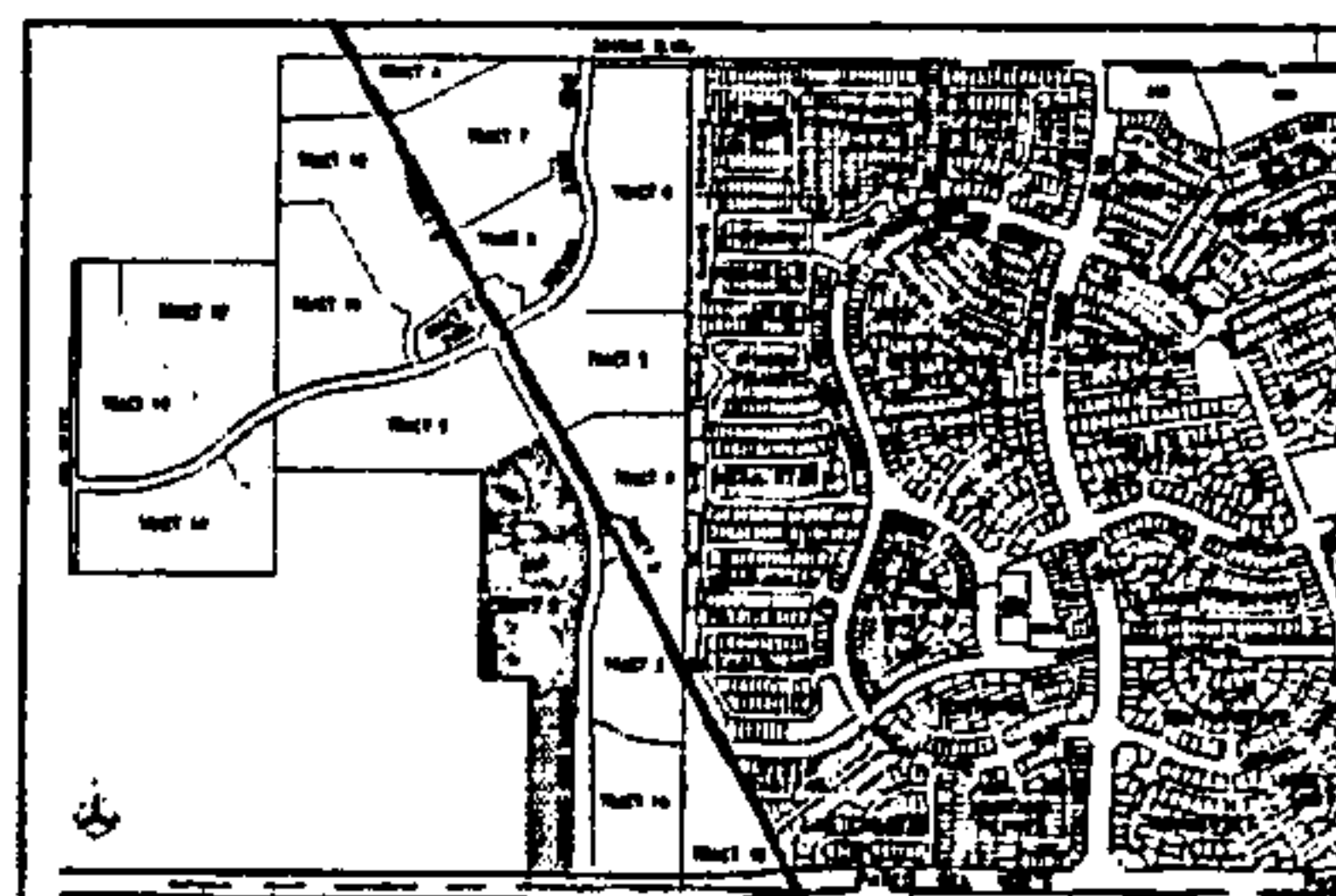
VENTANA WEST PARKWAY

PASEO DEL NORTE




UNIT 1



NOT TO SCALE



LOCATION MAP  
ZONE ATLAS MAP NO. B-4  
NOT TO SCALE

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

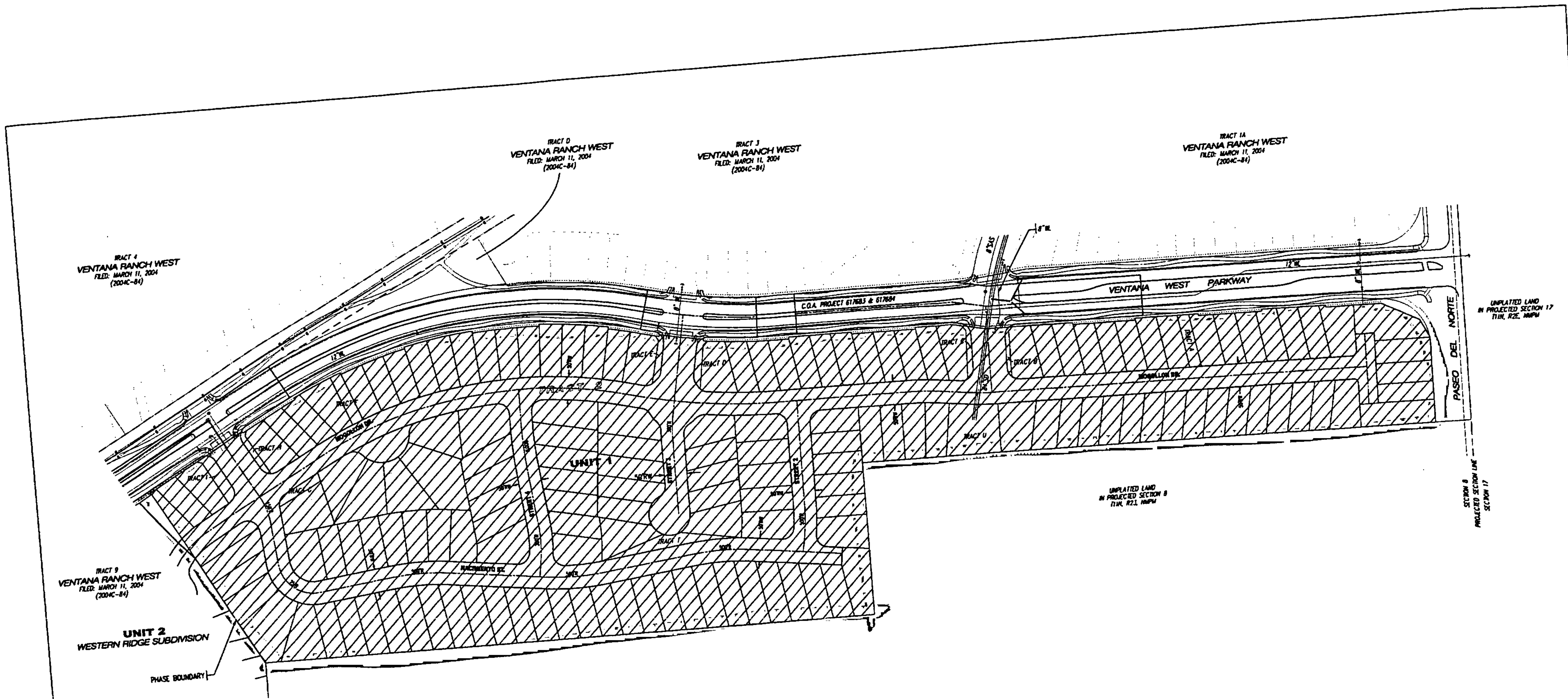
**SIDEWALK EXHIBIT**  
**UNIT 1**  
**WESTERN RIDGE SUBDIVISION**  
AT VENTANA RANCH WEST)  
ALBUQUERQUE, NEW MEXICO  
SEPTEMBER, 2004

