



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

May 21, 2014

**Project# 1004039**

14DRB-70123 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL  
14DRB-70159 VACATION OF PRIVATE EASEMENT

CARTESIAN SURVEYS INC agent(s) for SCOTT ASHCRAFT request(s) the above action(s) for all or a portion of Lot(s) 45-A, Tract(s) 1-A, **THE LEGENDS AT HIGH DESERT** zoned SU-2 HD/C-1 ; R-T, located on CLIFFGRUSH LANE NE BETWEEN JOJAVE ASTER WAY NE AND GHOST FLOWER TRAIL NE containing approximately .406 acre(s). (E-23) [Deferred from 5-7/14]

At the May 21, 2014 Development Review Board meeting, the vacation was approved as shown on Exhibit B in the Planning file per section 14-14-7-2(A)(1) and (B) (1)(3) of the Subdivision Ordinance.

Findings

The request was filed by the owners of a majority of the frontage of the proposed vacation

Based on the proposed and existing development, the public welfare is in no way served by retaining the easements proposed for vacation.

There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right. Property owners of record abutting the proposed vacation were notified by first class mail at least six days prior to the Development Review Board hearing approving the vacation and no objection regarding access or the abridgement of a substantial property right was raised

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.

*If you wish to appeal this decision, you must do so by June 11, 2014 in the manner described below*

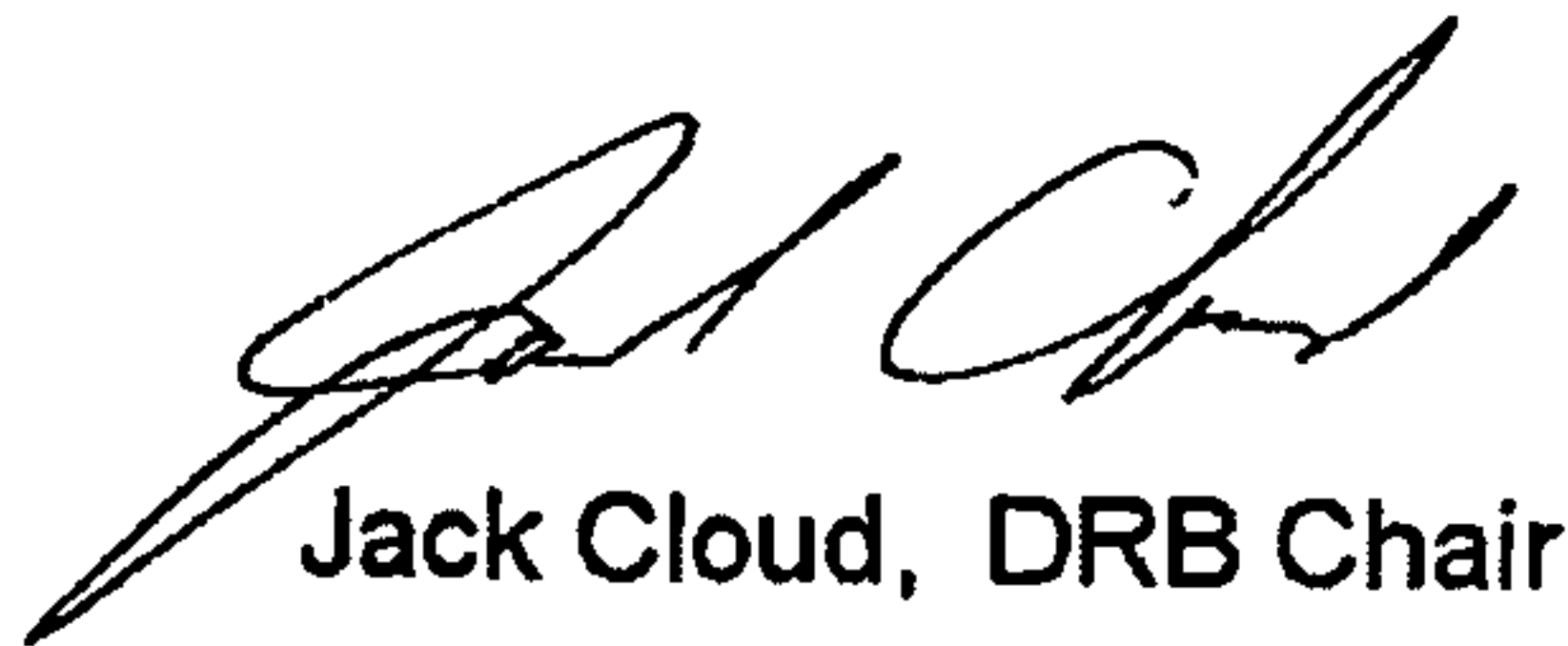
Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision

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.)

A handwritten signature in black ink, appearing to read "Jack Cloud", is positioned above the printed name.

Jack Cloud, DRB Chair

Cc: CARTESIAN SURVEYS INC  
file

DRB CASE ACTION LOG - BLUE SHEET

- Preliminary/Final Plat [FP]
  - Site Plan - Subdivision [SPS]
  - Site Plan - Building Permit [SBP]

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

*Site Plans:* It is the responsibility of the applicant/agent/developer/owner to insert the DRB approved Site Plan for Subdivision and/or Site Plan for Building Permit in each copy of building permit plansets. If the building permit plans have been submitted prior to the Site Plan for Subdivision and/or Site Plan for Building Permit being signed-off, then it is the responsibility of the applicant/agent/developer/owner to insert a copy of the signed-off Site Plan for Subdivision and/or Site Plan for Building Permit in each copy of the building permit plansets.

Project #: 1004039 Application #: 14DRB-70123  
 Project Name: THE LEGENDS AT HIGH DESERT  
 Agent: CARTESIAN SURVEYS INC. Phone #:

**\*\*Your request was approved on 5-21-14 by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed\*\***

- TRANSPORTATION:
- ABCWUA:
- CITY ENGINEER / AMAFCA:
- PARKS / CIP:

PLANNING (Last to sign): dxp city signatures,  
AMAFCA / designer

**PLATS:**

- 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.
  - County Treasurer's signature must be obtained prior to the recording of the plat with 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.

**ALL SITE PLANS:**

- 3 copies of the approved site plan. Include all pages.

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
May 21, 2014  
DRB Comments**

**ITEM # 11**

**PROJECT # 1004039**

**APPLICATION # 14-70123**

**RE: Lots 45-A and 1-A, the Legends at High Desert**

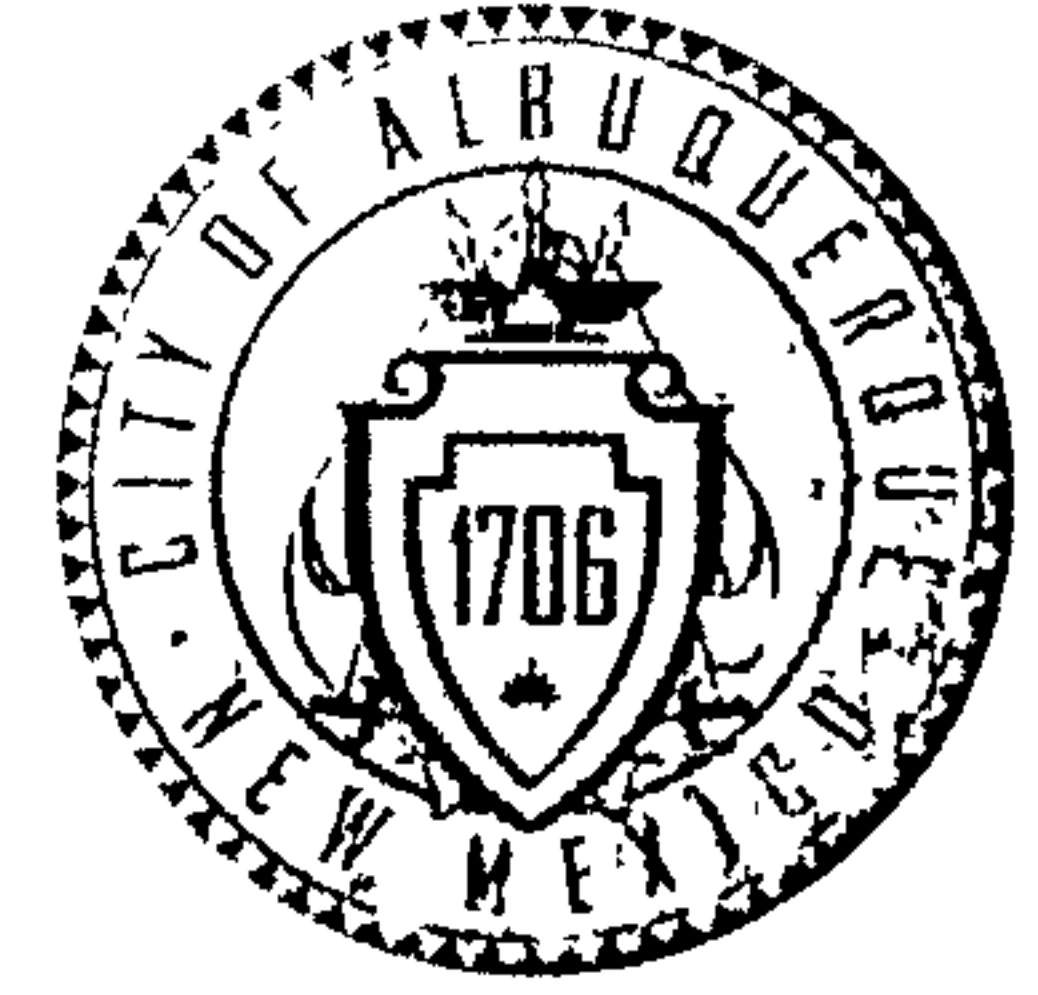
- The narrowest part of the proposed Tract 1-A-1 needs to be dimensioned
- Aerial photography indicates another encroachment on the south side/ Lot 46 that needs to be addressed

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Jack Cloud, DRB Chairman  
924-3880/ jcloud@cabq.gov



# CITY OF ALBUQUERQUE



## CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

### DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1004039**

**AGENDA ITEM NO: 10**

**SUBJECT:**

Final Plat  
Preliminary Plat

**ACTION REQUESTED:**

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

PO Box 1293

**ENGINEERING COMMENTS.**

Albuquerque

No adverse comments.

NM 87103

**RESOLUTION:**

www.cabq.gov

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

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

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

FOR:

**SIGNED:** Bradley L. Bingham  
City Engineer/AMAFCA Designee  
924-3986

**DATE:** May 28, 2008

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
December 5, 2007  
DRB Comments**

**ITEM # 10**

**PROJECT # 1004039            APPLICATION # 07-70410/ 70411**

**RE: Lot 45 & Tract 1, The Legends at High Desert**

Letter of concurrence for vacation must be from the beneficiary, i.e. the Homeowner's Association (not just as property owner).

AGIS dxf approval is needed.

  
\_\_\_\_\_  
Jack Cloud, Planning Alternate  
924-3934/ jcloud@cabq.gov

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
HYDROLOGY DEVELOPMENT SECTION**

**DEVELOPMENT REVIEW BOARD--SPEED MEMO**

**DRB CASE NO/PROJECT NO: 1004039**

**AGENDA ITEM NO: 10**

**SUBJECT:**

Final Plat  
Preliminary Plat

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

No adverse comments.

**RESOLUTION:**

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

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

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

FOR: -

**SIGNED:** Bradley L. Bingham  
City Engineer/AMAFCA Designee  
924-3986

**DATE:** December 5, 2007



**DRB CASE ACTION LOG** ~~(SITE DEV PLAN - BP)~~

REVISED 10/08/07

*Completed  
6/08*

*Prex + Final*

**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.: 08DRB-70234 Project # 1004039  
Project Name: FORSTBAUER SURVEYING LLC  
Agent: JAMES R. MCCINTIC268-2112 Phone No.:

Your request was approved on 5-28-08 by the DRB with delegation of signature(s) to the following departments.

**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

TRANSPORTATION: - comply with comments

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

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

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

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

- Planning must record this plat. Please submit the following items:**
  - The original plat and a mylar copy for the County Clerk.
  - Tax certificate from the County Treasurer.
  - Recording fee (checks payable to the County Clerk). **RECORDED DATE:** \_\_\_\_\_
  - Tax printout from the County Assessor.
    - 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.** *(submitted to AGIS 5/19/08)*
    - Copy of recorded plat for Planning.**

Created On:

**4039**

### DXF Electronic Approval Form

DRB Project Case #: 1004039

Subdivision Name: LEGENDS AT HIGH DESERT LOT 16A & 17A

Surveyor: RONALD A FORSTBAUER

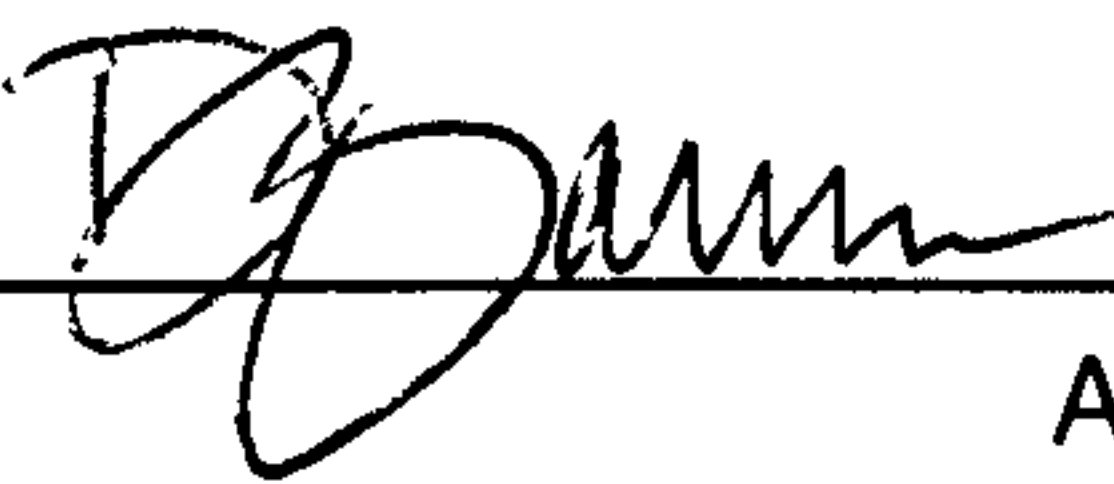
Contact Person: RONALD A FORSTBAUER

Contact Information: 268-2112

DXF Received: 5/19/2008

Hard Copy Received: 5/19/2008

Coordinate System: Ground rotated to NMSP Grid

  
Approved

05.19.2008  
Date

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

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**AGIS Use Only**  
Copied fc **4039** to agiscov on **5/19/2008** Contact person notified on **5/19/2008**



**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
May 28, 2008  
DRB Comments**

**ITEM # 10**

**PROJECT # 1004039**

**APPLICATION # 08-70234**

**RE: Lots 16 & 17, The Legends at High Desert**

For future reference, please do not identify the property's zoning (Note 2) on the plat. Also, please use language in the solar collector note to be specific to this type of request, i.e. use the words "THIS PLAT" and not "REQUESTED FINAL ACTION" in the beginning of the note and delete the words "OR SITE DEVELOPMENT PLAN FOR SUBDIVISION" from the end of the note.



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Jack Cloud AICP, DRB Chairman  
924-3880/ jcloud@cabq.gov

#10



COMPLETED 12/27/07 SH  
DRB CASE ACTION LOG (PREL/FINAL)  
REVISED 10/08/07

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.: 07DRB-70410

Project # 1004039

Project Name: THE LEGENDS @ HIGH DESERT to be known as LOT 45-A & TRACT 1-A

Agent: ISAACSON & ARFMAN

Phone No.: 268-8828

Your request was approved on \_\_\_\_\_ 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): - letter from HOA  
- to record  
- AGIS, dxs OK

- Planning must record this plat. Please submit the following items:
- The original plat and a mylar copy for the County Clerk.
  - Tax certificate from the County Treasurer.
  - Recording fee (checks payable to the County Clerk). RECORDED DATE: \_\_\_\_\_
  - Tax printout from the County Assessor.
    - 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.

Created For: 12/5/07



# DRB CASE ACTION LOG (PREL/FINAL)

REVISED 10/08/07

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.: 07DRB-70410

Project # 1004039

Project Name: THE LEGENDS @ HIGH DESERT to be known as LOT 45-A & TRACT 1-A

Agent: ISAACSON & ARFMAN

Phone No.: 268-8828

Your request was approved on \_\_\_\_\_ 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): *- letter from HOA*  
*- to record*  
*- AGIS, dxs*

- 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.**

Created For: 12/5/07

**4039**

### DXF Electronic Approval Form

DRB Project Case #: 1004039

Subdivision Name: LEGENDS AT HIGH DESERT LOTS 45A & 1A

Surveyor: RONALD A FORSTBAUER

Contact Person:

Contact Information:

DXF Received: 12/11/2007

Hard Copy Received: 12/11/2007

Coordinate System: Ground rotated to NMSP Grid

*M Weinberg*  
\_\_\_\_\_  
Approved

\_\_\_\_\_  
Date

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

**AGIS Use Only**  
Copied fc **4039** to agiscov on **12/11/2007** Contact person notified on **12/11/2007**



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

December 5, 2007 9:00 AM

MEMBERS:

Angela Gomez, Administrative Assistant

Kristal Metro, Transportation Development  
Brad Bingham, Alternate City Engineer

Roger Green, ABCWUA  
Christina Sandoval, Parks & Recreation

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**CASES WHICH REQUIRE PUBLIC NOTIFICATION**

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

- 1. Project# 1004428**  
07DRB-70378 VACATION OF PUBLIC  
EASEMENT

MARK GOODWIN AND ASSOCIATES PA agent(s) for ALBUQUERQUE RIO BRAVO PARTNERS LLC request(s) the above action(s) for all or a portion of Lot(s) RR-3B & RR-3D, **CEJA VISTA /TOWN OF ATRISCO GRANT**, zoned SU-1/C-1, RLT, located on DENNIS CHAVIS BLVD SW BETWEEN MEADE AVE SW AND 118TH ST SW (P-9) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE.**
- 2. Project# 1001449**  
07DRB-70379 VACATION OF PUBLIC  
RIGHT-OF-WAY  
07DRB-70380 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL

ABQ ENGINEERING agent(s) for CV LAND DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 9, Block(s) A, **KIRTLAND ADDITION Unit(s) 2**, located on GIBSON SE BETWEEN UNIVERSITY SE AND YALE SE containing approximately 3.254 acre(s). (M-15) **DEFERRED TO 12/19/07 AT THE AGENT'S REQUEST.**



3. **Project# 1006854**  
 07DRB-70340 VACATION OF PUBLIC EASEMENT  
 07DRB-70341 VACATION OF PUBLIC RIGHT-OF-WAY  
 07DRB-70342 BULK LAND VARIANCE  
 07DRB-70343 MINOR - PRELIMINARY/FINAL PLAT APPROVAL
- BOHANNAN HUSTON INC agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of **UNPLATTED LAND SECTION 15 (to be known as THE TRAILS UNIT 4)**, zoned SU2-UR35, SU2-SRLL18, SU-1 FOR OPEN SPACE, SU2-TC65 & SU2-NMU35, located on UNIVERSE BLVD NW BETWEEN AVENIDA DE JAIMITO NW AND WOODMONT AVE NW containing approximately 34.85 acre(s). (C-10) *[Deferred from 11/21/07]* **DEFERRED TO 12/12/07 AT THE AGENT'S REQUEST.**
4. **Project# 1004707**  
 07DRB-70123 VACATION OF PRIVATE EASEMENT  
 07DRB-70124 MINOR - PRELIMINARY/FINAL PLAT APPROVAL
- SURVEYS SOUTHWEST LTD agent(s) for JOHN LORENTZEN request(s) the above action(s) for all or a portion of Tract(s) 269 & 270 together with 68<sup>th</sup> St tract, **TOWN OF ATRISCO LAND GRANT**, zoned C-2, located on HANOVER RD NW BETWEEN 68<sup>TH</sup> ST NW & I-40 containing approximately 4.0714 acre(s). (J-10) *[Deferred from 7/18/07]* **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

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

5. **Project# 1006726**  
 07DRB-70173 MAJOR – AMENDED SDP FOR BUILDING PERMIT
- BRAD KILLMAN AND/OR MAX KILLMAN agent(s) for ALLSTAR MOVING & STORAGE INC A NEW MEXICO CORP request(s) the above action(s) for all or a portion of Lot(s) 31, Tract(s) D-1, **RICHFIELD PARK**, zoned IP, located on WASHINGTON ST NE BETWEEN ALAMEDA NE AND PASEO DEL NORTE NE containing approximately 0.89 acre(s). (C-17) *[Deferred from 8/29/07 & 10/24/07]* **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**
6. **Project# 1004875**  
 07DRB-70382 EPC/ SDP FOR BUILDING PERMIT  
 07DRB-70383 MINOR - PRELIMINARY/FINAL PLAT APPROVAL
- ALBUQUERQUE MONTHLY MEETING OF THE RELIGIOUS SOCIETY OF FRIENDS request(s) the above action(s) for all or a portion of Lot(s) 19-25, Block(s) 2, **IVES ADDITION**, zoned SU2 FOR S-R, located on 5TH ST NW BETWEEN BELLAMAH NW AND ASPEN AVE NW containing approximately 0.57 acre(s). [REF: 06EPC00627/00628] (J-14) *[Catalina Lehner – EPC Planner]* *[Deferred from 11/21/07]* **DEFERRED TO 12/19/07 AT THE AGENT'S REQUEST.**

7. **Project# 1003714**  
07DRB-70364 EPC/SDP FOR BUILDING PERMIT
- ALEXANDER FINALE agent(s) for ASSOCIATED HOME & RV SALES, INC request(s) the above action(s) for all or a portion of Tract(s) C-3-A, **ADOBE WELLS SUBDIVISION**, zoned SU1 FOR IPC-2/R-2, located on EAGLE RANCH NE BETWEEN WESTSIDE NE AND COORS BYPASS BLVD NE containing approximately 2.29 acre(s). (B-13) [*EPC Planner – Carol Toffaleti*] [*Deferred from 11/14/07, 11/21/07 & 11/28/07*] **DEFERRED TO 12/12/07 AT THE AGENT'S REQUEST.**
8. **Project# 1006721**  
07DRB-70373 EPC/ SDP FOR BUILDING PERMIT  
07DRB-70374 EPC APPROVED SDP FOR SUBDIVISION
- RMKM ARCHITECTURE agent(s) for ALBUQUERQUE POLICE DEPARTMENT request(s) the above action(s) for all or a portion of Tract(s) B-9E-2-A, **SEVEN BAR RANCH**, zoned SU1 FOR R-2, located on CIBOLA LOOP RD NW BETWEEN ELLISON NW AND CIBOLA LOOP NW containing approximately 3.4 acre(s). (A-13) [*Anna DiMambro – EPC Planner*] [*Def. from 11/14/07 & 11/28/07*] **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12/5/07, THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES AND TO TRANSPORTATION FOR WRITTEN COMMENTS. THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES.**
9. **Project# 1006520**  
07DRB-70386 EPC APPROVED SDP FOR BUILD PERMIT  
07DRB-70387 EPC APPROVED SDP FOR SUBDIVISION
- BILL FANNING/FBT ARCHITECTS agent(s) for EPISCOPAL DIOCESE OF THE RIO GRANDE/HOPE EPISCOPAL CHURCH request(s) the above action(s) for all or a portion of Lot(s) 5-8 & 25-28, Block(s) 4, Tract(s) 3, **NORTH ALBUQUERQUE ACRES Unit(s) 3**, zoned SU-2 FOR O-1 & R-T, located on ALAMEDA BLVD NE BETWEEN BARSTOW NE AND VENTURA NE containing approximately 6.1928 acre(s). (C-20) [*Anna DiMambro – EPC Planner*] [*Def. from 11/28/07*] **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12/5/07 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO THE CITY ENGINEER FOR THE SIA AND TO PLANNING FOR 3 COPIES. THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES .**



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

10. ~~Project# 1004039~~  
07DRB-70410 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL  
07DRB-70411 VACATION OF PRIVATE  
EASEMENT
- ISAACSON & ARFMAN PA agent(s) for RUTLEDGE INVESTMENT CO INC request(s) the above action(s) for all or a portion of Lot(s) 45, Tract(s) 1, **THE LEDGENDS @ HIGH DESERT to be known as LOT 45-A & TRACT 1-A**, zoned SU-2 HD/C-1, located on ACADEMY ROAD NE BETWEEN CORTADERIA ST NE AND IMPERATA ST NE containing approximately 0.406 acre(s). (E-23) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR LETTER OF HOME OWNER'S APPROVAL, AGIS DXF, AND TO RECORD.**
11. **Project# 1006955**  
07DRB-70407 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL
- GEORGE RODRIGUEZ agent(s) for JEROME ECKSTEIN request(s) the above action(s) for all or a portion of Lot(s) 1-4, Block(s) 14, **CLAYTON HEIGHTS**, zoned C-2, located on WILMOORE DRIVE SE BETWEEN ROSS AVE SE AND GIBSON BLVD SE containing approximately 0.5739 acre(s). (L-15) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF AND TO FILE, AND TO TRANSPORTATION FOR A SEPERATE EXHIBIT FOR ROSS AVENUE AND WILMOORE DRIVE SHOWING LOCATION OF SIDEWALK AND DEFINING THE DISTANCE FROM FACE OF CURB TO PROPERTY LINE.**
12. **Project# 1001409**  
07DRB-70412 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL
- ADVANCED ENGR. AND CONSULT. LLC agent(s) for KIAN SAADAT request(s) the above action(s) for all or a portion of Lot(s) 20.A, Block(s) 1, **CANDLELIGHT FOOTHILLS Unit(s) 1**, zoned R-1, located on LOMAS BLVD NE BETWEEN MONTE LARGO DR NE AND SUMMIT HILLS DR NE containing approximately 1.1 acre(s). (J-23) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR LOT LINE REVISION BETWEEN A-2 AND A-3, AND THE SOLAR COLLECTOR LANGUAGE.**
13. **Project# 1006956**  
07DRB-70408 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL
- ADVANCED ENGR. AND CONSULT. LLC agent(s) for FELIX RABADI request(s) the above action(s) for all or a portion of Tract(s) 2 & 4, **NORTH CARLISLE ADDITION**, zoned P & C-1, located on CARLISLE BLVD NE BETWEEN COMANCHE RD NE AND PALO DURO AVE NE containing approximately 0.7872 acre(s). (G-17) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION FOR 30 FOOT RADIUS DEDICATION AT CARLISLE AND PALO DURO AND TO PLANNING FOR VERIFICATION OF COMPLIANCE WITH BUILDING CODE AND ZONING REQUIREMENTS AND FOR SOLAR COLLECTOR LANGUAGE.**

14. **Project# 1004820**  
07DRB-70409 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL
- SURV-TEK INC agent(s) for ACI MANAGEMENT LLC request(s) the above action(s) for all or a portion of Tract(s) D-1 -B-1, **ADOBE WELLS**, zoned C-2, located on EAGLE RANCH RD NW BETWEEN IRVING BLVD NW AND COORS BLVD BYPASS NW containing approximately 1.708 acre(s). (B-13) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**
15. **Project# 1006573**  
07DRB-70413 MAJOR - FINAL PLAT  
APPROVAL
- LARRY READ & ASSOCIATES INC agent(s) for DESERT HILLS JEHOVA'S WITNESSES request(s) the above action(s) for all or a portion of Lot(s) 12 & 21, Block(s) 29, Tract(s) A, **NAA Unit(s) B**, zoned SU-2 IP, located on ALAMEDA NE BETWEEN LOUISIANA NE AND SAN PEDRO NE containing approximately 1.8 acre(s). (C-18) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND TO PLANNING FOR PLAT REVISIONS, AGIS DXF AND FOR SUZANNE BUSH SIGNATURE.**
16. **Project# 1006926**  
07DRB-70414 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL
- ART MARSHALL agent(s) for MERCEDES R MARSHALL request(s) the above action(s) for all or a portion of Lot(s) 27 & 28, Block(s) 3, **SUNSHINE ADDITION** zoned SU-2 MR, located on EDITH BLVD SE BETWEEN SMITH SE AND ANDERSON SE containing approximately .33 acre(s). (L-14) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR SOLAR COLLECTOR LANGUAGE AND AGIS DXF.**
17. **Project# 1000085**  
07DRB-70264 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL
- HALL SURVEYING CO agent(s) for BERNARD WEINER request(s) the above action(s) for all or a portion of Lot(s) M-1-A-2-A, **TANOAN PROPERTIES**, zoned SU-1 FOR C-1, located on ACADEMY RD BETWEEN TENNYSON AND TRAMWAY NE containing approximately 1.2174 acre(s). (E-22) *[Def. from 10-3-07]* **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO ABCWUA FOR INDICATION OF EASMENTS FOR EXISTING PRIVATE SEWER AND/OR WATER SERVICE LINES AND TO PLANNING FOR RECIPROCAL EASEMENTS, BUILDING CODE COMPLIANCE, AGIS DXF AND TO RECORD.**

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

18. **Project# 1006950**  
07DRB-70404 SKETCH PLAT REVIEW  
AND COMMENT
- GINA SCHMIDT/SIERRA WEST, LLC agent(s) for GINA SCHMIDT/SIERRA WEST, LLC request(s) the above action(s) for all or a portion of zoned none, located on WYOMING AND I-40 BETWEEN NORTHBOUND OFF-RAMP AND MOUNTAIN ROAD NE containing approximately 1.2 acre(s). (J-20) **THE ABOVE ACTION WAS REVIEWED AND COMMENTS GIVEN.**

19. **Project# 1006951**  
07DRB-70405 SKETCH PLAT REVIEW  
AND COMMENT

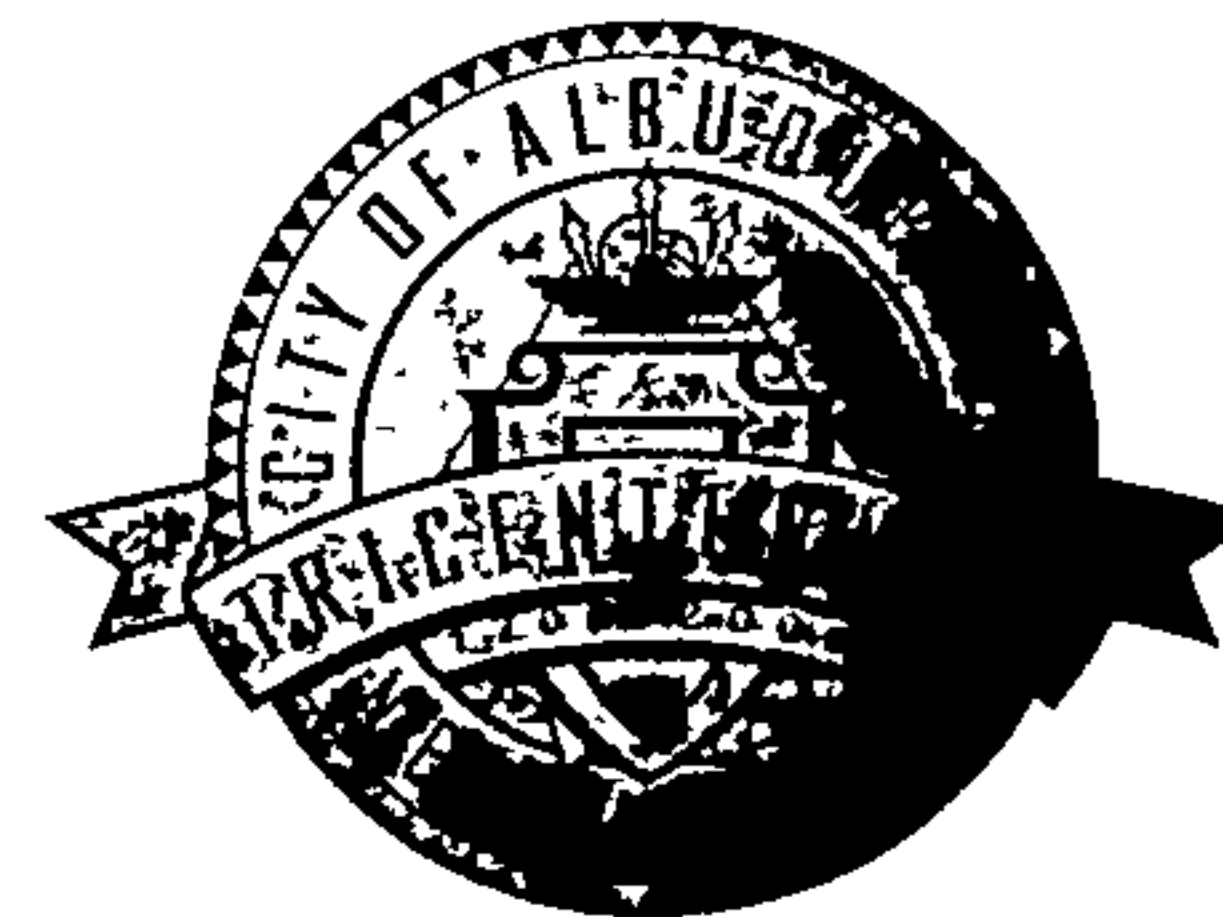
FORSTBAUER SURVEYING LLC agent(s) for GEORGE P & EILEEN P SANDOVAL request(s) the above action(s) for all or a portion of Lot(s) 1A, **LANDS OF GEORGE SANDOVAL**, zoned RA-2, located on AVENIDA CRISTO REY NW BETWEEN SAN ISIDRO ST NW AND GRIEGOS LATERAL containing approximately 2.8 acre(s). (F-13) **THE ABOVE ACTION WAS REVIEWED AND COMMENTS GIVEN.**

20. Other Matters: Project # 1003570 was heard concurrently with Item # 8. The Preliminary plat for said project was approved with delegation to Transportation for easements, and to Planning for Solar Collector Language, AGIS DXF, and to Record.

Adjourned: 11:05



# CITY OF ALBUQUERQUE



PLANNING DEPARTMENT  
DEVELOPMENT AND BUILDING SERVICES  
TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1004039

AGENDA ITEM NO: 10

SUBJECT:

FINAL PLAT  
PRELIMINARY PLAT  
VACATION OF PRIVATE EASEMENTS

ENGINEERING COMMENTS:

No adverse comments

P.O. Box 1293

Albuquerque

New Mexico 87103

[www.cabq.gov](http://www.cabq.gov)

RESOLUTION:

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

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

SIGNED:

Kristal D. Metro  
Transportation Development

505-924-3991

DATE: DECEMBER 5, 2007

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
December 5, 2007  
DRB Comments**

**ITEM # 10**

**PROJECT # 1004039          APPLICATION # 07-70410/ 70411**

**RE: Lot 45 & Tract 1, The Legends at High Desert**

Letter of concurrence for vacation must be from the beneficiary, i.e. the Homeowner's Association (not just as property owner).

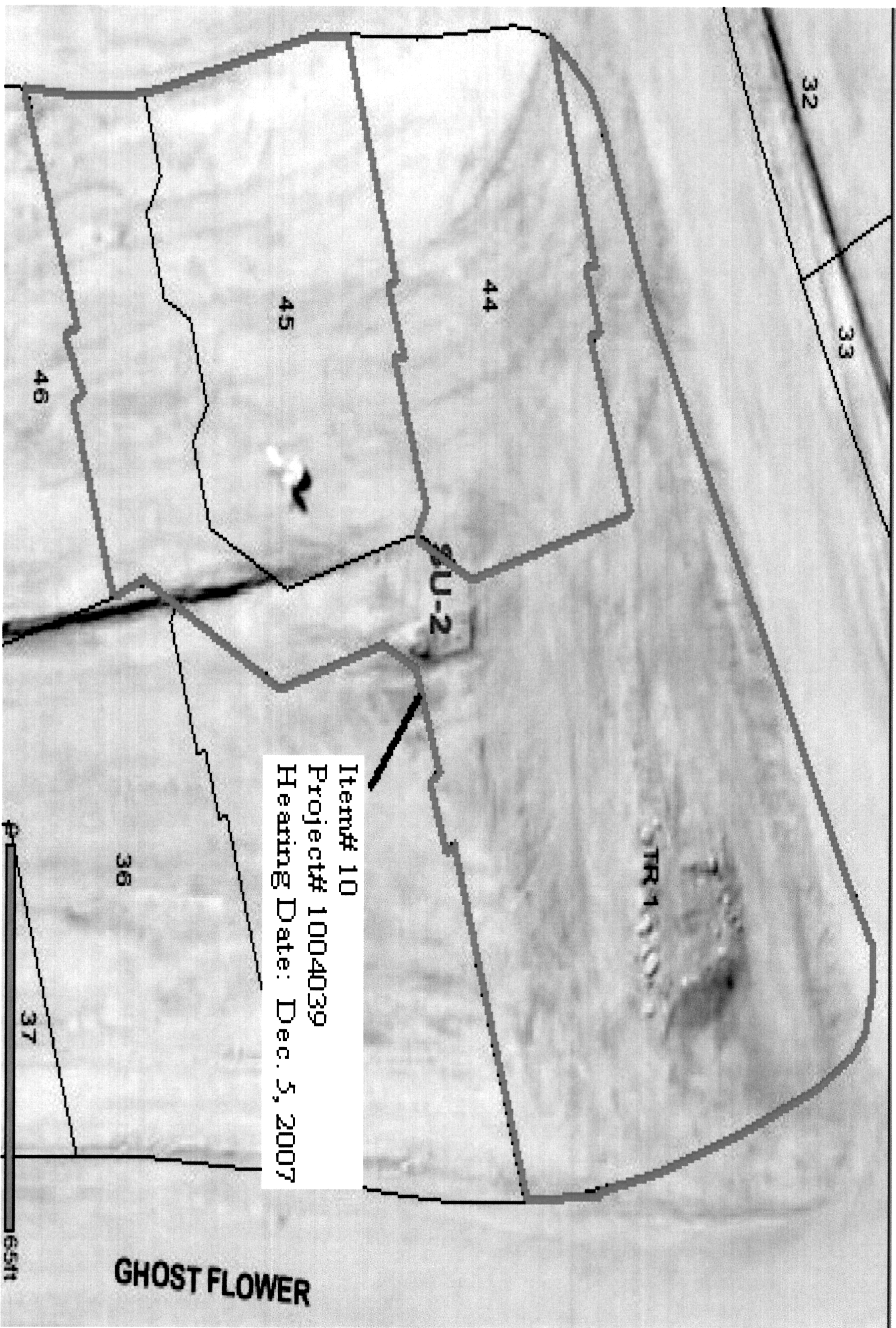
AGIS dxf approval is needed.



---

Jack Cloud, Planning Alternate  
924-3934/ jcloud@cabq.gov





Item# 10  
Project# 1004039  
Hearing Date: Dec. 5, 2007

GHOST FLOWER

65N1

32

33

44

45

46

36

37

SU-2

STRASSER



#12



Completed  
2/15/07  
ES

# DRB CASE ACTION LOG (PREL & 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.: 07DRB-00091 (P&F)  
Project Name LEGENDS OF HIGH DESERT  
Agent: Isaacson & Arfman PA

Project # 1004039  
Phone No.: 268-8828

Project Number 1004039

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 2/15/07 by the DRB with delegation of signature(s) to the following departments.

### OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- TRANSPORTATION: flow plan of setbacks exhibit  
ok
- 
- 
- 
- 
- UTILITIES:
- 
- 
- 
- 
- CITY ENGINEER / AMAFCA:
- 
- 
- 
- 
- PARKS / CIP:
- 
- 
- 
- 
- PLANNING (Last to sign): record  
OK
- 
- 
- 

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

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

- 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.

#12



# DRB CASE ACTION LOG (PREL & 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.: 07DRB-00091 (P&F)

Project # 1004039

Project Name LEGENDS OF HIGH DESERT

Agent: Isaacson & Arfman PA

Phone No.: 268-8828

Project Number

1004039

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 07/10/07 by the DRB with delegation of signature(s) to the following departments.

### OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: flow plan of setbacks exhibit

- 
- 
- 

UTILITIES:

- 
- 

CITY ENGINEER / AMAFCA:

- 
- 

PARKS / CIP:

- 
- 

PLANNING (Last to sign): record

- 
- 

**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



**4039**

### DXF Electronic Approval Form

DRB Project Case #: 1004039

Subdivision Name: LEGENDS AT HIGH DESERT LOTS 39A 48A & TR 5A

Surveyor: RONALD A FORSTBAUER

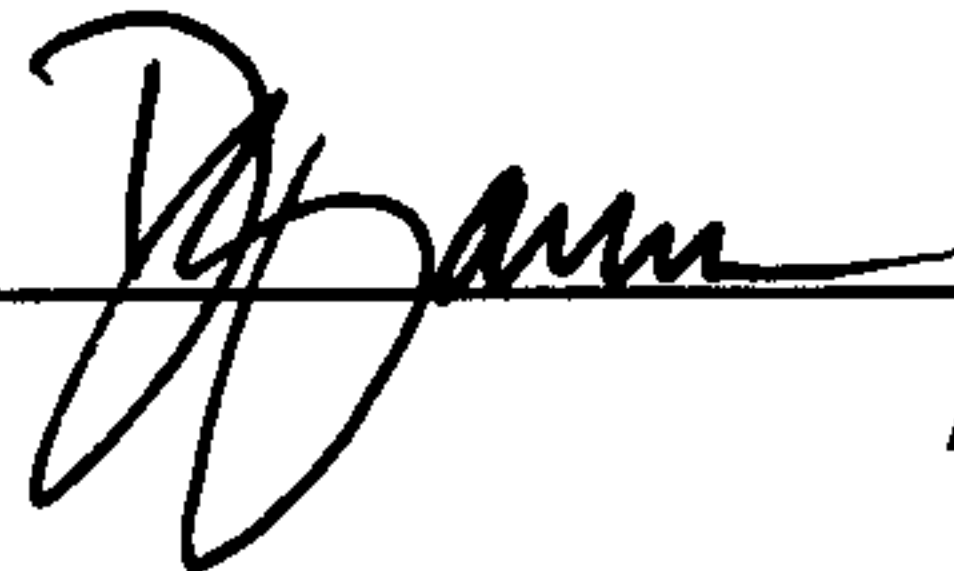
Contact Person: RONALD A FORSTBAUER

Contact Information: 268-2112

DXF Received: 2/21/2007

Hard Copy Received: 2/21/2007

Coordinate System: NMSP Grid (NAD 27)

  
Approved

02.22.2007  
Date

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

**AGIS Use Only**  
Copied fc **4039** to agiscov on **2/22/2007** Contact person notified on **2/22/2007**



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

February 7, 2007

**12. Project # 1004039**  
07DRB-00091 Minor-Prelim&Final Plat Approval  
07DRB-00092 Minor-Vacation of Private Easements

ISAACSON & ARFMAN agent(s) for RUTLEDGE INVESTMENT COMPANY INC. request(s) the above action(s) for all or a portion of Lot(s) 39 & 48, Tract(s) 5, **THE LEGENDS OF HIGH DESERT**, zoned SU-2/HD/C-1, located on ACADEMY RD NE, between CORTADERIA ST NE and IMPERATA ST NE containing approximately 1 acre(s). [REF: 06DRB-00606] (E-23) **THE**

At the February 7, 2007, 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.

The preliminary and final plat was approved with final sign off delegated to Transportation Development for set back exhibit and Planning to record.

  
Sheran Matson, AICP, DRB Chair

Cc:Rutledge Investment Co., Inc., 11000 Spain Rd NE, Suite A, 87111  
Isaacson & Arfman PA, 128 Monroe St NE, 87108  
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**

February 7, 2007

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: 10:45 A.M.

B. Changes and/or Additions to the Agenda

C. New or Old Business

**CASES WHICH REQUIRE PUBLIC NOTIFICATION**

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

**1. Project # 1001396**

07DRB-00026 Major-Two Year SIA

MARK GOODWIN & ASSOCIATES agent(s) for VISTA DEL NORTE DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Block(s) 13, Tract(s) 1A-3A, **ALTA TIERRA DEL NORTE UNIT 1**, zoned R1, located on CALLE MONTANA NE, between VISTA DEL NORTE NE and CALLE FUERTE NE containing approximately 1 acre(s). [REF: 03DRB-02116] (D-16) **TWO-YEAR SIA WAS APPROVED.**



2. **Project # 1004075**  
06DRB-01537 Major-Vacation of Pub  
Right-of-Way  
06DRB-01539 Minor-Vacation of Private  
Easements

BOHANNAN HUSTON INC agent(s) for MESA DEL SOL LLC request(s) the above action(s) for all or a portion of Tract(s) 4A, 4B, 4C and 1 through 15, **MESA DEL SOL**, zoned SU-2 PLANNED COMMUNITY, located on INTERSTATE 25 SW, between BROADWAY BLVD SW and LOS PICAROS RD SW containing approximately 2,294 acre(s). [REF: 06DRB-00744] [Deferred from 11/15/06,12/13/06, 1/3/07,1/17/07 & 2/7/07]. (R-16, Q-16, R-15, R-17, S-14, S-16, S-17, T-16) **DEFERRED AT THE AGENT'S REQUEST TO 2/28/07.**

3. **Project # 1002739**  
06DRB-01621 Major-Vacation of Public  
Easements  
06DRB-01622 Major-Vacation of Pub  
Right-of-Way  
06DRB-01623 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for KB HOME NEW MEXICO INC request(s) the above action(s) for **ANDERSON HEIGHTS, UNIT 5A**, zoned RD/RLT, located on 118<sup>TH</sup> ST SW, between DENNIS CHAVES BLVD SW and COLOBEL AVE SW containing approximately 41 acre(s). [REF: 06DRB-01431] [Deferred from 12/6/06,12/13/06 & 12/20/06] [Deferred from 1/3/07,1/10/07,1/17/07,1/24/07, 1/31/07 & 2/7/07] (P-8) **DEFERRED AT THE BOARD'S REQUEST TO 2/21/07.**

- Project #1002739**  
07DRB-00088 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES PA agent(s) for KB HOME NEW MEXICO INC request(s) the above action(s) for PARCEL 3, **ANDERSON HEIGHTS, UNIT 1** (to be known as **ANDERSON HEIGHTS, UNIT 3**) zoned R-LT residential zone, located on COLOBEL SW, between 118<sup>TH</sup> ST SW and MESSINA SW containing approximately 18 acre(s). [REF: 06DRB00513] (N-8) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD AND TO EXPLORE THE POSSIBILITY OF A PEDESTRIAN ACCESS BETWEEN LOTS 95 & 96.**

4. **Project # 1004526**  
07DRB-00013 Major-Preliminary Plat  
Approval  
07DRB-00014 Minor-Temp Defer SDWK

TIERRA WEST LLC agent(s) for STILLBROOKE HOMES INC request(s) the above action(s) for all or a portion of Tract(s) 401, TOWN OF ATRISCO GRANT, UNIT 3 (to be known as **SAGE PARK SUBDIVISION**) zoned R-D residential and related uses zone, developing area, located on SAGE RD SW, between 75<sup>TH</sup> ST SW and COORS RD SW containing approximately 10 acre(s). [REF: 05DRB-01129] [*Deferred from 1/31/07*] (L-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/7/07 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 2/6/07 THE PRELIMINARY PLAT WAS APPROVED. 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.**

5. **Project # 1005189**  
07DRB-00089 Minor-SiteDev Plan  
BldPermit/EPC

GARRETT SMITH LTD. agent(s) for LITTLE BROTHERS OF THE GOOD SHEPHERD request(s) the above action(s) for all or a portion of Lot(s) 1-A, Block(s) 45, **PEREA ADDITION**, zoned SU-2/SU-1 for found. house & rel. act., located on MOUNTAIN RD NW, between 14<sup>TH</sup> ST NW and BROTHER MATHIAS PLACE NW containing approximately 1 acre(s). [REF: Z-89-100] [**Maggie Gould, EPC Case Planner**] [*Deferred from 2/7/07*] (J-13) **DEFERRED AT THE AGENT'S REQUEST TO 2/14/07.**

6. **Project # 1004927**  
06DRB-01632 Minor-SiteDev Plan  
BldPermit/EPC

MULLEN HELLER ARCHITECTURE agent(s) for HARVARD MALL PARTNERS request(s) the above action(s) for all or a portion of Lot(s) 6-10 & 16-21, Block(s) 1 **UNIVERSITY HEIGHTS ADDITION**, zoned SU-1,UC, located on HARVARD DR SE, between CENTRAL AVE SE and SILVER AVE SE containing approximately 2 acre(s). [REF: 06EPC-00777][**Stephanie Shumsky, EPC Planner**][*Def. 11/22/06, 1/24/07, 2/7/07*](K15) **INDEFINITELY DEFERRED AT AGENT'S REQUEST.**

7. **Project # 1004874**  
07DRB-00070 Minor-SiteDev Plan  
BldPermit/EPC

MASTERWORKS ARCHITECTS INC agent(s) for ANDERSON PROPERTIES LLC request(s) the above action(s) for all or a portion of Lot(s) 17-A, Block(s) 2, **MONKBRIDGE ADDITION**, zoned SU-1 FOR SALES OF BUILDING MATERIAL AND OUTSIDE STORAGE, located on CANDELARIA BLVD NW, between 2<sup>ND</sup> ST NW and 3<sup>RD</sup> ST NW containing approximately 1 acre(s). [REF: 06EPC00623, 06EPC00702, 06DRB01571] [**Maggie Gould, EPC Case Planner**] [Deferred from 1/31/07] (G-14) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF SITE PLAN.**

8. **Project # 1004354**  
07DRB-00033 Minor-SiteDev Plan  
Subd/EPC  
07DRB-00034 Minor-SiteDev Plan  
BldPermit/EPC  
07DRB-00032 Minor-Prelim&Final Plat  
Approval

TIERRA WEST LLC agent(s) for KRANIA LLC request(s) the above action(s) for all or a portion of Lot(s) 27, Block(s) 9, Tract(s) O, ORIGINAL TOWNSITE OF WESTLAND (to be known as **KRANIA**) zoned SU-2 FOR IP, located on 98<sup>TH</sup> ST NW, between CENTRAL AVE NW and VOLCANO RD NW containing approximately 8 acre(s). [**Carmen Marrone for Petra Morris, EPC Case Planner**]. [*Deferred from 1/24/07 & 1/31/07*] (K-9) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF SITE PLAN. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND PLANNING FOR 3 COPIES OF SITE PLAN. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/7/07 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 12/1/06 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**



9. **Project # 1004354**  
06DRB-01426 Minor- Final Plat Approval

TIERRA WEST LLC agent(s) for MONAHITI LLC request(s) the above action(s) for all or a portion of Lot(s) 22-26, Block(s) 9, **MONAHITI SUBDIVISION, ORIGINAL TOWNSITE OF WESTLAND**, zoned SU-2 for C-2, IP uses, located on 98<sup>TH</sup> ST NW, between CENTRAL AVE NW and VOLCANO RD NW containing approximately 2 acre(s). [REF: 05DRB-01229, 05EPC-01234] *[Final Plat Indef Deferred on 10/11/06 for SIA & deferred on 1/3/07 for agreement]* (K-9) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR A SIGNED NEIGHBORHOOD AGREEMENT ON STREET PAVING AND UTILITIES WITH THE OWNERS TO THE EAST AND TO PLANNING TO RECORD.**

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

10. **Project # 1003572**  
07DRB-00090 Minor-Vacation of Private Easements

SURVEYS SOUTHWEST LTD agent(s) for ANGELO BRUNACINI request(s) the above action(s) for all or a portion of Tract(s) A1-A-4, **PHASE 2, UNIT 2 JOURNAL CENTER**, zoned IP industrial park zone, located on NORTH DIVERSION CHANNEL NE, between SNAPROLL ST NE and RUTLEDGE RD NE containing approximately 14 acre(s). [REF: 07DRB00035] (D-16, D-17) **THE VACATION OF THE PRIVATE EASEMENTS WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

- 07DRB-00035 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST, LTD agent(s) for ANGELO BRUNACINI request(s) the above action(s) for Tract(s) A-1, A-2, A-3 & A-4, **JOURNAL CENTER PHASE 2, UNIT 2**, zoned IP, located on NORTH DIVERSION CHANNEL NE, between SNAPROLL ST NE and RUTLEDGE ROAD NE containing approximately 14 acre(s). *[Indef deferred from 1/24/07]* (D-16) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

11. **Project # 1003469**  
07DRB-00087 Minor-Prelim&Final Plat  
Approval

TERRAMETRICS OF NEW MEXICO agent(s) for JEFFREY & LORRI M. ZUMWALT request(s) the above action(s) for all or a portion of Lot(s) 7-A-1, P 1, **OAKLAND HEIGHTS**, zoned RD, located on OAKRIDGE COURT NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 1 acre(s). [REF: 06DRB00882, 06DRB01668] (C-20) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR CERTIFICATION OF THE PAD ELEVATION AND MAINTENANCE AND BENEFICIARIES OF 10-FOOT PEDESTRIAN EASEMENT AND PLANNING TO RECORD.**

12. **Project # 1004039**  
07DRB-00091 Minor-Prelim&Final Plat  
Approval  
07DRB-00092 Minor-Vacation of Private  
Easements

ISAACSON & ARFMAN agent(s) for RUTLEDGE INVESTMENT COMPANY INC. request(s) the above action(s) for all or a portion of Lot(s) 39 & 48, Tract(s) 5, **THE LEGENDS OF HIGH DESERT**, zoned SU-2/HD/C-1, located on ACADEMY RD NE, between CORTADERIA ST NE and IMPERATA ST NE containing approximately 1 acre(s). [REF: 06DRB-00606] (E-23) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR SET BACK EXHIBIT AND PLANNING TO RECORD. THE VACATION OF PRIVATE EASEMENTS WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

13. **Project # 1004679**  
07DRB-00071 Minor-Prelim&Final Plat  
Approval

SHAKEEL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 15B, ALVARADO GARDENS UNIT 2 (to be known as **CAMPBELL ESTATES**) zoned RA-2, W7 residential and agricultural zone, located on CAMPBELL RD NW, between RIO GRANDE BLVD NW and the RIO GRANDE RIVER containing approximately 2 acre(s). [REF: 06DRB00149] [*Deferred from 1/31/07 & 2/7/07*] (G-12) **DEFERRED AT THE AGENT'S REQUEST TO 2/14/07.**

14. **Project # 1004878**  
07DRB-00041 Minor-Prelim&Final Plat  
Approval

SURVEYS SOUTHWEST LTD agent(s) for GEORGE METZGAR request(s) the above action(s) for all or a portion of Lot(s) 8-13, Block(s) A, **SOUTH BROADWAY ACRES, UNIT 1**, zoned SU-2 FOR MR, located on BETHEL DR SE, between TOPEKA ST SE and the railroad tracks, containing approximately 1 acre(s). [REF: 06DRB-00638] [*Deferred from 1/24/07 & 1/31/07*] (M-14) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION FOR PLACEMENT OF SIDEWALK.**

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

15. **Project # 1005348**  
07DRB-00093 Minor-Sketch Plat or Plan

CLAUDIO VIGIL ARCHITECTS request(s) the above action(s) for all or a portion of Tract(s) 9, UNIT 1, **LADERA BUSINESS PARK**, zoned SU-1 FOR LIGHT INDUSTRIAL, located on LA MORADA PL NW, between LADERA DR NW and UNSER BLVD NW containing approximately 7acre(s). (H-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

16. Approval of the Development Review Board Minutes for January 31, 2007. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR JANUARY 31, 2007 WERE APPROVED BY THE BOARD.**

ADJOURNED: 10:45 A.M.



# CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

**DRB CASE NO/PROJECT NO: 1004039**

**AGENDA ITEM NO: 12**

**SUBJECT:**

Final Plat  
Preliminary Plat  
Vacation of Private Easements

**ACTION REQUESTED:**

REV/CMT: ( )    APPROVAL: (X)    SIGN-OFF: ( )    EXTN: ( )    AMEND: ( )

**ENGINEERING COMMENTS:**

P.O. Box 1293

No objection to Vacation request.  
No adverse comments.

Albuquerque

New Mexico 87103

www.cabq.gov

**RESOLUTION:**

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

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

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

**DATE:** FEBRUARY 7, 2007

**CITY OF ALBUQUERQUE  
Planning Department  
February 7, 2007  
DRB Comments**

**ITEM # 12**

**Project # 1004039 Application # 07-00091 & 00092**

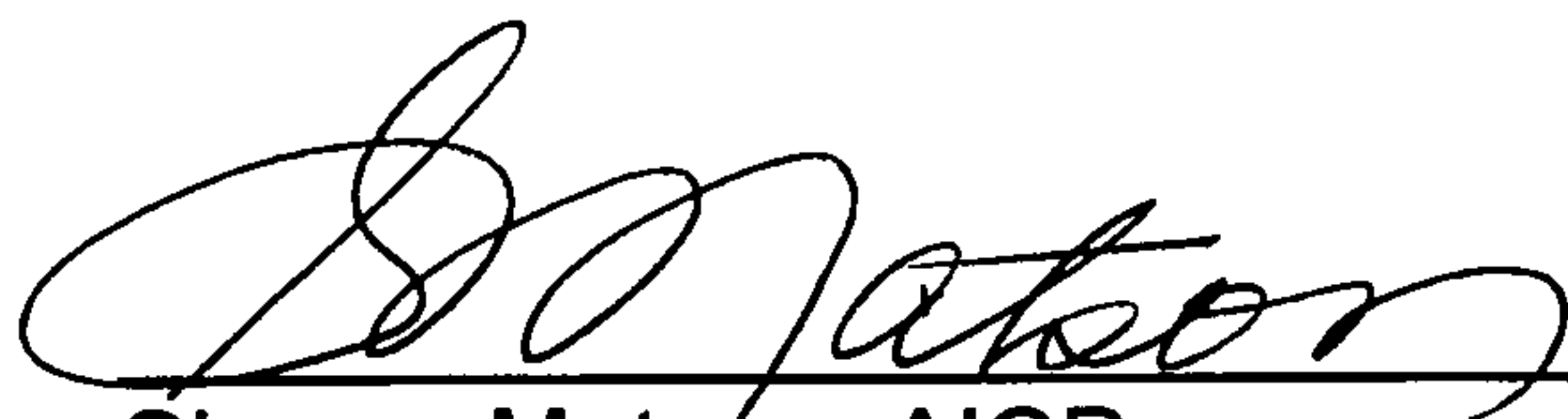
**RE: Lots 39 & 48, Tract 5, The Legends @ High Desert/plat &vpre**

Agent was asked to provide Planning with a separate vacation exhibit for the DRB file on 02/02/07.

No objection to the vacation and platting requests.

The wall design for the entire subdivision is still pending.

Planning will take delegation to record the plat and to make sure the AGIS dxf is approved.



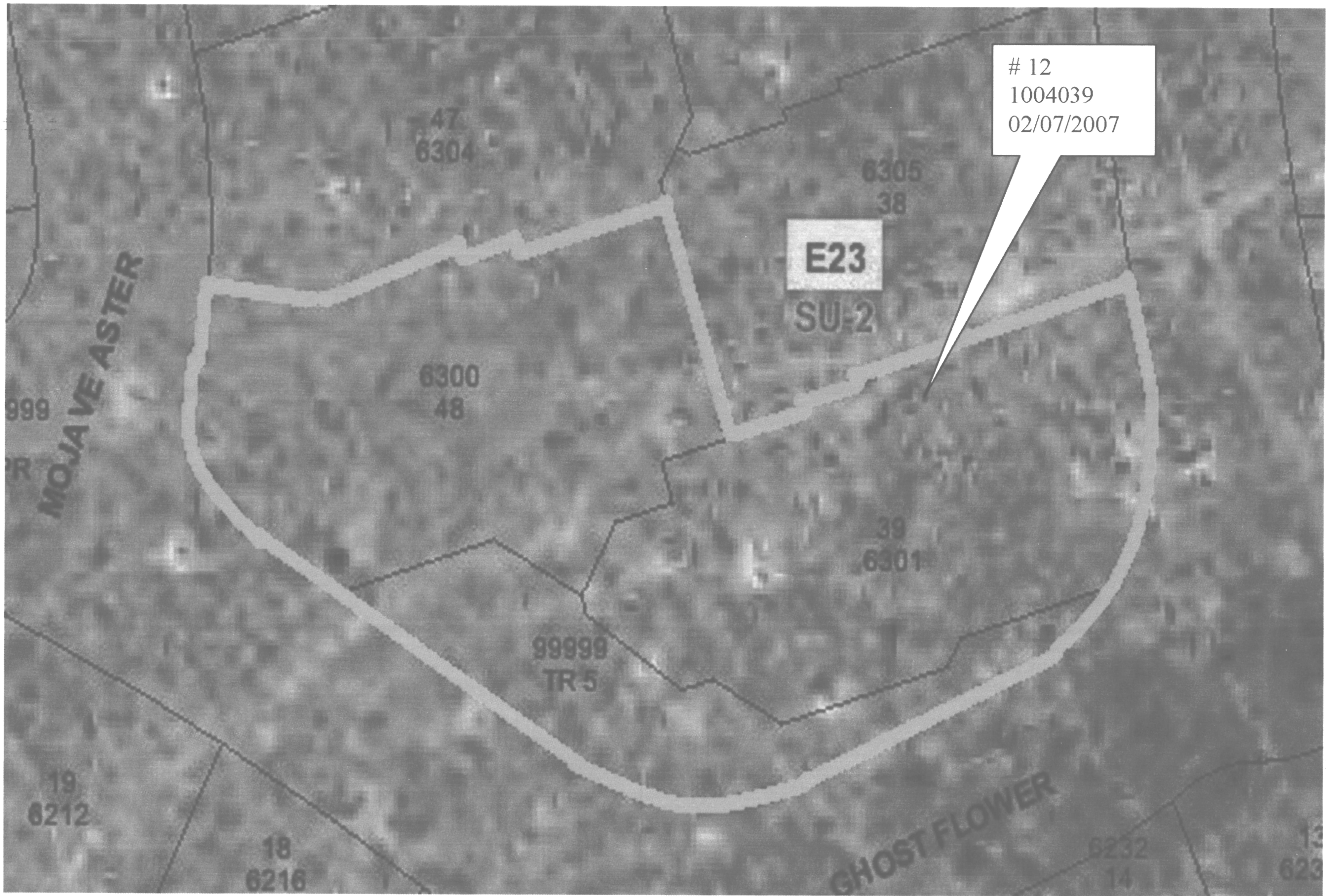
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Sheran Matson, AICP

DRB Chair

924-3880 Fax 924 3864 smatson@cabq.gov







#10



COMPLETED 05/11/06 Stt  
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-00606 (FP) ; Project # 1004039  
 Project Name THE LEGENDS @ HIGH DESERT  
 Agent: Isaacson & Arfman PA Phone No.: 268-8828

Project Number

1004039

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 5-10-06 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): Record Plat
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

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

OK

#10



# 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-00606 (FP)

Project # 1004039

Project Name THE LEGENDS @ HIGH DESERT

Agent: Isaacson & Arfman PA

Phone No.: 268-8828

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 5-10-06 by the DRB with delegation of signature(s) to the following departments.  
**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

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

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

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

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

CITY ENGINEER / AMAFGA: \_\_\_\_\_

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

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

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

PLANNING (Last to sign): Record 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

1004039





2. **Project # 1000515**  
06DRB-00540 Major-Two Year SIA

WESTLAND DEVELOPMENT CO INC request(s) the above action(s) for all or a portion of Tract(s) B, **THE CROSSING**, zoned SU-2, RL-T, located on TIERRA PINTADA ST NW between 98<sup>TH</sup> STREET NW and LADERA DR NW and containing approximately 50 acre(s). [REF: 04DRB00444] (H-9) **A TWO-YEAR EXTENSION OF THE SIA WAS APPROVED.**
  
3. **Project # 1002857**  
06DRB-00532 Major-Two Year SIA

MARK GOODWIN & ASSOCIATES agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Tract(s) A-B **HIGHLANDS AT ANDERSON HILLS, UNIT 1**, zoned RLT, located on DENNIS CHAVEZ SW, between 98<sup>TH</sup> ST SW and 118<sup>TH</sup> ST SW containing approximately 62 acre(s). [REF: 04DRB-00233, 04DRB-00232, 03DRB-01200, 03DRB-01202, 03DRB-01203, 03DRB-01204, 03DRB-01205] (N-9/P-9) **A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED.**
  
4. **Project # 1003859**  
06DRB-00533 Major-Vacation of Pub Right-of-Way  
06DRB-00534 Major-Vacation of Public Easements

PRECISION SURVEYS INC agent(s) for SILVERLEAF VENTURES LLC request(s) the above action(s) for all or a portion of Tract(s) 4 & 6, **NORTH ANDALUCIA AT LA LUZ**, zoned SU-1, O-1, C-2, PRD, located on COORS BLVD NW, between MONTANO RD NW and LEARNING RD NW containing approximately 64 acre(s). [REF: 05DRB-00869, 05DRB-01010, 05DRB-00994] [*Deferred from 5/10/06*] (E-12/ F-12) **DEFERRED AT THE AGENT'S REQUEST TO 5/24/06.**

5. **Project # 1002632**  
06DRB-00541 Major-Preliminary Plat Approval  
06DRB-00542 Minor-Temp Defer SDWK
- TIERRA WEST LLC agent(s) for CAPITAL ALLIANCE INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) 3-9, 12, 23 & 24 Block(s) 5, Tract(s) A & 5 **SUNDANCE ESTATES, PHASE 1-B, UNIT 1**, zoned R-LT residential zone, located on LYON BLVD NW, between PARADISE BLVD NW and PROPOSED UNSER ALIGNMENT containing approximately 11 acre(s). [REF: 03EPC-00690, 03DRB-01306, 04DRB-00760, 04DRB-00761] *[Deferred from 5/10/06]* (B-11) **DEFERRED AT THE AGENT'S REQUEST TO 5/31/06.**
6. **Project # 1003238**  
06DRB-00543 Major-Vacation of Public Easements  
06DRB-00432 Minor-Prelim&Final Plat Approval  
06DRB-00545 Minor-Vacation of Private Easements
- SURV-TEK INC agent(s) for VANTAGE BUILDERS request(s) the above action(s) for all or a portion of Lot(s) 58-P1, Parcel E, **FLORAL MEADOWS**, zoned R-LT, located on SARITA AVE NW, between MONTOYA NW and MACIEL NW containing approximately 1 acre(s). *[Deferred from 5/10/06]* (H-12) **DEFERRED AT THE AGENT'S REQUEST TO 5/17/06.**
7. **Project # 1003779**  
06DRB-00547 Major-Preliminary Plat Approval  
06DRB-00548 Major-Vacation of Pub Right-of-Way  
06DRB-00549 Minor-Sidewalk Waiver  
06DRB-00550 Minor-Temp Defer SDWK
- LARRY READ & ASSOCIATES agent(s) for ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 17 & 18, Block(s) 2, Tract(s) 2, **KUMAIL SUBDIVISION, NORTH ALBUQUERQUE ACRES, UNIT 3**, zoned R-D residential and related uses zone, developing area, located on OAKLAND AVE NE, between WYOMING BLVD NE and LOUISIANA BLVD NE containing approximately 2 acre(s). [REF: 04DRB-01754, 04DRB-01765, 04DRB-01756, 04DRB-01757] (C-19) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5/10/06 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 1/4/05 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITION OF FINAL PLAT: NEED A RADIUS DEDICATION ON LOT 7P1. 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**

STREET 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.

**THERE ARE NO SITE PLANS THIS WEEK...**

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

8. **Project # 1004868**  
06DRB-00605 Minor-Prelim&Final Plat  
Approval

JACK'S HIGH COUNTRY INC agent(s) for ALAN &  
DOROTHEA SPAFFORD request(s) the above action(s)  
for all or a portion of Lot(s) 7-A, Block(s) 5, **ENCHANTED  
MESA SUBDIVISION**, zoned C-1, located on MENAUL  
NE, between ZENA LONA NE and HIAWATHA NE  
containing approximately 1 acre(s). (H-22) **THE  
PRELIMINARY AND FINAL PLAT WAS APPROVED  
WITH FINAL SIGN OFF DELEGATED TO PLANNING TO  
RECORD.**

9. **Project # 1004530**  
06DRB-00607 Major-Final Plat Approval

SURVEYS SOUTHWEST agent(s) for AMERI-  
CONTRACTORS, DWAYNE PINO request(s) the above  
action(s) for all or a portion of Tract(s) G-2,  
ALBUQUERQUE WEST, UNIT 1 (to be known as **LAS  
MIRADAS TOWNHOMES**) zoned SU-1 FOR PDA, located  
on PARADISE BLVD NW, between MARNA LYNN AVE  
NW and DAVENPORT ST NW containing approximately 2  
acre(s). [REF: 05DRB-01769, 05DRB-01774, 05DRB-  
01773, 05DRB-01772, 05DRB-01770, 05DRB-01771 ] (C-  
12) **THE FINAL PLAT WAS APPROVED WITH FINAL  
SIGN OFF DELEGATED TO TRANSPORTATION  
DEVELOPMENT FOR MAINTENANCE AND  
BENEFICIARIES STATEMENT ON THE PLAT FOR  
COMMON ACCESS EASEMENT AND A SIDEWALK  
EASEMENT ON MARNA LYNN AND TO PLANNING  
FOR NEW MEXICO UTILITIES INC SIGNATURE, DRY  
UTILITIES SIGNATURES, AGIS DXF FILE AND TO  
RECORD THE PLAT.**



10. **Project # 1004039**  
06DRB-00606 Minor-Final Plat Approval

ISAACSON & ARFMAN PA agent(s) for RUTLEDGE INVESTMENT COMPANY request(s) the above action(s) for all or a portion of Tract(s) 8A, HIGH DESERT (to be known as **THE LEGENDS AT HIGH DESERT**) zoned SU-2 HD/C-1, located on ACADEMY BLVD NE, between CORTADERIA ST NE and HIGH DESERT PARK NE containing approximately 8 acre(s). [REF: 05ZHE-00449, 05ZHE-00480, 05DRB-01074, 05DRB-01532, 05DRB-01533, 05DRB-01536] (E-23) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD THE PLAT.**

11. **Project # 1003624**  
05DRB-01001 Minor-Final Plat Approval

MICHAEL RENFRO request(s) the above action(s) for all or a portion of Tract(s) 22A, 22B, 38A, 38B, MRGCD MAP 34, (to be known as **SAN ISIDRO GARDENS**), zoned RA-2 residential and agricultural zone, located on SAN ISIDRO ST NW, between CANDELARIA RD NW and GRIEGOS RD NW containing approximately 2 acre(s). [Deferred from 6/22/05] [Indef Deferred from 7/13/05 for SIA] [REF: 04ZHE-01281] (G-13) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND TO RECORD THE PLAT.**

12. **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) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD THE PLAT.**

13. **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) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD THE PLAT.**

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

14. **Project # 1004727**  
06DRB-00600 Minor-Sketch Plat or Plan

ELADIO & ETNA CHAVEZ request(s) the above action(s) for all or a portion of Lot(s) 2, **LANDS OF BACA & CHAVEZ**, zoned RA-2 residential and agricultural zone, located on GRIEGOS ST NW, between RIO GRANDE BLVD NW and the GRIEGOS DRAIN containing approximately 1 acre(s). (F-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

15. **Project # 1004867**  
06DRB-00604 Minor-Sketch Plat or Plan

JR REALTY INC agent(s) for NORTH VALLEY SEVENTH DAY ADVENTIST request(s) the above action(s) for all or a portion of Tract(s) A & A-2-3, **ALBUQUERQUE WEST, UNIT 2**, zoned SU, C-1, located on PASEO DEL NORTE NW, between EAGLE RANCH RD NW and PARADISE RD NW containing approximately 4 acre(s). (C-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

16. **Project # 1004866**  
06DRB-00592 Minor-Sketch Plat or Plan

PATSY F WELCH request(s) the above action(s) for all or a portion of Tract(s) 3, MRGCD MAP C, **ROBERSON CONSTRUCTION CO., INC.**, zoned SU-2, C-1, located on 12<sup>TH</sup> ST NW between CANDELARIA NW and GRIEGOS NW containing approximately 1 acre(s). (G-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

ADJOURNED: 10:45 A.M.



# CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1004039**

**AGENDA ITEM NO: 10**

**SUBJECT:**

Final Plat

**ACTION REQUESTED:**

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

P.O. Box 1293

**ENGINEERING COMMENTS:**

Minor comment.

Albuquerque

New Mexico 87103

**RESOLUTION:**

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

www.cabq.gov

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

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

FOR:

**SIGNED:** Fred J. Aguirre  
City Engineer/AMAFCA Designee

**DATE:** May 10, 2006

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
May 10, 2006  
DRB Comments**

**ITEM # 10**

**PROJECT # 1004039**

**APPLICATION # 06-00606**

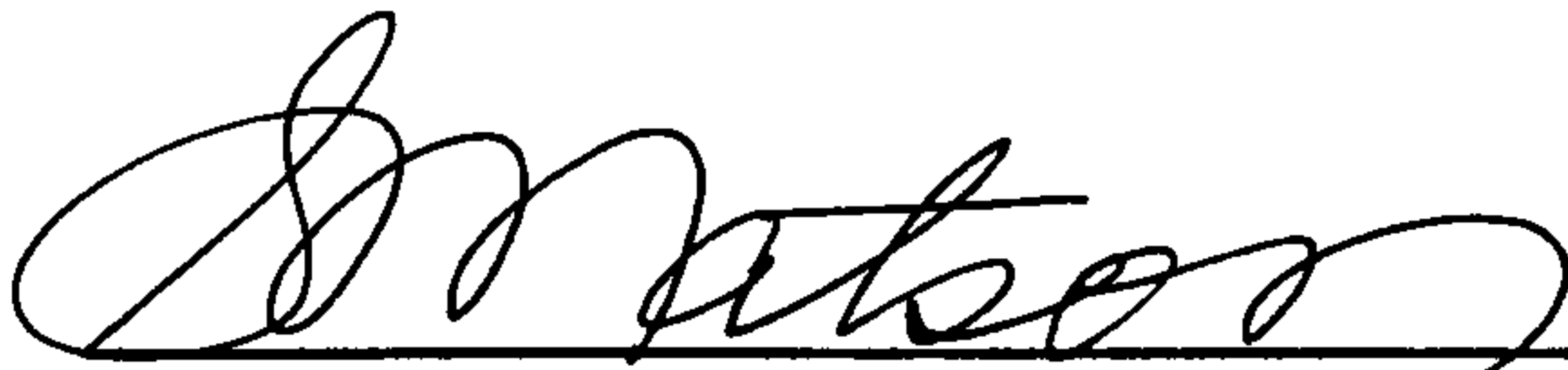
**RE: The Legends@ High Desert/final plat.**

Are there any changes since preliminary plat was approved?

What is R-7 zoning? See Note 12.

No objection to the request.

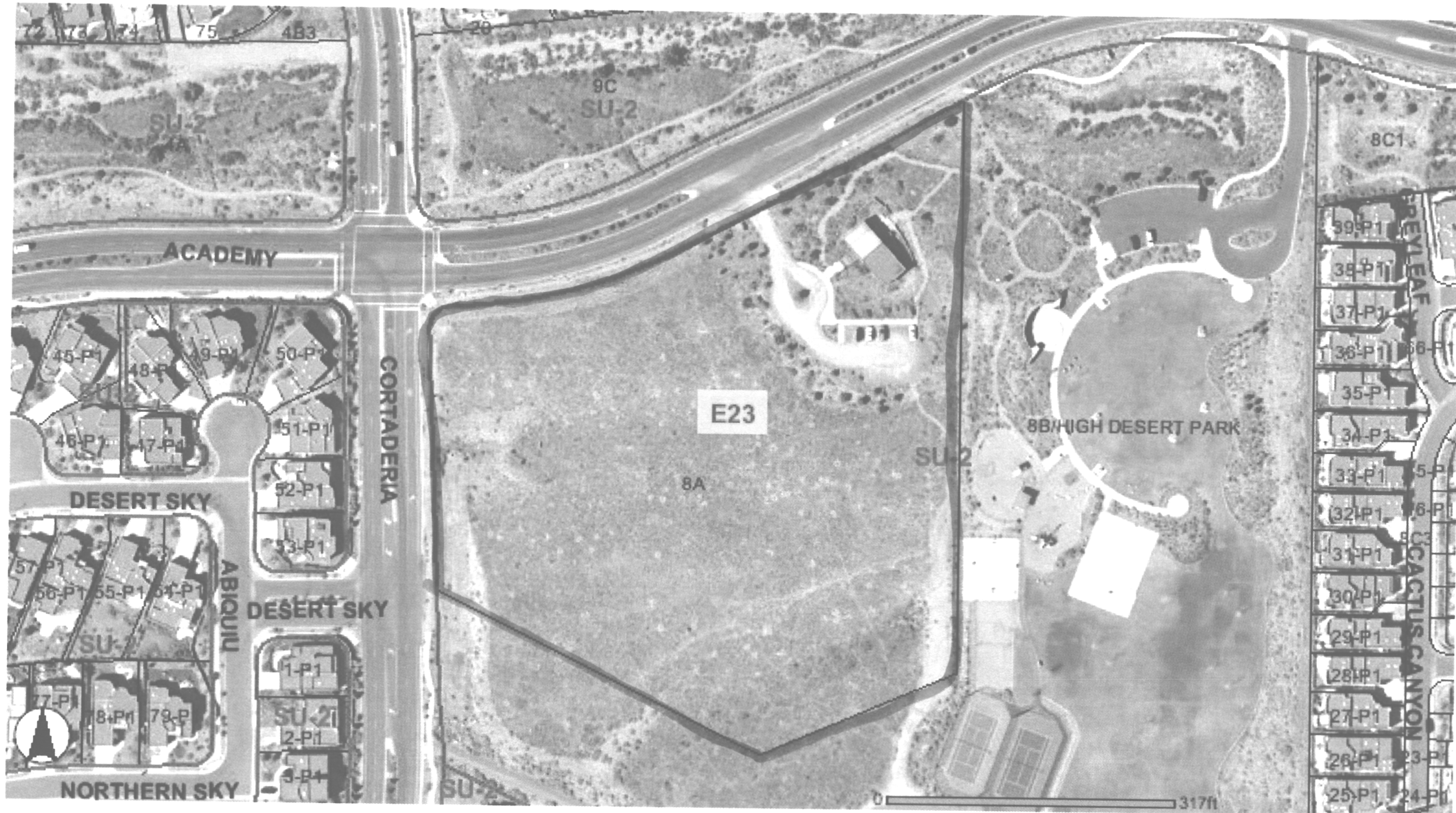
AGIS is okay.



---

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





#10



#10

**4039**

### DXF Electronic Approval Form

DRB Project Case #: 1004039

Subdivision Name: THE LEGENDS AT HIGH DESERT

Surveyor: RONALD A FORSTBAUER

Contact Person: RUTH LOZANO

Contact Information: 268-2112

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 4039 to agiscov on 5/2/2006 Contact person notified on 5/2/2006



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

November 2, 2005

**4. Project # 1004039**

05DRB-01532 Major-Preliminary Plat Approval  
05DRB-01533 Minor-Sidewalk Waiver  
05DRB-01536 Minor-Temp Defer SDWK

ISAACSON & ARFMAN PA agent(s) for RUTLEDGE INVESTMENT COMPANY request(s) the above action(s) for Tract(s) 8A, HIGH DESERT (to be known as **THE LEGENDS @ HIGH DESERT**) zoned SU-2, C-1, located on ACADEMY BLVD NE, between CORTADERIA ST NE and HIGH DESERT PARK NE containing approximately 8 acre(s). [REF:05ZHE-00449, 05ZHE-00480, 05DRB-01074] *[Deferred from 10/26/05]* (E-23)

At the November 2, 2005, Development Review Board meeting, with the signing of the infrastructure list dated 11/2/05 and approval of the grading plan engineer stamp dated 9/29/05 the preliminary plat was approved.

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

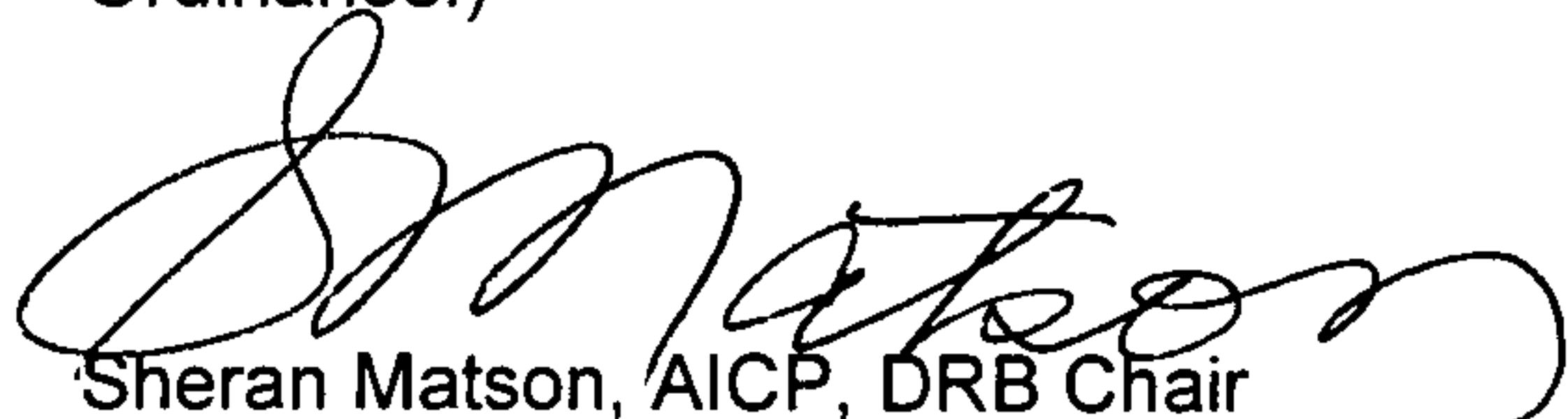
If you wish to appeal this decision, you must do so by November 17, 2005, in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal.

If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

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

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



Sheran Matson, AICP, DRB Chair

Cc: Rutledge Investment Company, 11000 Spain Rd NE, Suite A, 87111  
Isaacson & Arfman PA, 128 Monroe St NE, 87108  
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.  
File







# DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1004039 AGENDA#: 4 DATE: 11-2-05

1. Name: Ched Bergman Address: Isaacson & Bergman Zip:

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

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

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

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

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

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

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

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

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

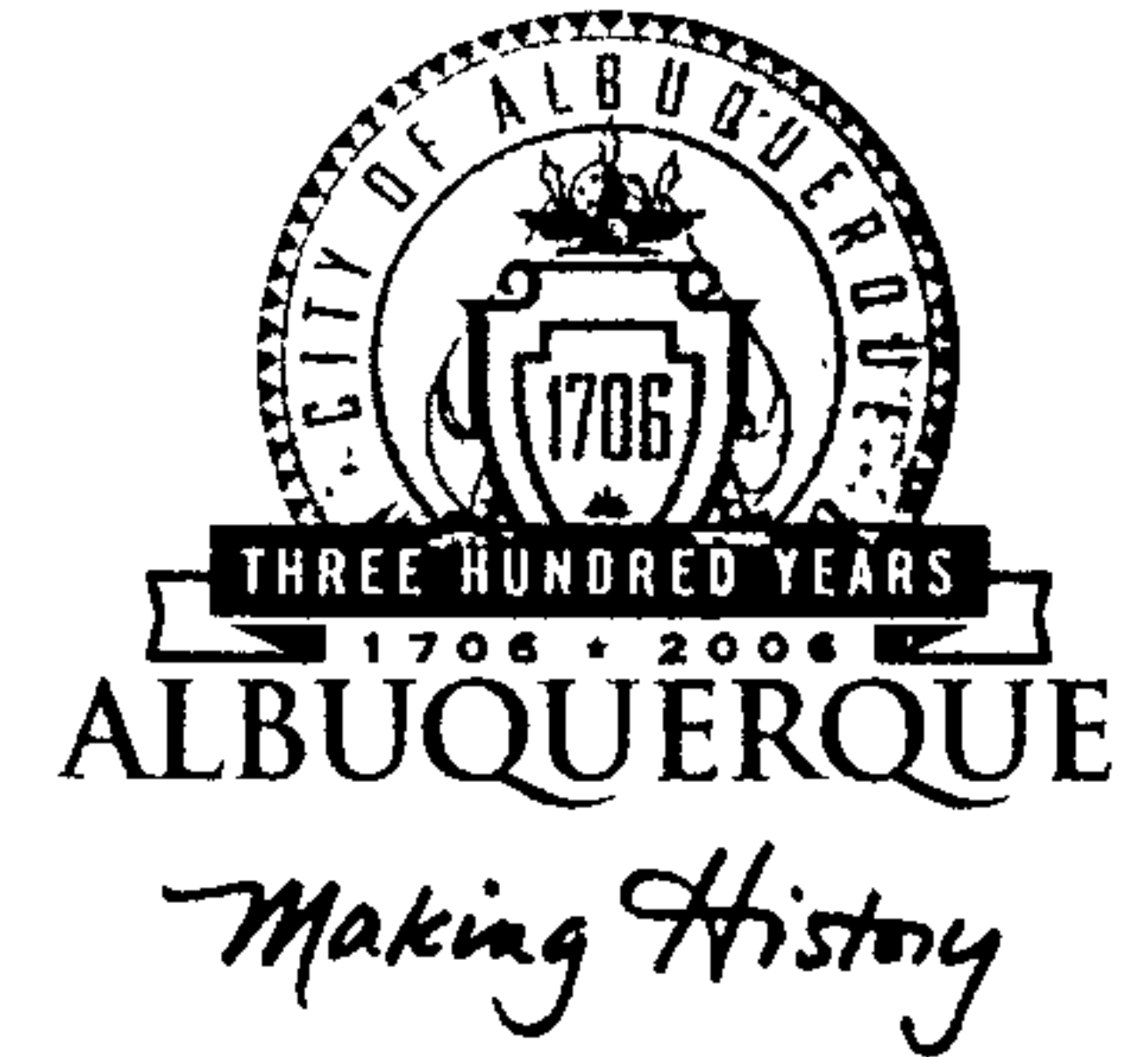
11. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

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

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

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

# CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1004039**

**AGENDA ITEM NO: 4**

**SUBJECT:**

Sidewalk Variance  
Sidewalk Deferral  
Preliminary Plat

**ACTION REQUESTED:**

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

P.O. Box 1293

**ENGINEERING COMMENTS:**

Albuquerque

An approved drainage report dated 9-29-05 is on file for Preliminary Plat approval.  
An approved infrastructure list is required for Preliminary Plat approval.

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:** November 2, 2005





**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

October 26, 2005

9:00 a.m.

**MEMBERS:**

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

Wilfred Gallegos, Transportation Development  
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development  
Christina Sandoval, Parks & Recreation

\*\*\*\*\*

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

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

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

A. Call to Order: 9:00 A.M.

Adjourned: 11:37 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 # 1000131**

05DRB-01520 Major-Two Year SIA

05DRB-01521 Minor-Ext of SIA for Temp  
Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for BROADWAY DEVELOPMENT CORPORATION request(s) the above action(s) for all or a portion of various parcels comprising, **BROADWAY INDUSTRIAL CENTER, UNIT 1**, zoned SU-2 FOR HM, located on SAN JOSE AVE SE, between BROADWAY BLVD SE and I-25 SE containing approximately 61 acre(s). [REF:DRB-97-271, 01DRB-01559, 03DRB-101513] (M-14) **A ONE YEAR EXTENSION OF THE SIA WAS APPROVED. A 2-YEAR EXTENSION TO THE 4-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

2. **Project # 1002459**  
05DRB-01500 Major-Two Year SIA

TIERRA WEST LLC agent(s) for QUAIL PLAZA LLC request(s) the above action(s) for all or a portion of Tract(s) 1-3, **QUAIL RIDGE**, zoned SU-1 FOR COMMERCIAL DEV, located on OURAY RD NW, between COORS BLVD NW and 57<sup>TH</sup> STREET NW containing approximately 4 acre(s). [REF: 03EPC-01760] (H-11) **A TWO-YEAR EXTENSION OF THE SIA WAS APPROVED.**

3. **Project # 1000560**  
05DRB-01501 Major-SiteDev Plan  
BldPermit

TIERRA WEST LLC agent(s) for IRONSTONE BANK request(s) the above action(s) for all or a portion of Tract(s) 1A2A1, **JOURNAL CENTER** (to be known as **IRONSTONE BANK**) zoned IP industrial park zone, located on LANG AVE NE, between JEFFERSON ST NE and HEADLINE BLVD NE containing approximately 5 acre(s). [REF: Z-72-33, 05DRB00680] [Deferred from 10/26/05] (D-17) **DEFERRED AT THE AGENT'S REQUEST TO 11/2/05.**

05DRB-01621 Minor-Prelim&Final Plat  
Approval

TIERRA WEST LLC agent(s) for IRONSTONE BANK request(s) the above action(s) for all or a portion of Tract(s) 1A2A1, **JOURNAL CENTER**, zoned IP industrial park zone, located on LANG AVE NE, between JEFFERSON ST NE and HEADLINE BLVD NE containing approximately 5 acre(s). [REF: Z-72-33, 05DRB00680, 05DRB01501] (D-17) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO CITY ENGINEER TO VERIFY STORM DRAIN EASEMENT LOCATION.**

4. **Project # 1000696**  
05DRB-01529 Major-Preliminary Plat  
Approval  
05DRB-01530 Minor-Sidewalk Waiver  
05DRB-01531 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for ICDC LLC request(s) the above action(s) for all or a portion of Tract(s) C, **LEE'S BOSQUE SUBDIVISION** (to be known as **BOSQUECITO SUBDIVISION**) zoned RD, located on BOSQUE MEADOWS BLVD NW, between LA ORILLA NW and PASEO DEL NORTE containing approximately 7 acre(s). [Deferred from 10/26/05] (D-12) **DEFERRED AT THE AGENT'S REQUEST TO 11/9/05.**

5. **Project # 1002134**  
05DRB-01528 Major-Amnd Prelim Plat  
Approval & Amnd 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) U-1, U-2, U-3 U-4 AND U-6, LAS LOMITAS SUBDIVISION INDUSTRIAL PARK, **VISTA DEL NORTE**, zoned SU-1 FOR IP, located on LAS LOMITAS DR NE, between EL PUEBLO NE and VISTA DEL NORTE DR NE containing approximately 34 acre(s). (D-16) **THE AMENDED PRELIMINARY AND AMENDED FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD. THE INFRASTRUCTURE LIST WILL BE ADMINISTRATIVELY REVISED TO REMOVE THE TRAIL.**

6. **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]* (K-17) **DEFERRED AT THE AGENT'S REQUEST TO 12/14/05.**

7. **Project # 1004039**  
05DRB-01532 Major-Preliminary Plat  
Approval  
05DRB-01533 Minor-Sidewalk Waiver  
05DRB-01536 Minor-Temp Defer SDWK

ISAACSON & ARFMAN PA agent(s) for RUTLEDGE INVESTMENT COMPANY request(s) the above action(s) for Tract(s) 8A, HIGH DESERT (to be known as **THE LEGENDS @ HIGH DESERT**) zoned SU-2, C-1, located on ACADEMY BLVD NE, between CORTADERIA ST NE and HIGH DESERT PARK NE containing approximately 8 acre(s). [REF:05ZHE-00449, 05ZHE-00480, 05DRB-01074] *[Deferred from 10/26/05]* (E-23) **DEFERRED AT THE BOARD'S REQUEST TO 11/2/05.**



8. **Project # 1004462**  
05DRB-01525 Major-Vacation of Public Easements  
05DRB-01524 Major-Preliminary Plat Approval  
05DRB-01526 Minor-Sidewalk Waiver  
05DRB-01527 Minor-Temp Defer SDWK
- BOHANNAN HUSTON INC agent(s) for ANDALUCIA DEVELOPMENT CO INC request(s) the above action(s) for REPLAT OF Tract(s) A, ANDALUCIA AT LA LUZ, (to be known as **ANDALUCIA @ LA LUZ, UNIT 3**) zoned SU-1, located on COORS BLVD NW, between NAMASTE RD NW and LA BIENVENIDA PL NW containing approximately 13 acre(s). [REF: 05EPC-01115, 05EPC-01117] [*Deferred from 10/26/06*] (F-11) **DEFERRED AT THE BOARD'S REQUEST TO 11/2/05.**
9. **Project # 1004404**  
05DRB-01364 Major-Bulk Land Variance  
05DRB-01365 Major-Vacation of Public Easements  
05DRB-01367 Minor-Prelim&Final Plat Approval
- SURV-TEK INC agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) H-2, **THE TRAILS, UNIT 1**, and unplatted lands, zoned R-D residential and related uses zone, developing area, located on PASEO DEL NORTE NW west of RAINBOW ST NW and containing approximately 165 acre(s). [*Deferred from 9/21/05 & 10/5/05 & 10/26/05*] (C-8/C-9) **DEFERRED AT THE AGENT'S REQUEST TO 12/7/05.**

**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.**

10. **Project # 1000965**  
05DRB-01625 Minor-Amnd SiteDev Plan Subd/EPC  
05DRB-01626 Minor-SiteDev Plan BldPermit/EPC
- CONSENSUS PLANNING agent(s) for ASW REALTY PARTNERS & ANDALUCIA DEVELOPMENT CO request(s) the above action(s) for all or a portion of Lot(s) 1 thru 164, Tract(s) A, B, 2, 3, 4, 5, 6A and Tract(s) A-N, LANDS OF RAY GRAHAM, OVENWEST & CITY OF ALBUQUERQUE, (to be known as **LANDS OF ANDALUCIA @ LA LUZ, UNIT 3**) zoned SU-1 FOR PRD, VARYING DENSITIES, MPOS, located on COORS BLVD NW, between MONTANO RD NW and NAMASTE RD NW containing approximately 158 acre(s). [REF: 05EPC01115, 05EPC01117] [**Carmen Marrone, EPC Case Planner**] (F-11) **THE AMENDED SITE PLAN FOR SUBDIVISION AND THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR CARMEN MARRONE'S INITIALS.**

11. **Project # 1004509**  
05DRB-01631 Minor-SiteDev Plan  
BldPermit

GEORGE RAINHART & ASSOCIATES agent(s) for STERLING DEVELOPMENT COMPANY INC. request(s) the above action(s) for all or a portion of Tract(s) 6-A-2, RENAISSANCE CENTER (to be known as **THE SPORTS COURT**) zoned C-2, located on CULTURE NE, between MERCANTILE NE and MONTGOMERY NE containing approximately 4 acre(s). (F-17) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CROSS ACCESS AGREEMENT AND SIDEWALKS PER TRANSPORTATION'S COMMENT SHEET AND TO PLANNING TO ADDRESS PLANNING'S COMMENTS AND FOR A REVISED UTILITY PLAN.**

12. **Project # 1000551**  
05DRB-01544 Minor-SiteDev Plan  
BldPermit/EPC

DAC ENTERPRISE INC agent(s) for MOHAMED KASSAM request(s) the above action(s) for all or a portion of Tract(s) A2A & A2B, PARK SQUARE ADDITION, (to be known as **UPTOWN HOTEL**) zoned SU-3, located on AMERICAS PARKWAY NE, between I-40 and INDIAN SCHOOL RD NE containing approximately 4 acre(s). [REF: Z-95-70, DRB-98-176, 04EPC-00690] [**Carmen Marrone, EPC Case Planner**] [*Deferred from 10/12/05 & 10/26/05*] (J-18) **DEFERRED AT THE AGENT'S REQUEST TO 11/9/05.**

13. **Project # 1003747**  
05DRB-01550 Minor-SiteDev Plan  
Subd/EPC  
05DRB-01551 Minor-SiteDev Plan  
BldPermit/EPC

TIERRA WEST LLC agent(s) for WAL-MART STORES EAST LP request(s) the above action(s) for all or a portion of Tract(s) 1, 4 & 5, WYOMING MALL (to be known as **WALMART**) zoned C-2 (SC), located on WYOMING BLVD NE, between MENAUL BLVD NE and NORTHEASTERN ST NE containing approximately 31 acre(s). [REF: ZA-99-017, ZA-79-214, ZA-78-225, ZA-84-226, ZA-78-143, ZA-14-95,, DRB-97-319, 05EPC-00024, 05EPC-00025] [**Carmen Marrone, EPC Case Planner**] [*Deferred from 10/12/05 & 10/26/05*] (H-20) **DEFERRED AT THE AGENT'S REQUEST TO 11/9/05.**

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

GEORGE RAINHART ARCHITECT agent(s) for RIVERSIDE PLAZA LTD., CO request(s) the above action(s) for Tract(s) 1-A-2, **RIVERSIDE PLAZA**, zoned SU-1 FOR C-1, located on COORS BLVD NW, between MONTANO PLAZA DR NW and STONE BRIDGE NW containing approximately 2 acre(s). [REF: Z-98-27, DRB-97-477, 05EPC-01106, 05EPC05-01107] [Stephanie Shumsky, EPC Case Planner] [Indef Deferred from 9/28/05] (E-12) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF THE SITE PLAN FOR SUBDIVISION. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF THE SITE PLAN FOR BUILDING PERMIT.**

- 05DRB-01480 Minor-Prelim&Final Plat  
Approval

SURV-TEK INC agent(s) for RIVERSIDE PLAZA LTD CO request(s) the above action(s) for all or a portion of Tract(s) 1-A-2, **RIVERSIDE PLAZA**, zoned SU-1 FOR C-1, located on COORS BLVD NW, between STONE BRIDGE NW and MONTANO PLAZA DR NW containing approximately 2 acre(s). [REF: Z-98-27, DRB-97-477, 05EPC-01106, 05EPC-01107] [Indef Deferred from 9/28/05] (E-12) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/26/05 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

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

15. **Project # 1003861**  
05DRB-01627 Minor-Sidewalk Waiver  
05DRB-01628 Minor-Temp Defer SDWK

THOMPSON ENGINEERING CONSULTANTS agent(s) for THE BOULEVARD @ RIO GRANDE LLC request(s) the above action(s) for all or a portion of Tract(s) 60-A-2, 60-B & 86-A, **THE BOULEVARD @ RIO GRANDE**, zoned R-1 residential zone, located on RIO GRANDE BLVD NW, between ZICKERT NW and INDIAN SCHOOL RD NW containing approximately 2 acre(s). [REF: 04DRB01983, 05DRB00731] (H-13) **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.**



16. **Project # 1004507**  
05DRB-01629 Minor-Prelim&Final Plat  
Approval

GEORGE T RODRIGUEZ agent(s) for COE PROPERTIES request(s) the above action(s) for all or a portion of Lot(s) 4 & 5, **DICKS ACRES SUBDIVISION**, zoned R-1 residential zone, located on MATTHEW AVE NW, between 12<sup>TH</sup> ST NW and 4<sup>TH</sup> ST NW containing approximately 1 acre(s). (G-14) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CONSTRUCTION OF ESTATE CURB, VERIFICATION OF PROPERTY LINE AND SETBACK, A DEMOLITION PERMIT IS REQUIRED FOR 913 MATTHEW NW AND TO PLANNING FOR THE AGIS DXF FILE.**

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

TIM ALDRICH agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) E-6-A, **ALBUQUERQUE SOUTH UNIT 3**, zoned SU-1, R-2, R-T, located on 98<sup>TH</sup> STREET SW, between GIBSON BLVD SW and BLAKE RD SW containing approximately 31 acre(s). [REF: 03DRB-01183, 03DRB-01180] [*Deferred from 10/5/05 & 10/12/05 & 10/19/05 & 10/26/05*] (N-9) **DEFERRED AT THE AGENT'S REQUEST TO 11/9/05.**

18. **Project # 1004481**  
05DRB-01624 Minor-Prelim&Final Plat  
Approval

MARK GOODWIN & ASSOCIATES PA agent(s) for CARLS JR WEST SIDE request(s) the above action(s) for TRACTS 61A2-A & 61A2-B, **TOWN OF ATRISCO GRANT, UNIT 6**, zoned C-2 community commercial zone, located on CENTRAL AVE SW, between COORS BLVD SW and AMANDA ST SW containing approximately 2 acre(s). [REF: Z-88-3, 05AA01694] [Listed under Project #1004506 in error] (K-10) **PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

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

19. **Project # 1000933**  
05DRB-01623 Minor-Sketch Plat or Plan
- MARK GOODWIN & ASSOCIATES PA agent(s) for T. S. MCNANEY & ASSOCIATES request(s) the above action(s) for all or a portion of Tract(s) B1 & B2, MANZANO MESA (to be known as **SOUTHERN TOWNHOMES**) zoned R-T residential zone, located on SOUTHERN BLVD SE, between ELIZABETH SE and MIRAVISTA SE containing approximately 3 acre(s). (L-21) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
20. **Project # 1004505**  
05DRB-01622 Minor-Sketch Plat or Plan
- SURVEYS SOUTHWEST LTD agent(s) for CITY OF ALBUQUERQUE request(s) the above action(s) for all or a portion of Lot(s) 1-9, Block(s) N, **ATLANTIC & PACIFIC ADDITION**, zoned SU-2 special neighborhood zone, located on COAL AVE SW, between 4TH ST SW and 5TH ST SW containing approximately 1 acre(s). (K-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
21. Approval of the Development Review Board Minutes for October 12, 2005. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR OCTOBER 12, 2005 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:37 A.M.



DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1004039 AGENDA#: 7 DATE: 10.26.05

1. Name: Frank Argman Address: Isaacson & Argman Zip:

2. Name: Ulla Weber Address:  Zip:

3. Name:  Address:  Zip:

4. Name:  Address:  Zip:

5. Name:  Address:  Zip:

6. Name:  Address:  Zip:

7. Name:  Address:  Zip:

8. Name:  Address:  Zip:

9. Name:  Address:  Zip:

10. Name:  Address:  Zip:

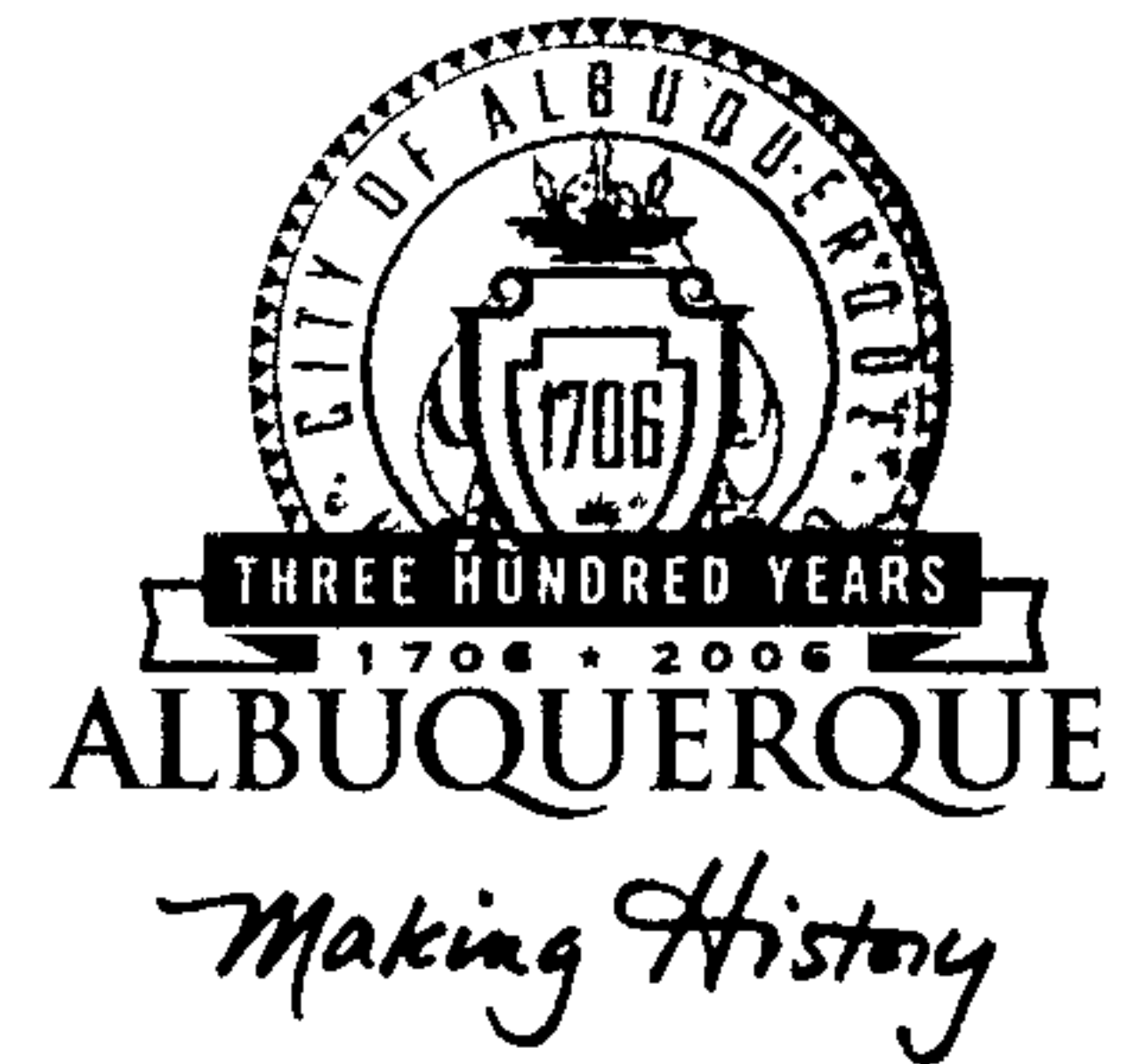
11. Name:  Address:  Zip:

12. Name:  Address:  Zip:

13. Name:  Address:  Zip:

14. Name:  Address:  Zip:

# CITY OF ALBUQUERQUE



PLANNING DEPARTMENT  
DEVELOPMENT AND BUILDING SERVICES  
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1004039**

**AGENDA ITEM NO: 7**

**SUBJECT:**

Sidewalk Variance  
Sidewalk Deferral  
Preliminary Plat

**ACTION REQUESTED:**

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

P.O. Box 1293

**ENGINEERING COMMENTS:**

Albuquerque

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

New Mexico 87103

**RESOLUTION:**

www.cabq.gov

APPROVED \_\_\_\_; DENIED \_\_\_\_; DEFERRED <sup>11-2-05</sup> ; 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 26, 2005





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

**PAGE 2**

**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. (K-17)

~~**Project # 1004039**  
05DRB-01532 Major-Preliminary Plat Approval  
05DRB-01533 Minor-Sidewalk Waiver  
05DRB-01536 Minor-Temp Defer SDWK~~

ISAACSON & ARFMAN PA agent(s) for RUTLEDGE INVESTMENT COMPANY request(s) the above action(s) for Tract(s) 8A, HIGH DESERT (to be known as **THE LEGENDS @ HIGH DESERT**) zoned SU-2, C-1, located on ACADEMY BLVD NE, between CORTADERIA ST NE and HIGH DESERT PARK NE containing approximately 8 acre(s). [REF:05ZHE-00449, 05ZHE-00480, 05DRB-01074] (E-23)

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

BOHANNAN HUSTON INC agent(s) for ANDALUCIA DEVELOPMENT CO INC request(s) the above action(s) for REPLAT OF Tract(s) A, ANDALUCIA AT LA LUZ, (to be known as **ANDALUCIA @ LA LUZ, UNIT 3**) zoned SU-1, located on COORS BLVD NW, between NAMASTE RD NW and LA BIENVENIDA PL NW containing approximately 13 acre(s). [REF: 05EPC-01115, 05EPC-01117] (F-11)

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 hearing should contact Claire Senova, Planning Department, at 924-3946 (VOICE) or teletypewriter (TTY) 924-3361 – TTY users may also access the Voice number via the New Mexico Relay Network by calling toll-free 1-800-659-8331.

*for*   
Sheran Matson, AICP, DRB Chair  
Development Review Board

**TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, OCTOBER 10, 2005.**



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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW, on Wednesday, October 26, 2005, beginning at 9:00 a.m. for the purpose of considering the following:

**Project # 1000131**

05DRB-01520 Major-Two Year SIA  
05DRB-01521 Minor-Ext of SIA for Temp  
Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for BROADWAY DEVELOPMENT CORPORATION request(s) the above action(s) for all or a portion of various parcels comprising, **BROADWAY INDUSTRIAL CENTER, UNIT 1**, zoned SU-2 FOR HM, located on SAN JOSE AVE SE, between BROADWAY BLVD SE and I-25 SE containing approximately 61 acre(s). [REF:DRB-97-271, 01DRB-01559, 03DRB-101513] (M-14)

**Project # 1002459**

05DRB-01500 Major-Two Year SIA

TIERRA WEST LLC agent(s) for QUAIL PLAZA LLC request(s) the above action(s) for all or a portion of Tract(s) 1-3, **QUAIL RIDGE**, zoned SU-1 FOR COMMERCIAL DEV, located on OURAY RD NW, between COORS BLVD NW and 57<sup>TH</sup> STREET NW containing approximately 4 acre(s). [REF: 03EPC-01760] (H-11)

**Project # 1000560**

05DRB-01501 Major-SiteDev Plan BldPermit

TIERRA WEST LLC agent(s) for IRONSTONE BANK request(s) the above action(s) for all or a portion of Tract(s) 1A2A1, **JOURNAL CENTER** (to be known as **IRONSTONE BANK**) zoned IP industrial park zone, located on LANG AVE NE, between JEFFERSON ST NE and HEADLINE BLVD NE containing approximately 5 acre(s). [REF: Z-72-33, 05DRB00680] (D-17)

**Project # 1000696**

05DRB-01529 Major-Preliminary Plat Approval  
05DRB-01530 Minor-Sidewalk Waiver  
05DRB-01531 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for ICDC LLC request(s) the above action(s) for all or a portion of Tract(s) C, **LEE'S BOSQUE SUBDIVISION** (to be known as **BOSQUECITO SUBDIVISION**) zoned RD, located on BOSQUE MEADOWS BLVD NW, between LA ORILLA NW and PASEO DEL NORTE containing approximately 7 acre(s). (D-12)

**Project # 1002134**

05DRB-01528 Major-Amnd Prelim Plat  
Approval & Amnd 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) U-1, U-2, U-3 U-4 AND U-6, **LAS LOMITAS SUBDIVISION INDUSTRIAL PARK, VISTA DEL NORTE**, zoned SU-1 FOR IP, located on LAS LOMITAS DR NW, between EL PUEBLO NW and VISTA DEL NORTE DR NW containing approximately 34 acre(s). (D-16)

**SEE PAGE 2 . . .**



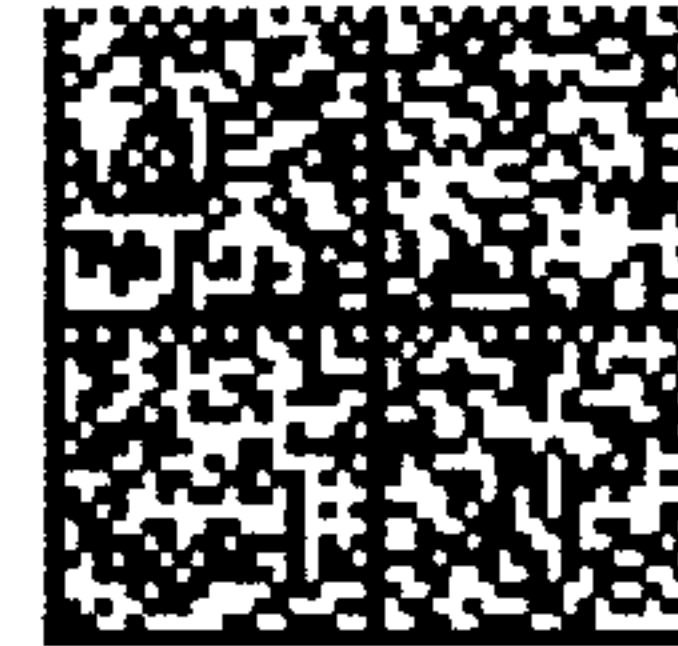
# CITY OF ALBUQUERQUE



Planning Department

ORB

FORWARDED



02 1A \$ 00.37<sup>0</sup>  
0004329277 OCT 06 2005  
MAILED FROM ZIP CODE 87102

102306214032330541

POINTER JEFFREY W & KATHI BEN  
6309 ABIQUIU PL NE  
ALBUQUERQUE NM 871

POIN309 871113001 IN 21 10/12/05  
RETURN TO SENDER

NO FORWARD ORDER ON FILE  
UNABLE TO FORWARD  
RETURN TO SENDER

B7111+B176-09 C045



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

**PAGE 2**

**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. (K-17)

**Project # 1004039**

~~05DRB-01532 Major-Preliminary Plat Approval~~  
~~05DRB-01533 Minor-Sidewalk Waiver~~  
~~05DRB-01536 Minor-Temp Defer SDWK~~

ISAACSON & ARFMAN PA agent(s) for RUTLEDGE INVESTMENT COMPANY request(s) the above action(s) for Tract(s) 8A, HIGH DESERT (to be known as **THE LEGENDS @ HIGH DESERT**) zoned SU-2, C-1, located on ACADEMY BLVD NE, between CORTADERIA ST NE and HIGH DESERT PARK NE containing approximately 8 acre(s). [REF:05ZHE-00449, 05ZHE-00480, 05DRB-01074] (E-23)

**Project # 1004462**

05DRB-01525 Major-Vacation of Public Easements  
05DRB-01524 Major-Preliminary Plat Approval  
05DRB-01526 Minor-Sidewalk Waiver  
05DRB-01527 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for ANDALUCIA DEVELOPMENT CO INC request(s) the above action(s) for REPLAT OF Tract(s) A, ANDALUCIA AT LA LUZ, (to be known as **ANDALUCIA @ LA LUZ, UNIT 3**) zoned SU-1, located on COORS BLVD NW, between NAMASTE RD NW and LA BIENVENIDA PL NW containing approximately 13 acre(s). [REF: 05EPC-01115, 05EPC-01117] (F-11)

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 hearing should contact Claire Senova, Planning Department, at 924-3946 (VOICE) or teletypewriter (TTY) 924-3361 - TTY users may also access the Voice number via the New Mexico Relay Network by calling toll-free 1-800-659-8331.

*for*   
Sheran Matson, AICP, DRB Chair  
Development Review Board

**TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, OCTOBER 10, 2005.**





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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW, on Wednesday, October 26, 2005, beginning at 9:00 a.m. for the purpose of considering the following:

**Project # 1000131**

05DRB-01520 Major-Two Year SIA  
05DRB-01521 Minor-Ext of SIA for Temp  
Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for BROADWAY DEVELOPMENT CORPORATION request(s) the above action(s) for all or a portion of various parcels comprising, **BROADWAY INDUSTRIAL CENTER, UNIT 1**, zoned SU-2 FOR HM, located on SAN JOSE AVE SE, between BROADWAY BLVD SE and I-25 SE containing approximately 61 acre(s). [REF:DRB-97-271, 01DRB-01559, 03DRB-101513] (M-14)

**Project # 1002459**

05DRB-01500 Major-Two Year SIA

TIERRA WEST LLC agent(s) for QUAIL PLAZA LLC request(s) the above action(s) for all or a portion of Tract(s) 1-3, **QUAIL RIDGE**, zoned SU-1 FOR COMMERCIAL DEV, located on OURAY RD NW, between COORS BLVD NW and 57<sup>TH</sup> STREET NW containing approximately 4 acre(s). [REF: 03EPC-01760] (H-11)

**Project # 1000560**

05DRB-01501 Major-SiteDev Plan BldPermit

TIERRA WEST LLC agent(s) for IRONSTONE BANK request(s) the above action(s) for all or a portion of Tract(s) 1A2A1, **JOURNAL CENTER** (to be known as **IRONSTONE BANK**) zoned IP industrial park zone, located on LANG AVE NE, between JEFFERSON ST NE and HEADLINE BLVD NE containing approximately 5 acre(s). [REF: Z-72-33, 05DRB00680] (D-17)

**Project # 1000696**

05DRB-01529 Major-Preliminary Plat Approval  
05DRB-01530 Minor-Sidewalk Waiver  
05DRB-01531 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for ICDC LLC request(s) the above action(s) for all or a portion of Tract(s) C, **LEE'S BOSQUE SUBDIVISION** (to be known as **BOSQUECITO SUBDIVISION**) zoned RD, located on BOSQUE MEADOWS BLVD NW, between LA ORILLA NW and PASEO DEL NORTE containing approximately 7 acre(s). (D-12)

**Project # 1002134**

05DRB-01528 Major-Amnd Prelim Plat  
Approval & Amnd 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) U-1, U-2, U-3 U-4 AND U-6, **LAS LOMITAS SUBDIVISION INDUSTRIAL PARK, VISTA DEL NORTE**, zoned SU-1 FOR IP, located on LAS LOMITAS DR NW, between EL PUEBLO NW and VISTA DEL NORTE DR NW containing approximately 34 acre(s). (D-16)

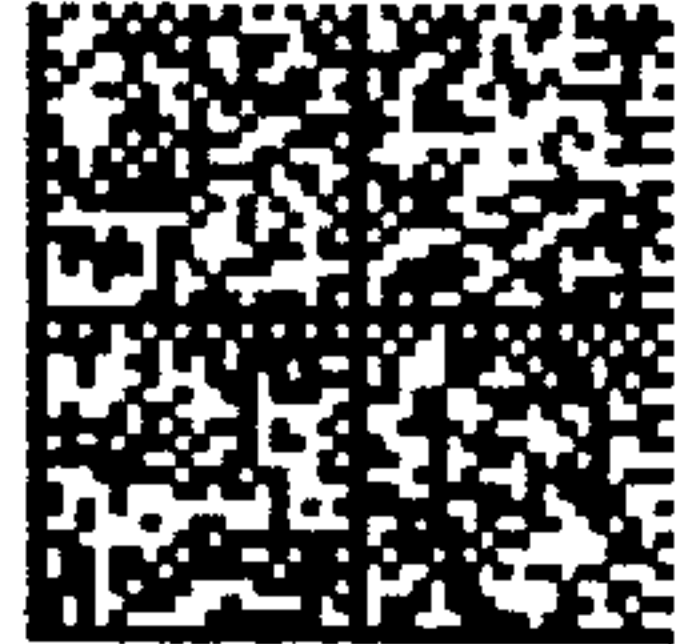
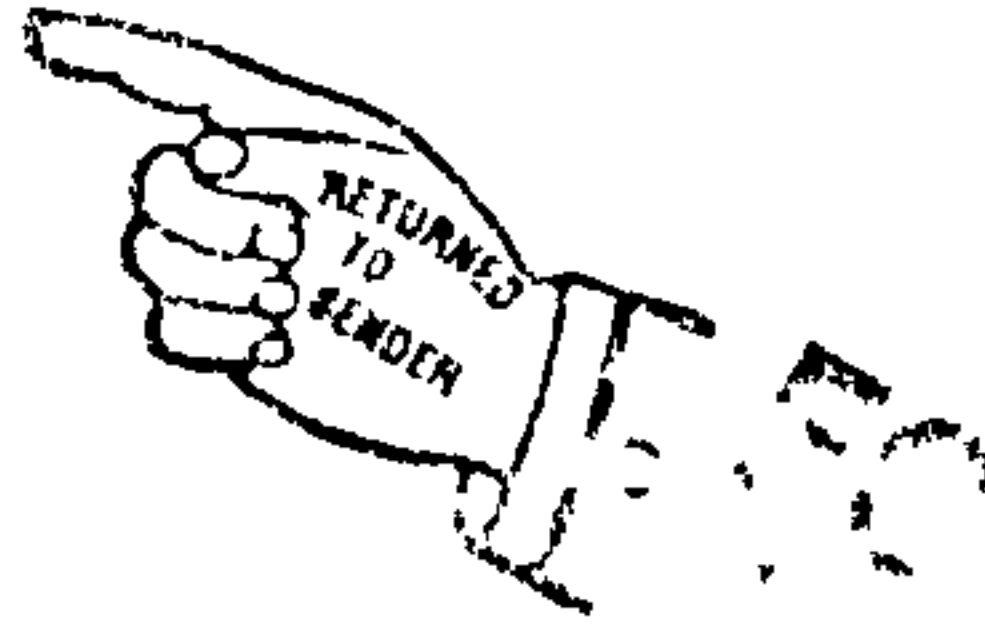
**SEE PAGE 2 . . .**

# CITY OF ALBUQUERQUE



Planning Department

*PRB*



02 1A \$ 00.37<sup>0</sup>  
0004329277 OCT 06 2005  
MAILED FROM ZIP CODE 87102

102306213431230539

LINCOLN JAMES M & COURTNEY  
6301 ABIQUIU PL NE  
ALBUQUERQUE NM 87111

LINC301 871113001 IN 21 10/12/05  
RETURN TO SENDER

NO FORWARD ORDER ON FILE  
UNABLE TO FORWARD  
RETURN TO SENDER

8711148176-01 C043





CITY OF ALBUQUERQUE  
 PLANNING DEPARTMENT  
 DEVELOPMENT REVIEW BOARD

October 26, 2005

**Project # 1004039**

05DRB-01532 Major-Preliminary Plat Approval

05DRB-01533 Minor-Sidewalk Waiver

05DRB-01536 Minor-Temp Defer SDWK

ISAACSON & ARFMAN PA agent(s) for RUTLEDGE INVESTMENT COMPANY request(s) the above action(s) for Tract(s) 8A, HIGH DESERT (to be known as **THE LEGENDS @ HIGH DESERT**) zoned SU-2, C-1, located on ACADEMY BLVD NE, between CORTADERIA ST NE and HIGH DESERT PARK NE containing approximately 8 acre(s).  
 [REF:05ZHE-00449, 05ZHE-00480, 05DRB-01074] (E-23)

AMAFCA No adverse comments.

COG No adverse comments.

Transit Transit suggests providing a continuous sidewalk on the north side of Cliffrose Place, rather than alternating sides as shown on the grading and drainage plan. No other objections to the requests.

Zoning Enforcement No adverse comments.

Neighborhood Coordination No Association(s).

APS

The proposal to develop a 48-lot subdivision as a gated community with private streets, known as The Legends at High Desert, will impact Georgia O'Keefe Elementary, Eisenhower Middle School, and Eldorado High School. Currently, these schools are operating at or near capacity.

| School        | 2005-06 Projections | Capacity | Space Available |
|---------------|---------------------|----------|-----------------|
| G. O'KEEFFE   | 615                 | 570      | -45             |
| EISENHOWER MS | 986                 | 1060     | 74              |
| ELDORADO HS   | 2188                | 2272     | 84              |

To address overcrowding at schools, APS will explore various alternatives. A combination or all of the following options may be utilized to relieve overcrowded schools.





## Transportation Development

No objection to sidewalk waiver or deferral. Is this a gated community? A cross-section of the entrance is needed to verify gate location and turn around. The entrance should have a 6' sidewalk. Are there any improvements required to the medians on Academy?

## Parks & Recreation

Add the landscape buffer on the park property to the infrastructure list. No objection to the sidewalk requests.

## Utilities Development

Water/Sewer availability letter is pending. Comments to be provided at meeting.

## Planning Department

If any portion of the retaining wall is visible from a street or public trail, park or open space, the wall must have an approved design and must conform to the Zone Code requirements for retaining walls. No objection to any of the requests.

## Impact Fee Administrator

Construction of a new single family residence within the proposed subdivision will require payment of Impact Fees. Based on a house size of 2,000 square feet, it is estimated that impact fees will total approximately \$1,080 if a building permit is obtained by December 30, 2005, \$2,129 if a permit is obtained prior to December 29, 2006, and the full impact fee of \$3,177 would be payable thereafter.

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

cc:Rutledge Investment Co., 11000 Spain Rd NE, Suite A, 87111

Isaacson & Arfman PA, 128 Monroe St NE, 87108



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

**PAGE 2**

**Project # 1004464**

05DRB-01540 Major-Vacation of Pub Right-of-Way

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**Project # 1004462**

05DRB-01525 Major-Vacation of Public Easements  
05DRB-01524 Major-Preliminary Plat Approval  
05DRB-01526 Minor-Sidewalk Waiver  
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*for*   
Sheran Matson, AICP, DRB Chair  
Development Review Board

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Defer SDWK

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**Project # 1002459**

05DRB-01500 Major-Two Year SIA

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**Project # 1000560**

05DRB-01501 Major-SiteDev Plan BldPermit

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**Project # 1000696**

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**SEE PAGE 2 . . .**

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

**Meeting Date:** OCTOBER 26, 2005  
**Zone Atlas Page:** E-23-Z  
**Notification Radius:** 100 Ft.

**Project# 1004039**  
**App#05DRB-01532**  
**App#05DRB-01533**  
**App#05DRB-01536**

**Cross Reference and Location:** ACADEMY BLVD NE / BETWEEN CORTADERIA  
ST NE AND HIGH DESERT PARK NE

**Applicant:** RUTLEDGE INVESTMENT COMPANY  
**Address:** 11000 SPAIN ROAD NE SUITE A  
ALBUQUERQUE, NM 87111

**Agent:** ISAACSON & ARFMAN, P.A.  
128 MONROE STREET NE  
ALBUQUERQUE, NM 87108

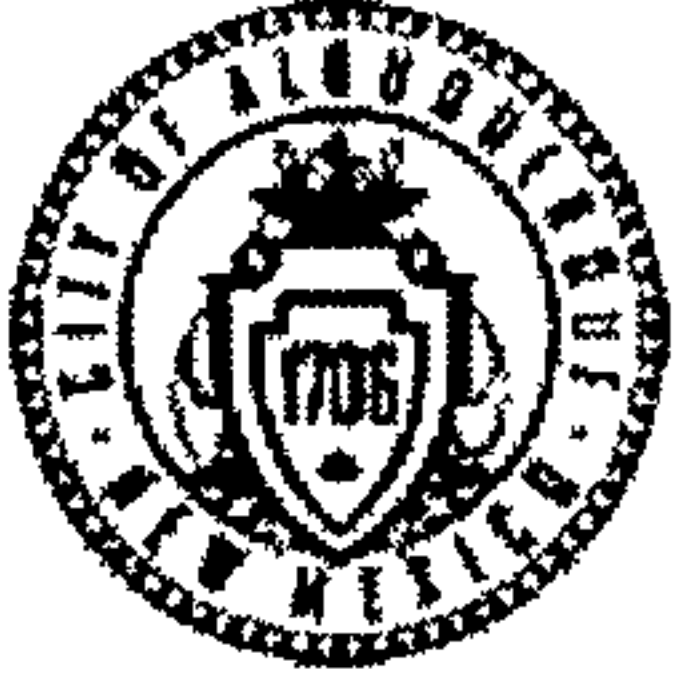
**Special Instructions:**

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

**Date Mailed:** OCTOBER 7, 2005  
**Signature:** YVONNE SAAVEDRA







mainframe@coa1mp3.ca To  
bq.gov cc  
10/05/2005 04:29 PM bcc  
Subject

1 R E C O R D S W I T H L A B E L S PAGE  
1  
01023062 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE  
0102306219125630203 LEGAL: TR 8 A PL AT OF TRS 8A 8B & 8C HIGH DESERT CONT  
7.29 LAND USE:  
PROPERTY ADDR: 00000 N/A  
OWNER NAME: HIGH DESERT INVESTMENT CORP  
OWNER ADDR: 13000 ACADEMY RD NE  
ALBUQUERQUE NM 87111  
0102306224025430201 LEGAL: TR 8 B PL AT OF TRS 8A 8B & 8C HIGH DESERT CONT  
10.0 LAND USE:  
PROPERTY ADDR: 00000 N/A  
OWNER NAME: CITY OF ALBUQUERQUE  
OWNER ADDR: PO BOX 1293  
ALBUQUERQUE NM 87103  
0102306220015430202 LEGAL: TRAC T 7 PLAT OF HIGH DESERT CONT 33.1000 AC M/L  
LAND USE:  
PROPERTY ADDR: 00000 CORTADERIA  
OWNER NAME: PINNACLE AT HIGH DESERT LLC  
OWNER ADDR: 02222 E CAMELBACK RD  
PHOENIX AZ 85016  
0102306213332030540 LEGAL: LT 4 8-P1 PLAT OF UNITS 1 & 2 DESERT SKY AT HIGH  
DE LAND USE:  
PROPERTY ADDR: 00000 ABIQUIU  
OWNER NAME: SINKEY SHIRLEY E  
OWNER ADDR: 06305 ABIQUIU PL NE  
ALBUQUERQUE NM 87111  
0102306214032330541 LEGAL: LT 4 9-P1 PLAT OF UNITS 1 & 2 DESERT SKY AT HIGH  
DE LAND USE:  
PROPERTY ADDR: 00000 ABIQUIU  
OWNER NAME: POINTER JEFFREY W & KATHLEEN A  
OWNER ADDR: 06309 ABIQUIU PL NE  
ALBUQUERQUE NM 87111  
0102306214932230542 LEGAL: LT 5 0-P1 PLAT OF UNITS 1 & 2 DESERT SKY AT HIGH  
DE LAND USE:  
PROPERTY ADDR: 00000 ABIQUIU  
OWNER NAME: ZENNER LEOPOLD I & NANCY H  
OWNER ADDR: 06304 ABIQUIU PL NE  
ALBUQUERQUE NM 87111  
0102306215031430543 LEGAL: LT 5 1-P1 PLAT OF UNITS 1 & 2 DESERT SKY AT HIGH  
DE LAND USE:  
PROPERTY ADDR: 00000 ABIQUIU  
OWNER NAME: KNAPP COREY L  
OWNER ADDR: 06300 ABIQUIU PL NE  
ALBUQUERQUE NM 87111  
0102306213431230539 LEGAL: LT 4 7-P1 PLAT OF UNITS 1 & 2 DESERT SKY AT HIGH  
DE LAND USE:  
PROPERTY ADDR: 00000 ABIQUIU  
OWNER NAME: LINCOLN JAMES M & COURTNEY A C  
OWNER ADDR: 06301 ABIQUIU PL NE  
ALBUQUERQUE NM 87111

0102306214930730544 DE LAND USE: LEGAL: LT 5 2-P1 PLAT OF UNITS 1 & 2 DESERT SKY AT HIGH  
PROPERTY ADDR: 00000 ABIQUIU  
OWNER NAME: O'DOWD RONALD B & GLORIA  
OWNER ADDR: 06228 ABIQUIU PL NE  
ALBUQUERQUE NM 87111

0102306214930230545 DE LAND USE: LEGAL: LT 5 3-P1 PLAT OF UNITS 1 & 2 DESERT SKY AT HIGH  
PROPERTY ADDR: 00000 ABIQUIU  
OWNER NAME: HORN ALAN J & REBECCA L  
OWNER ADDR: 06224 ABIQUIU PL NE  
ALBUQUERQUE NM 87111

0102306215028830501 DE LAND USE: LEGAL: LOT 1-P1 PLAT OF UNITS 1 & 2 DESERT SKY AT HIGH  
PROPERTY ADDR: 00000 ABIQUIU  
OWNER NAME: FIETSCH FRANKLIN W TRUSTEE  
OWNER ADDR: 06216 ABIQUIU PL NE  
ALBUQUERQUE NM 87111

0102306215028130502 DE LAND USE: LEGAL: LOT 2-P1 PLAT OF UNITS 1 & 2 DESERT SKY AT HIGH  
PROPERTY ADDR: 00000 ABIQUIU  
OWNER NAME: GILMORE JANIE A  
OWNER ADDR: 06212 ABIQUIU PL NE  
ALBUQUERQUE NM 87111

0102306214927530503 DE LAND USE: LEGAL: LOT 3-P1 PLAT OF UNITS 1 & 2 DESERT SKY AT HIGH  
PROPERTY ADDR: 00000 ABIQUIU  
OWNER NAME: NIGH SWONGER DANA E  
OWNER ADDR: 06208 ABIQUIU PL NE  
ALBUQUERQUE NM 87111

0102306214927030504 DE LAND USE: LEGAL: LOT 4-P1 PLAT OF UNITS 1 & 2 DESERT SKY AT HIGH  
PROPERTY ADDR: 00000 ABIQUIU  
OWNER NAME: SMITH WILLIAM E & BETTY J  
OWNER ADDR: 06204 ABIQUIU PL NE  
ALBUQUERQUE NM 87111

0102306214826330505 DE LAND USE: LEGAL: LOT 5-P1 PLAT OF UNITS 1 & 2 DESERT SKY AT HIGH  
PROPERTY ADDR: 00000 ABIQUIU  
OWNER NAME: GIBLIN DAVID M & NANCY G  
OWNER ADDR: 06200 ABIQUIU PL NE  
ALBUQUERQUE NM 87111

0102306207831020486 CONT LAND USE: LEGAL: TRAC T 4A PLAT OF CHAMISA TRAIL AT HIGH DESERT  
PROPERTY ADDR: 00000 N/A  
OWNER NAME: HIGH DESERT RESIDENTIAL  
OWNER ADDR: 13000 ACADEMY RD NE  
ALBUQUERQUE NM 87111

0102306224534020746 HIG LAND USE: LEGAL: TRAC T 9C PLAT OF TRACTS 9A, 9B, 9C, 9D & 15D-1  
PROPERTY ADDR: 00000 N/A  
OWNER NAME: HIGH DESERT RESIDENTIAL  
OWNER ADDR: 13000 ACADEMY RD NE  
ALBUQUERQUE NM 87111

QUIT



Project # 1004039

RUTLEDGE INVESTMENT COMPANY  
11000 SPAIN RD NE SUITE A  
ALBUQUERQUE, NM 87111

ISAACSON & ARFMAN, P.A.  
128 MONROE STREET SUITE A  
ALBUQUERQUE, NM 87111

102306219125630203

HIGH DESERT INVESTMENT CORP  
13000 ACADEMY RD NE  
ALBUQUERQUE NM 87111

102306220015430202

PINNACLE AT HIGH DESERT LLC  
2222 E CAMELBACK RD  
PHOENIX AZ 85016

102306213332030540

SINKEY SHIRLEY E  
6305 ABIQUIU PL NE  
ALBUQUERQUE NM 87111

102306214032330541

POINTER JEFFREY W & KATHLEEN  
6309 ABIQUIU PL NE  
ALBUQUERQUE NM 87111

102306214932230542

ZENNER LEOPOLD I & NANCY H  
6304 ABIQUIU PL NE  
ALBUQUERQUE NM 87111

102306215031430543

KNAPP COREY L  
6300 ABIQUIU PL NE  
ALBUQUERQUE NM 87111

102306213431230539

LINCOLN JAMES M & COURTNEY A  
6301 ABIQUIU PL NE  
ALBUQUERQUE NM 87111

102306214930730544

O'DOWD RONALD B & GLORIA  
6228 ABIQUIU PL NE  
ALBUQUERQUE NM 87111

102306214930230545

HORN ALAN J & REBECCA L  
6224 ABIQUIU PL NE  
ALBUQUERQUE NM 87111

102306215028830501

FIETSCH FRANKLIN W TRUSTEE  
6216 ABIQUIU PL NE  
ALBUQUERQUE NM 87111

102306215028130502

GILMORE JANIE A  
6212 ABIQUIU PL NE  
ALBUQUERQUE NM 87111

102306214927530503

NIGHSWONGER DANA E  
6208 ABIQUIU PL NE  
ALBUQUERQUE NM 87111

102306214927030504

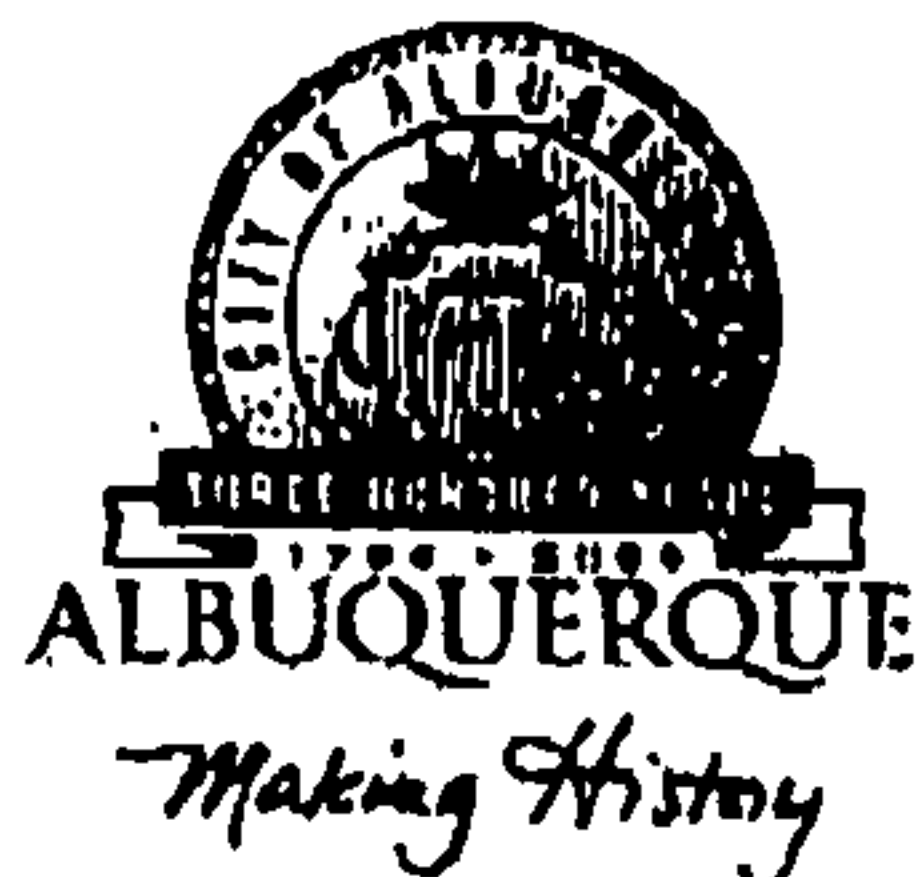
SMITH WILLIAM E & BETTY J  
6204 ABIQUIU PL NE  
ALBUQUERQUE NM 87111

102306214826330505

GIBLIN DAVID M & NANCY G  
6200 ABIQUIU PL NE  
ALBUQUERQUE NM 87111

102306207831020486

HIGH DESERT RESIDENTIAL  
13000 ACADEMY RD NE  
ALBUQUERQUE NM 87111



# City of Albuquerque

September 30, 2005

Ruth Lozano  
 Isaacson & Arfman, P.A.  
 128 Monroe St. NE/87108  
 Phone: 268-8828 Fax: 268-2632

Dear Ruth:

Thank you for your inquiry of September 30, 2005 requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **TRACT 8A, HIGH DESERT, ON ACADEMY BOULEVARD NE BETWEEN CORTADERIA STREET NE AND HIGH DESERT PARK NE** zone map E-23.

**OUR RECORDS INDICATE THAT AS OF SEPTEMBER 30, 2005, THERE WERE NO RECOGNIZED NEIGHBORHOOD ASSOCIATIONS IN THIS AREA.**

**See reverse side for additional Neighborhood Association Information: YES { } NO {X}**  
 Please note that according to O-92 you are required to notify each of these contact persons by **certified mail, return receipt requested**, before the Planning Department will accept your application filing. **IMPORTANT!** Failure of adequate notification may result in your **Application Hearing being deferred for 30 days**. If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,  
*Dalaina Carmona*

OFFICE OF NEIGHBORHOOD COORDINATION  
 Planning Department

**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.

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

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) / ENVIRONMENTAL HEALTH INFORMATION FORM

APPLICANT: Rutledge Investment Company Date of request: 9/30/05 Zone atlas page(s): E-23

Zoning: SU-2/C-1

Legal Description - Lot or Tract # Tract 8A Block #

Parcel Size (acres / sq.ft.): 7.29 Ac.

Subdivision Name High Desert

REQUESTED CITY ACTION(S):

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

PROPOSED DEVELOPMENT:

GENERAL DESCRIPTION OF ACTION: 1

- No construction / development [ ], New Construction [x], Expansion of existing development [ ]

# of units - 48 Building Size - 1100 (sq. ft.) 1800

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

Applicant or Representative: [Signature] Date: 9/30/05 (To be signed upon completion of processing by Traffic Engineer and Environmental Health)

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [ ] NO [ ] BORDERLINE [ ]

Planning Dept., Dev. & Bldg. Services Div., Transportation Dev. Section - 2nd FL. 600 2nd St. NW Plaza del Sol Bldg. 924-3994

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

Notes:

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.