EXHIBIT - C 1  
Date 10/27/04

SHEET 1 of 2

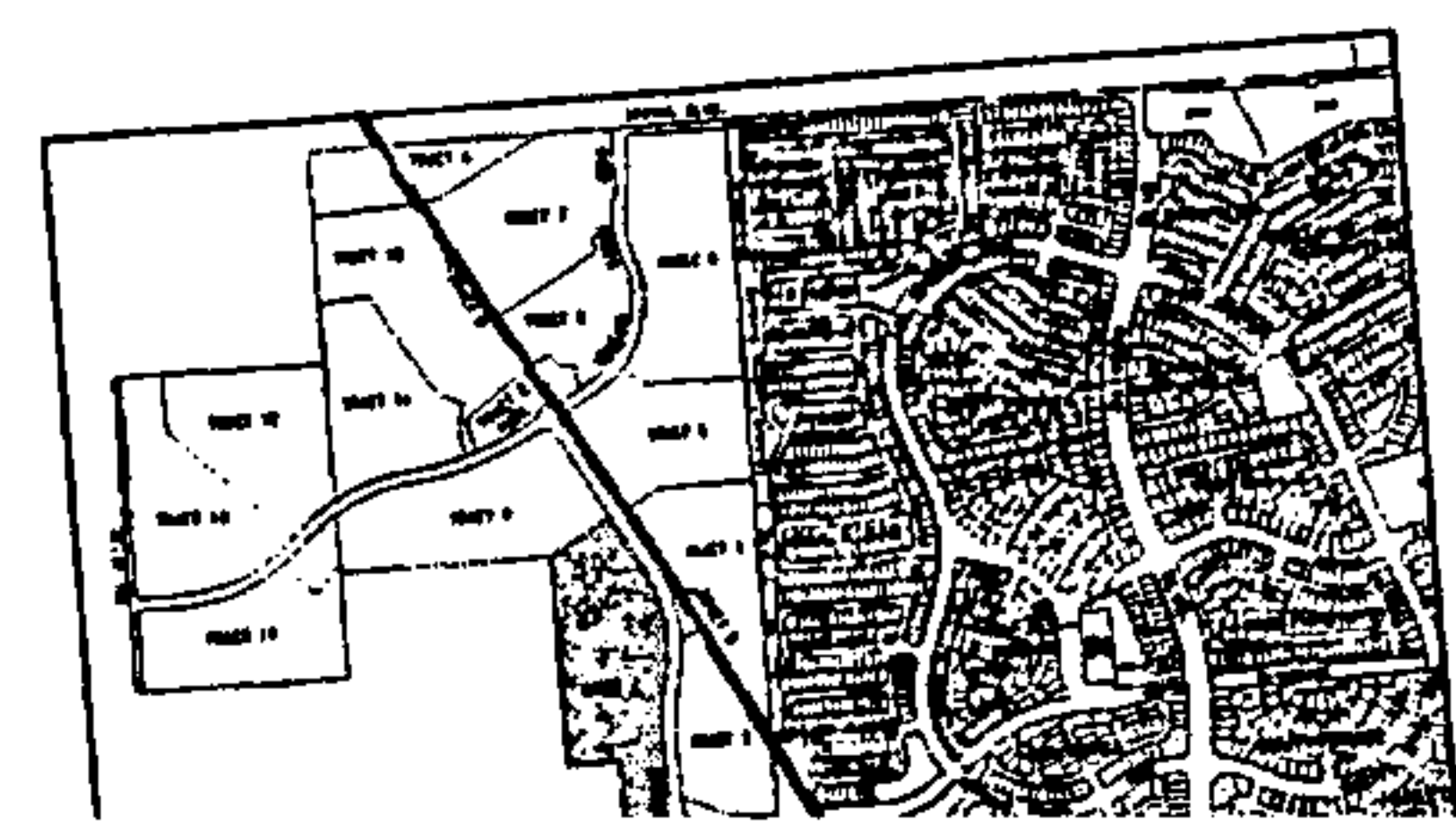
**Bohannon & Huston**

Courtyard | 7500 Jefferson St NE Albuquerque, NM 87109-4335  
ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES



 - DENOTES AREA TO BE VACATED

1. TRACT 2, VENTANA RANCH WEST (UNIT 1 WESTERN RIDGE) IS SUBJECT TO A THIRTY FOOT WIDE FLOATING PUBLIC STORM DRAIN EASEMENT (TO BE LOCATED PERPENDICULAR TO EXISTING PIPELINES) GRANTED TO THE 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.
2. TRACT 2, VENTANA RANCH WEST (UNIT 1 WESTERN RIDGE) IS SUBJECT TO A FIFTY FOOT WIDE FLOATING PUBLIC STORM DRAIN EASEMENT GRANTED TO THE 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.