TRAFFIC ENGINEER

DATE

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

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

TIS - SUBMITTED \_\_\_/\_\_\_/\_\_\_ - FINALIZED \_\_\_/\_\_\_/\_\_\_

TRAFFIC ENGINEER

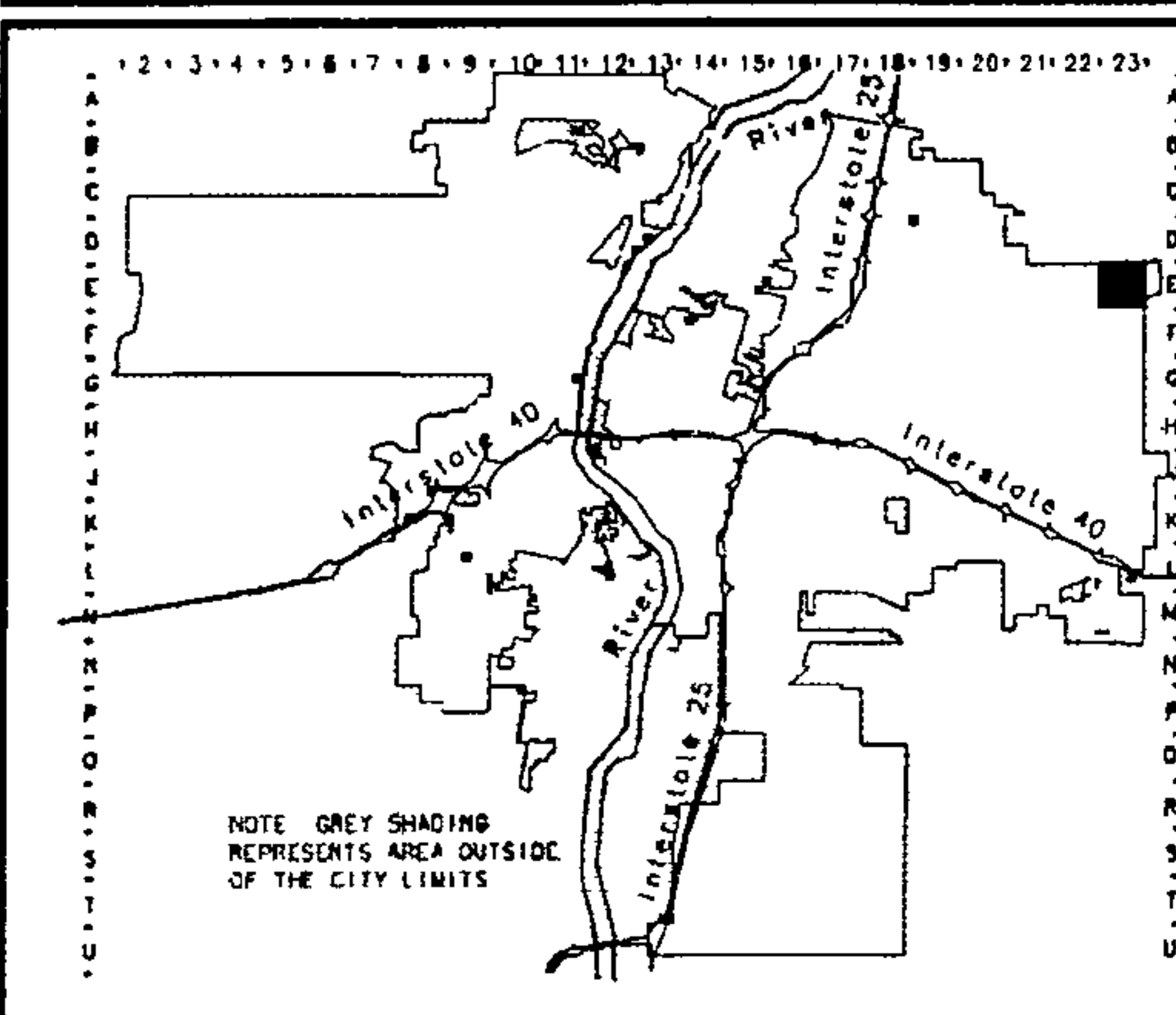
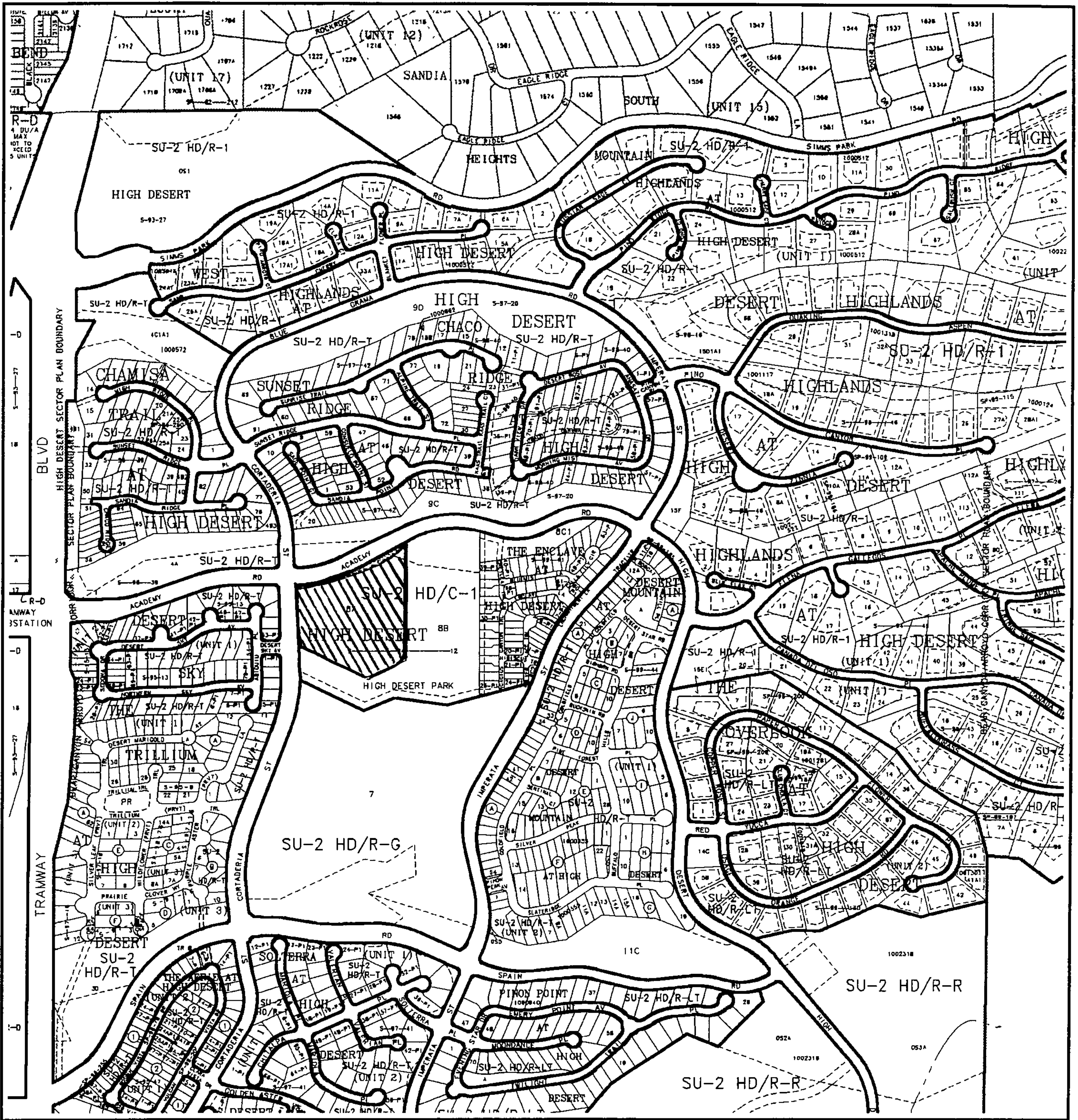
DATE

TO BE COMPLETED BY APPLICANT

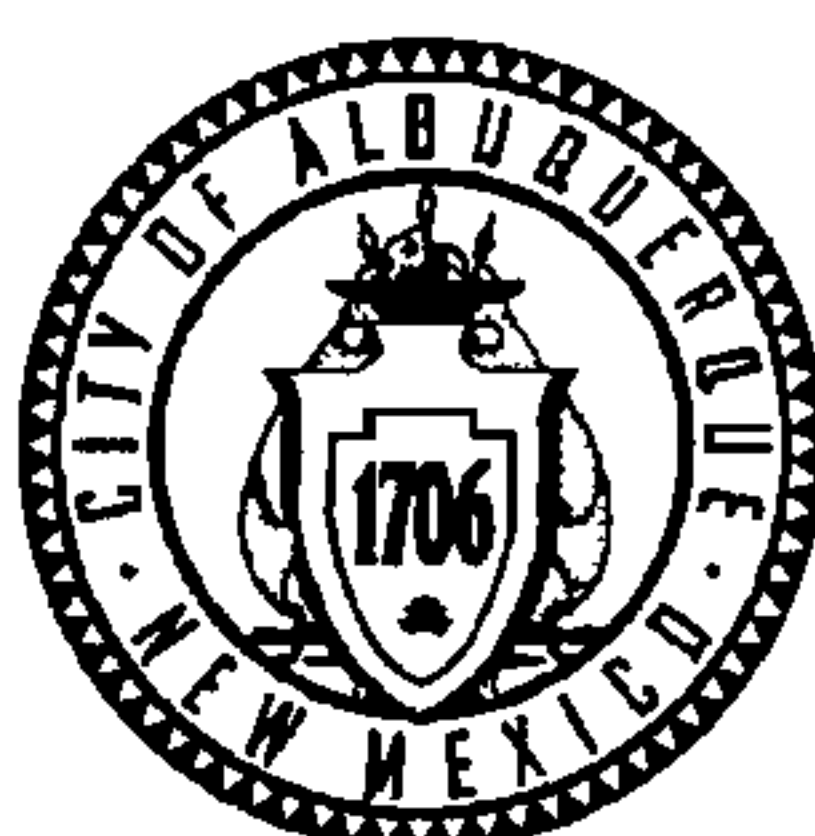
TRANSPORTATION DEVELOPMENT

ENVIRONMENTAL HEALTH





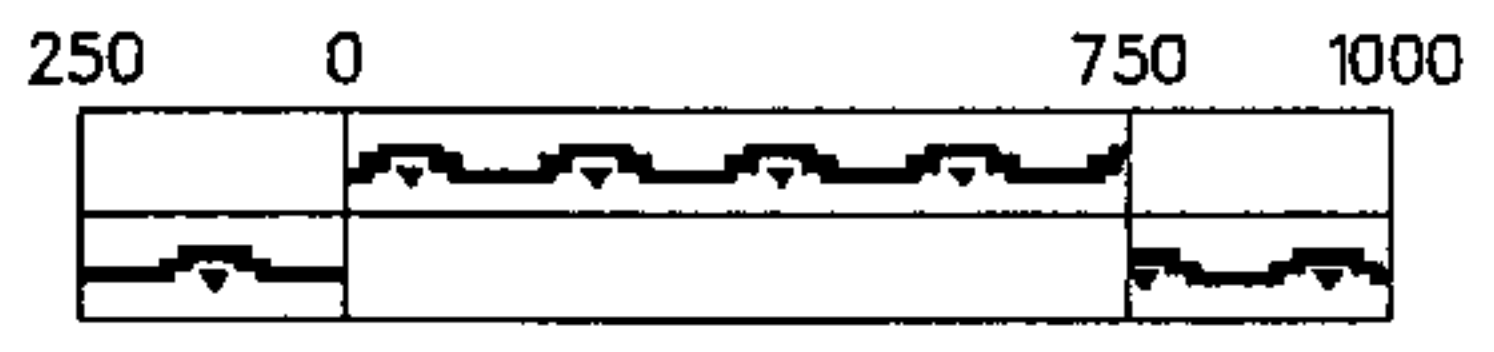
NOTE GREY SHADING REPRESENTS AREA OUTSIDE OF THE CITY LIMITS



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

© Copyright 2004

GRAPHIC SCALE IN FEET



**Zone Atlas Page**

**E-23-Z**

Map Amended through February 01, 2005



**PROJECT MEMORANDUM**

09-30-05

**TO:** Sheran Matson, Chair, Development Review Board

**FROM:** Fred C. Arfman, Isaacson & Arfman, P.A.

**REF:** The Legends at High Desert  
DRB Project No. 1004039

**I&A PROJ NO:** 1454

**SUBJ:** Preliminary Plat Submittal, Sidewalk Waiver, &  
Temporary Deferral of Sidewalk Construction

Isaacson & Arfman, P.A. is under contract to Rutledge Investment and as their consulting engineer, we are submitting the required materials for inclusion into the DRB process for Preliminary Plat.

The size is 7.92 acres and zoned SU-2 for C-1 and PRD uses. The 48-lot subdivision has been designed as a gated community with private streets. The streets shall also be designated as public easements for water, sanitary sewer, and storm drainage.

The lots are irregular in shape and shall have "use and enjoyments" on this side lot lines to benefit the adjoining lots.

Existing public infrastructure exists in both Academy Blvd. and Cortaderia Street. Utility stubs shall be utilized wherever possible to serve the proposed subdivision.

Sidewalks along Academy Blvd. and Cortaderia Street shall be constructed as part of the site infrastructure improvements. Onsite sidewalks are programmed to be either waived or deferred as per our pre-design meeting with the City Transportation Engineer, Wilfred Gallegos, PE.





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

**PAGE 2**

**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. (K-17)

~~**Project # 1004039**  
05DRB-01532 Major-Preliminary Plat Approval  
05DRB-01533 Minor-Sidewalk Waiver  
05DRB-01536 Minor-Temp Defer SDWK~~

ISAACSON & ARFMAN PA agent(s) for RUTLEDGE INVESTMENT COMPANY request(s) the above action(s) for Tract(s) 8A, HIGH DESERT (to be known as **THE LEGENDS @ HIGH DESERT**) zoned SU-2, C-1, located on ACADEMY BLVD NE, between CORTADERIA ST NE and HIGH DESERT PARK NE containing approximately 8 acre(s). [REF:05ZHE-00449, 05ZHE-00480, 05DRB-01074] (E-23)

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

BOHANNAN HUSTON INC agent(s) for ANDALUCIA DEVELOPMENT CO INC request(s) the above action(s) for REPLAT OF Tract(s) A, ANDALUCIA AT LA LUZ, (to be known as **ANDALUCIA @ LA LUZ, UNIT 3**) zoned SU-1, located on COORS BLVD NW, between NAMASTE RD NW and LA BIENVENIDA PL NW containing approximately 13 acre(s). [REF: 05EPC-01115, 05EPC-01117] (F-11)

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 hearing should contact Claire Senova, Planning Department, at 924-3946 (VOICE) or teletypewriter (TTY) 924-3361 – TTY users may also access the Voice number via the New Mexico Relay Network by calling toll-free 1-800-659-8331.

*for*   
Sheran Matson, AICP, DRB Chair  
Development Review Board

**TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, OCTOBER 10, 2005.**





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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW, on Wednesday, October 26, 2005, beginning at 9:00 a.m. for the purpose of considering the following:

**Project # 1000131**

05DRB-01520 Major-Two Year SIA  
05DRB-01521 Minor-Ext of SIA for Temp  
Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for BROADWAY DEVELOPMENT CORPORATION request(s) the above action(s) for all or a portion of various parcels comprising, **BROADWAY INDUSTRIAL CENTER, UNIT 1**, zoned SU-2 FOR HM, located on SAN JOSE AVE SE, between BROADWAY BLVD SE and I-25 SE containing approximately 61 acre(s). [REF:DRB-97-271, 01DRB-01559, 03DRB-101513] (M-14)

**Project # 1002459**

05DRB-01500 Major-Two Year SIA

TIERRA WEST LLC agent(s) for QUAIL PLAZA LLC request(s) the above action(s) for all or a portion of Tract(s) 1-3, **QUAIL RIDGE**, zoned SU-1 FOR COMMERCIAL DEV, located on OURAY RD NW, between COORS BLVD NW and 57<sup>TH</sup> STREET NW containing approximately 4 acre(s). [REF: 03EPC-01760] (H-11)

**Project # 1000560**

05DRB-01501 Major-SiteDev Plan BldPermit

TIERRA WEST LLC agent(s) for IRONSTONE BANK request(s) the above action(s) for all or a portion of Tract(s) 1A2A1, **JOURNAL CENTER** (to be known as **IRONSTONE BANK**) zoned IP industrial park zone, located on LANG AVE NE, between JEFFERSON ST NE and HEADLINE BLVD NE containing approximately 5 acre(s). [REF: Z-72-33, 05DRB00680] (D-17)

**Project # 1000696**

05DRB-01529 Major-Preliminary Plat Approval  
05DRB-01530 Minor-Sidewalk Waiver  
05DRB-01531 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for ICDC LLC request(s) the above action(s) for all or a portion of Tract(s) C, **LEE'S BOSQUE SUBDIVISION** (to be known as **BOSQUECITO SUBDIVISION**) zoned RD, located on BOSQUE MEADOWS BLVD NW, between LA ORILLA NW and PASEO DEL NORTE containing approximately 7 acre(s). (D-12)

**Project # 1002134**

05DRB-01528 Major-Amnd Prelim Plat  
Approval & Amnd 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) U-1, U-2, U-3 U-4 AND U-6, **LAS LOMITAS SUBDIVISION INDUSTRIAL PARK, VISTA DEL NORTE**, zoned SU-1 FOR IP, located on LAS LOMITAS DR NW, between EL PUEBLO NW and VISTA DEL NORTE DR NW containing approximately 34 acre(s). (D-16)

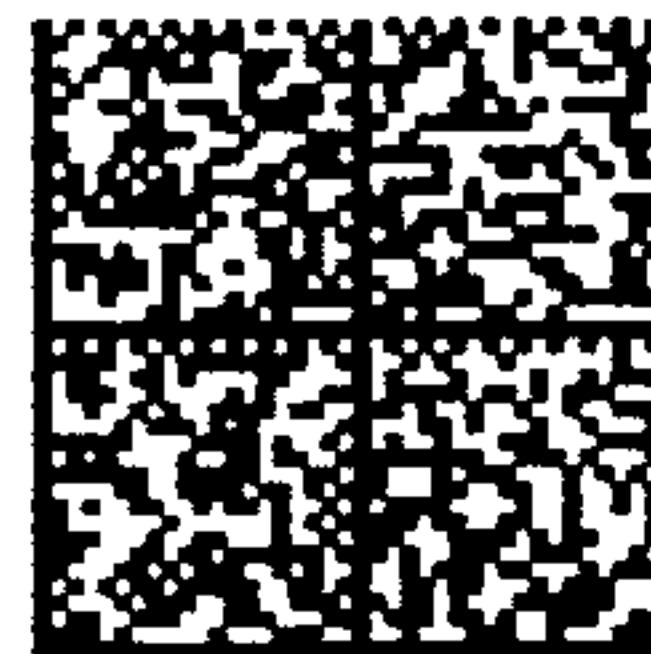
**SEE PAGE 2 . . .**

# CITY OF ALBUQUERQUE



Planning Department

*DRB*



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102306219125630203

HIGH DESERT INVESTMENT C  
13000 ACADEMY RD NE  
ALBUQUERQUE NM 87111

HIGH000 071112022 1904 20 10/11/05  
FORWARD TIME EXP RTN TO SEND  
: HIGH DESERT INVESTMENT CORP  
3791 SOUTHERN BLVD SE STE 202  
RIO RANCHO NM 87124-7413

RETURN TO SENDER

87111+8000-00 C043



7

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

**PAGE 2**

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05DRB-01540 Major-Vacation of Pub Right-of-Way

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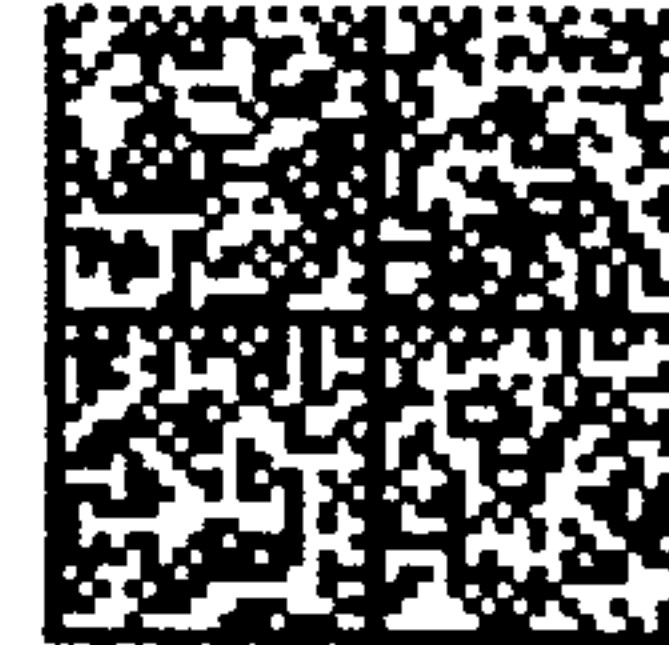
**SEE PAGE 2 . . .**

# CITY OF ALBUQUERQUE



Planning Department

*ALB*



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MAILED FROM ZIP CODE 87102

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OCT 06 2005

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HIGH DESERT RESIDENTIAL  
13000 ACADEMY RD NE  
ALBUQUERQUE NM 87111

HIGH000 871112022 1904 20 10/11/05  
FORWARD TIME EXP RTN TO SEND  
:HIGH DESERT INVESTMENT CORP  
3791 SOUTHERN BLVD SE STE 202  
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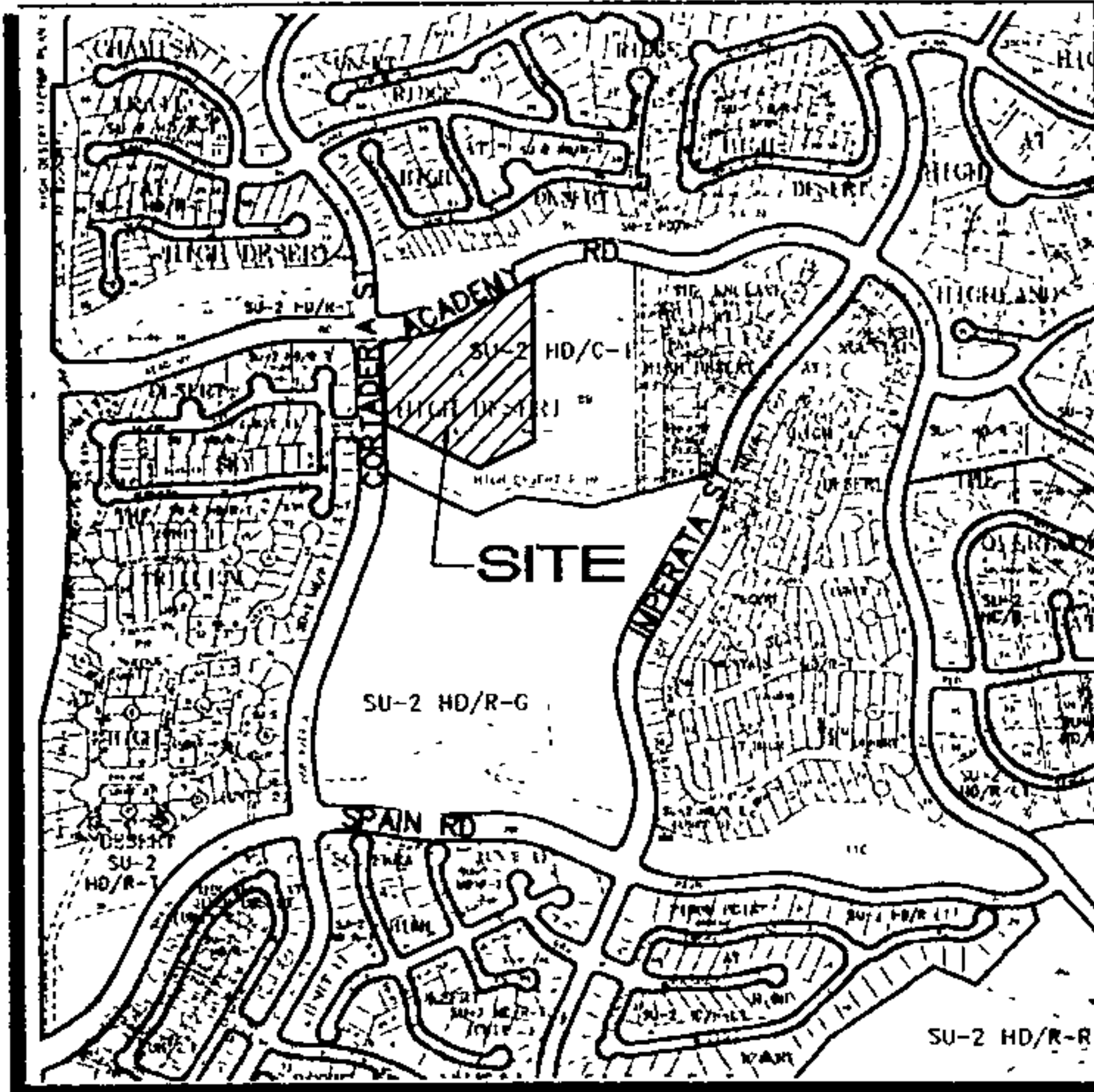
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2006-149 (1)

TALOS LOG NO. 2006 11 4095



E-23 VICINITY MAP 1"=750'

SUBDIVISION DATA / NOTES

- 1 Total Number of Existing Tracts 1
2 Total Number of Lots created 48
3 Total Number of Tracts created 12
4 Gross Subdivision Acreage 7.2940 Ac
5 Total Mileage of Private Streets Created 0.3481
6 Bearings are New Mexico State Plane Grid Bearings (Central Zone NAD 27).
7 Distances are ground distances
8 Field Survey performed in June, 2005
9 Title Report Land America Albuquerque Title Company, File No 6213000683
10 City Standard Utility Note II
11 Centerline (in lieu of R/W) monumentation to be installed at all centerline PC's, PT's, angle points and street intersections prior to acceptance of subdivision street improvements...
12 ZONING SU-2 HD/C-1 with conditional use for residential uses all lots shall conform to the R-T zoning regulations as listed in the City of Albuquerque zoning code...
13 Measured bearings and distances are identical to record

PUBLIC UTILITY EASEMENTS

- 1 The Public Service Co. Of NM--Electric Services Division for the installation, maintenance, and service of underground/overhead electrical lines, communication lines, transformers, and any other equipment, fixtures, structures, and related facilities reasonably necessary to provide electrical service
2 Qwest for the installation, maintenance and service of all buried communication lines and other related equipment and facilities reasonably necessary to provide communication services...
3 Comcast for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide cable tv service
4 The Public Service Co. Of NM--Gas Services Division for the installation, maintenance, and service of such distribution and service lines and facilities reasonably necessary to provide gas service



LEGAL DESCRIPTION

Tract 8A as the same is shown and designated on the PLAT OF TRACTS 8A, 8B AND 8C HIGH DESERT, Albuquerque, New Mexico filed in the office of the County Clerk of Bernalillo County, New Mexico on June 30, 1994 in Volume 94C, folio 223 as Document No 94083641

FREE CONSENT AND DEDICATION

The subdivision shown hereon is with the free consent and in accordance with the desires of the undersigned Owner(s) and/or Proprietor(s) thereof and said Owner(s) and/or Proprietor(s) do hereby grant all access, utility and drainage easements shown hereon including the right to construct, operate, inspect, and maintain facilities therein, and all public utility easements shown hereon for the common and joint use of gas, electrical power and communication services for overhead and/or buried distribution lines, conduits and pipes for underground and/or overhead utilities where shown or indicated, and including the right of ingress and egress for construction maintenance, and the right to trim interfering trees and shrubs Said Owner(s) and/or Proprietor(s) do hereby consent to all of the foregoing said owners warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided, and do hereby certify that this subdivision is their free act and deed

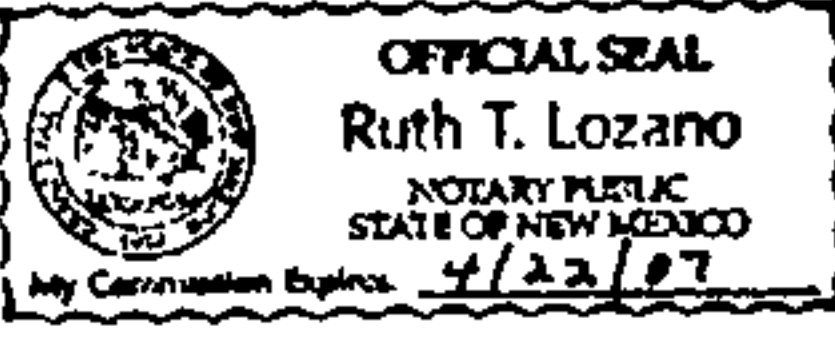
OWNER

RUTLEDGE INVESTMENT COMPANY, INC.

KYLE R. RUTLEDGE, PRESIDENT

ACKNOWLEDGMENT

STATE OF NEW MEXICO )
COUNTY OF BERNALILLO )



This instrument was acknowledged before me on May 1, 2006, by Kyle R. Rutledge, President of Rutledge Investment Company a New Mexico Corporation, on behalf of said corporation

My Commission Expires 4/22/07
Ruth T. Lozano
Notary Public

Included is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said easement, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs, or bushes which interfere with the purposes set forth herein no building, sign, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon property owners shall be solely responsible for correcting any violations of national electrical safety code caused by construction of pools, decking, or any structures adjacent to or near easements shown on this plat

Easements for electric transformers/switchgears, as installed, shall extend ten feet (10') in front of transformer/switchgear doors and five feet (5') on each side

In approving this plat, PNM Electric Services and Gas Services (PNM) did not conduct a Title Search of the properties shown hereon. Consequently, PNM does not waive nor release any easement or easement rights to which it may be entitled.

Plat Of The Legends At High Desert Subdivision

Being a Replat of Tract 8A, High Desert within The Elena Gallegos Grant Projected Section 26, T.11N, R.4E, N.M.P.M City Of Albuquerque Bernalillo County, New Mexico May 2006

High Desert Investment Corp
F. Juarez 5-11-06

APPROVALS

DRB PROJECT NO. 1004039
APPLICATION NO 05-01074 06 DRB-00606

DISCLOSURE STATEMENT

The purpose of this plat is to subdivide the subject tract into 48 residential lots, 11 private landscape tracts, and 1 private roadway tract, and to grant easements necessary to serve the residential development

Utility Approvals

- PNM ELECTRIC SERVICES DIVISION 5-5-06
PNM GAS SERVICES DIVISION 5-5-06
QWEST 5/9/06
COMCAST 5-5-06
CITY SURVEYOR 5-2-06
REAL PROPERTY DIVISION N/A
ENVIRONMENTAL HEALTH DEPARTMENT N/A
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION 5-10-06
CITY OF ALBUQUERQUE UTILITIES DIVISION 5/10/06
PARKS AND RECREATION DEPARTMENT 5/10/06
AMAFCA 5/10/06
CITY ENGINEER 5/10/06
JRB CHAIRPERSON, PLANNING DEPARTMENT 5/10/06

PREPARED BY'S CERTIFICATION

Ronald A. Forstbauer, registered New Mexico Land Surveyor No 6126, hereby certify that the plat shown hereon was prepared by me or under my direct supervision and surveys of the Albuquerque Subdivision in accordance with the City Detailed Design Standards for surveying and mapping and the Standards for Land Surveys in New Mexico as adopted by the New Mexico Board of Registration for Professional Engineers and Professional Land Surveyors effective October 1, 2000 and shows the same to be true and correct to the best of my knowledge and belief.

Ronald A. Forstbauer, P.S. No. 6126 Date 5/1/06

Forstbauer Surveying, L.L.C. 4116 Lomas Boulevard NE Albuquerque, New Mexico 87110 (505) 268-2112 Fax 268-2032

2006-149 (1)

PROJECT #: 1004039
DATE: 5-21-06 (1502C)

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2006-149



2006C-149 (2)

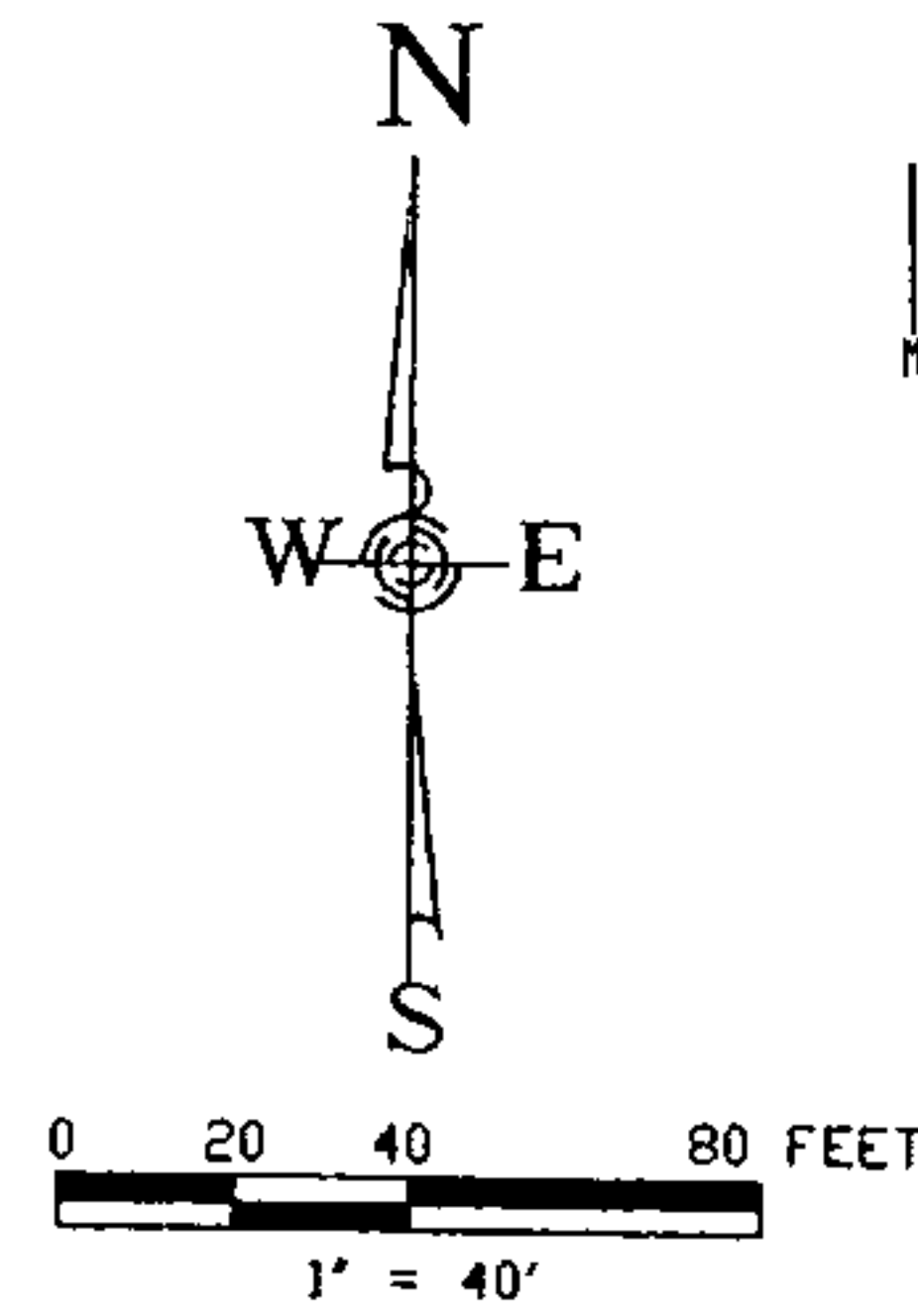
LOT GEOMETRY  
 Plat Of  
 The Legends  
 At High Desert Subdivision  
 Being a Replat of  
 Tract 8A, High Desert  
 within  
 The Elena Gallegos Grant  
 Projected Section 26, T.11N, R.4E, N.M.P.M.  
 City Of Albuquerque  
 Bernalillo County, New Mexico  
 May 2006

REFERENCE NOTES:

1. SEE SHEET 4 FOR EASEMENTS AFFECTING THIS PROPERTY
2. SEE SHEET 5 FOR LINE AND CURVE TABLE.
3. SEE SHEET 5 FOR LOT AREA TABLE.

LEGEND

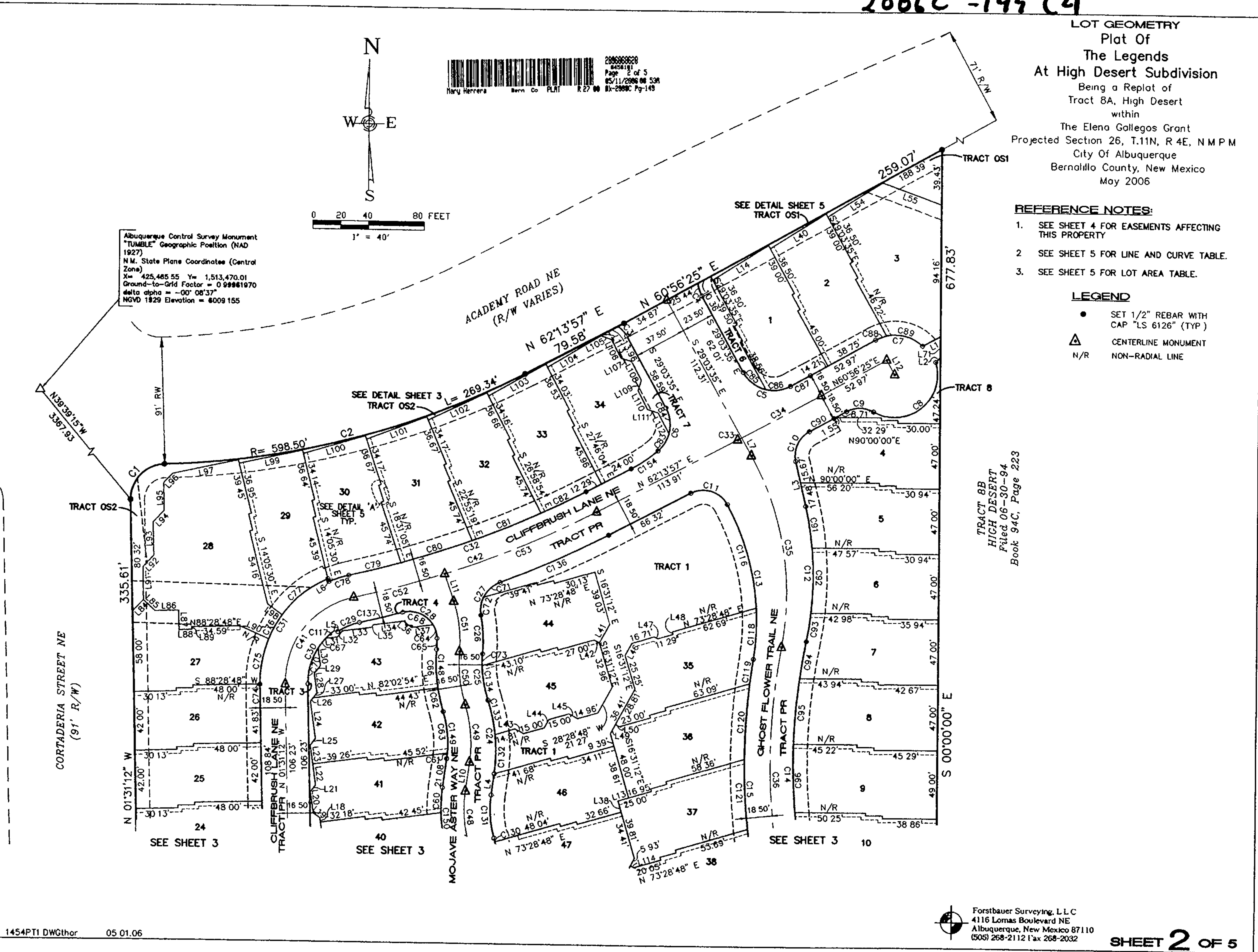
- SET 1/2" REBAR WITH CAP "LS 6126" (TYP)
- ▲ CENTERLINE MONUMENT
- N/R NON-RADIAL LINE



Albuquerque Control Survey Monument  
 "TUMBLE" Geographic Position (NAD 1927)  
 N.M. State Plane Coordinates (Central Zone)  
 X = 425,465.55 Y = 1,513,470.01  
 Ground-to-Grid Factor = 0.99961070  
 Delta alpha = -00° 08' 37"  
 NGVD 1929 Elevation = 6009.155

2006C-149 (2)

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TRACT 8B  
 HIGH DESERT  
 Filed 06-30-94  
 Book 94C, Page 223

2006C-149 (2)

Forstbauer Surveying, LLC  
 4116 Lomas Boulevard NE  
 Albuquerque, New Mexico 87110  
 (505) 268-2112 fax 268-2032

2006C-149 (2)

2006c-149 (31)

**LOT GEOMETRY**  
**Plat Of**  
**The Legends**  
**At High Desert Subdivision**  
 Being a Replat of  
 Tract 8A, High Desert  
 within  
 The Elena Gallegos Grant  
 Projected Section 26, T.11N, R.4E, N.M.P.M  
 City Of Albuquerque  
 Bernalillo County, New Mexico  
 May 2006

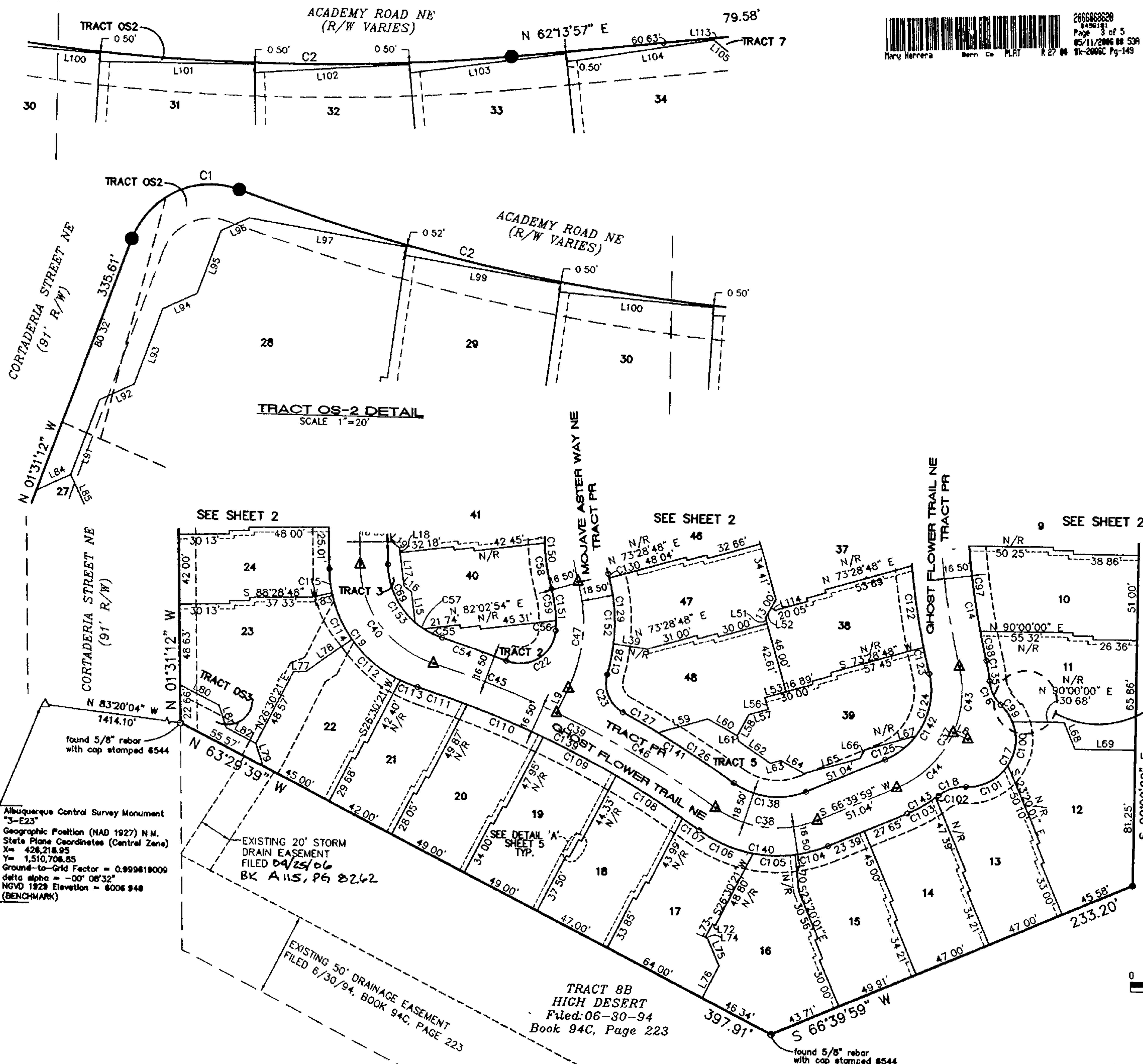


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2006c-149 (31)

2006c-149 (31)

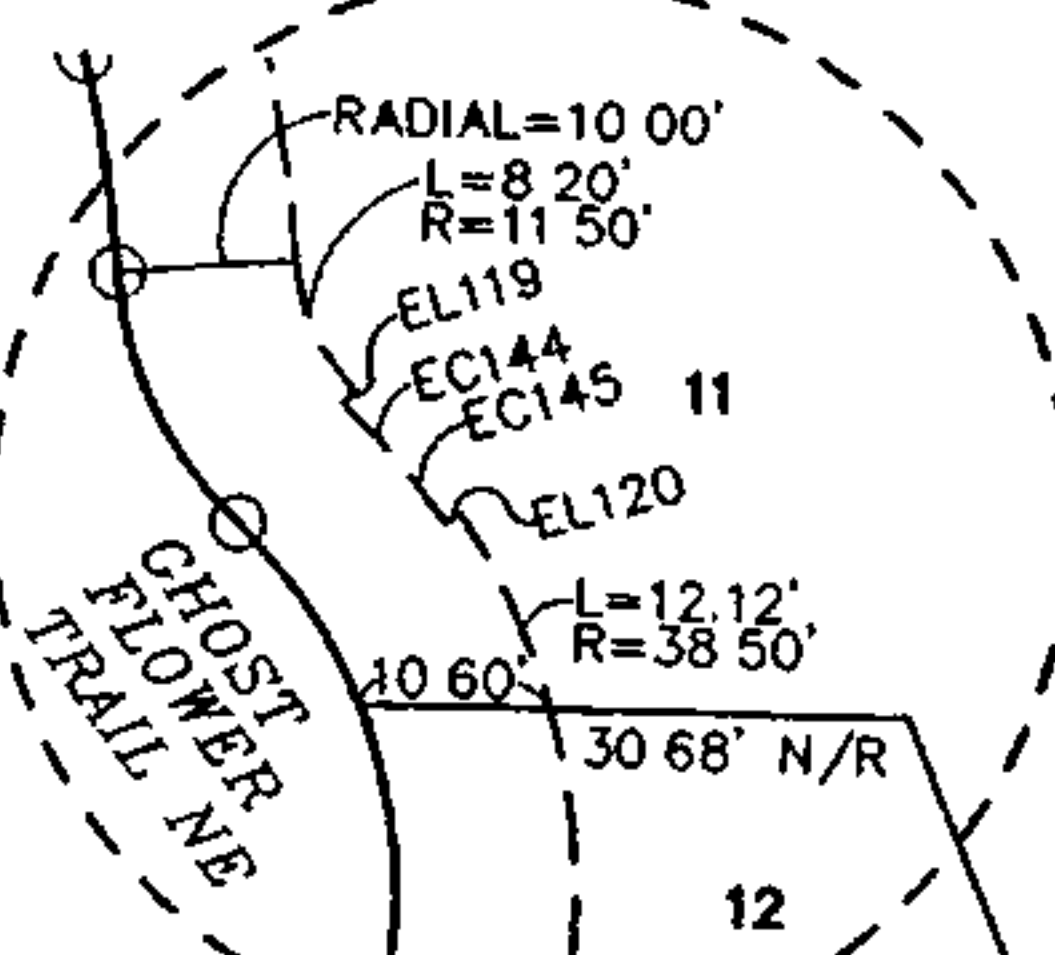
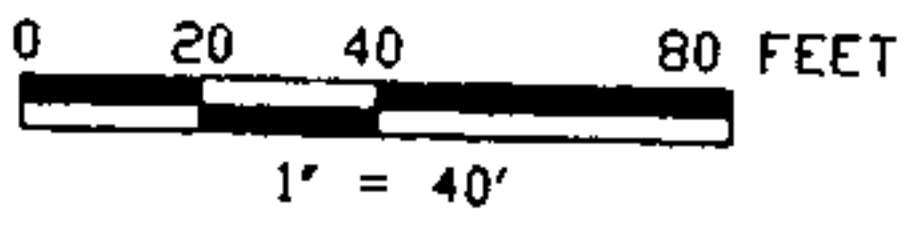
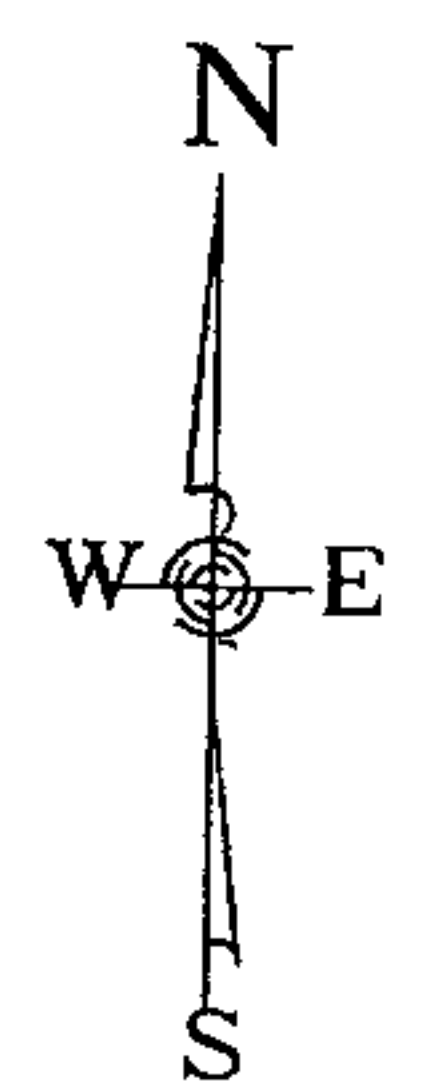


Albuquerque Control Survey Monument  
 \*3-E23\*  
 Geographic Position (NAD 1927) N.M.  
 State Plane Coordinates (Central Zone)  
 X= 426,218.95  
 Y= 1,510,708.85  
 Ground-to-Grid Factor = 0.999819009  
 delta alpha = -00° 08' 32"  
 NGVD 1929 Elevation = 6006.948  
 (BENCHMARK)

EXISTING 20' STORM  
 DRAIN EASEMENT  
 FILED 04/25/06  
 BK A115, PG 2262

EXISTING 50' DRAINAGE EASEMENT  
 FILED 6/30/94, BOOK 94C, PAGE 223

TRACT 8B  
 HIGH DESERT  
 Filed: 06-30-94  
 Book 94C, Page 223



Forstbauer Surveying, L.L.C.  
 4116 Lomas Boulevard NE  
 Albuquerque, New Mexico 87110  
 (505) 268-2112 Fax 268-2032

2006c-149 (31)

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2006c-149 (4)

REFERENCE NOTES:

1. SEE THIS SHEET FOR EASEMENTS AFFECTING THIS PROPERTY.
2. SEE SHEET 5 FOR LINE AND CURVE TABLE.
3. SEE SHEET 5 FOR LOT AREA TABLE.
4. SEE SHEETS 3 & 5 FOR ADDITIONAL EASEMENT DETAILS.