VACATION REQUEST EXHIBIT  
**UNIT 1**  
**WESTERN RIDGE SUBDIVISION**  
 AT VENTANA RANCH WEST  
 ALBUQUERQUE, NEW MEXICO  
 SEPTEMBER, 2004

**EXHIBIT B**  
 Date **10/27/04**

SHEET 2 of 3

**Bohannon & Huston**  
 Courtyard 1 7500 Jefferson St. NE Albuquerque, NM 87109-4336  
 ENGINEERING - SPATIAL DATA - ADVANCED TECHNOLOGIES  
 COPYRIGHT BOHANNAN HUSTON, INC. 2004

**PLANNING TRACKING LOG**

<b>Date</b>	<b>Project Name &amp; #</b>	<b>Action Request</b>	<b>Action Taken</b>
9/27/04	1003687 Western Ridge	sketch	Comments

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
September 29, 2004  
DRB Comments**

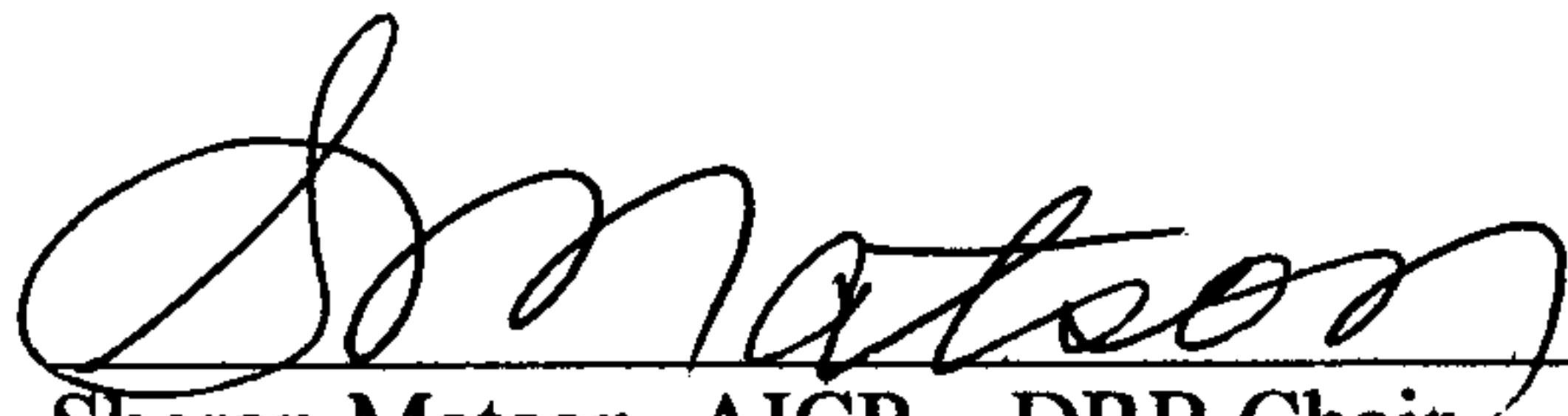
**ITEM # 12**

**PROJECT # 1003687**

**APPLICATION # 04-01461**

**RE: Western Ridge/sketch**

No adverse comment on the plat as shown.



---

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





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

Development Review Board Comments

**Project Number:** 1003687  
**Application Number:** 04DRB-01461

**DRB Date:** 9/29/04  
**Item Number:** 12

**Subdivision:** Western Ridge Subdivision  
 Tracts 2 & 9, Ventana Ranch West

**Zoning:** B-8

**Zone Page:** B-08

**New Lots (or units) :** 0

**Request for:**


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

**Parks and Recreation Comments:**

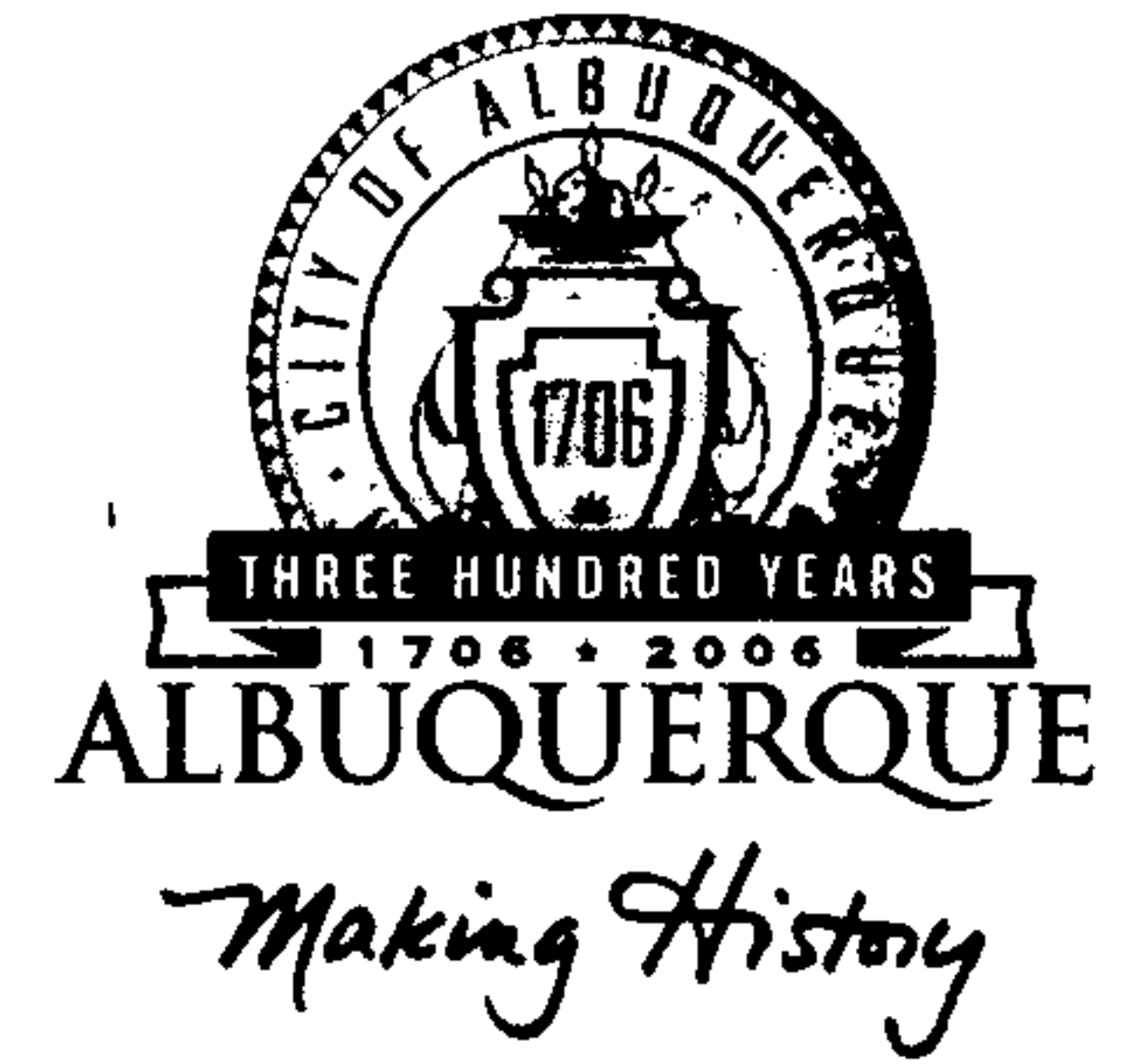
This request will be subject to the requirements of the City Park Dedication and Development Ordinance:

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

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

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

Phone: 768-3808



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

**DEVELOPMENT REVIEW BOARD--SPEED MEMO**

**DRB CASE NO/PROJECT NO: 1003687**

**AGENDA ITEM NO: 12**

**SUBJECT:**

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

**ACTION REQUESTED:**

P.O. Box 1293

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

Albuquerque

**ENGINEERING COMMENTS:**

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

New Mexico 87103

www.cabq.gov

**RESOLUTION:**

APPROVED \_\_\_\_; DENIED \_\_\_\_; DEFERRED \_\_\_\_; COMMENTS PROVIDED *discussed* 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 29, 2004



<p><b>SUBDIVISION</b></p> <p><input type="checkbox"/> Major Subdivision action</p> <p><input type="checkbox"/> Minor Subdivision action</p> <p><input type="checkbox"/> Vacation</p> <p><input type="checkbox"/> Variance (Non-Zoning)</p> <p><b>SITE DEVELOPMENT PLAN</b></p> <p><input type="checkbox"/> ...for Subdivision Purposes</p> <p><input type="checkbox"/> ...for Building Permit</p> <p><input type="checkbox"/> IP Master Development Plan</p> <p><input type="checkbox"/> Cert. of Appropriateness (LUCC)</p>	<p>Supplemental form <b>S</b></p> <p><b>V</b></p> <p><b>P</b></p> <p><b>L</b></p>	<p>Supplemental form <b>Z</b></p> <p><b>ZONING &amp; PLANNING</b></p> <p><input type="checkbox"/> Annexation</p> <p><input type="checkbox"/> County Submittal</p> <p><input type="checkbox"/> EPC Submittal</p> <p><input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning)</p> <p><input type="checkbox"/> Sector Plan (Phase I, II, III)</p> <p><input type="checkbox"/> Amendment to Sector, Area, Facility or Comprehensive Plan</p> <p><input type="checkbox"/> Text Amendment</p> <p><b>APPEAL / PROTEST of...</b></p> <p><input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals</p>	<p><b>Z</b></p> <p><b>A</b></p>
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PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

**APPLICANT INFORMATION:**

NAME: <u>VENTANA WEST, LLC</u>	PHONE: <u>856-6419</u>
ADDRESS: <u>10 TRAMWAY LOOP NE</u>	FAX: <u>856-6335</u>
CITY: <u>ALBUQUERQUE</u> STATE <u>NM</u> ZIP <u>87111</u>	E-MAIL: _____
Proprietary interest in site: <u>OWNER</u>	
AGENT (if any): <u>BOHANNAN HUSTON INC.</u>	PHONE: <u>823-1000</u>
ADDRESS: <u>7500 JEFFERSON NE</u>	FAX: <u>798-7988</u>
CITY: <u>ALBUQUERQUE</u> STATE <u>NM</u> ZIP <u>87109</u>	E-MAIL: _____

**DESCRIPTION OF REQUEST:** SKETCH PLAT APPROVAL TBK Western Ridge Subd.  
 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 2 & 9 Block: \_\_\_\_\_ Unit: \_\_\_\_\_

Subdiv. / Addn. VENTANA RANCH WEST

Current Zoning: R-LT Proposed zoning: \_\_\_\_\_

Zone Atlas page(s): B-8 No. of existing lots: 1 No. of proposed lots: 261

Total area of site (acres): 49.74 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. MULTIPLE 100806546 3298 101 20 MRGCD Map No. \_\_\_\_\_

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

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_Z\_, V\_, S\_, etc.): 1002778  
03 EPC 01058, 01057, 03 DRB 01869, 04 DRB 00126, 00127, 00128

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

SIGNATURE [Signature] DATE 9/21/04  
 (Print) JIM POORBAUGH  Applicant  Agent

**FOR OFFICIAL USE ONLY**

Form revised 10/03

<p><input type="checkbox"/> INTERNAL ROUTING</p> <p><input checked="" type="checkbox"/> All checklists are complete</p> <p><input checked="" type="checkbox"/> All fees have been collected</p> <p><input checked="" type="checkbox"/> All case #s are assigned</p> <p><input checked="" type="checkbox"/> GIS copy has been sent</p> <p><input checked="" type="checkbox"/> Case history #s are listed</p> <p><input checked="" type="checkbox"/> Site is within 1000ft of a landfill</p> <p><input checked="" type="checkbox"/> F.H.D.P. density bonus</p> <p><input checked="" type="checkbox"/> F.H.D.P. fee rebate</p>	<p>Application case numbers</p> <p><u>04DRB - - 01461</u></p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>Hearing date: <u>9-29-04</u></p> <p><u>[Signature]</u> <u>9-21-04</u>                  Planner signature / date</p>	<p>Action</p> <p><u>SK</u></p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p>	<p>S.F.</p> <p><u>SC3</u></p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p>	<p>Fees</p> <p><u>\$ 0</u></p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>Total</p> <p><u>\$ 0</u></p>
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**Project #** 1003687



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

**SKETCH PLAT REVIEW AND COMMENT**

**YOUR ATTENDANCE IS REQUIRED.**

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

**MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT**

**Your attendance is required.**

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

**Extensions are not reviewed through internal routing.**

Extension of preliminary plat approval expires after one year.