EASEMENT GEOMETRY  
 Plat Of  
 The Legends  
 At High Desert Subdivision  
 Being a Replat of  
 Tract 8A, High Desert  
 within  
 The Elena Gallegos Grant  
 Projected Section 26, T11N, R.4E, N.M.P.M  
 City Of Albuquerque  
 Bernalillo County, New Mexico  
 May 2006

LEGEND

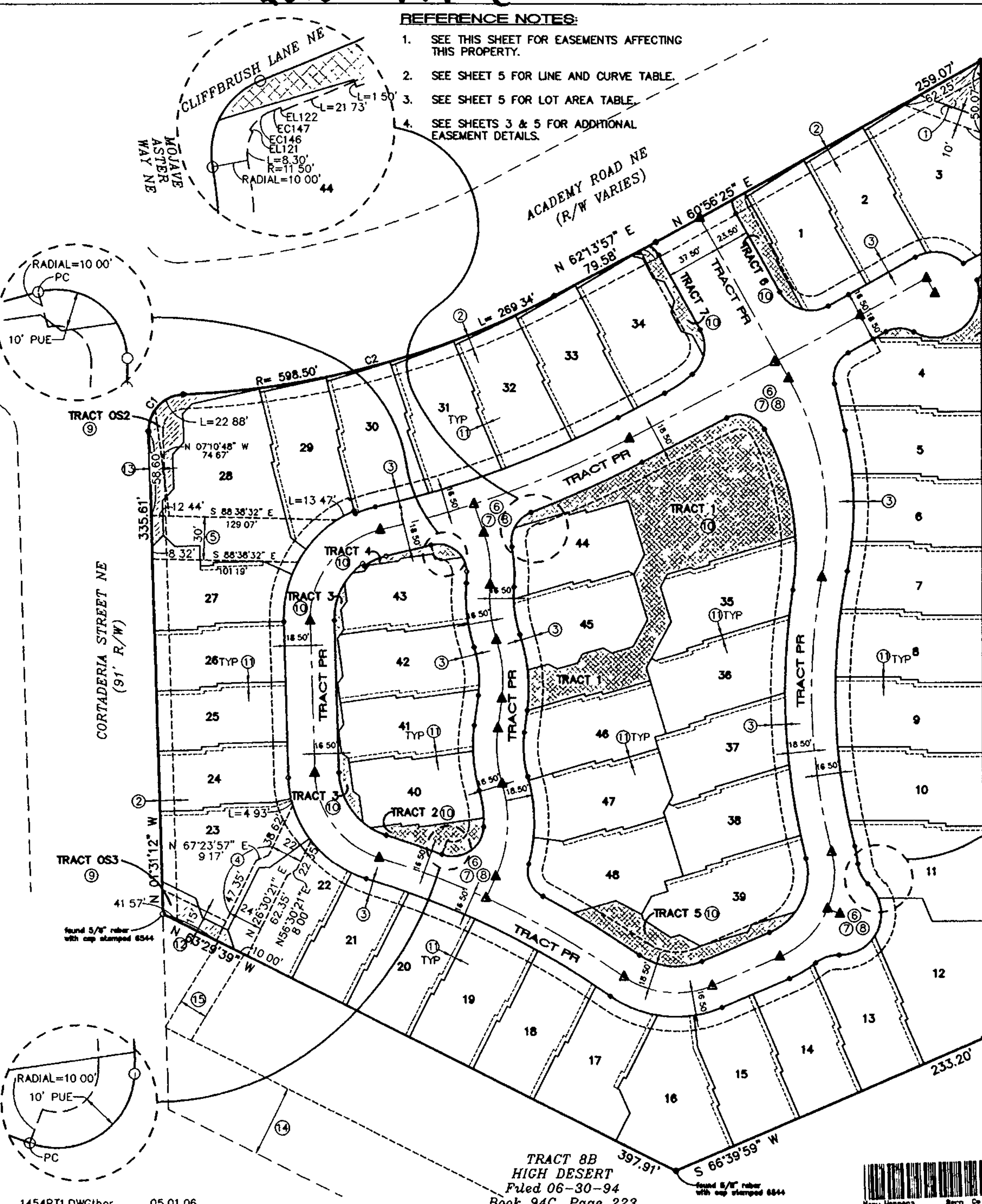
- SET 1/2" REBAR WITH CAP "LS 6126" (TYP)
- ▲ CENTERLINE MONUMENT

EASEMENT NOTES

- 1 EXISTING EASEMENT (BEAR TRIBUTARY) (11-19-93, Bks 93-33/Pgs 2021-2039) AND ON PLAT FILED 6/30/94, BOOK 94C, PAGE 223
- 2 EXISTING 10' PUBLIC UTILITY EASEMENT FILED 6/30/94, BOOK 94C, PAGE 223
- 3 10' PUBLIC UTILITY EASEMENT (PUE) GRANTED BY THIS PLAT
- 4 WATERLINE AND STORM DRAIN EASEMENT (WIDTH VARIES) GRANTED TO THE CITY OF ALBUQUERQUE BY THIS PLAT
- 5 30' STORM DRAIN, SANITARY SEWER LINE AND WATERLINE EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE BY THIS PLAT.
- 6 TRACT PR IS SUBJECT TO A PRIVATE ROADWAY EASEMENT GRANTED BY THIS PLAT, AND SHALL BE OWNED & MAINTAINED BY THE HOMEOWNERS' ASSOCIATION OF HIGH DESERT
- 7 TRACT PR IS SUBJECT TO A PUBLIC WATER AND SANITARY SEWER EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE BY THIS PLAT AND A BLANKET PUE FOR UTILITY CROSSINGS AND ALIGNMENTS AS NECESSARY
- 8 TRACT PR IS SUBJECT TO A PUBLIC DRAINAGE EASEMENT AND ACCESS EASEMENT FOR EMERGENCY AND SERVICE VEHICLES GRANTED TO THE CITY OF ALBUQUERQUE BY THIS PLAT TRACT PR IS COVERED BY A BLANKET PUBLIC UTILITY EASEMENT FOR UTILITY CROSSINGS GRANTED TO PNM ELECTRIC SERVICES DIVISION, PNM GAS SERVICES DIVISION, QWEST AND COMCAST BY THIS PLAT.
- 9 TRACTS OS1, OS2, OS3 ARE SUBJECT TO A PRIVATE LANDSCAPING EASEMENT GRANTED TO AND MAINTAINED BY HIGH DESERT INVESTMENT CORPORATION BY THIS PLAT.
- 10 TRACTS 1, 2, 3, 4, 5, 6, 7, & 8 ARE SUBJECT TO A PRIVATE LANDSCAPING EASEMENT GRANTED TO AND MAINTAINED BY THE HOMEOWNERS' ASSOCIATION OF THE LEGENDS AT HIGH DESERT SUBDIVISION BY THIS PLAT
- 11 3' WIDE PRIVATE USE & ENJOYMENT EASEMENT FOR INGRESS, EGRESS, GENERAL USE, LANDSCAPE AND MAINTENANCE PURPOSES FOR THE BENEFIT OF THE OWNER(S) OF THE ADJOINING LOTS TO BE RESERVED AND GRANTED PER THE GRANTOR'S INITIAL CONVEYANCE OF THE LOTS CREATED BY THE RECORDATION OF THIS PLAT EASEMENT IS EXPANDED TO THE ADJACENT BUILDING TO FILL ANY VOID CREATED BY THE SHIFT OF ANY INDIVIDUAL BUILDING AWAY FROM SHOWN EASEMENT LINE
- 12 15' WATERLINE EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE BY THIS PLAT
- 13 SANITARY SEWERLINE EASEMENT (WIDTH VARIES) GRANTED TO THE CITY OF ALBUQUERQUE BY THIS PLAT
- 14 EXISTING 50' DRAINAGE EASEMENT AS SHOWN ON PLAT FILED 6/30/94, BOOK 94C, PAGE 223
- 15 EXISTING 20' STORM DRAIN EASEMENT AS SHOWN ON PLAT FILED 04/25/06, BOOK A115, PAGE 8262

TRACT 8B  
 HIGH DESERT  
 Filed: 06-30-94  
 Book 94C, Page 223

SEE DETAIL SHEET 3



TRACT 8B  
 HIGH DESERT  
 Filed 06-30-94  
 Book 94C, Page 223

200606020  
 Page 4 of 5  
 05/11/2006 08:53A  
 01-2006C Pg-149

Barry Herrera

Forstbauer Surveying, L.L.C.  
 4116 Lomas Boulevard NE  
 Albuquerque, New Mexico 87110  
 (505) 268-2112 Fax 268-2032

SHEET 4 OF 5

2006c-149 (4)

2006c-149 (4)

2006c-149 (4)

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2006C-149 (51)

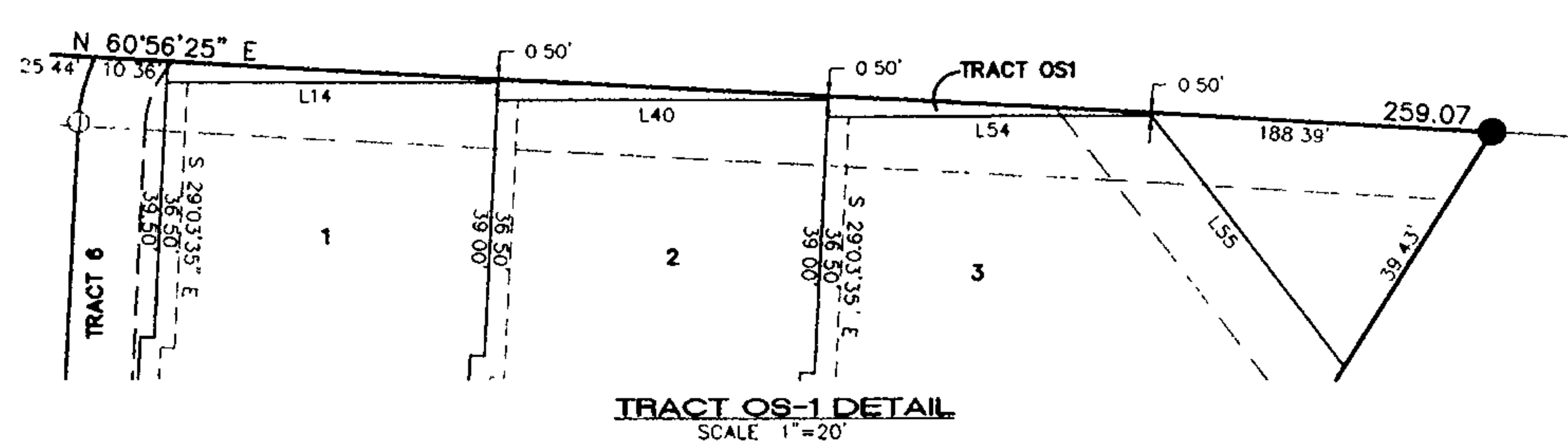
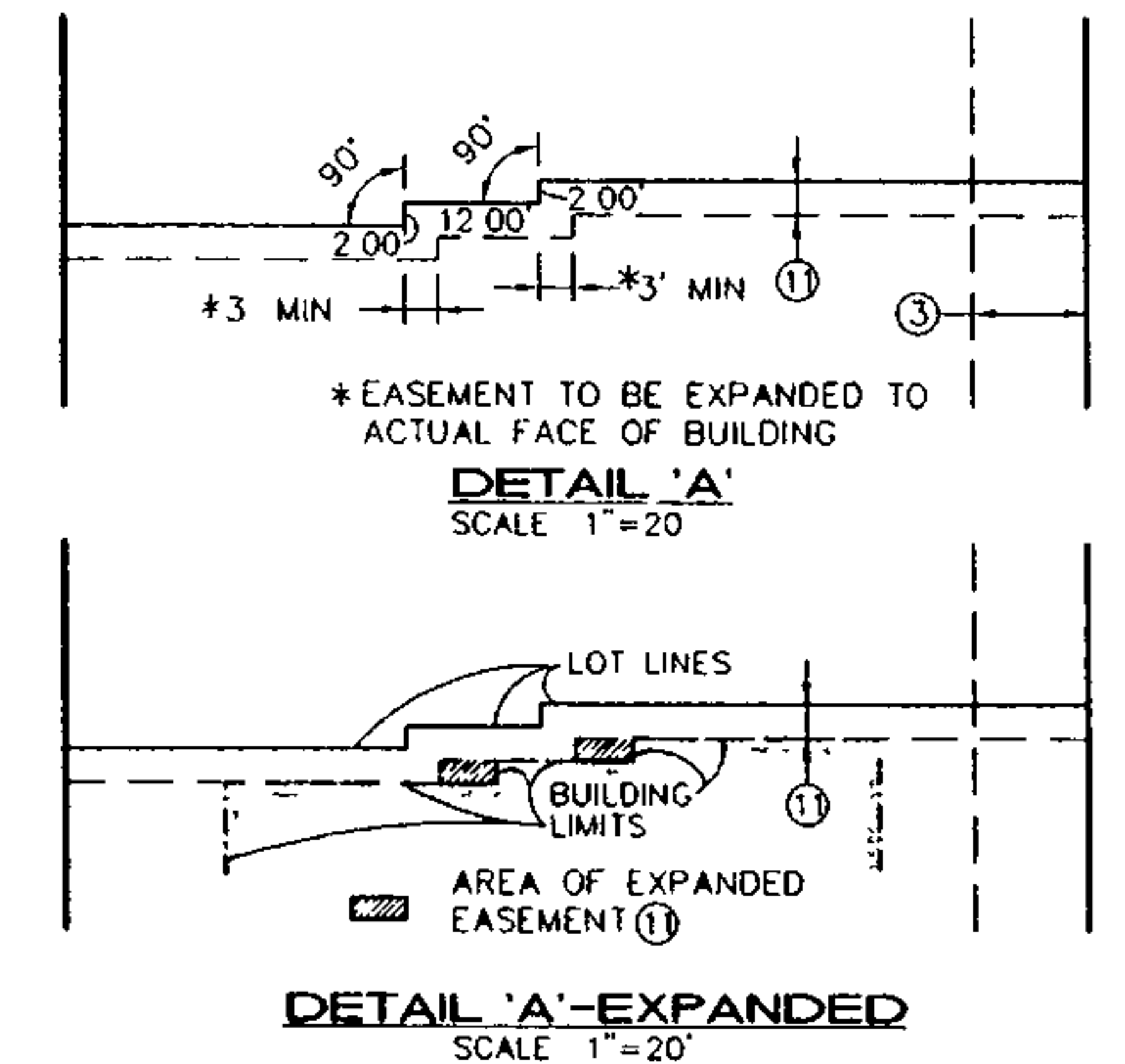
BOUNDARY CURVE TABLE with columns: CURVE, RADIUS, LENGTH, TANGENT, CHORD, BEARING, DELTA. Contains curves C1 through C78.

BOUNDARY CURVE TABLE with columns: CURVE, RADIUS, LENGTH, TANGENT, CHORD, BEARING, DELTA. Contains curves C79 through C147.

LOT AREA TABLE with columns: LOT, AREA (SF), LOT, AREA (SF). Lists lots 1 through 30 and their corresponding areas.



Plat Of The Legends At High Desert Subdivision Being a Replat of Tract 8A, High Desert within The Elena Gallegos Grant Projected Section 26, T11N, R4E, NMPM City of Albuquerque Bernalillo County, New Mexico May 2006



LINE TABLE with columns: LINE, BEARING, DISTANCE. Lists lines L1 through L17.

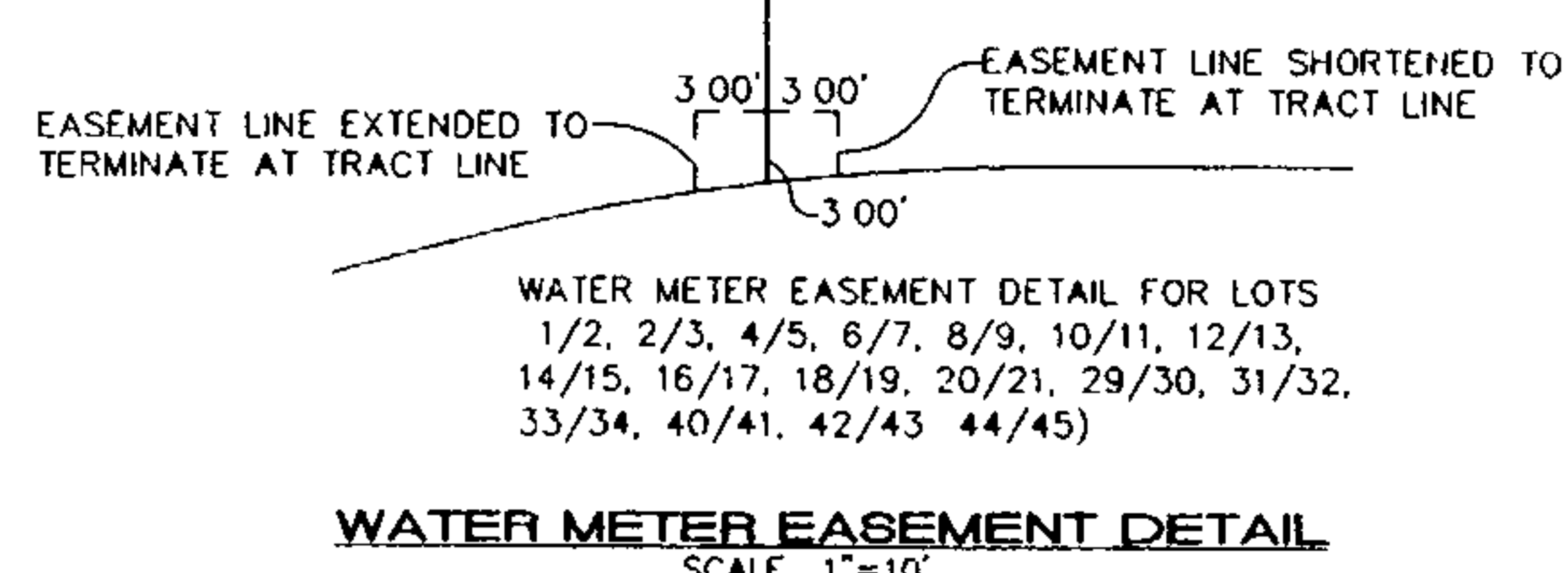
LINE TABLE with columns: LINE, BEARING, DISTANCE. Lists lines L18 through L38.

LINE TABLE with columns: LINE, BEARING, DISTANCE. Lists lines L39 through L59.

LINE TABLE with columns: LINE, BEARING, DISTANCE. Lists lines L60 through L80.

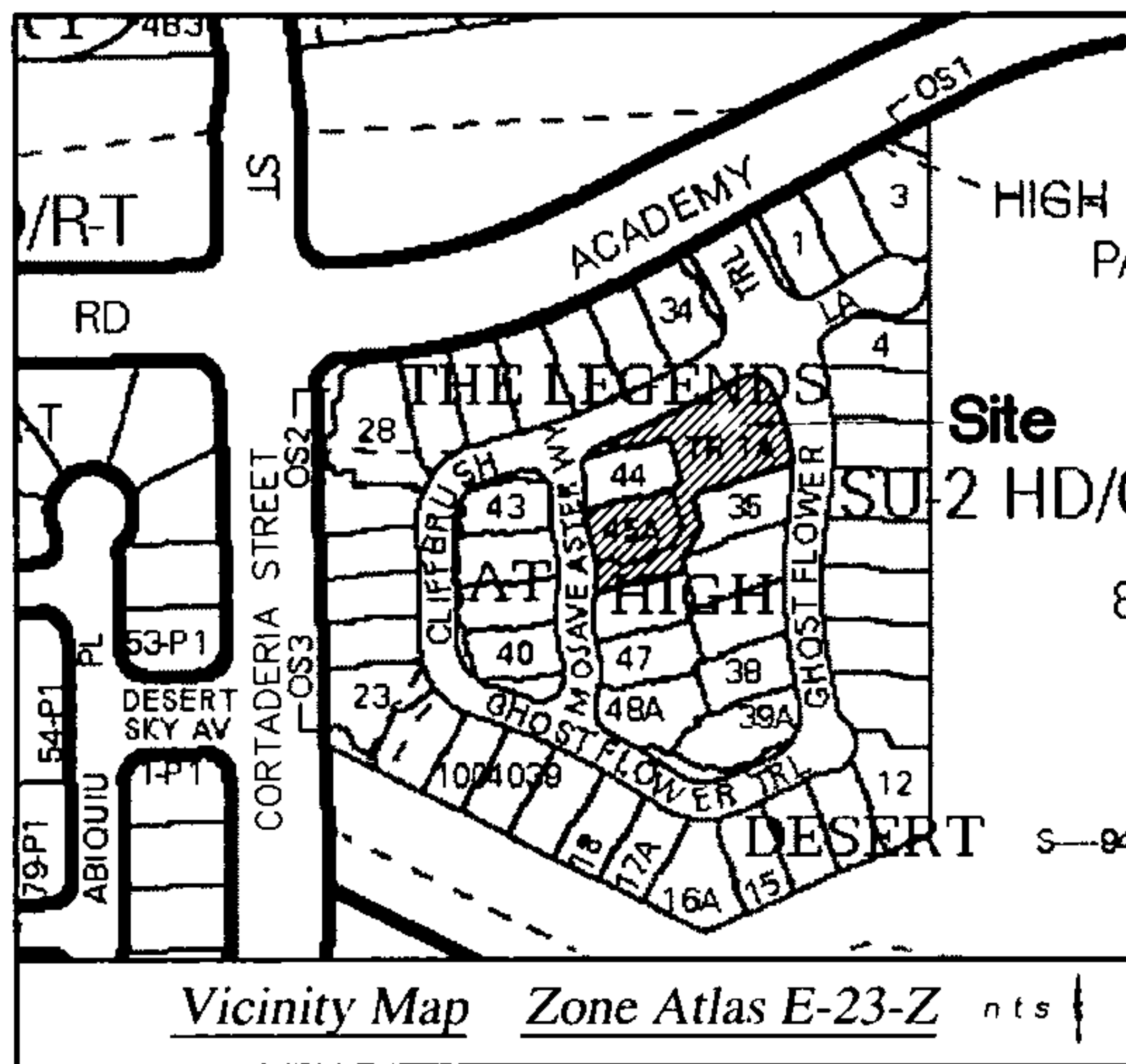
LINE TABLE with columns: LINE, BEARING, DISTANCE. Lists lines L81 through L101.

LINE TABLE with columns: LINE, BEARING, DISTANCE. Lists lines L102 through L114.



2006C-149 (51)





### Indexing Information

Section 26, Township 11 North, Range 4 East, NMPM as Projected into the Elena Gallegos Grant  
 Subdivision The Legends at High Desert  
 Owners Roy A Rahnning and Paula J Rahnning (Lot 45-A)  
 Rutledge Investment Company, Inc and Las Ventanas NM, Inc (Tract 1-A)  
 UPC #102306219326331403 (Lot 45-A)  
 UPC #102306220127031401 (Tract 1-A)

### Legal Description

LOT FORTY-FIVE-A (45-A) AND TRACT ONE-A (1-A) OF THE LEGENDS AT HIGH DESERT SUBDIVISION, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT ENTITLED "LOT 45-A AND TRACT 1-A, BEING A REPLAT OF LOT 45 AND TRACT 1, THE LEGENDS AT HIGH DESERT, ELENA GALLEGOS GRANT, PROJECTED SECTION 26, T11N, R4E NMPM, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON DECEMBER 27, 2007, IN BOOK 2007C, PAGE 356, BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING AT THE SOUTHWESTERLY CORNER OF THE HEREIN DESCRIBED PARCEL, BEING A POINT ON THE EASTERLY RIGHT OF WAY OF MOJAVE ASTER WAY NE, WHENCE A TIE TO ACS MONUMENT "21-F23", BEARING S 34°26'39" W, A DISTANCE OF 3151.38 FEET,

THENCE, COINCIDING WITH SAID EASTERLY RIGHT OF WAY OF MOJAVE ASTER WAY NE, THE FOLLOWING TWO COURSES

53.56 FEET, ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 116.41, A DELTA OF 26°21'44", A CHORD BEARING OF N 05°24'16" W, A DISTANCE OF 53.09 FEET, TO A POINT OF CURVATURE,

25.18 FEET, ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 83.50, A DELTA OF 17°16'29", A CHORD BEARING OF N 09°53'47" W, A DISTANCE OF 25.08 FEET, TO AN ANGLE POINT,

THENCE, LEAVING SAID EASTERLY RIGHT OF WAY OF MOJAVE ASTER WAY NE, N 73°28'48" E, A DISTANCE OF 43.10 FEET,

THENCE, S 16°31'12" E, A DISTANCE OF 2.00 FEET, TO AN ANGLE POINT,

THENCE, N 73°28'48" E, A DISTANCE OF 12.00 FEET, TO AN ANGLE POINT,

THENCE, S 16°31'12" E, A DISTANCE OF 2.00 FEET, TO AN ANGLE POINT,

THENCE, N 73°28'48" E, A DISTANCE OF 27.00 FEET, TO AN ANGLE POINT,

THENCE, S 61°32'40" E, A DISTANCE OF 4.24 FEET, TO AN ANGLE POINT,

THENCE, N 28°28'48" E, A DISTANCE OF 15.51 FEET, TO AN ANGLE POINT,

THENCE, N 16°31'12" W, A DISTANCE OF 39.03 FEET, TO AN ANGLE POINT,

THENCE, S 73°28'48" W, A DISTANCE OF 30.13 FEET, TO AN ANGLE POINT,

THENCE, N 16°31'12" W, A DISTANCE OF 2.00 FEET, TO AN ANGLE POINT,

THENCE, S 73°28'48" W, A DISTANCE OF 12.00 FEET, TO AN ANGLE POINT,

THENCE, N 16°31'12" W, A DISTANCE OF 2.00 FEET, TO AN ANGLE POINT,

THENCE, S 73°28'48" W, A DISTANCE OF 39.41 FEET, TO THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL,

THENCE, 16.39 ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 21.55, A DELTA OF 43°35'46", A CHORD BEARING OF N 47°05'10" E, A DISTANCE OF 16.00 FEET, TO A POINT OF CURVATURE, ALSO BEING A POINT ON THE SOUTHERLY RIGHT OF WAY OF CLIFFBRUSH LANE NE,

### Treasurer's Certification

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND

PAID ON UPC# \_\_\_\_\_  
 PROPERTY OWNER OF RECORD \_\_\_\_\_

BERNALILLO COUNTY TREASURER'S OFFICE

Plat for  
**Lot 45-A-1 and Tract 1-A-1**  
**The Legends at High Desert**  
 Being Comprised of Lot 45-A and Tract 1-A  
 The Legends a High Desert  
 City of Albuquerque  
 Bernalillo County, New Mexico  
 April 2014

### Legal Description (Continued)

THENCE, COINCIDING WITH THE SAID SOUTHERLY RIGHT OF WAY OF CLIFFBRUSH LANE NE, THE FOLLOWING TWO COURSES

84.89 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 728.50, A DELTA OF 06°40'35", A CHORD BEARING OF N 65°34'14" E, A DISTANCE OF 84.84 FEET, TO AN ANGLE POINT,

N 62°13'57" E, A DISTANCE OF 66.32 FEET, TO A POINT OF CURVATURE,

THENCE, LEAVING SAID SOUTHERLY RIGHT OF WAY OF CLIFFBRUSH LANE NE, 30.28 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 19.50 FEET, A DELTA OF 88°58'39", A CHORD BEARING OF S 73°17'17" E, A DISTANCE OF 27.33 FEET, TO A POINT OF CURVATURE, BEING A POINT ON THE WESTERLY RIGHT OF WAY OF GHOST FLOWER TRAIL NE,

THENCE, COINCIDING WITH THE WESTERLY RIGHT OF WAY OF GHOST FLOWER TRAIL NE, 78.02 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 174.50, A DELTA OF 25°37'00", A CHORD BEARING OF S 16°00'00" E, A DISTANCE OF 77.37 FEET TO THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL,

THENCE, LEAVING SAID WESTERLY RIGHT OF WAY OF GHOST FLOWER TRAIL NE, S 73°28'48" W, A DISTANCE OF 62.69 FEET, TO AN ANGLE POINT,

THENCE, S 16°31'12" E, A DISTANCE OF 2.00 FEET, TO AN ANGLE POINT,

THENCE, S 73°28'48" W, A DISTANCE OF 11.29 FEET, TO AN ANGLE POINT,

THENCE, N 61°31'12" W, A DISTANCE OF 2.83 FEET, TO AN ANGLE POINT,

THENCE, S 73°28'48" W, A DISTANCE OF 16.71 FEET, TO AN ANGLE POINT,

THENCE, S 28°28'48" W, A DISTANCE OF 9.90 FEET, TO AN ANGLE POINT,

THENCE, S 16°31'12" E, A DISTANCE OF 25.25 FEET, TO AN ANGLE POINT,

THENCE, S 28°28'48" W, A DISTANCE OF 36.41 FEET, TO AN ANGLE POINT,

THENCE, S 16°31'12" E, A DISTANCE OF 9.39 FEET, TO AN ANGLE POINT,

THENCE, S 73°28'48" W, A DISTANCE OF 34.11 FEET, TO AN ANGLE POINT,

THENCE, N 16°31'12" W, A DISTANCE OF 2.00 FEET, TO AN ANGLE POINT,

THENCE, S 73°28'48" W, A DISTANCE OF 12.00 FEET, TO AN ANGLE POINT,

THENCE, N 16°31'12" W, A DISTANCE OF 2.00 FEET, TO AN ANGLE POINT,

THENCE, S 73°28'48" W, A DISTANCE OF 41.68 FEET TO THE POINT OF BEGINNING, CONTAINING 0.4060 ACRES (17,686 SQ FT) MORE OR LESS

### Subdivision Data

GROSS ACREAGE, . . . . . 0.4060 ACRES  
 ZONE ATLAS PAGE NO. . . . . E-23-Z  
 NUMBER OF EXISTING LOTS, . . . . . 2  
 NUMBER OF LOTS CREATED, . . . . . 2  
 MILES OF FULL WIDTH STREETS, . . . . . 0.0  
 MILES OF HALF WIDTH STREETS, . . . . . 0.00  
 RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE, . . . . . 0.0 ACRES  
 DATE OF SURVEY, . . . . . APRIL 2014

### Purpose of Plat

1 SUBDIVIDE AS SHOWN HEREON  
 2 VACATE PORTION OF EASEMENT SHOWN HEREON, AS

### Notes

- FIELD SURVEY PERFORMED IN APRIL 2014
- ALL DISTANCES ARE GROUND DISTANCES U.S. SURVEY FOOT
- THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-GRID)
- LOT LINES BEING ELIMINATED SHOWN HEREON AS, . . . . .

### Approved and Accepted by:

APPROVAL AND CONDITIONAL ACCEPTANCE AS SPECIFIED BY THE ALBUQUERQUE SUBDIVISION ORDINANCE, CHAPTER 14 ARTICLE 14 OF THE REVISED ORDINANCES OF ALBUQUERQUE, NEW MEXICO, 1994

Project Number \_\_\_\_\_

Application Number \_\_\_\_\_

#### Plat approvals:

PNM Electric Services \_\_\_\_\_ Date \_\_\_\_\_

New Mexico Gas Company \_\_\_\_\_ Date \_\_\_\_\_

Qwest Corporation d/b/a CenturyLink QC \_\_\_\_\_ Date \_\_\_\_\_

Comcast \_\_\_\_\_ Date \_\_\_\_\_

#### City approvals:

City Surveyor \_\_\_\_\_ Date \_\_\_\_\_

Traffic Engineer \_\_\_\_\_ Date \_\_\_\_\_

ABCWUA \_\_\_\_\_ Date \_\_\_\_\_

Parks and Recreation Department \_\_\_\_\_ Date \_\_\_\_\_

AMAFCA \_\_\_\_\_ Date \_\_\_\_\_

City Engineer \_\_\_\_\_ Date \_\_\_\_\_

DRB Chairperson, Planning Department \_\_\_\_\_ Date \_\_\_\_\_

### Surveyor's Certificate

"I, DAVID J THOMPSON, A DULY QUALIFIED REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION WERE PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, THE UTILITY COMPANIES OR OTHER INTERESTED PARTIES AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND FURTHER MEETS THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF"

DAVID J THOMPSON \_\_\_\_\_ DATE \_\_\_\_\_  
 N.M.R.P.S. No 12657

**CARTESIAN SURVEYS INC.**

P.O. BOX 44414 RIO RANCHO, N.M. 87174  
 Phone (505) 896-3050 Fax (505) 891-0244



**PROJECT #: 1004039**  
**DATE: 5-21-14 (VARE)**

**Plat for  
Lot 45-A-1 and Tract 1-A-1  
The Legends at High Desert  
Being Comprised of Lot 45-A and Tract 1-A  
The Legends a High Desert  
City of Albuquerque  
Bernalillo County, New Mexico  
April 2014**

**Documents**

- 1 TITLE COMMITMENT PROVIDED BY STEWART TITLE, FILE NO 01147-8073, EFFECTIVE DATE 12/10/2013
- 2 TITLE COMMITMENT PROVIDED BY STEWART TITLE, FILE NO 01147-11078, EFFECTIVE DATE 04/09/2014
- 3 PLAT OF RECORD, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON DECEMBER 27, 2007, IN BOOK 2007C, PAGE 356
- 4 PLAT OF THE LEGENDS AT HIGH DESERT, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MAY 11, 2006, IN BOOK 2006C, PAGE 149

**Solar Collection Note**

PER SECTION 14-14-4-7 OF THE SUBDIVISION ORDINANCE  
NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BUILDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT, THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT

**Easement Notes**

- 1 EXISTING 10' P U E (5/11/06, BK 2006C, PG 149)
- 2 EXISTING PRIVATE USE AND ENJOYMENT EASEMENT FOR INGRESS, EGRESS, GENERAL USE, LANDSCAPE AND MAINTENANCE PURPOSES FOR THE BENEFIT OF THE OWNER(S) OF THE ADJOINING LOTS TO BE RESERVED AND GRANTED PER THE GRANTOR'S INITIAL CONVEYANCE OF THE LOTS AS SHOWN ON PLAT FILED 5/11/06 IN BOOK 2006C, PAGE 149 EASEMENT WIDTH VARIES HAVING A MINIMUM WIDTH OF 3 FEET AND SHALL EXTEND TO THE BUILDING FACE UPON COMPLETION OF STRUCTURE
- 3 EXISTING 3' X 3' WATER METER EASEMENT (P U E) (5/11/06, BK 2006C, PG 149)
- 4 EXISTING 6' UNDERGROUND DRAINAGE EASEMENT (1/23/2008, DOCUMENT 2008006930)
- 5 EXISTING EASEMENT ACROSS TRACT 1-A-1 (12/27/07, BK 2007C, PG 356)
- 6 PORTION OF ORIGINAL TRACT 1-A PRIVATE LANDSCAPING EASEMENT VACATED WITH THE FILING OF THIS PLAT SHOWN HEREON AS [ ]

**Legend**

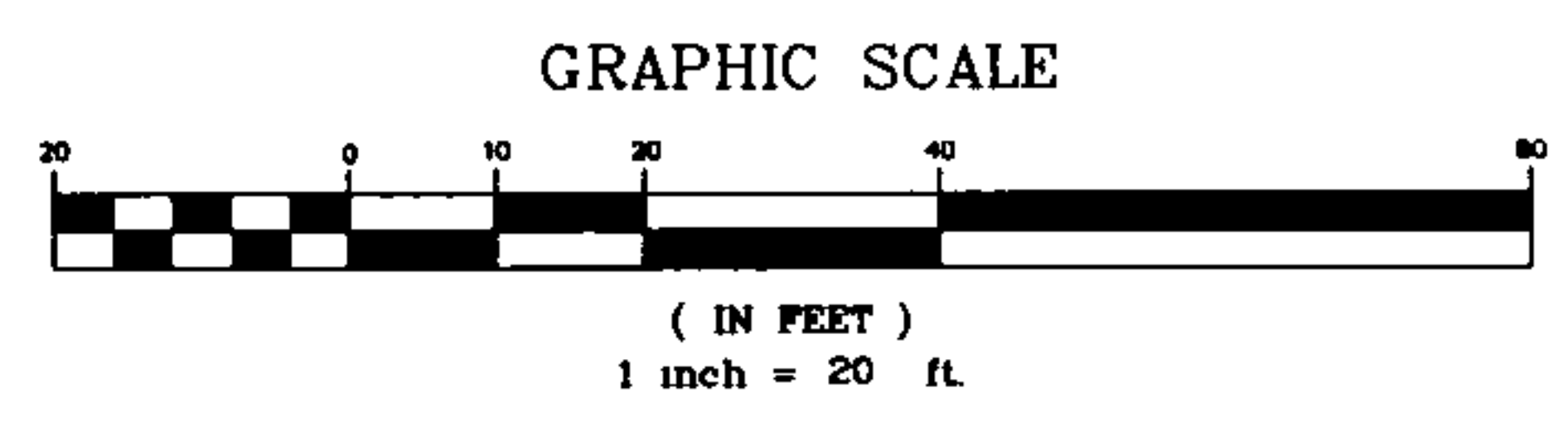
N 90°00'00" E MEASURED AND RECORD BEARING AND DISTANCES

- FOUND REBAR MONUMENT MARKED AS INDICATED
- SET BATHEY MARKER "LS 14271"
- △ CENTERLINE MONUMENT
- ▲ ACS MONUMENT

| CURVE | LENGTH | RADIUS  | DELTA     | CHORD  | CHORD BEARING |
|-------|--------|---------|-----------|--------|---------------|
| C1    | 16.39' | 21.55'  | 43°35'46" | 16.00' | N 47°05'10" E |
| C2    | 84.89' | 728.50' | 6°40'35"  | 84.84' | N 65°34'14" E |
| C3    | 30.28' | 19.50'  | 88°58'39" | 27.33' | S 73°17'17" E |
| C4    | 78.02' | 174.50' | 25°37'00" | 77.37' | S 16°00'00" E |
| C5    | 28.36' | 116.41' | 13°57'31" | 28.29' | N 00°47'50" E |
| C6    | 25.20' | 116.41' | 12°24'13" | 25.15' | N 12°23'00" W |
| C7    | 25.18' | 83.50'  | 17°16'29" | 25.08' | N 09°53'47" W |
| C8    | 53.56' | 116.41' | 26°21'44" | 53.09' | N 05°24'16" W |
| C9    | 8.37'  | 83.00'  | 5°46'49"  | 8.37'  | N 01°41'01" E |
| C10   | 27.96' | 108.00' | 14°49'56" | 27.88' | N 02°50'25" W |
| C11   | 13.30' | 21.51'  | 35°25'41" | 13.09' | N 07°27'40" E |

| LINE TABLE |        |               |      |        |               |
|------------|--------|---------------|------|--------|---------------|
| LINE       | LENGTH | BEARING       | LINE | LENGTH | BEARING       |
| L1         | 66.32' | N 62°13'57" E | L20  | 4.24'  | S 61°32'40" E |
| L2         | 2.00'  | S 16°31'12" E | L21  | 15.51' | N 28°28'48" E |
| L3         | 11.29' | S 73°28'48" W | L22  | 39.03' | N 16°31'12" W |
| L4         | 2.83'  | N 61°31'12" W | L23  | 30.13' | S 73°28'48" W |
| L5         | 16.71' | S 73°28'48" W | L24  | 2.00'  | N 16°31'12" W |
| L6         | 9.90'  | S 28°28'48" W | L25  | 12.00' | S 73°28'48" W |
| L7         | 25.25' | S 16°31'12" E | L26  | 2.00'  | N 16°31'12" W |
| L8         | 36.41' | S 28°28'48" W | L27  | 39.41' | S 73°28'48" W |
| L9         | 9.39'  | S 16°31'12" E | L28  | 14.81' | N 73°28'48" E |
| L10        | 34.11' | S 73°28'48" W | L29  | 13.52' | S 61°31'12" E |
| L11        | 2.00'  | N 16°31'12" W | L30  | 17.38' | N 73°27'10" E |
| L12        | 12.00' | S 73°28'48" W | L31  | 15.73' | N 62°22'56" E |
| L13        | 2.00'  | N 16°31'12" W | L32  | 6.52'  | S 15°05'11" E |
| L14        | 41.68' | S 73°28'48" W | L33  | 13.45' | N 74°32'48" E |
| L15        | 43.10' | N 73°28'48" E | L34  | 9.70'  | N 54°27'30" E |
| L16        | 2.00'  | S 16°31'12" E | L35  | 9.09'  | N 15°59'01" W |
| L17        | 12.00' | N 73°28'48" E | L36  | 14.99' | N 25°44'39" E |
| L18        | 2.00'  | S 16°31'12" E | L37  | 32.96' | N 16°31'12" W |
| L19        | 27.00' | N 73°28'48" E |      |        |               |

ACS Monument " 21-F23"  
NAD 1983 CENTRAL ZONE  
X=1566340.305  
Y=1508149.360  
Z=5986.225 (NAVD 1988)  
G-G=0.999623805  
Mapping Angle=00°08'33.51"



**CARTESIAN SURVEYS INC.**  
P.O. BOX 44414 RIO RANCHO, N.M. 87174  
Phone (505) 896-3050 Fax (505) 891-0244





Done 6/14

DRB CASE ACTION LOG - BLUE SHEET

- Preliminary/Final Plat [FP]
  - Site Plan - Subdivision [SPS]
  - Site Plan - Building Permit [SBP]

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

*Site Plans:* It is the responsibility of the applicant/agent/developer/owner to insert the DRB approved Site Plan for Subdivision and/or Site Plan for Building Permit in each copy of building permit plansets. If the building permit plans have been submitted prior to the Site Plan for Subdivision and/or Site Plan for Building Permit being signed-off, then it is the responsibility of the applicant/agent/developer/owner to insert a copy of the signed-off Site Plan for Subdivision and/or Site Plan for Building Permit in each copy of the building permit plansets.

Project #: 1004039 Application #: 14DRB-70123  
 Project Name: THE LEGENDS AT HIGHT DESERT  
 Agent: CARTESIAN SURVEYS INC. Phone #:

\*\*Your request was approved on 5-21-14 by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed\*\*

- TRANSPORTATION:
- ABCWUA:
- CITY ENGINEER / AMAFCA:
- PARKS / CIP:
- PLANNING (Last to sign): *idol, utility, signatures, designee*

PLATS:

- 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.
  - County Treasurer's signature must be obtained prior to the recording of the plat with 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.

ALL SITE PLANS:

- 3 copies of the approved site plan. Include all pages.





Supplemental Form (SF)

**SUBDIVISION**

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

**SITE DEVELOPMENT PLAN**

- for Subdivision
- for Building Permit
- Administrative Amendment/Approval (AA)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

**STORM DRAINAGE (Form D)**

- Storm Drainage Cost Allocation Plan

**S Z ZONING & PLANNING**

- Annexation
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations

**D** Street Name Change (Local & Collector)

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

- Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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.

**APPLICATION INFORMATION:**

Professional/Agent (if any): Cartesian Surveys, Inc. PHONE: 896-3050  
 ADDRESS: P.O. Box 44414 FAX: 891-0244  
 CITY: Rio Rancho STATE NM ZIP 87174 E-MAIL: cartesiandenise@gmail.com

APPLICANT: Scott Ashcraft PHONE: \_\_\_\_\_  
 ADDRESS: P.O. Box 10600 FAX: \_\_\_\_\_  
 CITY: Albuquerque STATE NM ZIP 87184 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: \_\_\_\_\_ List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: Vacate portion of private easement.

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

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

Lot or Tract No. Lot 45-A and Tract 1-A Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv/Addn/TBKA: The Legends at High Desert  
 Existing Zoning: SU-2HD/C-1; R-T Proposed zoning: No Change MRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s): E-23-2 UPC Code: Lot 45-A: 102 306 219 326 331 403  
Tract 1-A: 102 306 220 127 031 401

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB, AX, Z, V, S, etc.): 1004039

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill? NO  
 No. of existing lots: 2 No. of proposed lots: 2 Total site area (acres): 0.4060  
 LOCATION OF PROPERTY BY STREETS: On or Near: Cliffbrush Lane NE  
 Between: Mojave Aster Way NE and Ghost Flower Trail NE

Check if project was previously reviewed by: Sketch Plat/Plan  or Pre-application Review Team(PRT)  Review Date: \_\_\_\_\_

SIGNATURE [Signature] DATE 4/8/14  
 (Print Name) Denise M-King Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

Revised: 4/2012

| <input type="checkbox"/> INTERNAL ROUTING                        | Application case numbers | Action      | S.F. | Fees            |
|--|--------------------------|-------------|------|-----------------|
| <input checked="" type="checkbox"/> All checklists are complete  | <u>14DRB 70159</u>       | <u>VPRE</u> |      | <u>\$ 45.00</u> |
| <input checked="" type="checkbox"/> All fees have been collected |                          |             |      | \$ _____        |
| <input checked="" type="checkbox"/> All case #s are assigned     |                          |             |      | \$ _____        |
| <input checked="" type="checkbox"/> AGIS copy has been sent      |                          |             |      | \$ _____        |
| <input checked="" type="checkbox"/> Case history #s are listed   |                          |             |      | \$ _____        |
| <input type="checkbox"/> Site is within 1000ft of a landfill     |                          |             |      | \$ _____        |
| <input type="checkbox"/> F.H.D.P. density bonus                  |                          |             |      | Total           |
| <input type="checkbox"/> F.H.D.P. fee rebate                     |                          |             |      | <u>\$ 45.00</u> |

Hearing date May 21, 2014

[Signature] 5-13-14  
 Staff signature & Date

Project # 1004039

**FORM V: SUBDIVISION VARIANCES & VACATIONS**

- BULK LAND VARIANCE (DRB04)** (PUBLIC HEARING CASE)  
24 copies
- Application for Minor Plat on FORM S-3, including those submittal requirements.
  - Letter briefly describing and explaining: the request, compliance with the Development Process Manual, and all 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)
  - List any original and/or related file numbers on the cover application
- DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

- VACATION OF PUBLIC EASEMENT (DRB27)**
- VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)**
- The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies.**  
(Not required for City owned public right-of-way.)
  - Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter briefly describing, explaining, and justifying the request
  - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
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  - Fee (see schedule)
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- 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 30 DAYS after the filing deadline. Your attendance is required.**

- SEWALK VARIANCE (DRB20)**
- SEWALK WAIVER (DRB21)** 6 copies
- Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14")
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter briefly describing, explaining, and justifying the variance or waiver
  - List any original and/or related file numbers on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

- SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)**
- Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14") **24 copies**
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter briefly describing, explaining, and justifying the variance
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- TEMPORARY DEFERRAL OF SEWALK CONSTRUCTION (DRB19)**
- EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SEWALK CONSTRUCTION (DRB07)** 6 copies
- Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14")
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- VACATION OF PRIVATE EASEMENT (DRB26)**
- VACATION OF RECORDED PLAT (DRB29)**
- The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") **6 copies**
  - Scale drawing showing the easement to be vacated (8.5" by 11") **6 copies**
  - Zone Atlas map with the entire property(ies) clearly outlined
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*provided with subdivision Plat*

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

Charlie Calderon  
Applicant name (print)

[Signature] 5-6-14  
Applicant signature / date



Form revised 4/07

- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers  
14DRB - 70159  
 \_\_\_\_\_  
 \_\_\_\_\_

[Signature] 5-13-14  
Planner signature / date

Project # 1004039





Supplemental Form (SF)

**SUBDIVISION**

- Major subdivision action
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 Subdiv/Addn/TBKA: The Legends at High Desert  
 Existing Zoning SU-2HD/C-1; R-T Proposed zoning: No Change MRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s): E-23-7 UPC Code: Lot 45-A: 102-306-219-326-331-403  
Tract 1-A: 102-306-220-127-031-401

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.):  
1004039

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill? No  
 No. of existing lots 2 No. of proposed lots: 2 Total site area (acres): 0.4060  
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 Between: Mojave Aster Way NE and Ghost Flower Trail NE  
 Check if project was previously reviewed by: Sketch Plat/Plan  or Pre-application Review Team(PRT)  Review Date: \_\_\_\_\_

SIGNATURE [Signature] DATE 4/8/14  
 (Print Name) Denise M. King Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

Revised: 4/2012

| INTERNAL ROUTING   | Application case numbers | Action      | SF    | Fees            |
|--|--------------------------|-------------|-------|-----------------|
| <input checked="" type="checkbox"/> All checklists are complete  | <u>14DRB : 70159</u>     | <u>VPRE</u> | _____ | <u>\$ 45.00</u> |
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Hearing date May 21, 2014

[Signature] 5-13-14  
 Staff signature & Date

Project # 1004039

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provided with subdivision Plat

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Charlie Calderon  
Applicant name (print)

[Signature] 5-6-14  
Applicant signature / date



Form revised 4/07

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

Application case numbers  
14DRB - 70159

[Signature] 5-13-14  
Planner signature / date

Project # 1004039



# HIGH DESERT

May 8, 2014

Mr. and Mrs. Rahning  
6312 Mojave Aster NE  
Albuquerque, New Mexico 87111


RE: Building Envelope Reconfiguration – Legends, Lot 45, 6312 Mojave Aster NE

Dear Mr. and Mrs. Rahning:

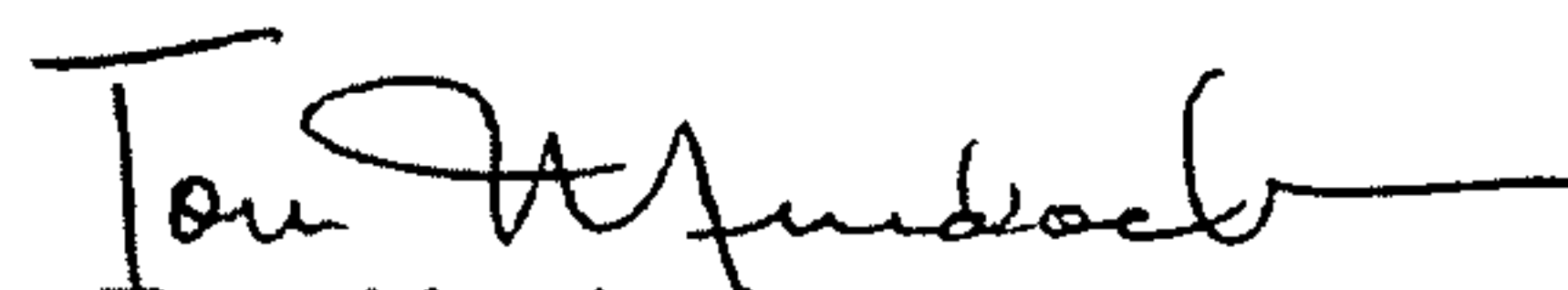
The High Desert Residential Owners Association's (HDROA) New Construction Committee (NCC) and President of the Board of Directors have reviewed your proposed building envelope change and we believe it is consistent with the intent of the Association's Guidelines for Sustainability and other governing documents.

By signing this letter below, HDROA approves your requested change to the envelope as described in the replat survey dated May 8, 2014, certified by David J Thompson. If approved by the City of Albuquerque and refiled, a copy of the new replat must be provided to the NCC to complete the process.

Sincerely,



Russell P Welsch  
NCC Chair



Tom Murdock  
President, Board of Directors

Copy: Las Ventanas NM, Inc.  
File

# **Cartesian Surveys Inc.**

PO Box 44414, Rio Rancho, NM 87174  
896-3050 Fax 891-0244

May 6, 2014

Development Review Board  
City of Albuquerque

**Re: Plat to Vacate Portion of Private Landscaping Easement, Lot 45-A and Tract 1-A, The Legends at High Desert**

Members of the Board:

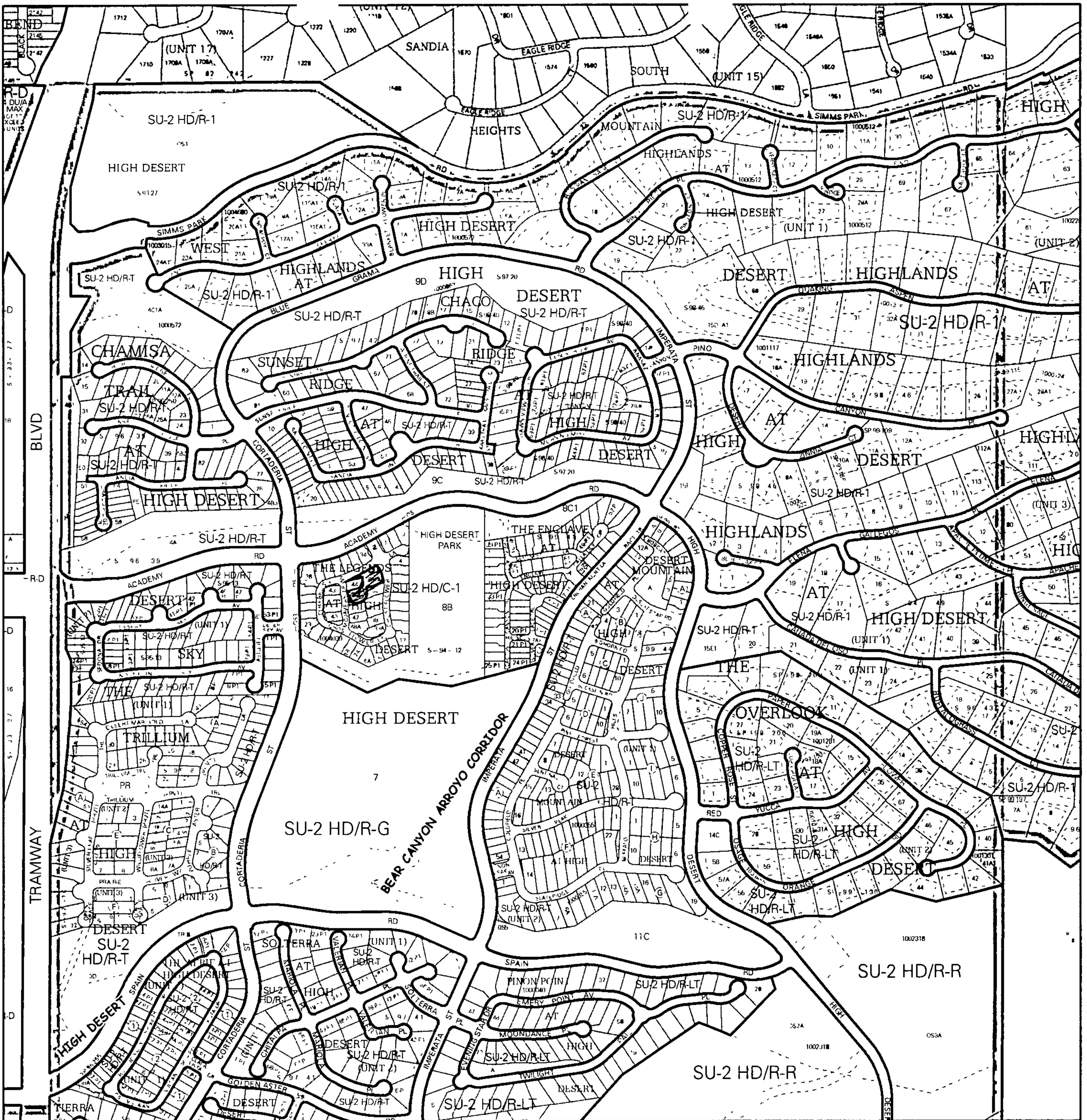
Cartesian Surveys is acting as an agent for the owner and requests approval of a vacation of a portion of a private landscaping easement, Lot 45-A and Tract 1-A of The Legends at High Desert.

If you have any questions, please feel free to call.

Thank you for your time and consideration.

Will Plotner Jr., NMLS 14271





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

**Albuquerque Geographic Information System**

Map amended through: 1/24/2011

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**E-23-Z**

Selected Symbols

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

0 750 1,500 Feet



**Easement Notes**

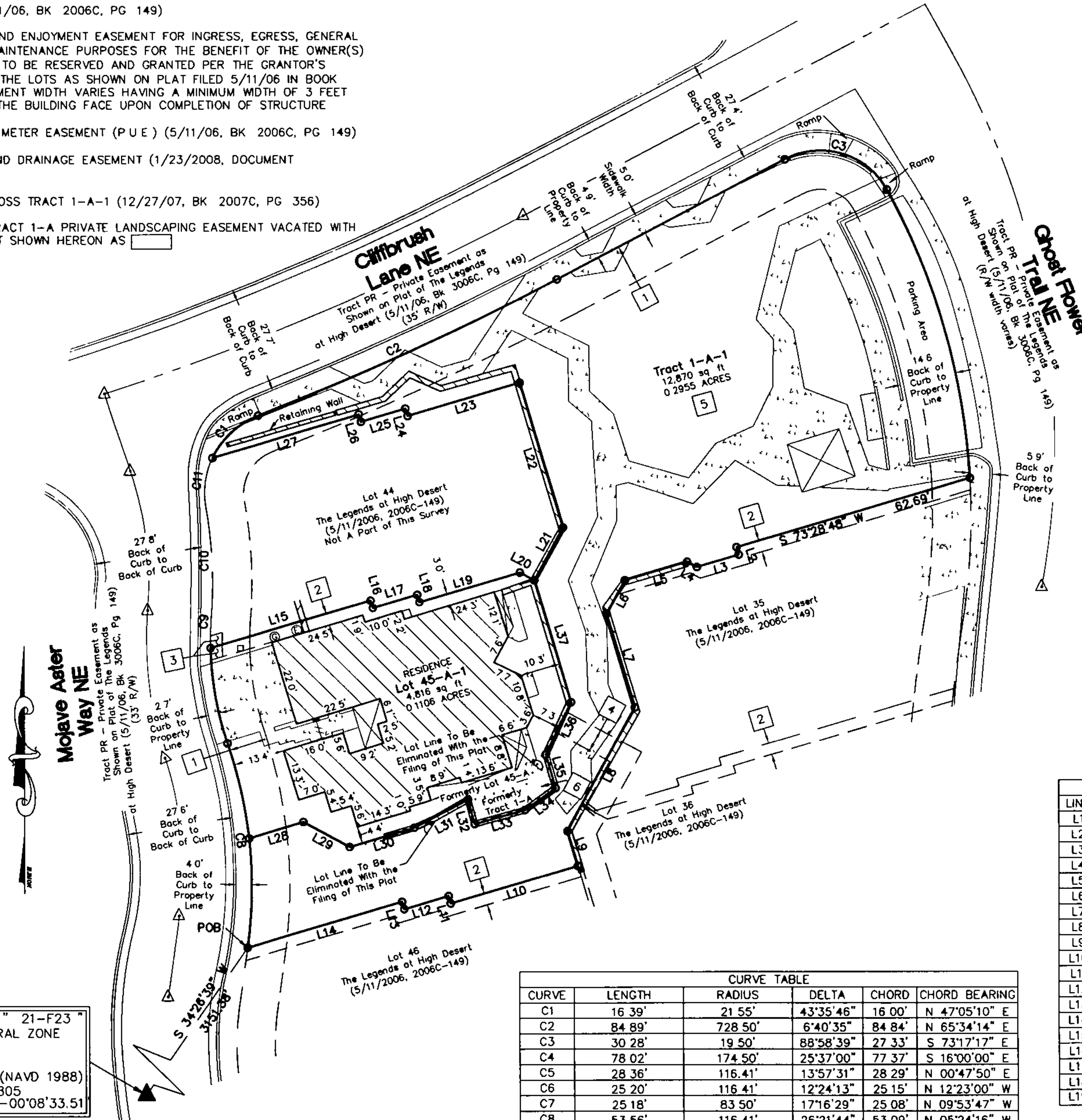
- 1 EXISTING 10' P.U.E (5/11/06, BK 2006C, PG 149)
- 2 EXISTING PRIVATE USE AND ENJOYMENT EASEMENT FOR INGRESS, EGRESS, GENERAL USE, LANDSCAPE AND MAINTENANCE PURPOSES FOR THE BENEFIT OF THE OWNER(S) OF THE ADJOINING LOTS TO BE RESERVED AND GRANTED PER THE GRANTOR'S INITIAL CONVEYANCE OF THE LOTS AS SHOWN ON PLAT FILED 5/11/06 IN BOOK 2006C, PAGE 149. EASEMENT WIDTH VARIES HAVING A MINIMUM WIDTH OF 3 FEET AND SHALL EXTEND TO THE BUILDING FACE UPON COMPLETION OF STRUCTURE
- 3 EXISTING 3' X 3' WATER METER EASEMENT (P.U.E.) (5/11/06, BK 2006C, PG 149)
- 4 EXISTING 6' UNDERGROUND DRAINAGE EASEMENT (1/23/2008, DOCUMENT 2008006930)
- 5 EXISTING EASEMENT ACROSS TRACT 1-A-1 (12/27/07, BK 2007C, PG 356)
- 6 PORTION OF ORIGINAL TRACT 1-A PRIVATE LANDSCAPING EASEMENT VACATED WITH THE FILING OF THIS PLAT SHOWN HEREON AS

**Site Sketch for  
Lots 16-A-1 and 17-A-1  
The Legends at High Desert  
Being Comprised of Lots 16-A and 17-A  
The Legends a High Desert  
City of Albuquerque  
Bernalillo County, New Mexico  
April 2014**

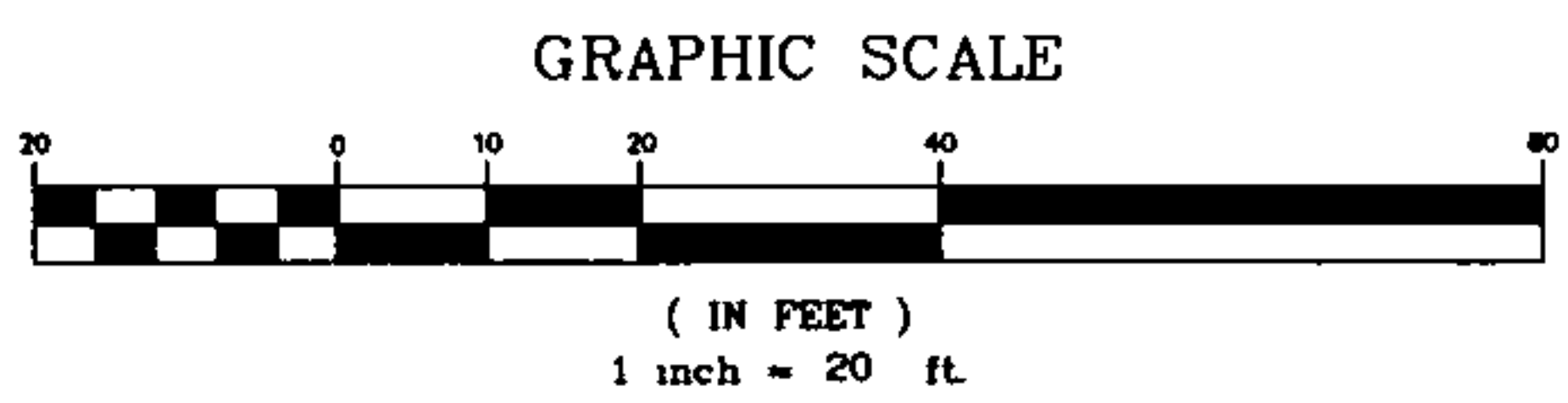
**Legend**

| N 90°00'00" E |  | MEASURED AND RECORD BEARING AND DISTANCES |
|---------------|--|---|
| ●             | FOUND REBAR MONUMENT MARKED AS INDICATED |   |
| ○             | SET BATHEY MARKER "LS 14271"             |   |
| △             | CENTERLINE MONUMENT                      |   |
| ▲             | ACS MONUMENT                             |   |
|               | BLOCK WALL                               |   |
|               | CONCRETE                                 |   |
|               | COVERED                                  |   |
|               | COVERED                                  |   |
|               | COVERED                                  |   |
|               | COVERED                                  |   |

**PROJECT #: 10041039  
DATE: 5-7-14 (Pif)**



ACS Monument "21-F23"  
NAD 1983 CENTRAL ZONE  
X=1566340.305  
Y=1508149.360  
Z=5986.225 (NAVD 1988)  
G-G=0.999623805  
Mapping Angle=-00°08'33.51"



| CURVE TABLE |        |         |           |        |               |
|-------------|--------|---------|-----------|--------|---------------|
| CURVE       | LENGTH | RADIUS  | DELTA     | CHORD  | CHORD BEARING |
| C1          | 16.39' | 21.55'  | 43°35'46" | 16.00' | N 47°05'10" E |
| C2          | 84.89' | 728.50' | 6°40'35"  | 84.84' | N 65°34'14" E |
| C3          | 30.28' | 19.50'  | 88°58'39" | 27.33' | S 73°17'17" E |
| C4          | 78.02' | 174.50' | 25°37'00" | 77.37' | S 16°00'00" E |
| C5          | 28.36' | 116.41' | 13°57'31" | 28.29' | N 00°47'50" E |
| C6          | 25.20' | 116.41' | 12°24'13" | 25.15' | N 12°23'00" W |
| C7          | 25.18' | 83.50'  | 17°16'29" | 25.08' | N 09°53'47" W |
| C8          | 53.56' | 116.41' | 26°21'44" | 53.09' | N 05°24'16" W |
| C9          | 8.37'  | 83.00'  | 5°46'49"  | 8.37'  | N 01°41'01" E |
| C10         | 27.96' | 108.00' | 14°49'56" | 27.88' | N 02°50'25" W |
| C11         | 13.30' | 21.51'  | 35°25'41" | 13.09' | N 07°27'40" E |

| LINE TABLE |        |               |      |        |               |
|------------|--------|---------------|------|--------|---------------|
| LINE       | LENGTH | BEARING       | LINE | LENGTH | BEARING       |
| L1         | 66.32' | N 62°13'57" E | L20  | 4.24'  | S 61°32'40" E |
| L2         | 2.00'  | S 16°31'12" E | L21  | 15.51' | N 28°28'48" E |
| L3         | 11.29' | S 73°28'48" W | L22  | 39.03' | N 16°31'12" W |
| L4         | 2.83'  | N 61°31'12" W | L23  | 30.13' | S 73°28'48" W |
| L5         | 16.71' | S 73°28'48" W | L24  | 2.00'  | N 16°31'12" W |
| L6         | 9.90'  | S 28°28'48" W | L25  | 12.00' | S 73°28'48" W |
| L7         | 25.25' | S 16°31'12" E | L26  | 2.00'  | N 16°31'12" W |
| L8         | 36.41' | S 28°28'48" W | L27  | 39.41' | S 73°28'48" W |
| L9         | 9.39'  | S 16°31'12" E | L28  | 14.81' | N 73°28'48" E |
| L10        | 34.11' | S 73°28'48" W | L29  | 13.52' | S 61°31'12" E |
| L11        | 2.00'  | N 16°31'12" W | L30  | 17.38' | N 73°27'10" E |
| L12        | 12.00' | S 73°28'48" W | L31  | 15.73' | N 62°22'56" E |
| L13        | 2.00'  | N 16°31'12" W | L32  | 6.52'  | S 15°05'11" E |
| L14        | 41.68' | S 73°28'48" W | L33  | 13.45' | N 74°32'48" E |
| L15        | 43.10' | N 73°28'48" E | L34  | 9.70'  | N 54°27'30" E |
| L16        | 2.00'  | S 16°31'12" E | L35  | 9.09'  | N 15°59'01" W |
| L17        | 12.00' | N 73°28'48" E | L36  | 14.99' | N 25°44'39" E |
| L18        | 2.00'  | S 16°31'12" E | L37  | 32.96' | N 16°31'12" W |
| L19        | 27.00' | N 73°28'48" E |      |        |               |

**CARTESIAN SURVEYS INC.**  
P.O. BOX 44414 RIO RANCHO, N.M. 87174  
Phone (505) 896-3050 Fax (505) 891-0244  
Sheet 1 of 1  
140226



May 21. 2014

VRX



Supplemental Form (SF)

**SUBDIVISION**

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

**SITE DEVELOPMENT PLAN**

- for Subdivision
- for Building Permit
- Administrative Amendment/Approval (AA)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

**STORM DRAINAGE (Form D)**

- Storm Drainage Cost Allocation Plan

**S Z ZONING & PLANNING**

- Annexation
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- Adoption of Rank 2 or 3 Plan or similar Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
- Street Name Change (Local & Collector)
- APEAL / PROTEST of...**
- Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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.

**APPLICATION INFORMATION:**

Professional/Agent (if any): Cartesian Surveys, Inc. PHONE: 896-3050  
 ADDRESS: P.O. Box 44414 FAX: 891-0244  
 CITY: Rio Rancho STATE NM ZIP 87174 E-MAIL: cartesiandenise@gmail.com

APPLICANT: Scott Ashcraft PHONE: \_\_\_\_\_  
 ADDRESS: P.O. Box 10600 FAX: \_\_\_\_\_  
 CITY: Albuquerque STATE NM ZIP 87184 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: \_\_\_\_\_ List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: Realign interior lot line between the two parcels.

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

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

Lot or Tract No. Lot 45-A and Tract 1-A Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv/Addn/TBKA: The Legends at High Desert  
 Existing Zoning: SU-2 HD/C-1; R-T Proposed zoning: no change MRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s): E-23Z UPC Code: Lot 45-A: 102306219326331403  
Tract 1-A: 102306220127031401

**CASE HISTORY:**

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

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill? No  
 No. of existing lots: 2 No. of proposed lots: 2 Total site area (acres): 0.4060  
 LOCATION OF PROPERTY BY STREETS: On or Near: Cliffbrush Lane NE  
 Between: Mojave Aster Way NE and Ghost Flower Trail NE

Check if project was previously reviewed by: Sketch Plat/Plan  or Pre-application Review Team(PRT)  Review Date: \_\_\_\_\_

SIGNATURE [Signature] DATE 4/8/14  
 (Print Name) Denise M. King Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

Revised: 4/2012

INTERNAL ROUTING

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

| Application case numbers        | Action         | S.F.  | Fees                   |
|---------------------------------|----------------|-------|------------------------|
| <u>14DRB 70123</u>              | <u>P&amp;F</u> | _____ | <u>\$ 285.00</u>       |
| _____                           | <u>CME</u>     | _____ | <u>\$ 20.00</u>        |
| _____                           | _____          | _____ | \$ _____               |
| _____                           | _____          | _____ | \$ _____               |
| _____                           | _____          | _____ | \$ _____               |
| Hearing date <u>May 7, 2014</u> |                |       | Total <u>\$ 305.00</u> |

[Signature] 4-29-14  
 Staff signature & Date

Project # 10041039



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

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

**SKETCH PLAT REVIEW AND COMMENT (DRB22)** Your attendance is required.

- Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, 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) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- List any original and/or related file numbers on the cover application

**EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08)** Your attendance is required.

- Preliminary Plat reduced to 8.5" x 11"
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter briefly describing, explaining, and justifying the request
  - Copy of DRB approved infrastructure list
  - Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
  - List any original and/or related file numbers on the cover application
- Extension of preliminary plat approval expires after one year.**

**MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12)** Your attendance is required.

- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
- Design elevations & cross sections of perimeter walls **3 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- Copy of recorded SIA
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- List any original and/or related file numbers on the cover application
- DXF file and hard copy of final plat data for AGIS is required.

**MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16)** Your attendance is required.

- N/A 5 Acres or more: Certificate of No Effect or Approval
- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
- Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
- N/A Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
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- Fee (see schedule)
- N/A List any original and/or related file numbers on the cover application
- N/A Infrastructure list if required (**verify with DRB Engineer**)
- DXF file and hard copy of final plat data for AGIS is required.

**AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03)** Your attendance is required.

- 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**
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  - List any original and/or related file numbers 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.

Denise M. King  
 Applicant name (print)  
[Signature] 4/8/14  
 Applicant signature / date



Form revised October 2007

- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers  
 14 DRB - 70123

[Signature] 4-29-14  
 Planner signature / date

Project # 1004039



Supplemental Form (SF)

**SUBDIVISION**

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

**SITE DEVELOPMENT PLAN**

- for Subdivision
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- Annexation
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- Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd Regulations
- Street Name Change (Local & Collector)
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  - Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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  
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 CITY: Rio Rancho STATE NM ZIP 87174 E-MAIL: cartesiandenise@gmail.com

APPLICANT: Scott Ashcraft PHONE: \_\_\_\_\_  
 ADDRESS: P.O. Box 10600 FAX: \_\_\_\_\_  
 CITY: Albuquerque STATE NM ZIP 87184 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: \_\_\_\_\_ List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: Realign interior lot line between the two parcels.

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

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Lot or Tract No. Lot 45-A and Tract 1-A Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
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 Between: Mojave Aster Way NE and Ghost Flower Trail NE  
 Check if project was previously reviewed by: Sketch Plat/Plan  or Pre-application Review Team(PRT)  Review Date: \_\_\_\_\_

**SIGNATURE**

[Signature] DATE 4/8/14  
 (Print Name) Denise M. King Applicant  Agent:

**FOR OFFICIAL USE ONLY**

Revised: 4/2012

| INTERNAL ROUTING   | Application case numbers | Action     | S F.  | Fees             |
|--|--------------------------|------------|-------|------------------|
| <input checked="" type="checkbox"/> All checklists are complete  | <u>14NRB - 70123</u>     | <u>PBF</u> | _____ | <u>\$ 285.00</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 type="checkbox"/> Site is within 1000ft of a landfill     | _____                    | _____      | _____ | \$ _____         |
| <input type="checkbox"/> F.H.D.P. density bonus                  | _____                    | _____      | _____ | Total            |
| <input type="checkbox"/> F.H.D.P. fee rebate                     | _____                    | _____      | _____ | <u>\$ 305.00</u> |

Hearing date May 7, 2014

[Signature] 4-29-14  
 Staff signature & Date

Project # 10041039



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

Denise M. King  
 Applicant name (print)  
[Signature] 4/8/14  
 Applicant signature / date

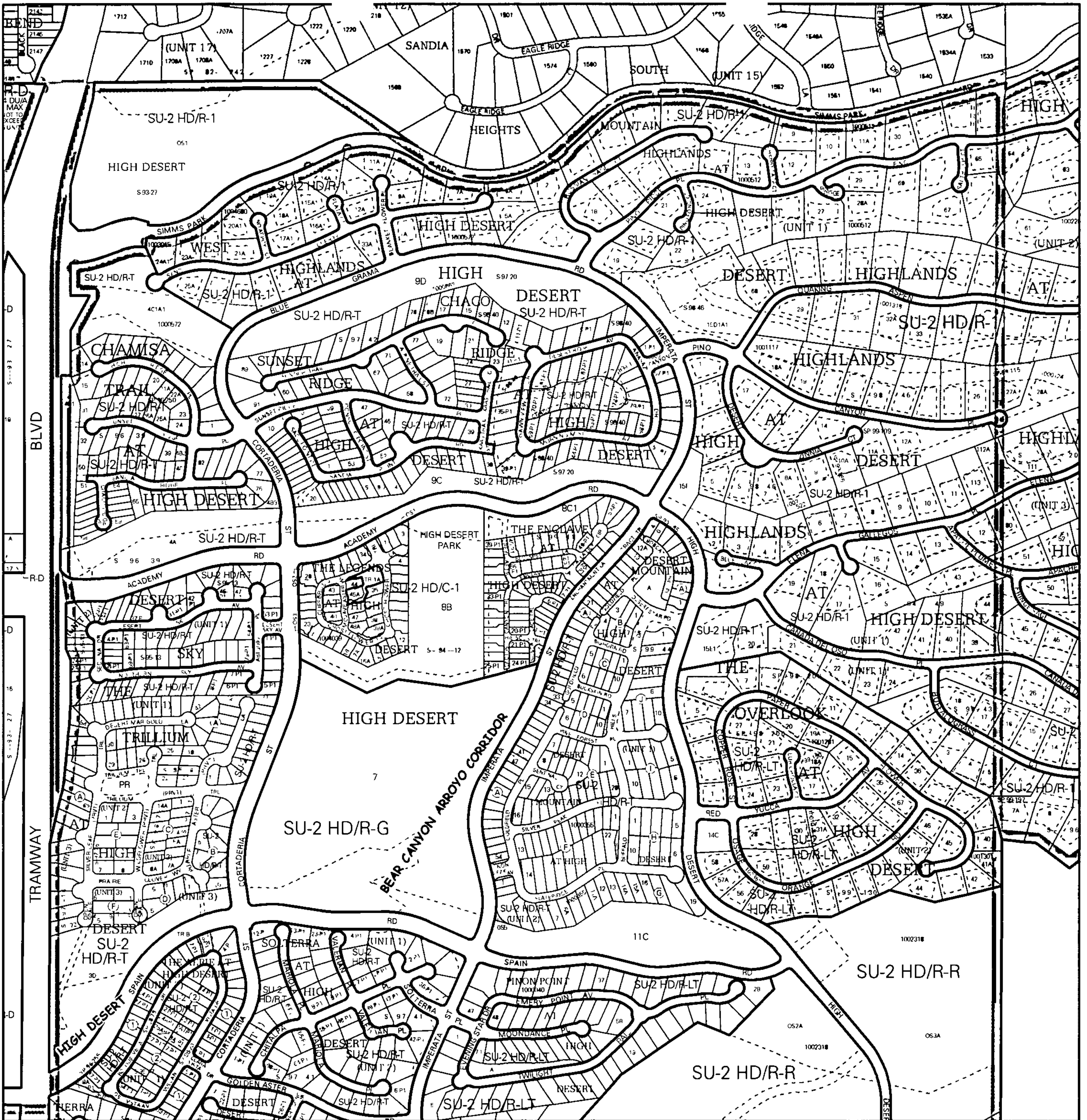


Form revised October 2007

- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers  
 14 DRB - 70123

[Signature] 4-29 14  
 Planner signature / date  
 Project # 1004039





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

**AGIS**  
Albuquerque Geographic Information System

Map amended through: 1/24/2011

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**E-23-Z**

Selected Symbols

|  |  |
|--|--|
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |

0                      750                      1,500 Feet



# **Cartesian Surveys Inc.**

PO Box 44414, Rio Rancho, NM 87174  
896-3050 Fax 891-0244

April 8, 2014

Development Review Board  
City of Albuquerque

**Re: Plat to Adjust Property Line, Lot 45-A and Tract 1-A, The Legends at High Desert**

Members of the Board:

Cartesian Surveys is acting as an agent for the owner and requests approval of a plat to adjust the property line between the two lots, Lot 45-A and Tract 1-A of The Legends at High Desert.

If you have any questions, please feel free to call.

Thank you for your time and consideration.

Will Plotner Jr., NMLS 14271



### Pre-Development Facilities Fee (PDFF) Cover Sheet

**PDFF agreements received by 5PM Thursday will be ready for pick up by 8AM on the following Tuesday.**

Please drop off and pick up all Pre-Development Facilities Fee agreements at APS' Capital Master Plan office. The office is located in Suite 9, 2nd floor, of the Lincoln Building at 915 Locust St SE. A map to our offices is located at: <http://construction.voteaps.com/LincolnMap.html>

**Project #** (if already assigned by DRB/EPC) \_\_\_\_\_

**Please check one:**

Preliminary PDFF  
(Preliminary PDFF are required for preliminary plat submittals.)

Final PDFF  
(Final PDFF are required for final plat submittals and **must be recorded** prior to DRB hearing)

Waiver/Deferral  
(Must provide reason for waiver/deferral)

**Project Information**

Subdivision Name The Legends at High Desert

Location of Project (address or major cross streets) Academy Road NE and Cortaderia Street NE

Proposed Number of Units: 1 Single-Family 0 Multi-Family

Note: A single-family unit is a single-family, detached dwelling unit.

**Waiver Information**

Property Owner Roy & Paula Rahning & Las Ventanas Legal Description Lot 45-A & Tract 1-A Zoning SU-2 HD/C-1;R-T

Reason for Waiver/Deferral Replat to adjust property line

**Contact Information**

Name Denise King or Will Plotner, Jr.

Company Cartesian Surveys, Inc.

Phone 896-3050

E-mail cartesiandenise@gmail.com or wplotnerjr@gmail.com

**Please include with your submittal:**

- Zone Atlas map with the entire property(ies) precisely and clearly outlined
- Copy of a plat or plan for the proposed project
- List of legal description (e.g. lot, block) and street address for each lot (for final plat only)
- Please include project number on the top right corner of all documents
- Please paper clip all submitted documents (for ease of making copies)

**FOR OFFICE USE ONLY**

APS Cluster Eldorado

Date Submitted \_\_\_\_\_

Date Completed \_\_\_\_\_



**ALBUQUERQUE PUBLIC SCHOOLS  
PRE-DEVELOPMENT FACILITIES FEE AGREEMENT WAIVER**

Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, New Mexico ("Albuquerque Public Schools" or "APS"), having reviewed the proposed plat of Lot 45-A-1, Tract 1-A-1, Legend at High Desert which is zoned as SU-2 HD/C-1,R-t, on April 10, 2014 submitted by Roy A. Rahning and Paula J. Rahning (owners Lot 45-A), Homeowners Association of the Legends at High Desert (Tract 1-A), owner(s) of above property, has determined that no Pre-Development Facilities Fee Agreement is required with respect to that proposed plat because the property owner (s) propose a lot line adjustment. This will result in no net gain of residential units.

ALBUQUERQUE PUBLIC SCHOOLS

By: April L. Winters  
Signature

April L. Winters, Facility Fee Planner  
Name (printed or typed) and title

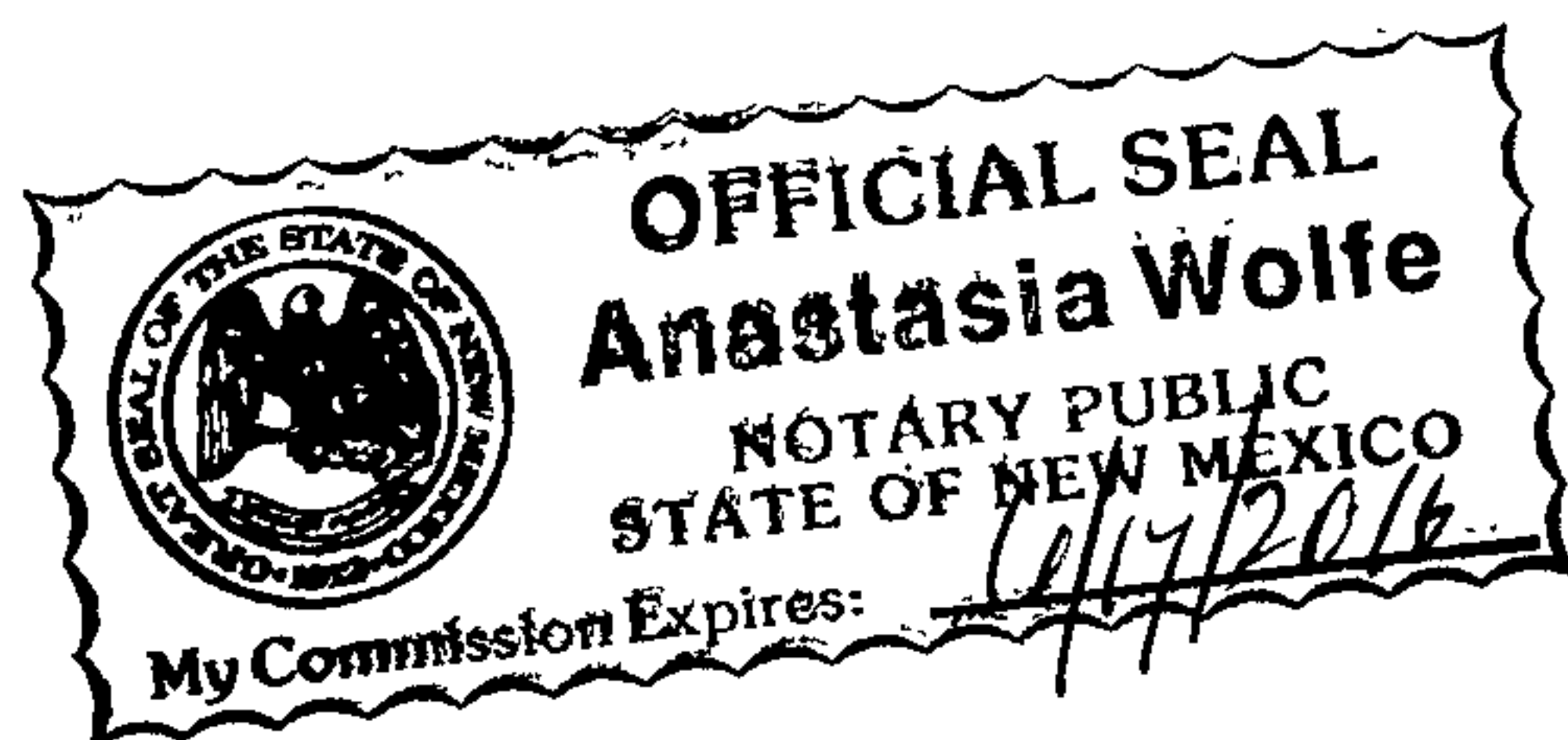
STATE OF NEW MEXICO  
COUNTY OF BERNALILLO

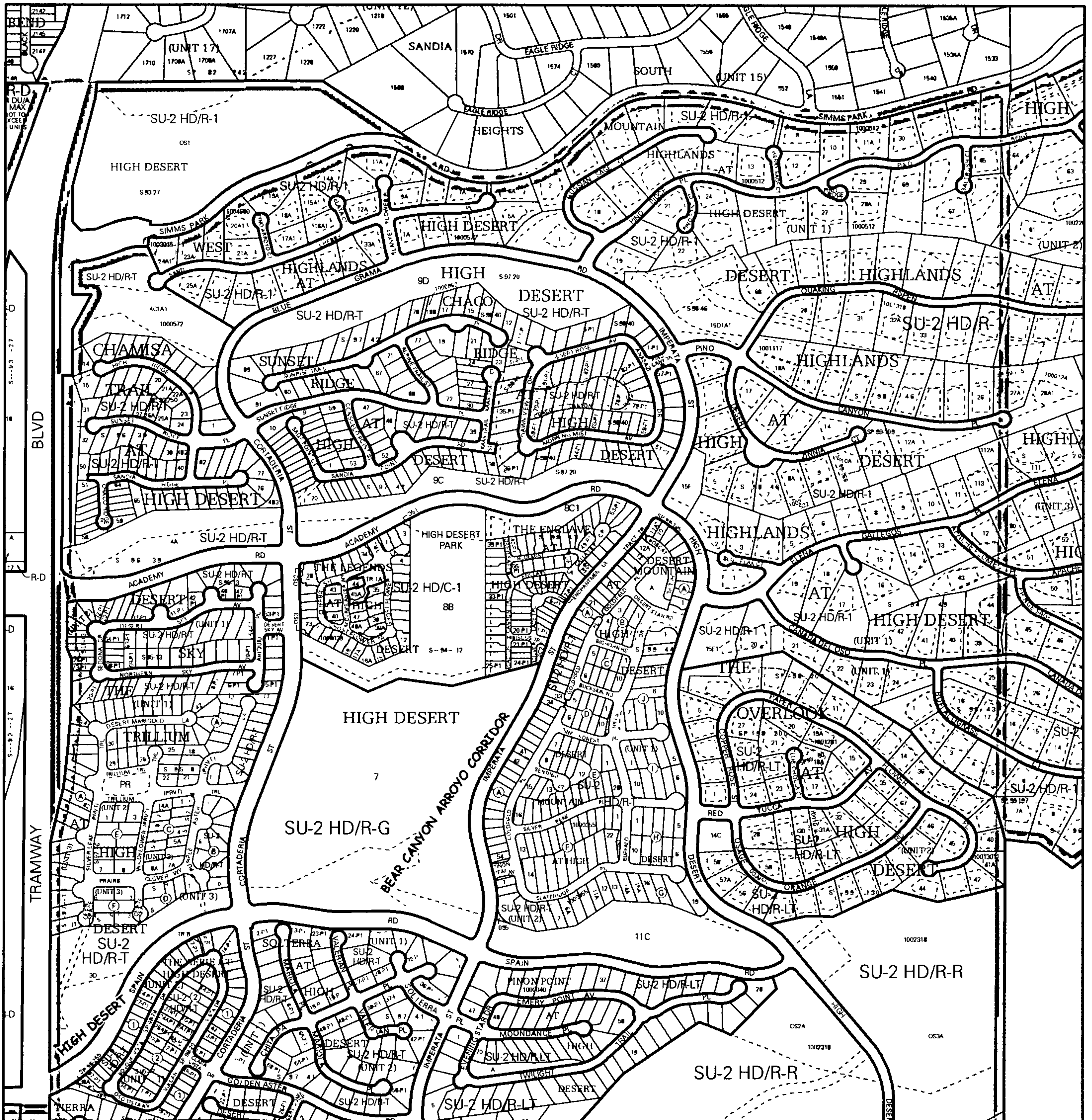
This instrument was acknowledged before me on April 10, 2014, by April L. Winters as Facility Fee Planner of the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, a school district organized and existing under the laws of the State of New Mexico.