**MAJOR SUBDIVISION FINAL PLAT APPROVAL**

**Your attendance is required.**

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

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

**MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL**

**Your attendance is required.**

- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies.
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
- Property owner's and City Surveyor's signatures on the Mylar drawing
- Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

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 Pearbaugh  
 Applicant name (print)  
J.P. Pearbaugh  
 Applicant signature / date  
 9/21/04



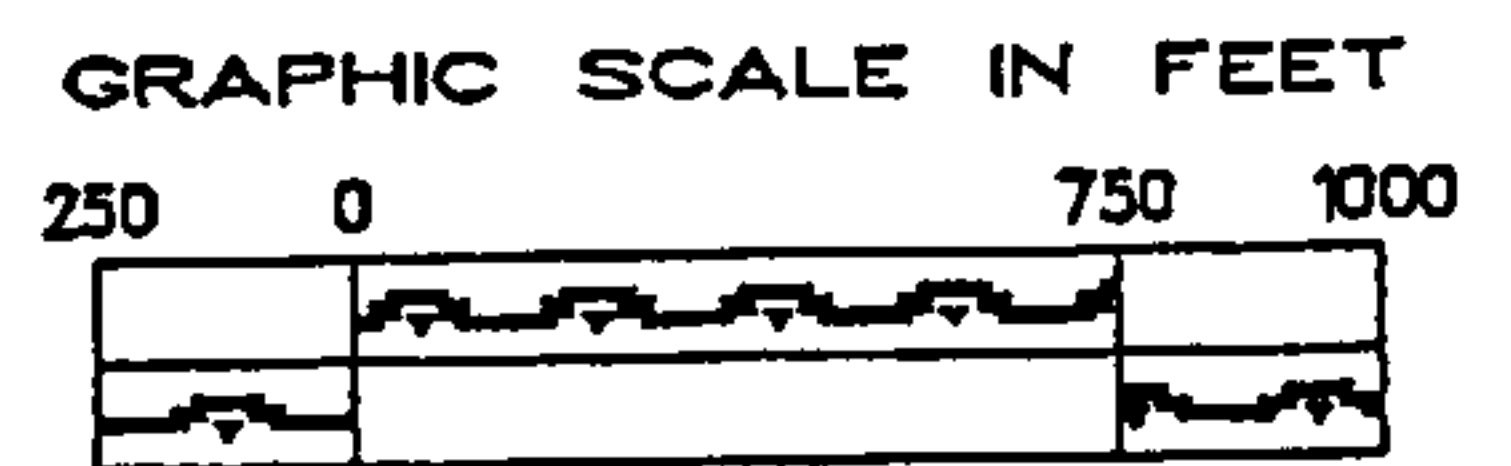
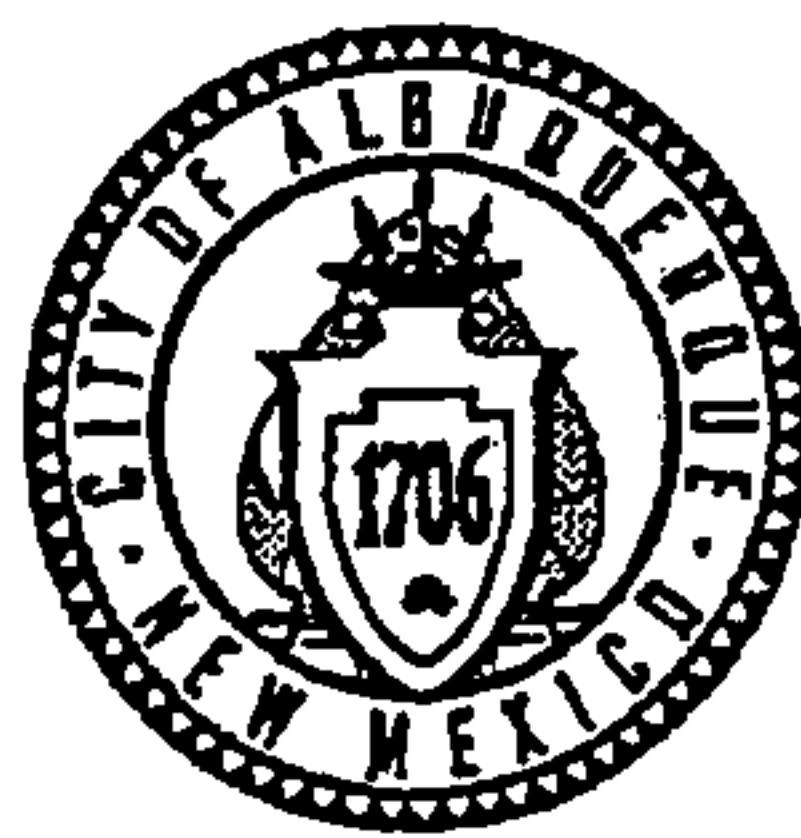
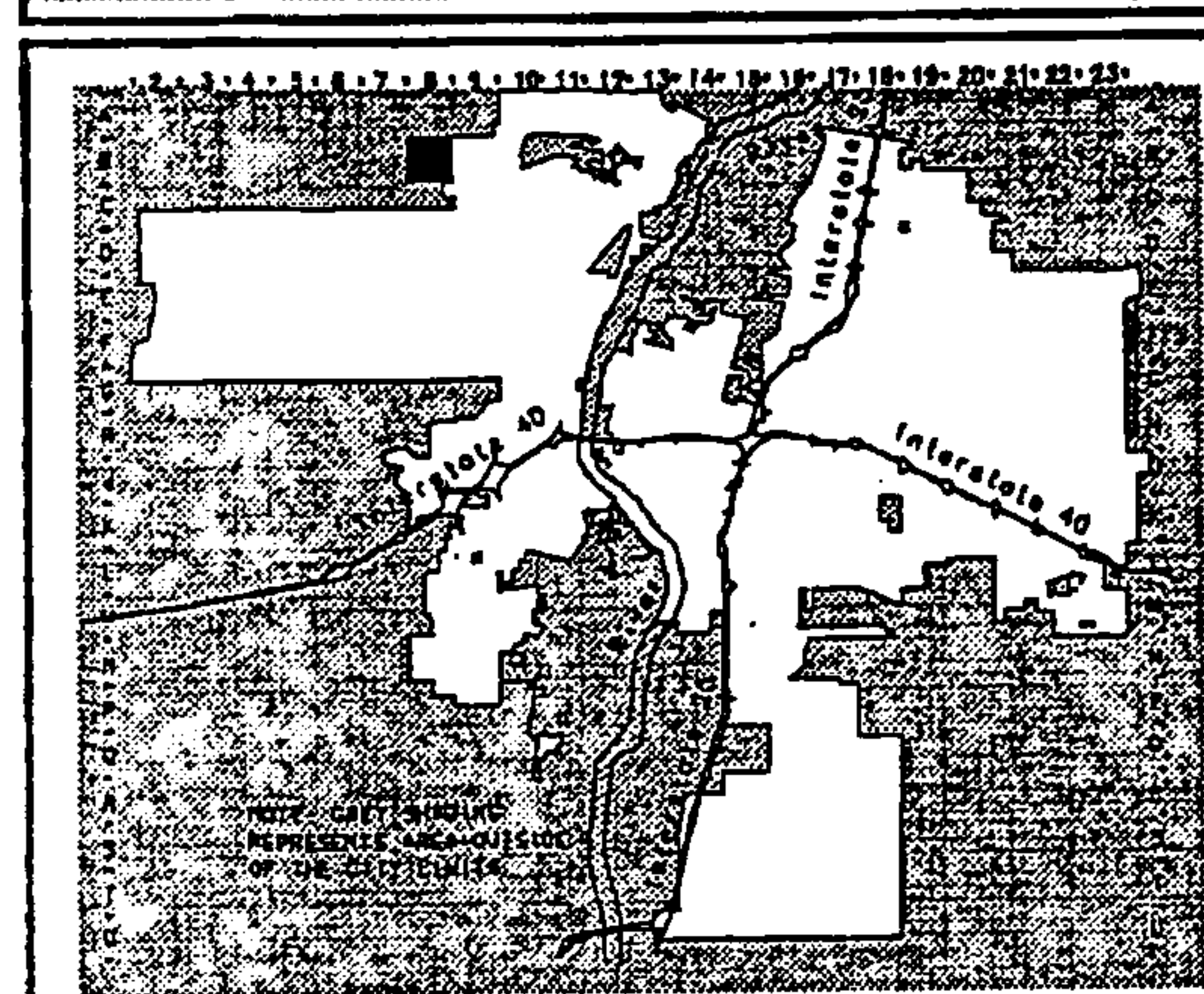
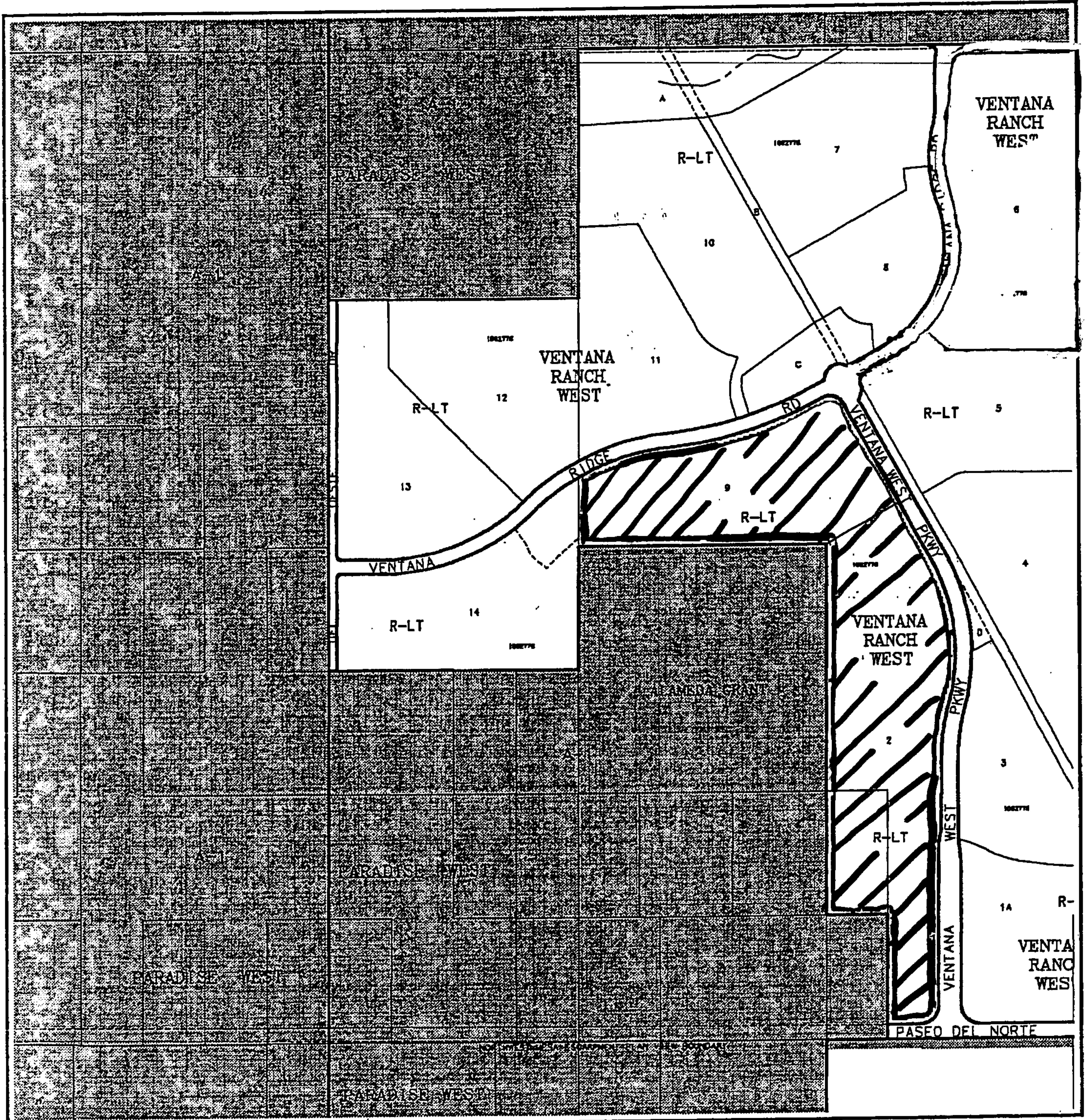
Form revised 3/03, 8/03 and 1/08

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

Application case numbers  
 04 DRB - 01461

S. Schubert 9-21-04  
 Planner signature / date

**Project # 1003687**



**A G I S**  
PLANNING DEPARTMENT

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**Zone Atlas Page**

**B-8-Z**

Map Amended through August 03, 2004

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

[www.bhinc.com](http://www.bhinc.com)

voice: 505.823.1000  
facsimile: 505.798.7988  
toll free: 800.877.5332

August 23, 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 2 & 9, 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 West Parkway and Paseo Del Norte, is composed of 261 lots with minimum lot dimensions of 45' x 105'. The total acreage of the proposed development is approximately 49.74 acres. Tract 2 consists of approximately 28.58 acres, while Tract 9 comprises 21.16 acres. These tracts are zoned R-LT.