(Seal)

Anastasia Wolfe  
Notary Public

My commission expires: 6/17/2016





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

Map amended through: 1/24/2011

Note: Grey Shading Represents Area Outside of the City Limits

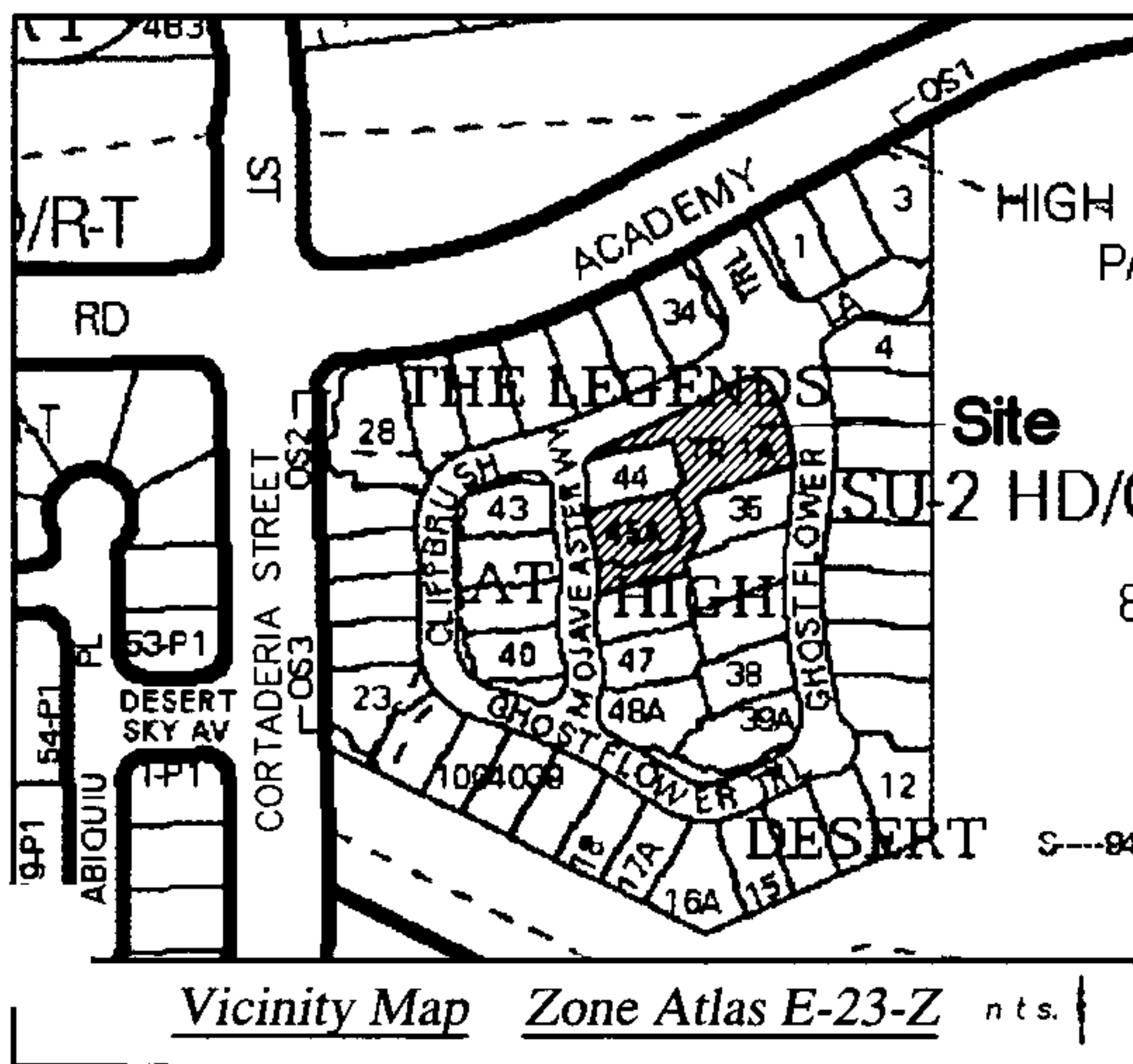
Zone Atlas Page:  
**E-23-Z**

Selected Symbols

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

0 750 1,500 Feet





### Indexing Information

Section 26, Township 11 North, Range 4 East, N.M.P.M. as Projected into the Elena Gallegos Grant  
 Subdivision: The Legends at High Desert  
 Owners: Roy A Rahning and Paula J Rahning (Lot 45-A)  
 Homeowners Association of the Legends at High Desert (Tract 1-A)  
 UPC #102306219326331403 (Lot 45-A)  
 UPC #102306220127031401 (Tract 1-A)

### Treasurer's Certification

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND  
 PAID ON UPC# \_\_\_\_\_  
 PROPERTY OWNER OF RECORD \_\_\_\_\_  
 BERNALILLO COUNTY TREASURER'S OFFICE: \_\_\_\_\_

Plat for  
**Lot 45-A-1 and Tract 1-A-1**  
**The Legends at High Desert**  
 Being Comprised of Lot 45-A and Tract 1-A  
 The Legends a High Desert  
 City of Albuquerque  
 Bernalillo County, New Mexico  
 April 2014

### Legal Description

LOT FORTY-FIVE-A (45-A) AND TRACT ONE-A (1-A) OF THE LEGENDS AT HIGH DESERT SUBDIVISION, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT ENTITLED "LOT 45-A AND TRACT 1-A, BEING A REPLAT OF LOT 45 AND TRACT 1, THE LEGENDS AT HIGH DESERT, ELENA GALLEGOS GRANT, PROJECTED SECTION 26, T11N, R4E N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON DECEMBER 27, 2007, IN BOOK 2007C, PAGE 356, BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING AT THE SOUTHWESTERLY CORNER OF THE HEREIN DESCRIBED PARCEL, BEING A POINT ON THE EASTERLY RIGHT OF WAY OF MOJAVE ASTER WAY NE, WHENCE A TIE TO ACS MONUMENT "21-F23", BEARING S 34°26'39" W, A DISTANCE OF 3151.38 FEET,

THENCE, COINCIDING WITH SAID EASTERLY RIGHT OF WAY OF MOJAVE ASTER WAY NE, THE FOLLOWING TWO COURSES:

53.56 FEET, ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 116.41, A DELTA OF 26°21'44", A CHORD BEARING OF N 05°24'16" W, A DISTANCE OF 53.09 FEET, TO A POINT OF CURVATURE,

25.18 FEET, ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 83.50, A DELTA OF 17°16'29", A CHORD BEARING OF N 09°53'47" W, A DISTANCE OF 25.08 FEET, TO AN ANGLE POINT;

THENCE, LEAVING SAID EASTERLY RIGHT OF WAY OF MOJAVE ASTER WAY NE, N 73°28'48" E, A DISTANCE OF 43.10 FEET,

THENCE, S 16°31'12" E, A DISTANCE OF 2.00 FEET, TO AN ANGLE POINT;

THENCE, N 73°28'48" E, A DISTANCE OF 12.00 FEET, TO AN ANGLE POINT,

THENCE, S 16°31'12" E, A DISTANCE OF 2.00 FEET, TO AN ANGLE POINT,

THENCE, N 73°28'48" E, A DISTANCE OF 27.00 FEET, TO AN ANGLE POINT;

THENCE, S 61°32'40" E, A DISTANCE OF 4.24 FEET, TO AN ANGLE POINT,

THENCE, N 28°28'48" E, A DISTANCE OF 15.51 FEET, TO AN ANGLE POINT,

THENCE, N 16°31'12" W, A DISTANCE OF 39.03 FEET, TO AN ANGLE POINT,

THENCE, S 73°28'48" W, A DISTANCE OF 30.13 FEET, TO AN ANGLE POINT;

THENCE, N 16°31'12" W, A DISTANCE OF 2.00 FEET, TO AN ANGLE POINT,

THENCE, S 73°28'48" W, A DISTANCE OF 12.00 FEET, TO AN ANGLE POINT;

THENCE, N 16°31'12" W, A DISTANCE OF 2.00 FEET, TO AN ANGLE POINT,

THENCE, S 73°28'48" W, A DISTANCE OF 39.41 FEET, TO THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL,

THENCE, 16.39 ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 21.55, A DELTA OF 43°35'46", A CHORD BEARING OF N 47°05'10" E, A DISTANCE OF 16.00 FEET, TO A POINT OF CURVATURE, ALSO BEING A POINT ON THE SOUTHERLY RIGHT OF WAY OF CLIFFBRUSH LANE NE,

### Legal Description (Continued)

THENCE, COINCIDING WITH THE SAID SOUTHERLY RIGHT OF WAY OF CLIFFBRUSH LANE NE, THE FOLLOWING TWO COURSES:

84.89 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 728.50, A DELTA OF 06°40'35", A CHORD BEARING OF N 65°34'14" E, A DISTANCE OF 84.84 FEET, TO AN ANGLE POINT,

N 62°13'57" E, A DISTANCE OF 66.32 FEET, TO A POINT OF CURVATURE,

THENCE, LEAVING SAID SOUTHERLY RIGHT OF WAY OF CLIFFBRUSH LANE NE, 30.28 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 19.50 FEET, A DELTA OF 88°58'39", A CHORD BEARING OF S 73°17'17" E, A DISTANCE OF 27.33 FEET, TO A POINT OF CURVATURE, BEING A POINT ON THE WESTERLY RIGHT OF WAY OF GHOST FLOWER TRAIL NE,

THENCE, COINCIDING WITH THE WESTERLY RIGHT OF WAY OF GHOST FLOWER TRAIL NE, 78.02 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 174.50, A DELTA OF 25°37'00", A CHORD BEARING OF S 16°00'00" E, A DISTANCE OF 77.37 FEET TO THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL,

THENCE, LEAVING SAID WESTERLY RIGHT OF WAY OF GHOST FLOWER TRAIL NE, S 73°28'48" W, A DISTANCE OF 62.69 FEET, TO AN ANGLE POINT,

THENCE, S 16°31'12" E, A DISTANCE OF 2.00 FEET, TO AN ANGLE POINT;

THENCE, S 73°28'48" W, A DISTANCE OF 11.29 FEET, TO AN ANGLE POINT,

THENCE, N 61°31'12" W, A DISTANCE OF 2.83 FEET, TO AN ANGLE POINT,

THENCE, S 73°28'48" W, A DISTANCE OF 16.71 FEET, TO AN ANGLE POINT,

THENCE, S 28°28'48" W, A DISTANCE OF 9.90 FEET, TO AN ANGLE POINT,

THENCE, S 16°31'12" E, A DISTANCE OF 25.25 FEET, TO AN ANGLE POINT,

THENCE, S 28°28'48" W, A DISTANCE OF 36.41 FEET, TO AN ANGLE POINT,

THENCE, S 16°31'12" E, A DISTANCE OF 9.39 FEET, TO AN ANGLE POINT,

THENCE, S 73°28'48" W, A DISTANCE OF 34.11 FEET, TO AN ANGLE POINT,

THENCE, N 16°31'12" W, A DISTANCE OF 2.00 FEET, TO AN ANGLE POINT;

THENCE, S 73°28'48" W, A DISTANCE OF 12.00 FEET, TO AN ANGLE POINT,

THENCE, N 16°31'12" W, A DISTANCE OF 2.00 FEET, TO AN ANGLE POINT;

THENCE, S 73°28'48" W, A DISTANCE OF 41.68 FEET TO THE POINT OF BEGINNING, CONTAINING 0.4060 ACRES (17,686 SQ. FT.) MORE OR LESS

### Subdivision Data

GROSS ACREAGE: . . . . . 0.4060 ACRES  
 ZONE ATLAS PAGE NO.: . . . . . E-23-Z  
 NUMBER OF EXISTING LOTS: . . . . . 2  
 NUMBER OF LOTS CREATED: . . . . . 2  
 MILES OF FULL WIDTH STREETS: . . . . . 0.0  
 MILES OF HALF WIDTH STREETS: . . . . . 0.00  
 RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE: . . . . . 0.0 ACRES  
 DATE OF SURVEY: . . . . . APRIL 2014

### Purpose of Plat

- SUBDIVIDE AS SHOWN HEREON.
- VACATE PORTION OF EASEMENT SHOWN HEREON AS \_\_\_\_\_

### Notes

- FIELD SURVEY PERFORMED IN APRIL 2014
- ALL DISTANCES ARE GROUND DISTANCES. U.S. SURVEY FOOT.
- THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-GRID).
- LOT LINES BEING ELIMINATED SHOWN HEREON AS \_\_\_\_\_

### Approved and Accepted by:

APPROVAL AND CONDITIONAL ACCEPTANCE AS SPECIFIED BY THE ALBUQUERQUE SUBDIVISION ORDINANCE, CHAPTER 14 ARTICLE 14 OF THE REVISED ORDINANCES OF ALBUQUERQUE, NEW MEXICO, 1994

Project Number \_\_\_\_\_

Application Number \_\_\_\_\_

### Plat approvals:

|  |      |
|--|------|
| PNM Electric Services                  | Date |
| New Mexico Gas Company                 | Date |
| Qwest Corporation d/b/a CenturyLink QC | Date |
| Comcast                                | Date |
| <b>City approvals:</b>                 |      |
| City Surveyor                          | Date |
| Traffic Engineer                       | Date |
| ABCWUA                                 | Date |
| Parks and Recreation Department        | Date |
| AMAFCA                                 | Date |
| City Engineer                          | Date |
| DRB Chairperson, Planning Department   | Date |

### Surveyor's Certificate

"I, WILL PLOTNER JR., A DULY QUALIFIED REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION WERE PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, THE UTILITY COMPANIES OR OTHER INTERESTED PARTIES AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND FURTHER MEETS THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF."

WAITING FOR TITLE COMMITMENT FOR TRACT 1-A

WILL PLOTNER JR. DATE  
 N.M.R.P.S. No 14271

**CARTESIAN SURVEYS INC.**

P.O. BOX 44414 RIO RANCHO, N.M. 87174  
 Phone (505) 898-3050 Fax (505) 891-0244



**Plat for  
Lot 45-A-1 and Tract 1-A-1  
The Legends at High Desert  
Being Comprised of Lot 45-A and Tract 1-A  
The Legends a High Desert  
City of Albuquerque  
Bernalillo County, New Mexico  
April 2014**

**Documents**

- TITLE COMMITMENT PROVIDED BY STEWART TITLE, FILE NO 01147-8073, EFFECTIVE DATE 12/10/2013
- TITLE COMMITMENT PROVIDED BY STEWART TITLE, FILE NO \_\_\_\_\_, EFFECTIVE DATE \_\_\_\_\_
- PLAT OF RECORD, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON DECEMBER 27, 2007, IN BOOK 2007C, PAGE 356
- PLAT OF THE LEGENDS AT HIGH DESERT, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MAY 11, 2006, IN BOOK 2006C, PAGE 149

**Solar Collection Note**

PER SECTION 14-14-4-7 OF THE SUBDIVISION ORDINANCE:

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BUILDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT, THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT

**Easement Notes**

- EXISTING 10' PUE (5/11/06, BK 2006C, PG 149)
- EXISTING PRIVATE USE AND ENJOYMENT EASEMENT FOR INGRESS, EGRESS, GENERAL USE, LANDSCAPE AND MAINTENANCE PURPOSES FOR THE BENEFIT OF THE OWNER(S) OF THE ADJOINING LOTS TO BE RESERVED AND GRANTED PER THE GRANTOR'S INITIAL CONVEYANCE OF THE LOTS AS SHOWN ON PLAT FILED 5/11/06 IN BOOK 2006C, PAGE 149 EASEMENT WIDTH VARIES HAVING A MINIMUM WIDTH OF 3 FEET AND SHALL EXTEND TO THE BUILDING FACE UPON COMPLETION OF STRUCTURE
- EXISTING 3' X 3' WATER METER EASEMENT (PUE) (5/11/06, BK 2006C, PG 149)
- EXISTING 6' UNDERGROUND DRAINAGE EASEMENT (1/23/2008, DOCUMENT 2008006930)
- EXISTING EASEMENT ACROSS TRACT 1-A-1 (12/27/07, BK 2007C, PG 356)
- PORTION OF ORIGINAL TRACT 1-A PRIVATE LANDSCAPING EASEMENT VACATED WITH THE FILING OF THIS PLAT SHOWN HEREON AS

**Legend**

N 90°00'00" E MEASURED AND RECORD BEARING AND DISTANCES

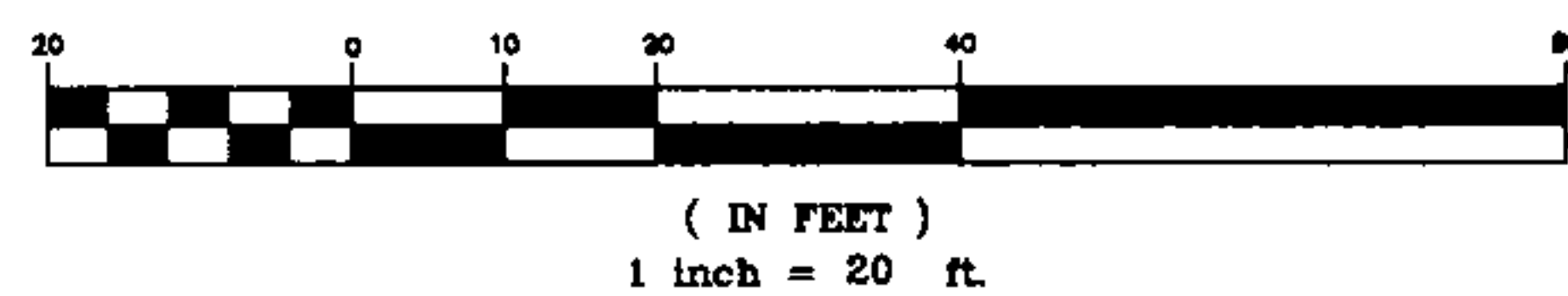
- FOUND REBAR MONUMENT MARKED AS INDICATED
- SET BATHEY MARKER "LS 14271"
- △ CENTERLINE MONUMENT
- ▲ ACS MONUMENT

| CURVE | LENGTH | RADIUS  | DELTA     | CHORD  | CHORD BEARING |
|-------|--------|---------|-----------|--------|---------------|
| C1    | 16.39' | 21.55'  | 43°35'46" | 16.00' | N 47°05'10" E |
| C2    | 84.89' | 728.50' | 6°40'35"  | 84.84' | N 65°34'14" E |
| C3    | 30.28' | 19.50'  | 88°58'39" | 27.33' | S 73°17'17" E |
| C4    | 78.02' | 174.50' | 25°37'00" | 77.37' | S 16°00'00" E |
| C5    | 28.36' | 116.41' | 13°57'31" | 28.29' | N 00°47'50" E |
| C6    | 25.20' | 116.41' | 12°24'13" | 25.15' | N 12°23'00" W |
| C7    | 25.18' | 83.50'  | 17°16'29" | 25.08' | N 09°53'47" W |
| C8    | 53.56' | 116.41' | 26°21'44" | 53.09' | N 05°24'16" W |
| C9    | 8.37'  | 83.00'  | 5°46'49"  | 8.37'  | N 01°41'01" E |
| C10   | 27.96' | 108.00' | 14°49'56" | 27.88' | N 02°50'25" W |
| C11   | 13.30' | 21.51'  | 35°25'41" | 13.09' | N 07°27'40" E |

| LINE | LENGTH | BEARING       | LINE | LENGTH | BEARING       |
|------|--------|---------------|------|--------|---------------|
| L1   | 66.32' | N 62°13'57" E | L20  | 4.24'  | S 61°32'40" E |
| L2   | 2.00'  | S 16°31'12" E | L21  | 15.51' | N 28°28'48" E |
| L3   | 11.29' | S 73°28'48" W | L22  | 39.03' | N 16°31'12" W |
| L4   | 2.83'  | N 61°31'12" W | L23  | 30.13' | S 73°28'48" W |
| L5   | 16.71' | S 73°28'48" W | L24  | 2.00'  | N 16°31'12" W |
| L6   | 9.90'  | S 28°28'48" W | L25  | 12.00' | S 73°28'48" W |
| L7   | 25.25' | S 16°31'12" E | L26  | 2.00'  | N 16°31'12" W |
| L8   | 36.41' | S 28°28'48" W | L27  | 39.41' | S 73°28'48" W |
| L9   | 9.39'  | S 16°31'12" E | L28  | 14.81' | N 73°28'48" E |
| L10  | 34.11' | S 73°28'48" W | L29  | 13.52' | S 61°31'12" E |
| L11  | 2.00'  | N 16°31'12" W | L30  | 17.38' | N 73°27'10" E |
| L12  | 12.00' | S 73°28'48" W | L31  | 15.73' | N 62°22'56" E |
| L13  | 2.00'  | N 16°31'12" W | L32  | 6.52'  | S 15°05'11" E |
| L14  | 41.68' | S 73°28'48" W | L33  | 13.45' | N 74°32'48" E |
| L15  | 43.10' | N 73°28'48" E | L34  | 9.70'  | N 54°27'30" E |
| L16  | 2.00'  | S 16°31'12" E | L35  | 9.09'  | N 15°59'01" W |
| L17  | 12.00' | N 73°28'48" E | L36  | 14.99' | N 25°44'39" E |
| L18  | 2.00'  | S 16°31'12" E | L37  | 32.96' | N 16°31'12" W |
| L19  | 27.00' | N 73°28'48" E |      |        |               |

ACS Monument " 21-F23 "  
NAD 1983 CENTRAL ZONE  
X=1566340.305  
Y=1508149.360  
Z=5986.225 (NAVD 1988)  
G-G=0.999623805  
Mapping Angle=00°08'33.51"

**GRAPHIC SCALE**



**CARTESIAN SURVEYS INC.**

P.O. BOX 44414 RIO RANCHO, N.M. 87174  
Phone (505) 896-3050 Fax (505) 891-0244





**PULP FACTION INC**  
 200 3rd ST NW 20 1ST PLAZA #26  
 ALBUQUERQUE, NM 87102

CORRESPONDENCE & REMIT TO:  
 PO BOX 430  
 GRANBURY, TX 76048-0430

# INVOICE

Invoice Number: 42421  
 Invoice Date: Apr 28, 2014  
 Page: 1

Voice: 505-247-3500  
 Fax: 505-275-5800  
 Tax ID# 03-0484468

|   |
|---|
| <b>Bill To:</b>   |
| CARTESIAN SURVEYS INC<br>PO BOX 44414<br>RIO RANCHO, NM 87174 |

|                 |
|-----------------|
| <b>Ship to:</b> |
| CHARLIE         |

|                     |                        |                      |                 |
|---------------------|------------------------|----------------------|-----------------|
| <b>Customer ID</b>  | <b>Customer PO</b>     | <b>Payment Terms</b> |                 |
| CARTESIAN           | SURVEYS                | Net 1 Day            |                 |
| <b>Sales Rep ID</b> | <b>Shipping Method</b> | <b>Ship Date</b>     | <b>Due Date</b> |
|                     | Cust. Pickup           |                      | 4/29/14         |

| Quantity | Item | Description    | Unit Price | Amount |
|----------|------|----------------|------------|--------|
| 18.00    |      | 18 X 24 PRINTS | 1.800      | 32.400 |

|  |                        |              |
|--|------------------------|--------------|
| Check/Credit Memo No:<br><br>Received<br>By: _____ | Subtotal               | 32.40        |
|  | Sales Tax              | 2.27         |
|  | Total Invoice Amount   | 34.67        |
|  | Payment/Credit Applied |              |
|  | <b>TOTAL</b>           | <b>34.67</b> |

**Late Charges are as follows: 60 days past due \$50.00, over 90 days past due \$75.00. Late Charges will be assessed on the first day of each month.**



PULP FACTION INC  
200 3RD ST NW STE 25  
ALBUQUERQUE, NM 87102  
505/247-3500

TERMINAL ID.: 26420002  
MERCHANT #: 000350002720860

UISA  
\*\*\*\*\*0627 EXP:XX/XX SWIPED  
SALE  
BATCH: 000347 INU: 000002  
Apr 29, 14 15:12  
RRH: 000142671721 AUTH:086076

**TOTAL \$34.67**

CHARLES CALDERON

CUSTOMER COPY

May 7, 2014

Pif



# City of Albuquerque Planning Department

## One Stop Shop – Development and Building Services

05/19/2008 Issued By: E08375

**Permit Number:** 2008 070 234

**Category Code 910**

**Application Number:** 08DRB-70234, Minor - Preliminary/ Final Plat Approval

**Address:**

**Location Description:** ACADEMY RD NE BETWEEN CANDELARIA ST NE AND IMPERATA ST NE

**Project Number:** 1004038

**Applicant**  
James R Macintie

**Agent / Contact**  
Forstbauer Surveying, Llc

Po Box 21027  
Albuquerque NM 87154  
271-4550

4116 Lomas Blvd Ne  
Albuquerque NM 87110  
268-2112

**Application Fees**

|                |                     |                 |
|----------------|---------------------|-----------------|
| 441018/4971000 | Public Notification |                 |
| 441032/3424000 | Conflict Mgmt Fee   | \$20.00         |
| 441006/4983000 | DRB Actions         | \$285.00        |
| <b>TOTAL:</b>  |                     | <b>\$305.00</b> |

City Of Albuquerque  
Treasury Division

5/19/2008 2:48PM LOC: ANN  
 WSH 009 TRANS# 0035  
 RECEIPT# 00091346-00091346  
 PERMIT# 2008070234 TRS#  
 Trans Amt \$305.00  
 Conflict Manag. Fee \$20.00  
 DRB Actions \$285.00  
 CK \$305.00  
 CHANGE \$0.00

Thank You



Supplemental form

**SUBDIVISION**

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

**SITE DEVELOPMENT PLAN**

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

**STORM DRAINAGE (Form D)**

- Storm Drainage Cost Allocation Plan

**S Z 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 (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)
- APPEAL / PROTEST of...**
- Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 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.

**APPLICATION INFORMATION:**

Professional/Agent (if any): FORSTBAUER SURVEYING LLC PHONE: 268-2112  
 ADDRESS: 4116 LOMAS BL NE FAX: 268-2032  
 CITY: ALBUQUERQUE STATE NM ZIP 87110 E-MAIL: FORSTSURV@AOC.COM

APPLICANT: JAMES R. MCLINTIC PHONE: 271-4550  
 ADDRESS: PO Box 21027 FAX: 271-2472  
 CITY: ALBUQUERQUE STATE NM ZIP 87154 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: OWNER List all owners: SEE ATTACHED

DESCRIPTION OF REQUEST: REPOSITION INTERNAL LOT LINE; GRANT PRIVATE USE and enjoyment easement

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

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

Lot or Tract No. 16 & 17 Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv/Addn/TBKA: THE LEGENDS AT HIGH DESERT  
 Existing Zoning: SU-2 HD/C-1 Proposed zoning: \_\_\_\_\_ MRGCD Map No. \_\_\_\_\_  
 Zone Atlas page(s): E-23 UPC Code: 102306220022831322;  
102306219523131321

**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 PROJ. # 1004039; APPLICATION # 06DRB-00606

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill? No  
 No. of existing lots: 2 No. of proposed lots: 2 Total area of site (acres): 0.2343  
 LOCATION OF PROPERTY BY STREETS: On or Near: ACADEMY RD NE  
 Between: CONTADENIA ST and IMPERATA ST

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

SIGNATURE R G J DATE 5/19/08  
 (Print) FORSTBAUER SURVEYING LLC Applicant:  Agent:   
BY RONALD A FORSTBAUER

**FOR OFFICIAL USE ONLY**

Form revised 4/07

| INTERNAL ROUTING   | Application case numbers | Action     | S.F. | Fees             |
|--|--------------------------|------------|------|------------------|
| <input checked="" type="checkbox"/> All checklists are complete  | <u>DRB - 70234</u>       | <u>P3F</u> |      | <u>\$ 285.00</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 type="checkbox"/> Site is within 1000ft of a landfill     |                          |            |      | \$ _____         |
| <input type="checkbox"/> F.H.D.P. density bonus                  |                          |            |      | \$ _____         |
| <input type="checkbox"/> F.H.D.P. fee rebate                     |                          |            |      | \$ _____         |
|  |                          |            |      | Total            |
|  |                          |            |      | <u>\$ 305.00</u> |

Hearing date May 28, 2008

[Signature] 5/19/08  
 Planner signature / date

Project # 1004039



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

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

**SKETCH PLAT REVIEW AND COMMENT (DRB22)** Your attendance is required.

- Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) 6 copies
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, 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) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- List any original and/or related file numbers on the cover application

**EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08)** Your attendance is required.

- Preliminary Plat reduced to 8.5" x 11"
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter briefly describing, explaining, and justifying the request
  - Copy of DRB approved infrastructure list
  - Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
  - List any original and/or related file numbers on the cover application
- Extension of preliminary plat approval expires after one year.

**MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12)** Your attendance is required.

- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies
- Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
- Design elevations & cross sections of perimeter walls 3 copies
- Zone Atlas map with the entire property(ies) clearly outlined
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- Copy of recorded SIA
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- List any original and/or related file numbers on the cover application
- DXF file and hard copy of final plat data for AGIS is required.

**MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16)** Your attendance is required.

- ~~NA~~ 5 Acres or more: Certificate of No Effect or Approval
- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings
- Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only *N/A WAIVER*
- ~~NA~~ Design elevations and cross sections of perimeter walls (11" by 17" maximum) 3 copies *N/A COPY ATTACHED*
- ~~NA~~ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies *NO EXISTING LAND USE - N/A*
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- ~~JTA~~ Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- ~~JTA~~ Fee (see schedule)
- List any original and/or related file numbers on the cover application
- ~~NA~~ Infrastructure list if required (verify with DRB Engineer)
- DXF file and hard copy of final plat data for AGIS is required.

**AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03)** Your attendance is required.

- 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
  - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter briefly describing, explaining, and justifying the request
  - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
  - List any original and/or related file numbers 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.

*FORSTBAUER SURVEYING LLC  
BY RONALD A FORSTBAUER*

*[Signature]* Applicant name (print)  
*5/19/08* Applicant signature / date



Form revised October 2007

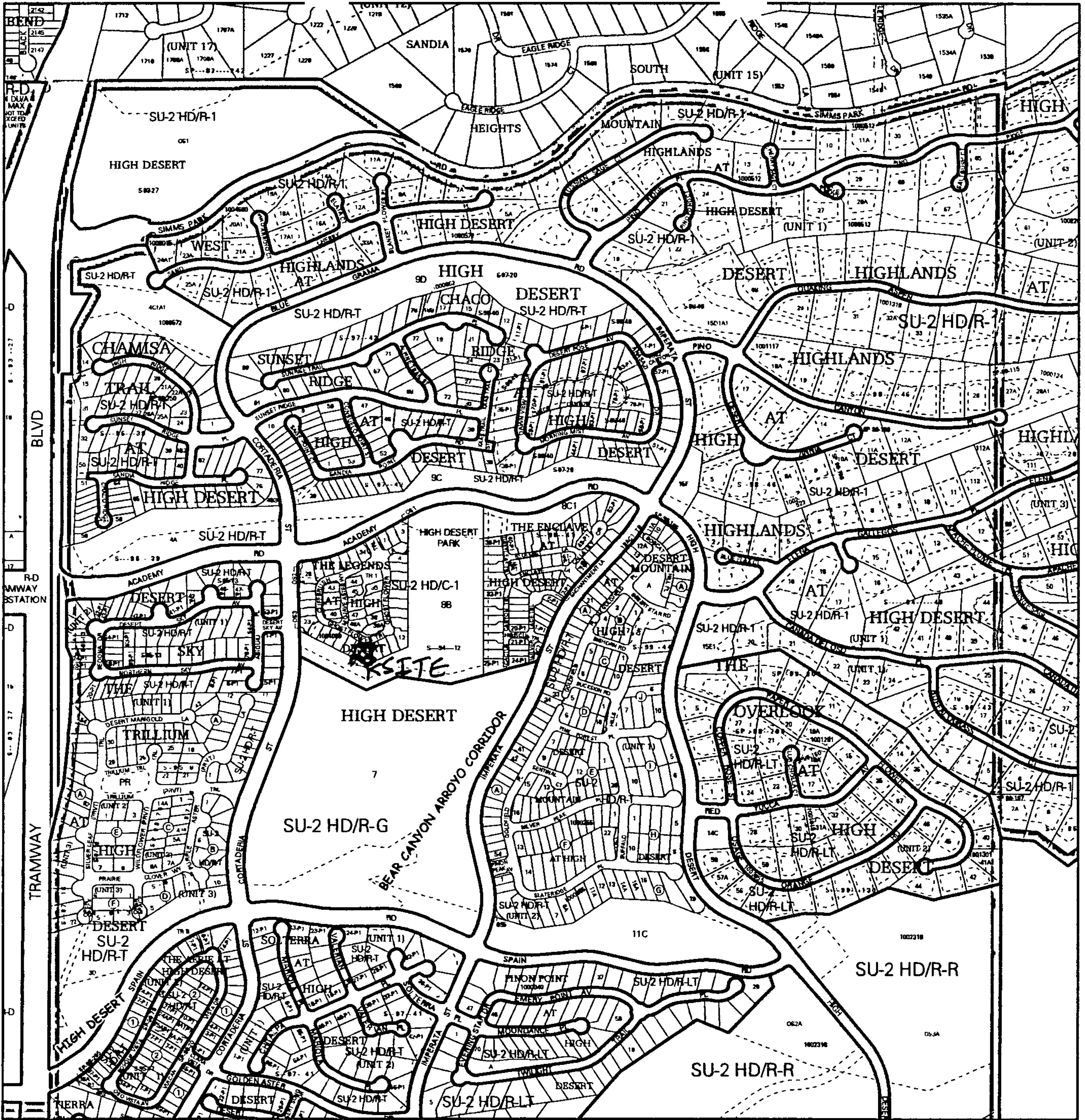
- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers  
*06DRR - 70034*

*[Signature]* *5/19/08*  
Planner signature / date  
Project # *1004039*


**Property owners for Lot 16 and Lot 17, The Legends at High Desert:**

**James R. McClintic, Steve Abraham, Joan Abraham and Michael Abraham and The Legends at High Desert, LLC**

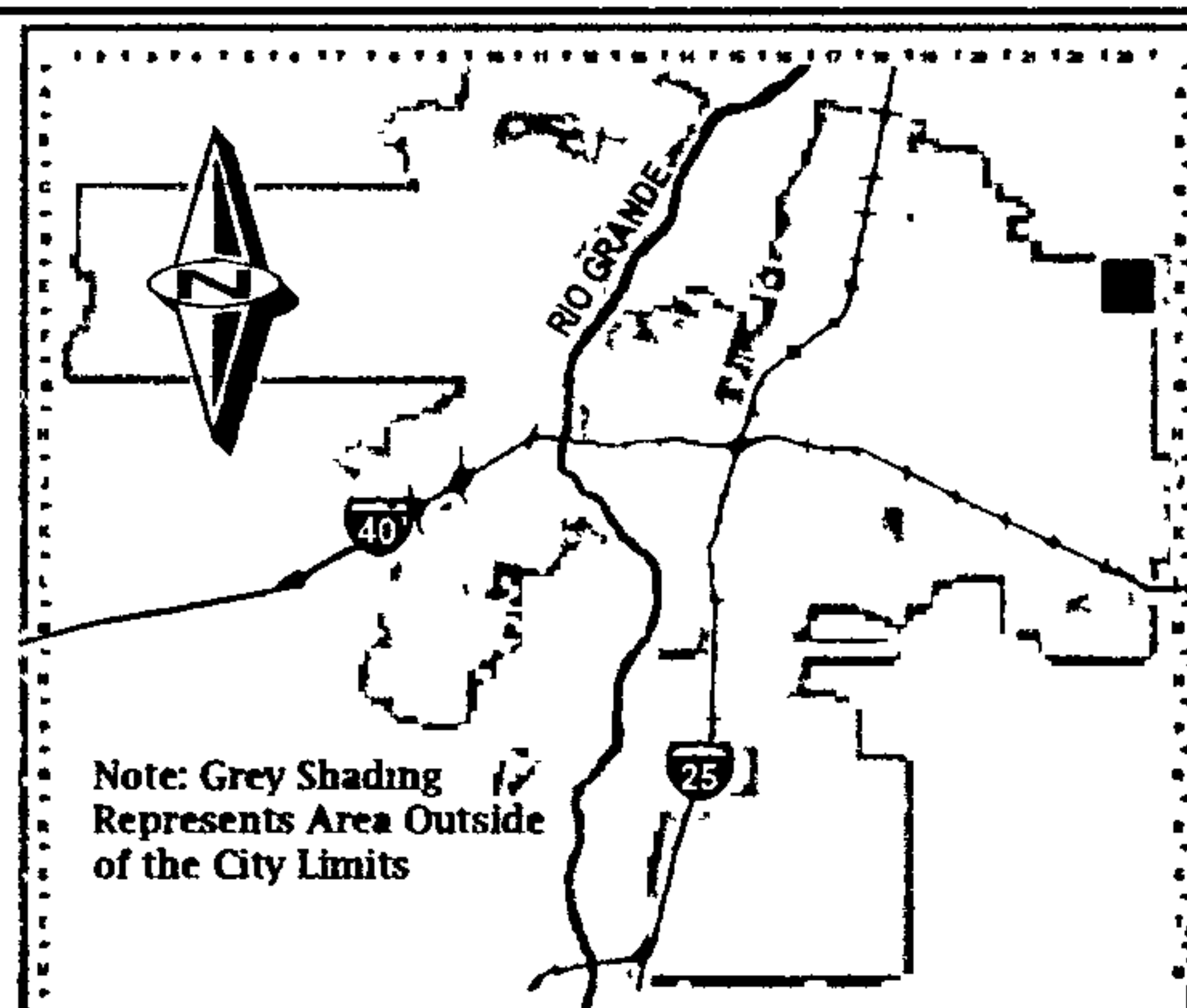




For more current information and more details visit: <http://www.cabq.gov/gis>



Map amended through: 1/4/2008



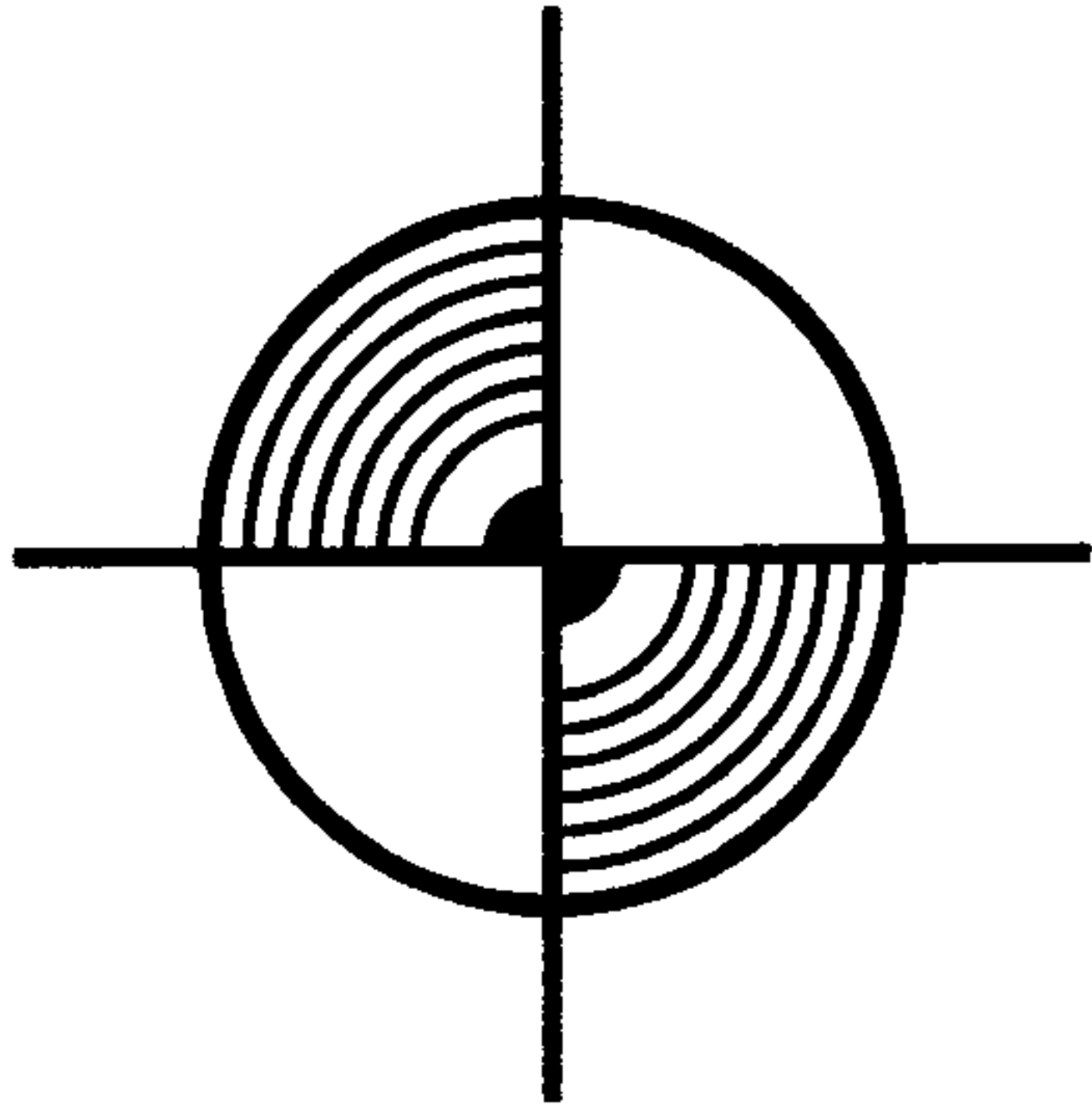
Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**E-23-Z**

Selected Symbols

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

0 750 1,500 Feet



**Forstbauer  
Surveying  
Company, LLC**

*Professional Surveyor  
New Mexico • Arizona • Colorado  
United States Mineral Surveyor*

May 19, 2008

To: Development Review Board

From: Terese C. Forstbauer

Re: Replat of Lot 16 and Lot 17, The Legends at High Desert

Forstbauer Surveying LLC, agent for James R. McClintic, Steve Abraham, Joan Abraham and Michael Abraham and The Legends at High Desert, LLC, requests preliminary/ final plat approval in order to reposition the internal lot lines between Lot 16 and Lot 17 and grant a private use and enjoyment easement.





### Pre-Development Facilities Fee (PDFF) Cover Sheet

PDFF agreements received by 5PM Thursday will be ready for pick up by 8AM on the following Tuesday.

Please drop off and pick up all Pre-Development Facilities Fee agreements at APS' Capital Master Plan office. The office is located in Suite 9, 2nd floor, of the Lincoln Building at 915 Locust St SE. A map to our offices is located at: <http://construction.voteaps.com/LincolnMap.html>

Project # (if already assigned by DRB/EPC) \_\_\_\_\_

**Please check one:**

- Preliminary PDFF  
(Preliminary PDFF are required for preliminary plat submittals.)
- Final PDFF  
(Final PDFF are required for final plat submittals and **must be recorded** prior to DRB hearing)
- Waiver/Deferral  
(Must provide reason for waiver/deferral)

**Project Information**

Subdivision Name Legends at High Desert

Legal Description Lots 16-A and 17-A

Location of Project (address or major cross streets) Academy NE and Cortadena St NE

Proposed Number of Units: 2 Single-Family \_\_\_\_\_ Multi-Family 2 Total Units

Note: A single-family unit is a single-family, detached dwelling unit.

Comments \_\_\_\_\_

**Waiver Information**

Property Owner James R. McClintic, Joan Abraham, Steve Abraham, and Michael Abraham (Lot 16), James R. McClintic Member, The Legends at High Desert, LLC (Lot 17) Legal Description Lots 16-A and 17-A, The Legends at High Desert Zoning SU-2/HD/R-G

Reason for Waiver/Deferral the property owners plan to reposition the internal lot lines between Lot 16 and Lot 17 and to grant a private use and enjoyment easement. This will result in no net gain of residential units.

**Contact Information**

Name Terese Forstbauer

Company Forstbauer Surveying LLC

Phone 268-2112

E-mail forstsurv@aol.com

**Please include with your submittal:**

- Zone Atlas map with the entire property(ies) precisely and clearly outlined
- Copy of a plat or plan for the proposed project
- List of legal description (e.g. lot, block) and street address for each lot (for final plat only)
- Please include project number on the top right corner of all documents
- Please paper clip all submitted documents (for ease of making copies)

**FOR OFFICE USE ONLY**

APS Cluster Eldorado

Date Submitted 5/9/2008

Date Completed 5/12/2008

**ALBUQUERQUE PUBLIC SCHOOLS  
PRE-DEVELOPMENT FACILITIES FEE AGREEMENT WAIVER**

Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, New Mexico ("Albuquerque Public Schools" or "APS"), having reviewed the proposed plat of Lots 16-A and 17-A, The Legends at High Desert, which is zoned as R-2, on May 12, 2008 submitted by James R. McClintic, Joan Abraham, Steve Abraham, and Michael Abraham (Lot 16), James R. McClintic Member, The Legends at High Desert, LLC (Lot 17), owner of above property, has determined that no Pre-Development Facilities Fee Agreement is required with respect to that proposed plat because the property owners plan to reposition the internal lot lines between Lot 16 and Lot 17 and to grant a private use and enjoyment easement. This will result in no net gain of residential units.

ALBUQUERQUE PUBLIC SCHOOLS

By: \_\_\_\_\_  
Signature

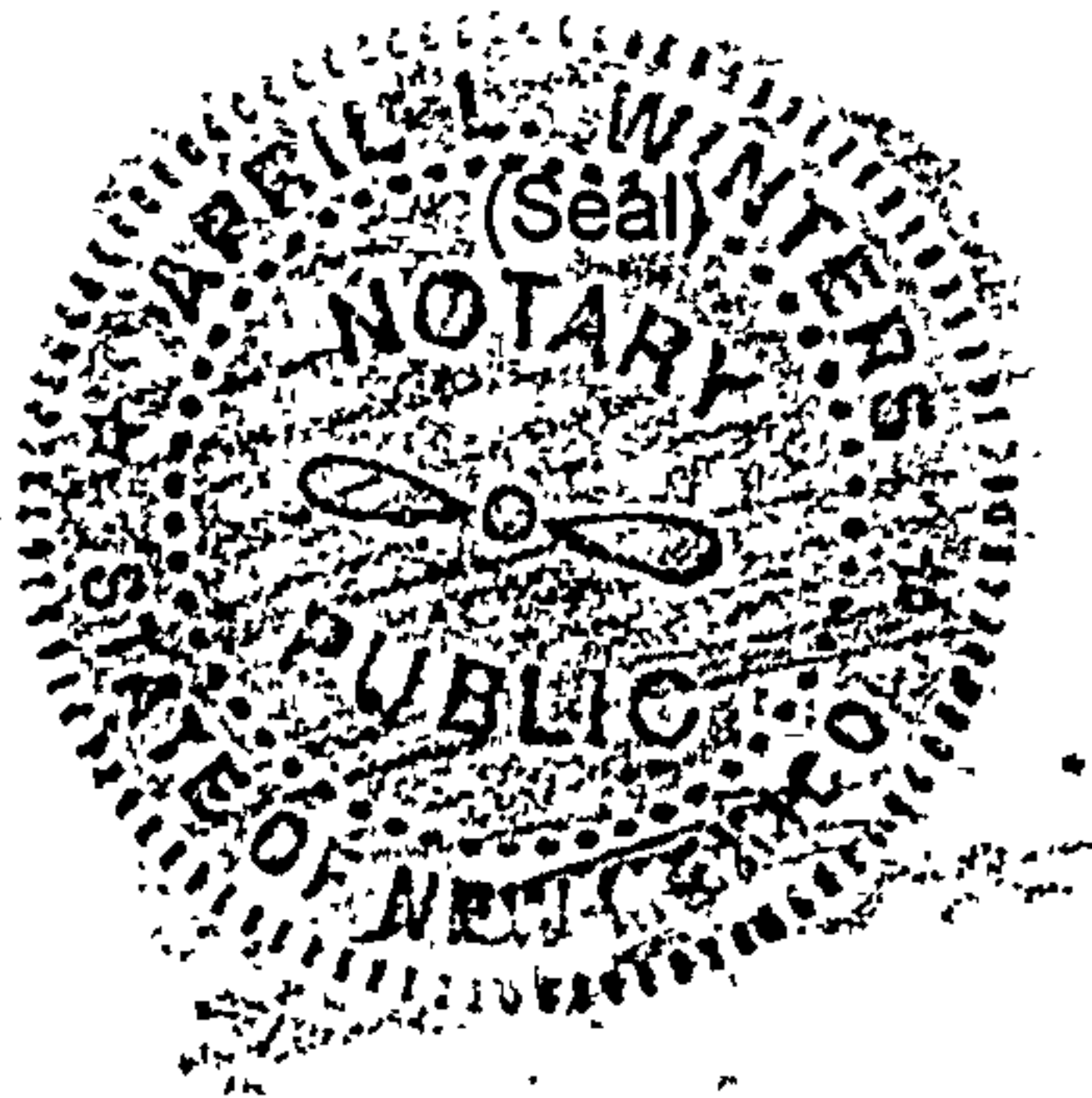
\_\_\_\_\_  
Betty King, Planner, Capital Master Plan

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO

This instrument was acknowledged before me on May 12, 2008, by Betty King as Planner, Capital Master Plan of the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, a school district organized and existing under the laws of the State of New Mexico.