Construction of this development may be phased; nonetheless, preliminary plat, grading plan, and drainage report will be prepared as one. The grading and drainage for these tracts will be addressed in a separate drainage submittal to the City Hydrology department for their review and approval. Ventana 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](mailto:jpoorbaugh@bhi.com). Please place this item on the DRB Agenda to be heard on August 25, 2004.

Sincerely,



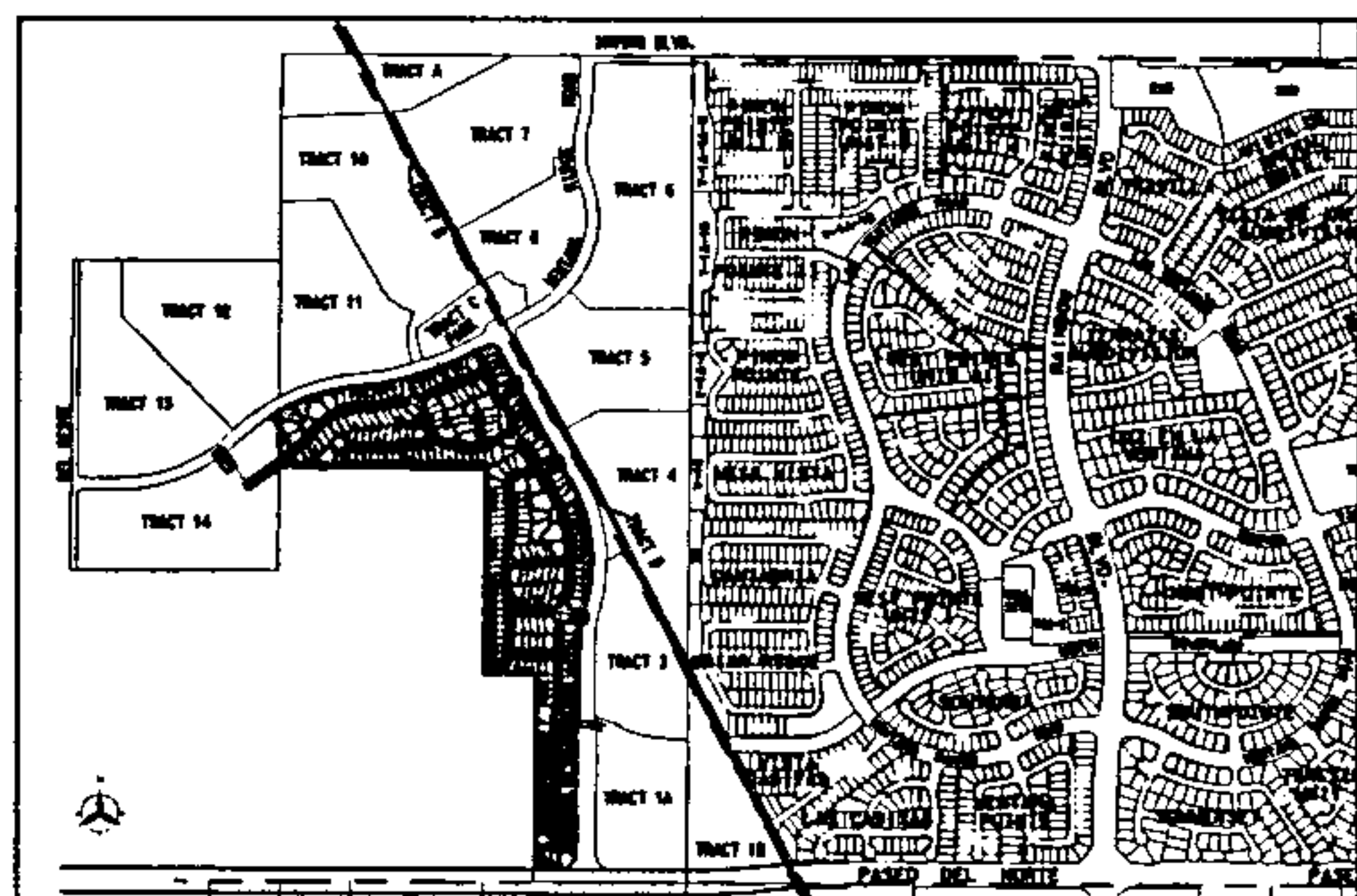
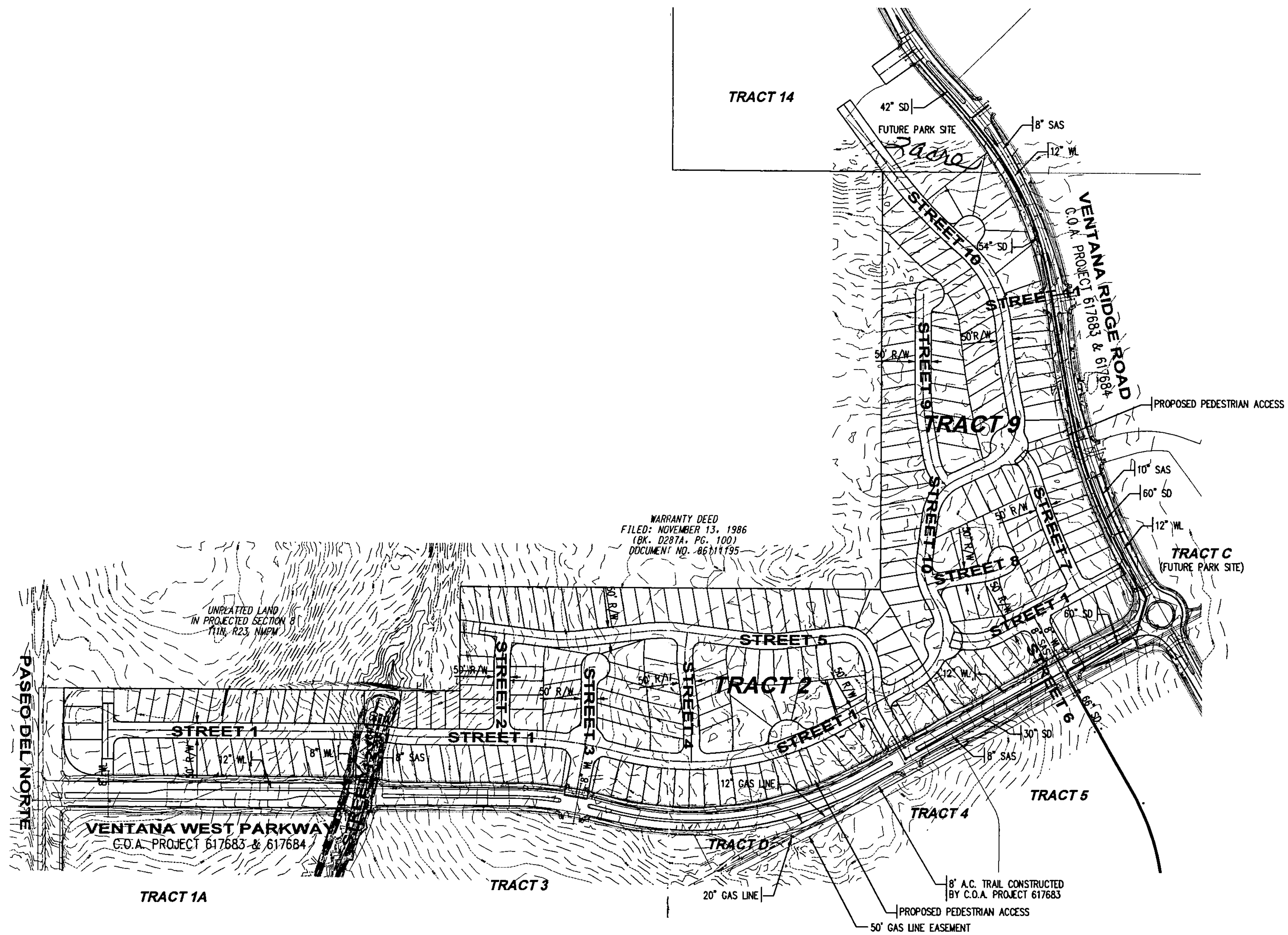
Jim Poorbaugh, P.E., M.S.C.E.  
Project Engineer  
Community Development and Planning

JP/am  
Enclosures

cc: Kurt Browning, Sandia Properties (w/ encls)  
Garret Price, Pulte Homes (w/ encls)  
Kevin Patton, BHI (w/o encls)

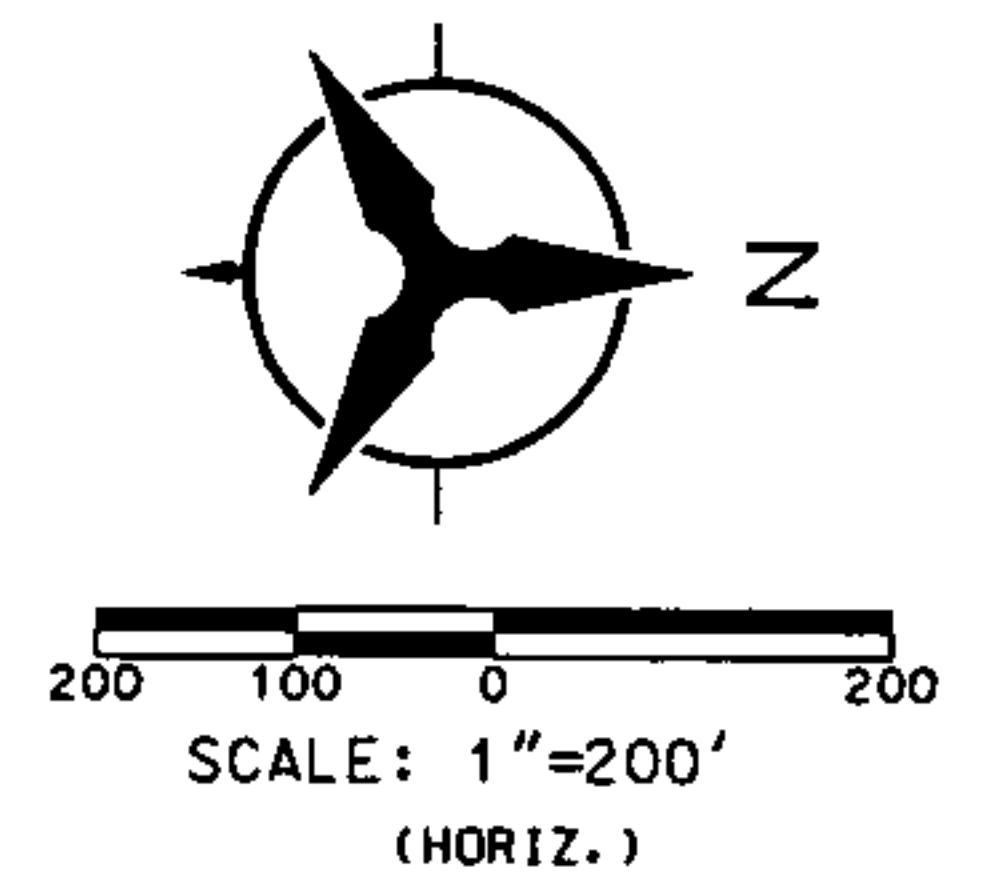
**ENGINEERING ▲**  
**SPATIAL DATA ▲**

**ADVANCED TECHNOLOGIES ▲**



LOCATION MAP  
 ZONE ATLAS MAP NO. B-8  
 NOT TO SCALE

SKETCH PLAT  
**WESTERN RIDGE SUBDIVISION**  
 (AT VENTANA RANCH WEST)  
 ALBUQUERQUE, NEW MEXICO  
 SEPTEMBER, 2004



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