April L. Winters  
\_\_\_\_\_  
Notary Public

My commission expires: May 18, 2011





**City of Albuquerque Planning Department**  
**One Stop Shop – Development and Building Services**

11/27/2007 Issued By: E08375

**Permit Number: 2007 070 410**

**Category Code 910**

**Application Number: 07DRB-70410, Minor - Preliminary/ Final Plat Approval**

**Address:**

**Location Description: ACADEMY ROAD NE, BETWEEN CORTADERIA ST NE AND IMPERATA ST NE**

**Project Number: 1004039**

**Applicant**

Rutledge Investment Co Inc

11000 Spain Rd Ne Suite A  
Albuquerque NM 87111  
294-5084

**Agent / Contact**

Isaacson & Arfman Pa

128 Monroe St Ne  
Albuquerque NM 87109  
288-8828

**Application Fees**

|                |                     |                 |
|----------------|---------------------|-----------------|
| 441018/4971000 | Public Notification |                 |
| 441032/3424000 | Conflict Mgmt Fee   | \$20.00         |
| 441006/4983000 | DRB Actions         | \$285.00        |
| <b>TOTAL:</b>  |                     | <b>\$305.00</b> |

City Of Albuquerque  
Treasury Division

11/27/2007 10:58AM LOC: ANNEX  
WSH 006 TRANSH 0003  
RECEIPT# 00084989-00084989  
PERMIT# 2007070410 TRSCCS  
Trans Amt \$350.00  
Conflict Manag. Fee \$20.00  
DRB Actions \$285.00

Thank You

**City of Albuquerque Planning Department**  
**One Stop Shop – Development and Building Services**

11/27/2007 Issued By: E08375

**Permit Number: 2007 070 411**

**Category Code 910**

**Application Number: 07DRB-70411, Vacation Of Private Easement**

**Address:**

**Location Description: ACADEMY ROAD NE BETWEEN CORTADERIA ST NE AND IMPERATA ST NE**

**Project Number: 1004039**

**Applicant**

Rutledge Investment Co Inc

11000 Spain Rd Ne Suite A  
Albuquerque NM 87111  
294-5084

**Agent / Contact**

Isaacson & Arfman Pa

128 Monroe St Ne  
Albuquerque NM 87109  
268-8828

**Application Fees**

|                |                     |                |
|----------------|---------------------|----------------|
| 441018/4971000 | Public Notification |                |
| 441006/4983000 | DRB Actions         | 45.00          |
| <b>TOTAL:</b>  |                     | <b>\$45.00</b> |

City Of Albuquerque  
Treasury Division

11/27/2007 10:58AM LOC: ANHX  
WS# 006 TRANS# 0003  
RECEIPT# 00084989-00084990  
PERMIT# 2007070411 TRSCDS  
Trans Amt \$350.00  
DRB Actions \$45.00  
CK \$350.00  
CHANGE \$0.00

Thank You



*Rutledge*  
ALBUQUERQUE'S BUILDER OF LUXURY HOMES

it  
it  
it  
it  
it

RE: The Legends at High Desert  
Replat of Lot 45 & Tract 1

Rutledge Investment Company, Inc. (RIC) is the developer and builder of the above referenced subdivision in High Desert. Currently, RIC owns Lot 45 and will control the landscape tract until it is conveyed to High Desert Residential Owners Association. Thereby, RIC consents to the realignment of a portion of the common property line and the vacation of that portion of the landscape easement over that portion of land being absorbed into future Lot 45-A.

The private park is for the benefit of the homeowners of The Legends at High Desert and RIC is responsible for the park development. After the park is accepted by RIC, we will deed the park and the other four landscape tracts to the HDROA.

Please contact our office if additional information is needed for this plat action to proceed.

Respectfully,



Kyle Rutledge  
Rutledge Investment Company, Inc.



Supplemental form

**SUBDIVISION**

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

**SITE DEVELOPMENT PLAN**

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

**STORM DRAINAGE**

- Storm Drainage Cost Allocation Plan

**S Z 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 (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
- D** 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:**

Professional Agent (if any): ISAACSON & ARMAN, P.A. PHONE: 268-8828  
 ADDRESS: 128 MONROE ST. NE FAX: \_\_\_\_\_  
 CITY: ABQ STATE NM ZIP 87108 E-MAIL: FREDA@IACIVIL.COM

APPLICANT: RUTLEDGE INVESTMENT CO. INC. PHONE: 294-5084  
 ADDRESS: 11000 SPAIN RD. N.E., SUITE A FAX: 294-5089  
 CITY: ABQ STATE NM ZIP 87111 E-MAIL: \_\_\_\_\_

Proprietary interest in site: OWNER List all owners: (SEE ABOVE)

DESCRIPTION OF REQUEST: MINOR SUBD. PREL. / FINAL PLAT APPROVAL AND TO VACATE A PORTION OF A PRIVATE LANDSCAPE EASEMENT

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

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

Lot or Tract No. LOT 45 & TRACT 1 Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv/Addn/TBKA: THE LEGENDS @ HIGH DESERT (tbka lot 45-A + Tract 1-A)  
 Existing Zoning: SO-2 HD/C-1 Proposed zoning: SAME  
 Zone Atlas page(s): E-23 UPC Code: 102306220026931401 MRGCD Map No N/A  
102306219226231403

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): 06DRB-00606

07DRB-00091 & 00092 (#1004039); 05ZHE-00449; 05ZHE-00480; 05DRB-01074  
05DRB-01532; 05ORB-01533; 05ORB-01534

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill?  No  
 No. of existing lots: 2 No. of proposed lots: 2 Total area of site (acres): 0.4060

LOCATION OF PROPERTY BY STREETS: On or Near: ACADEMY ROAD NE  
 Between: CORTADERIA ST. NE and IMPERATA ST. NE

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

SIGNATURE Fred C. Arman DATE 11.27.07  
 (Print) FRED C. ARMAN Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

Form revised 4/07

| INTERNAL ROUTING  | Application case numbers | Action         | S.F.  | Fees                   |
|---|--------------------------|----------------|-------|------------------------|
| <input checked="" type="checkbox"/> All checklists are complete         | <u>07DRB - 70410</u>     | <u>P&amp;F</u> | _____ | <u>\$ 285.00</u>       |
| <input checked="" type="checkbox"/> All fees have been collected        | <u>07DRB - 70411</u>     | <u>VPRE</u>    | _____ | <u>\$ 45.00</u>        |
| <input checked="" type="checkbox"/> All case #s are assigned            | _____                    | <u>CME</u>     | _____ | <u>\$ 20.00</u>        |
| <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>December 5, 2007</u>                                    |                          |                |       | Total <u>\$ 350.00</u> |

Ventura 11/27/07  
 Planner signature / date

Project # 1004039



**FORM V: SUBDIVISION VARIANCES & VACATIONS**

- BULK LAND VARIANCE (DRB04)** **(PUBLIC HEARING CASE)**
- Application for Minor Plat on FORM S-3, including those submittal requirements. **24 copies**
- Letter briefly describing and explaining: the request, compliance with the Development Process Manual, and all 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)
- List any original and/or related file numbers on the cover application

**DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

- VACATION OF PUBLIC EASEMENT (DRB27)**
  - VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)**
  - The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies.**  
(Not required for City owned public right-of-way.)
  - Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
  - Zone Atlas map with the entire property(ies) clearly outlined
  - 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)
  - List any original and/or related file numbers 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 30 DAYS after the filing deadline. Your attendance is required.**

- SIDEWALK VARIANCE (DRB20)**
  - SIDEWALK WAIVER (DRB21)**
  - Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6 copies**
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter briefly describing, explaining, and justifying the variance or waiver
  - List any original and/or related file numbers on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

- SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)**
  - Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14") **24 copies**
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter briefly describing, explaining, and justifying the variance
  - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
  - Sign Posting Agreement
  - Fee (see schedule)
  - List any original and/or related file numbers on the cover application
- DRB meetings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

- TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**
  - EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)**
  - Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter briefly describing, explaining, and justifying the deferral or extension
  - List any original and/or related file numbers on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

- VACATION OF PRIVATE EASEMENT (DRB26)**
  - VACATION OF RECORDED PLAT (DRB29)**
  - The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") **6 copies**
  - Scale drawing showing the easement to be vacated (8.5" by 11") **6 copies** *see plat*
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter/documents briefly describing, explaining, and justifying the vacation **6 copies**
  - Letter of authorization from the grantors and the beneficiaries (private easement only)
  - Fee (see schedule)
  - List any original and/or related file numbers 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.

Fred C. Artman  
Applicant name (print)  
Fred C. Artman 11/27/07  
Applicant signature / date



- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers  
 27DRB - \_\_\_\_\_ - 20411  
 \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_  
 \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_

Form revised 4/07  
Va [Signature] 11/27/07  
 Planner signature / date  
 Project # 1004039

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

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

**SKETCH PLAT REVIEW AND COMMENT (DRB22)** **Your attendance is required.**

- Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, 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) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- List any original and/or related file numbers on the cover application

**EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08)** **Your attendance is required.**

- Preliminary Plat reduced to 8.5" x 11"
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Copy of DRB approved infrastructure list
- Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
- List any original and/or related file numbers on the cover application

**Extension of preliminary plat approval expires after one year.**

**MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12)** **Your attendance is required.**

- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
- Design elevations & cross sections of perimeter walls **3 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- Copy of recorded SIA
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- List any original and/or related file numbers on the cover application
- DXF file and hard copy of final plat data for AGIS is required.

**MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16)** **Your attendance is required.**

- NA* 5 Acres or more: Certificate of No Effect or Approval
- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings
- NA* Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
- NA* Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
- NA* Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, 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) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- NA* Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- Fee (see schedule)
- List any original and/or related file numbers on the cover application
- NA* Infrastructure list if required (**verify with DRB Engineer**)
- DXF file and hard copy of final plat data for AGIS is required. *forthcoming*

**AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03)** **Your attendance is required.**

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**
- Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- List any original and/or related file numbers 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.

Fred C. Artman  
Applicant name (print)  
Fred C. Artman 11/27/07  
Applicant signature / date



Form revised **October 2007**

- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers  
07DRB - \_\_\_\_\_ - 70410

[Signature] 11/27/07  
Planner signature / date  
Project # 1004039







**ISAACSON & ARFMAN, P.A.**

**Consulting Engineering Associates**

*Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE  
Scott M. McGee, PE*

November 27, 2007

Chairperson  
Development Review Board  
Planning Department  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, NM 87103

**RE: The Legends at High Desert  
Lot 45 & Tract 1**

**SUBJECT: Replat: Justification of Request**

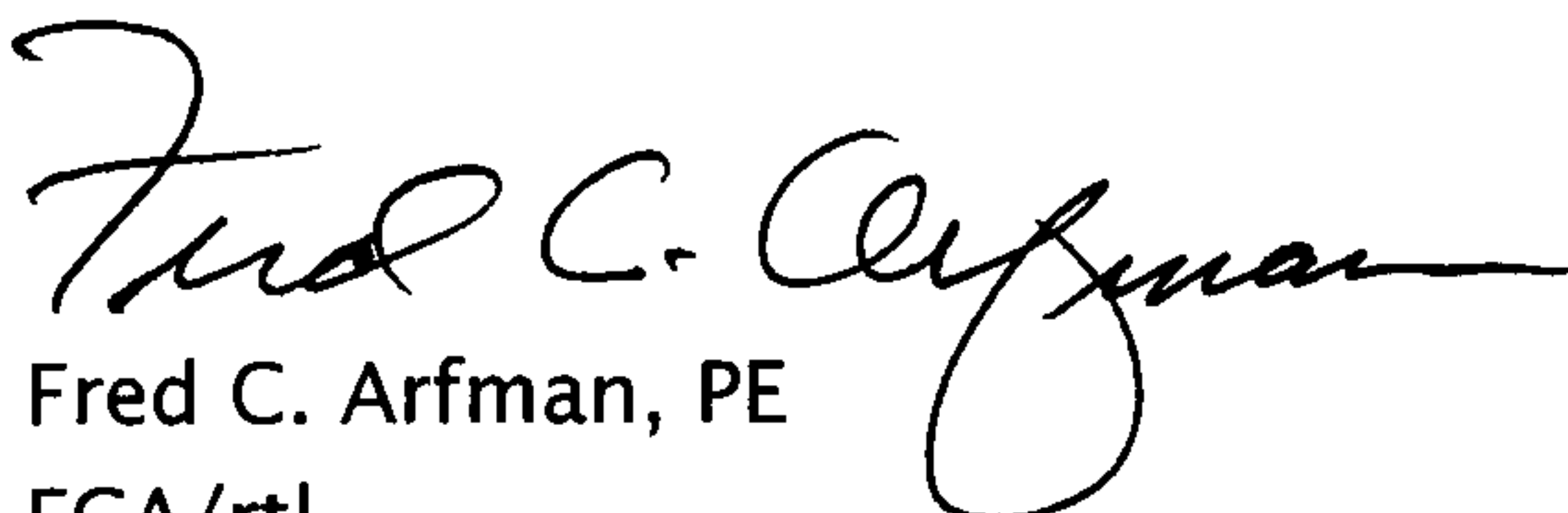
Dear Chairperson:

Isaacson & Arfman, P.A., consulting engineers and agent for Rutledge Investments Company, Inc. request entry onto the DRB agenda to consider the proposed platting action. The replat expands Lot 45 and reduces the landscape tract by narrowing the trail pathway between Lot 45 and Tract 1.

A letter from the landscape easement beneficiary stating their concurrence is submitted as part of this request.

Thank you for your consideration of this request.

Sincerely,  
**ISAACSON & ARFMAN, P.A.**

  
Fred C. Arfman, PE  
FCA/rtl



# Rutledge

ALBUQUERQUE'S BUILDER OF LUXURY HOMES

November 27, 2007

Ms. Sherman Matson  
DRB Chairperson  
Development & Building Services Division  
Planning Department  
600 2<sup>nd</sup> Street, NW  
Albuquerque, New Mexico 87102

RE: Lot #45 & Tract 1, The Legends of High Desert

Dear Ms Matson;

Rutledge Investment Company, Inc. Owners and Developers of the referenced properties; hereby authorize Issacson & Arfman, P.A. to act as our agent in all matters related to the replat of the subject property and do consent to the replat as presented to the Development Review Board including vacating of a portion of a private landscape easement contained over tract 1. Rutledge Investment Company, Inc. owns all of the properties affected by the replat and therefore, acts as both the Grantor and Beneficiary of all granted and vacated easements.

Regards,

  
Kyle Rutledge  
President  
Rutledge Investment Company, Inc.

|                   |             |         |          |             |   |
|-------------------|-------------|---------|----------|-------------|---|
| Post-it® Fax Note | 7671        | Date    | 11-27-07 | # of pages▶ | 1 |
| To                | Fred Arfman | From    | Rutledge |             |   |
| Co./Dept.         |             | Co.     | Kyle     |             |   |
| Phone #           | 268-8828    | Phone # | 294-5084 |             |   |
| Fax #             | 268-2632    | Fax #   | 294-5089 |             |   |



**ISAACSON & ARFMAN, P.A.**

**Consulting Engineering Associates**

*Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE  
Scott M. McGee, PE*

November 27, 2007

Chairperson  
Development Review Board  
Planning Department  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, NM 87103

**RE: The Legends at High Desert  
Lot 45 & Tract 1**

**SUBJECT: Replat: Justification of Request**

Dear Chairperson:

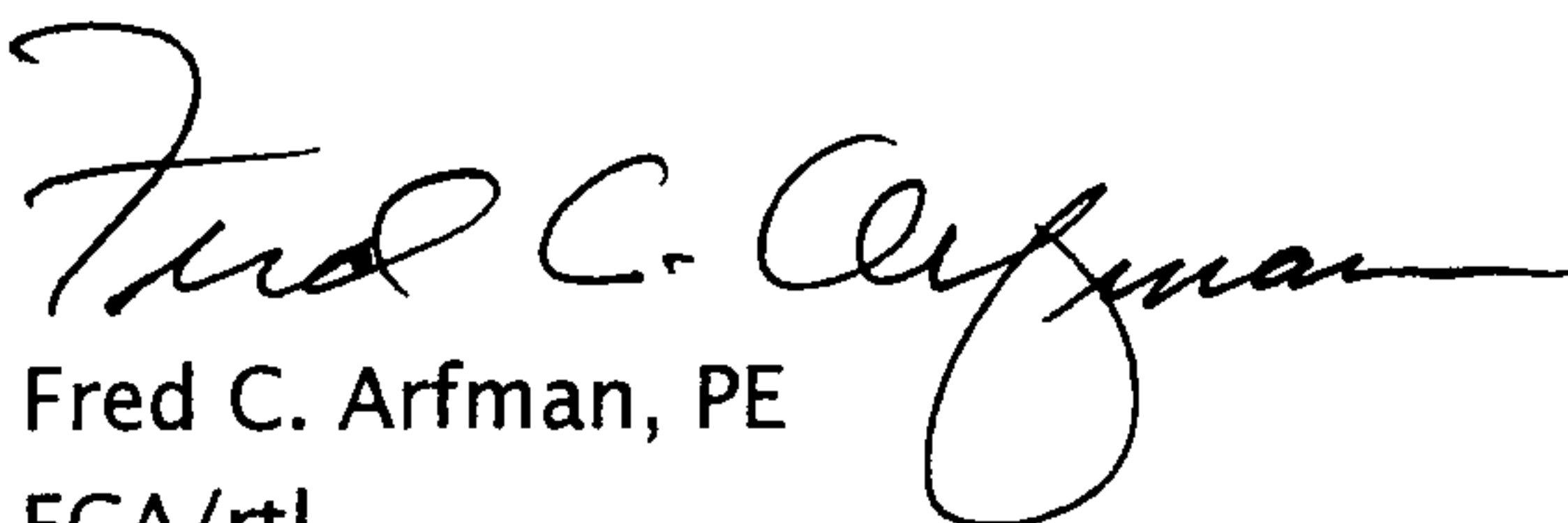
Isaacson & Arfman, P.A., consulting engineers and agent for Rutledge Investments Company, Inc. request entry onto the DRB agenda to consider the proposed platting action. The replat expands Lot 45 and reduces the landscape tract by narrowing the trail pathway between Lot 45 and Tract 1.

A letter from the landscape easement beneficiary stating their concurrence is submitted as part of this request.

Thank you for your consideration of this request.

Sincerely,

**ISAACSON & ARFMAN, P.A.**

  
Fred C. Arfman, PE  
FCA/rtl

Lot 44  
 The Legends at High Desert  
 filed 5/11/06, Book 2006C, Page 149

Lot 35  
 The Legends at High  
 filed 5/11/06, Book 2006

Lot 36  
 The Legends at High D  
 filed 5/11/06, Book 2006C,

Lot 46  
 The Legends at High Desert  
 filed 5/11/06, Book 2006C, Page 149

Lot 45-A  
 4,681 square feet

PRIVATE  
 LANDSCAPE  
 EASEMENT  
 TO BE VACATED

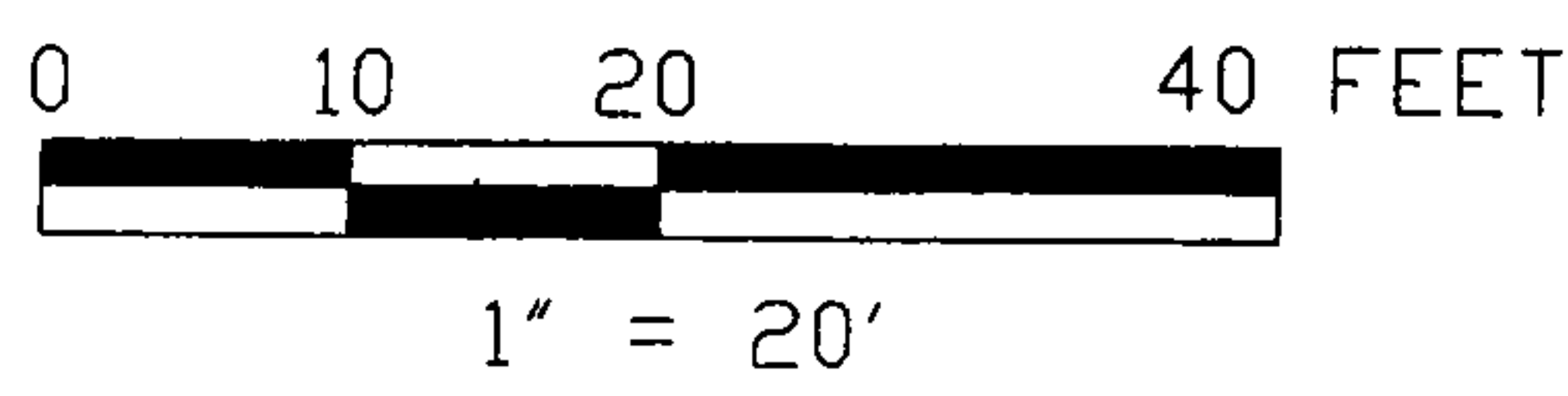
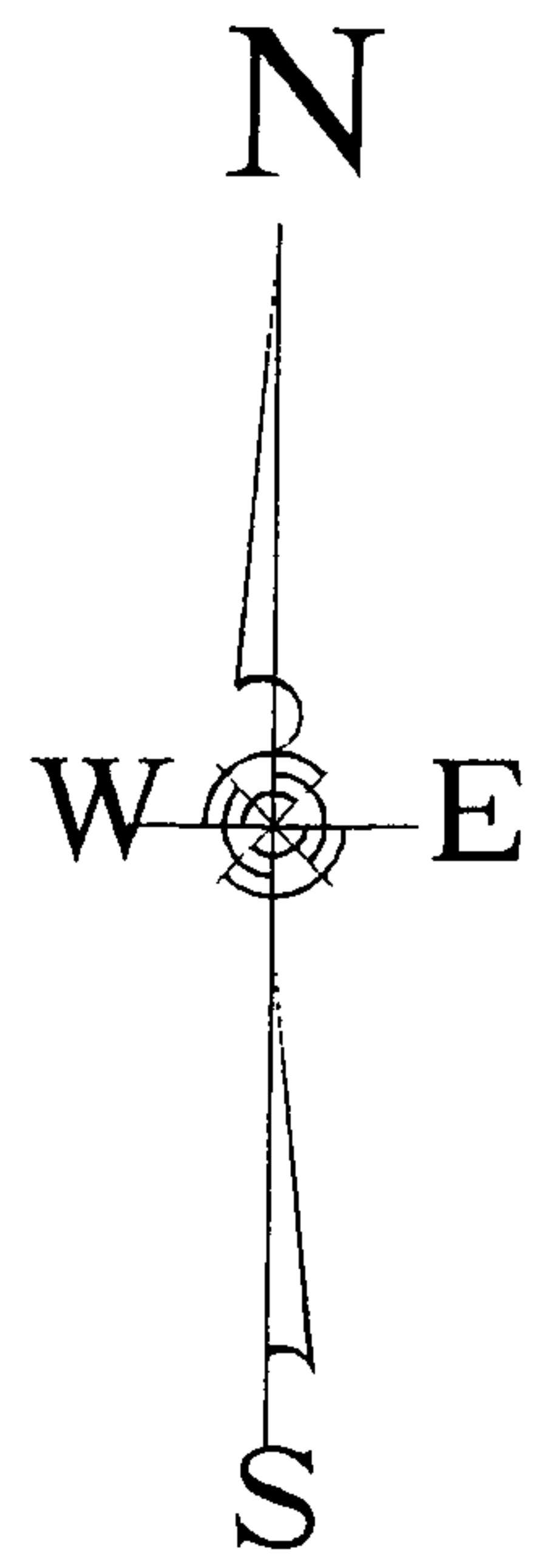
**VACATION EXHIBIT**

Private Tract PR  
 33' R/W  
 Aster Way NE

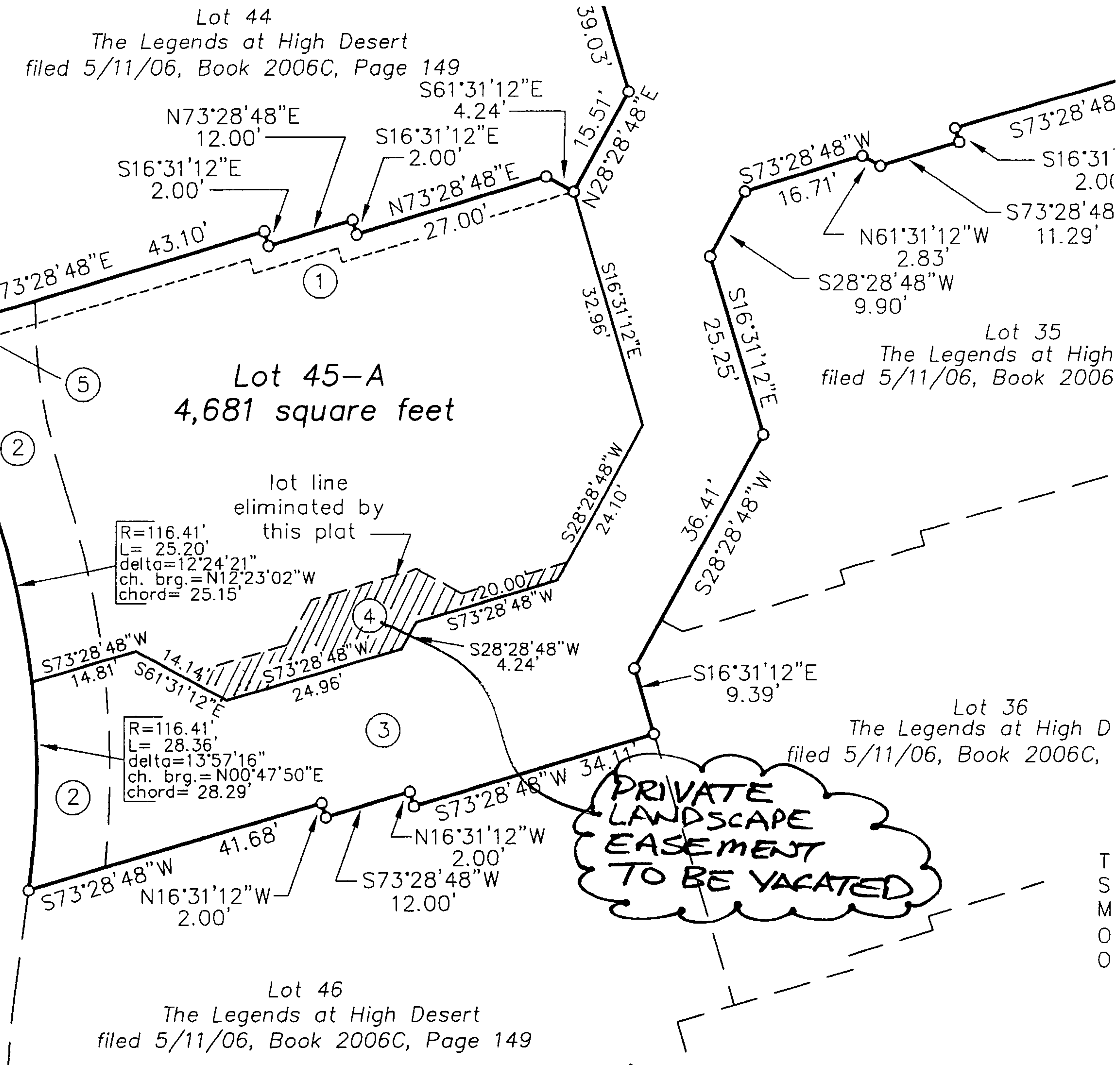
R=83.50'  
 L= 25.17'  
 delta=17°22'37"  
 ch. brg.=N09°53'47"W  
 chord= 25.08'

lot line  
 eliminated by  
 this plat  
 R=116.41'  
 L= 25.20'  
 delta=12°24'21"  
 ch. brg.=N12°23'02"W  
 chord= 25.15'

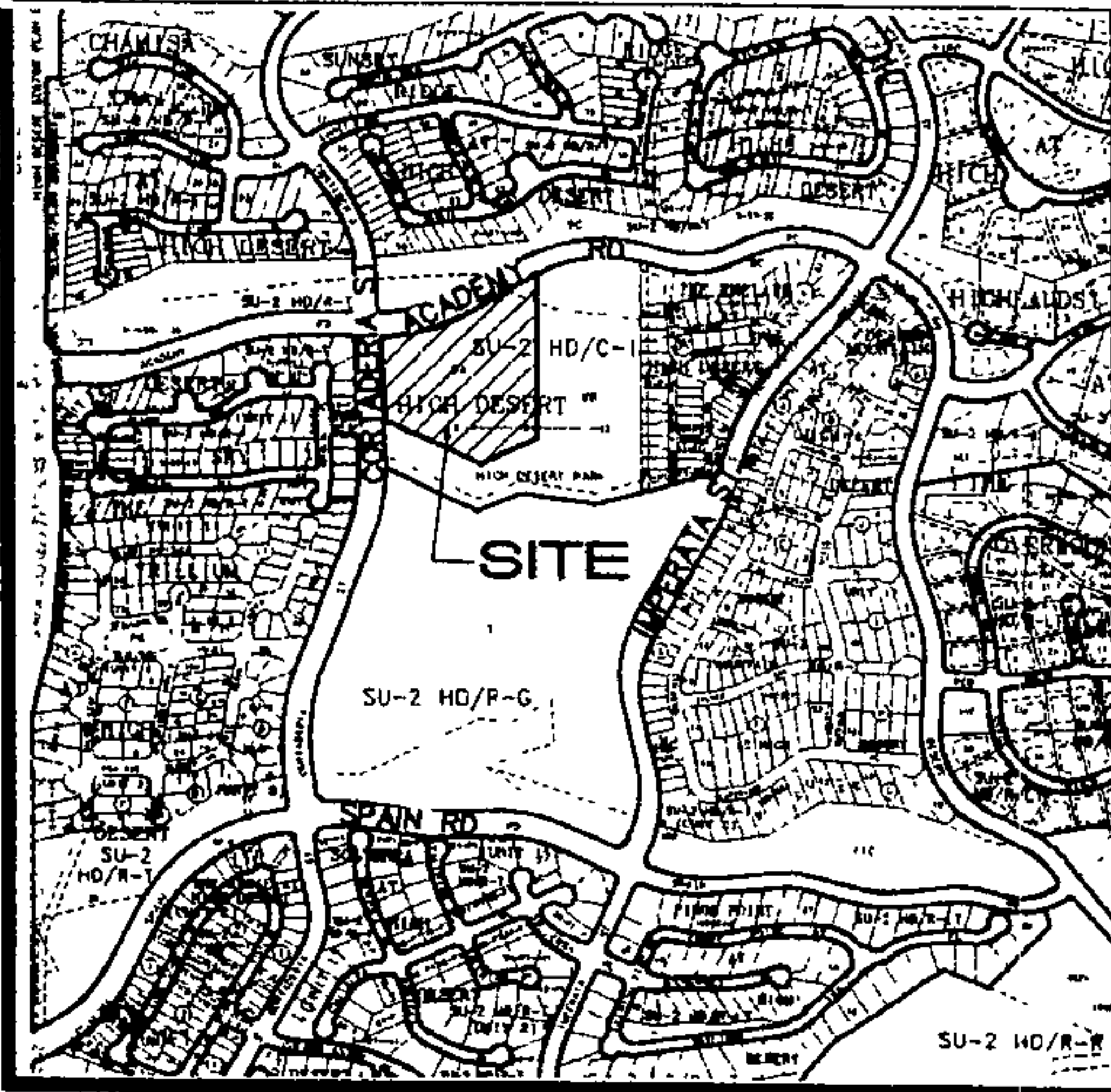
R=116.41'  
 L= 28.36'  
 delta=13°57'16"  
 ch. brg.=N00°47'50"E  
 chord= 28.29'



T  
S  
M  
O  
O







E-23 1"=750'

**VICINITY MAP**

**SUBDIVISION DATA / NOTES**

- 1 Total Number of Existing Tracts 1
- 2 Total Number of Lots created 48
- 3 Total Number of Tracts created 12
- 4 Gross Subdivision Acreage 7.2940 Ac
- 5 Total Mileage of Private Streets Created 0.3481
- 6 Bearings are New Mexico State Plane Grid Bearings (Central Zone NAD 27)
- 7 Distances are ground distances
- 8 Field Survey performed in June, 2005
- 9 Title Report Land America Albuquerque Title Company, File No 6213000683
- 10 City Standard Utility Note II  
City of Albuquerque Water and Sanitary Sewer Service must be verified and coordinated with the Albuquerque Bernalillo County Water Utility Authority, City of Albuquerque
- 11 Centerline (in lieu of R/W) monumentation to be installed at all centerline PC's, PT's, angle points and street intersections prior to acceptance of subdivision street improvements and will consist of a standard four-inch (4") aluminum alloy cap stamped "City of Albuquerque", "Centerline Monumentation", "Survey Marker", "Do Not Disturb", "PLS #6126".
- 12 ZONING SU-2 HD/C-1 with conditional use for residential uses all lots shall conform to the R-T zoning regulations as listed in the City of Albuquerque zoning code with exception as approved by the City of Albuquerque zoning hearing examiner on July 22, 2005
- 13 Measured bearings and distances are identical to record

**PUBLIC UTILITY EASEMENTS**

Public utility easements shown on this plat are granted for the common and joint use of

- 1 The Public Service Co Of NM--Electric Services Division for the installation, maintenance, and service of underground/overhead electrical lines, communication lines, transformers, and any other equipment, fixtures, structures, and related facilities reasonably necessary to provide electrical service
- 2 Qwest for the installation, maintenance and service of all buried communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and closures
- 3 Comcast for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide cable tv service
- 4 The Public Service Co Of NM--Gas Services Division for the installation, maintenance, and service of such distribution and service lines and facilities reasonably necessary to provide gas service



THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC # 10230622/912563203  
PROPERTY OWNER OF RECORD  
High Desert Investment Corp  
BERNALILLO COUNTY TREASURER'S OFFICE  
F. J. ... 5-11-06

**Plat Of  
The Legends  
At High Desert Subdivision**  
Being a Replat of  
Tract 8A, High Desert  
within  
The Elena Gallegos Grant  
Projected Section 26, T 11N, R 4E, N M P M  
City Of Albuquerque  
Bernalillo County, New Mexico  
May 2006

**LEGAL DESCRIPTION**

Tract 8A as the same is shown and designated on the PLAT OF TRACTS 8A, 8B AND 8C HIGH DESERT, Albuquerque, New Mexico filed in the office of the County Clerk of Bernalillo County, New Mexico on June 30, 1994 in Volume 94C, folio 223 as Document No 94083641

**FREE CONSENT AND DEDICATION**

The subdivision shown hereon is with the free consent and in accordance with the desires of the undersigned Owner(s) and/or Proprietor(s) thereof and said Owner(s) and/or Proprietor(s) do hereby grant all access, utility and drainage easements shown hereon including the right to construct, operate, inspect, and maintain facilities therein, and all public utility easements shown hereon for the common and joint use of gas, electrical power and communication services for overhead and/or buried distribution lines, conduits, and pipes for underground and/or overhead utilities where shown or indicated, and including the right of ingress and egress for construction and maintenance, and the right to trim interfering trees and shrubs. Said Owner(s) and/or Proprietor(s) do hereby consent to all of the foregoing and said owners warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided, and do hereby certify that this subdivision is their free act and deed

**OWNER**

RUTLEDGE INVESTMENT COMPANY, INC.

KYLE R. RUTLEDGE, PRESIDENT

**ACKNOWLEDGMENT**

STATE OF NEW MEXICO )  
COUNTY OF BERNALILLO )



This instrument was acknowledged before me on May 1, 2006, by Kyle R. Rutledge, President of Rutledge Investment Company a New Mexico Corporation, on behalf of said corporation.

My Commission Expires 4/22/07  
Ruth T. Lozano  
Notary Public

Included is the right to build, rebuild, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said easement, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs, or bushes which interfere with the purposes set forth herein no building, sign, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of national electrical safety code caused by construction of pools, decking, or any structures adjacent to or near easements shown on this plat

Easements for electric transformers/switchgears, as installed, shall extend ten feet (10') in front of transformer/switchgear doors and five feet (5') on each side

In approving this plat, PNM Electric Services and Gas Services (PNM) did not conduct a Title Search of the properties shown hereon. Consequently, PNM does not waive nor release any easement or easement rights to which it may be entitled.

**APPROVALS**

DRB PROJECT NO. 1004039  
APPLICATION NO. 05-01074 06 DRB-00606

**DISCLOSURE STATEMENT**

The purpose of this plat is to subdivide the subject tract into 48 residential lots, 11 private landscape tracts, and 1 private roadway tract, and to grant easements necessary to serve the residential development

**Utility Approvals**

|  |         |
|--|---------|
| <u>Lead D. Marks</u>                         | 5-5-06  |
| PNM ELECTRIC SERVICES DIVISION               | DATE    |
| <u>Lead D. Marks</u>                         | 5-5-06  |
| PNM GAS SERVICES DIVISION                    | DATE    |
| <u>Ken Curbier</u>                           | 5/9/06  |
| QWEST  | DATE    |
| <u>John Borlan</u>                           | 5-5-06  |
| COMCAST                                      | DATE    |
| <u>City Approvals</u>                        |         |
| <u>John B. ...</u>                           | 5-2-06  |
| CITY SURVEYOR                                | DATE    |
| N/A  |         |
| REAL PROPERTY DIVISION                       | DATE    |
| N/A  |         |
| ENVIRONMENTAL HEALTH DEPARTMENT              | DATE    |
| <u>...</u>                                   | 5-10-06 |
| TRAFFIC ENGINEERING, TRANSPORTATION DIVISION | DATE    |
| <u>Roger ...</u>                             | 5/10/06 |
| CITY OF ALBUQUERQUE UTILITIES DIVISION       | DATE    |
| <u>Christine Sandoval</u>                    | 5/10/06 |
| PARKS AND RECREATION DEPARTMENT              | DATE    |
| <u>Bradley h. Bingham</u>                    | 5/10/06 |
| AMAFCA                                       | DATE    |
| <u>Bradley h. Bingham</u>                    | 5/10/06 |
| CITY ENGINEER                                | DATE    |
| <u>...</u>                                   | 5/10/06 |
| DRB CHAIRPERSON, PLANNING DEPARTMENT         | DATE    |

**SURVEYOR'S CERTIFICATION**

I, Ronald A. Forstbauer, registered New Mexico Land Surveyor No 6126, do hereby certify that the plat shown hereon was prepared by me or under my direct supervision and surveys of the Albuquerque Subdivision Ordinance and the City Detailed Design Standards for surveying and meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico Board of Registration for Professional Engineers and Professional Land Surveyors effective October 1, 2000 and shows easements of record as indicated on Title Policy File No 6213000683 issued by Land America Albuquerque Title Company, effective April 20, 2006, and that the information shown hereon is true and correct to the best of my knowledge and belief.

Ronald A. Forstbauer  
Ronald A. Forstbauer, P.S. No 6126  
Date 5/1/06

Forstbauer Surveying, L.L.C  
4116 Lomas Boulevard NE  
Albuquerque, New Mexico 87110  
(505) 268-2112 Fax 268-2032



LOT GEOMETRY

Plat Of

The Legends  
At High Desert Subdivision

Being a Replat of  
Tract 8A, High Desert  
within

The Elena Gallegos Grant  
Projected Section 26, T 11N, R 4E, N M P M  
City Of Albuquerque  
Bernalillo County, New Mexico  
May 2006

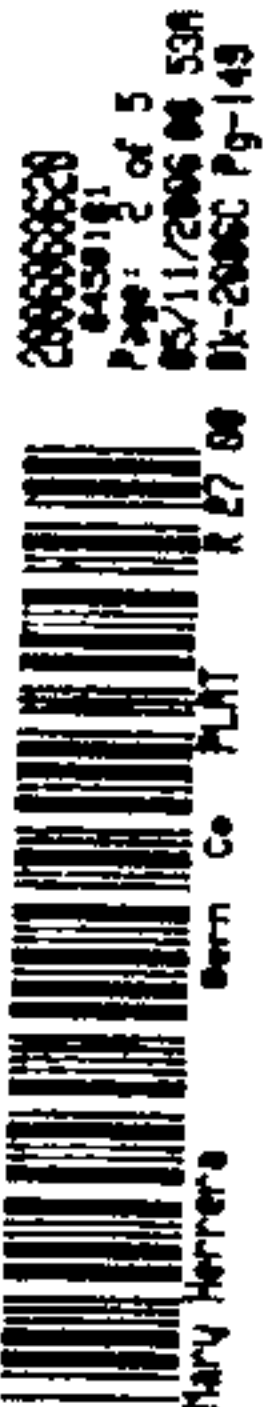
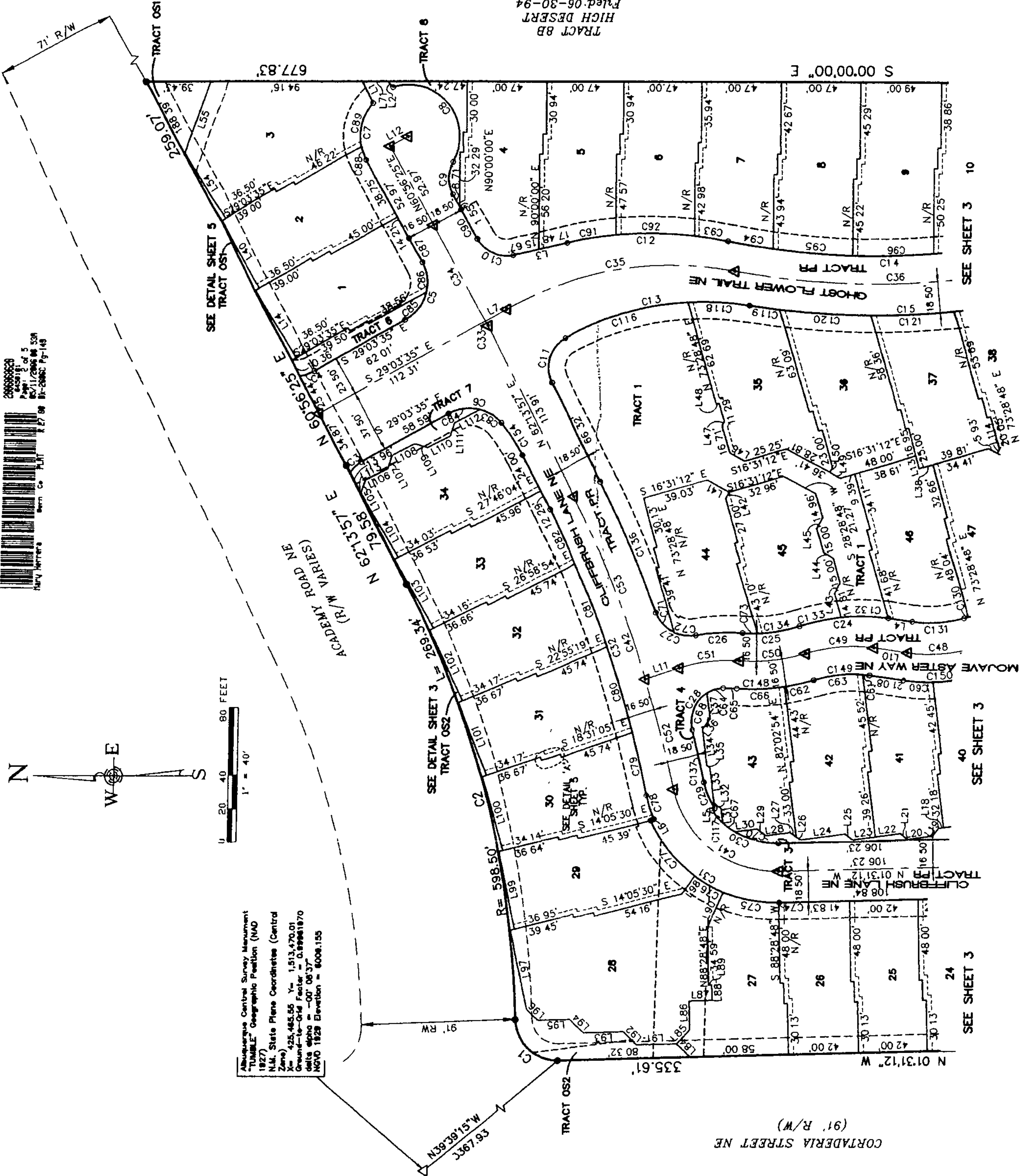
REFERENCE NOTES:

1. SEE SHEET 4 FOR EASEMENTS AFFECTING THIS PROPERTY
2. SEE SHEET 5 FOR LINE AND CURVE TABLE.
3. SEE SHEET 5 FOR LOT AREA TABLE.

LEGEND

- SET 1/2" REBAR WITH CAP "LS 6126" (TYP)
- ▲ CENTERLINE MONUMENT
- N/R NON-RADIAL LINE

TRACT 8B  
HIGH DESERT  
Filed: 06-30-94  
Book 94C, Page 228

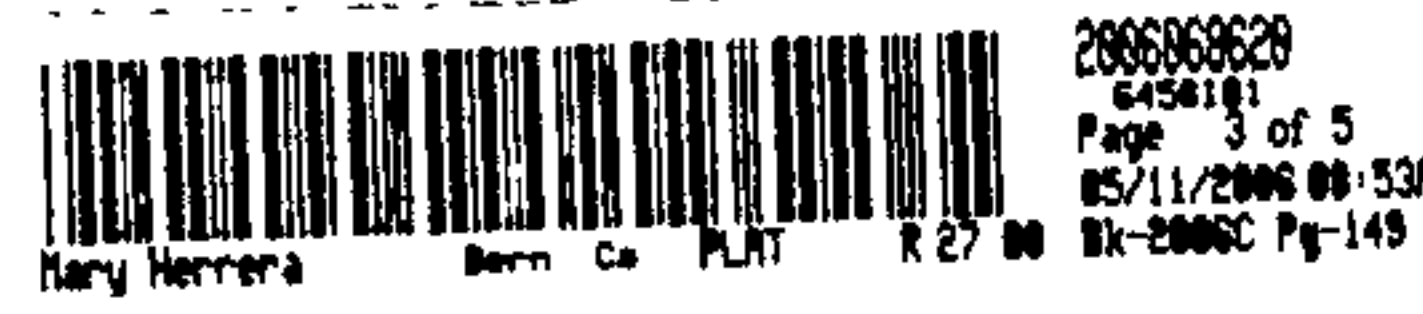


Albuquerque Central Survey Monument  
"TUMBLE" Geographic Position (NAD  
1927)  
N.M. State Plane Coordinates (Central  
Zone)  
X= 425,465.55 Y= 1,513,470.01  
Ground-to-Grid Factor = 0.82061870  
delta sigma = -00' 08" 37"  
NGVD 1929 Elevation = 6008.155

Forstbauer Surveying, LLC  
4116 Lomas Boulevard NE  
Albuquerque, New Mexico 87110  
(505) 268-2112 Fax 268-2032

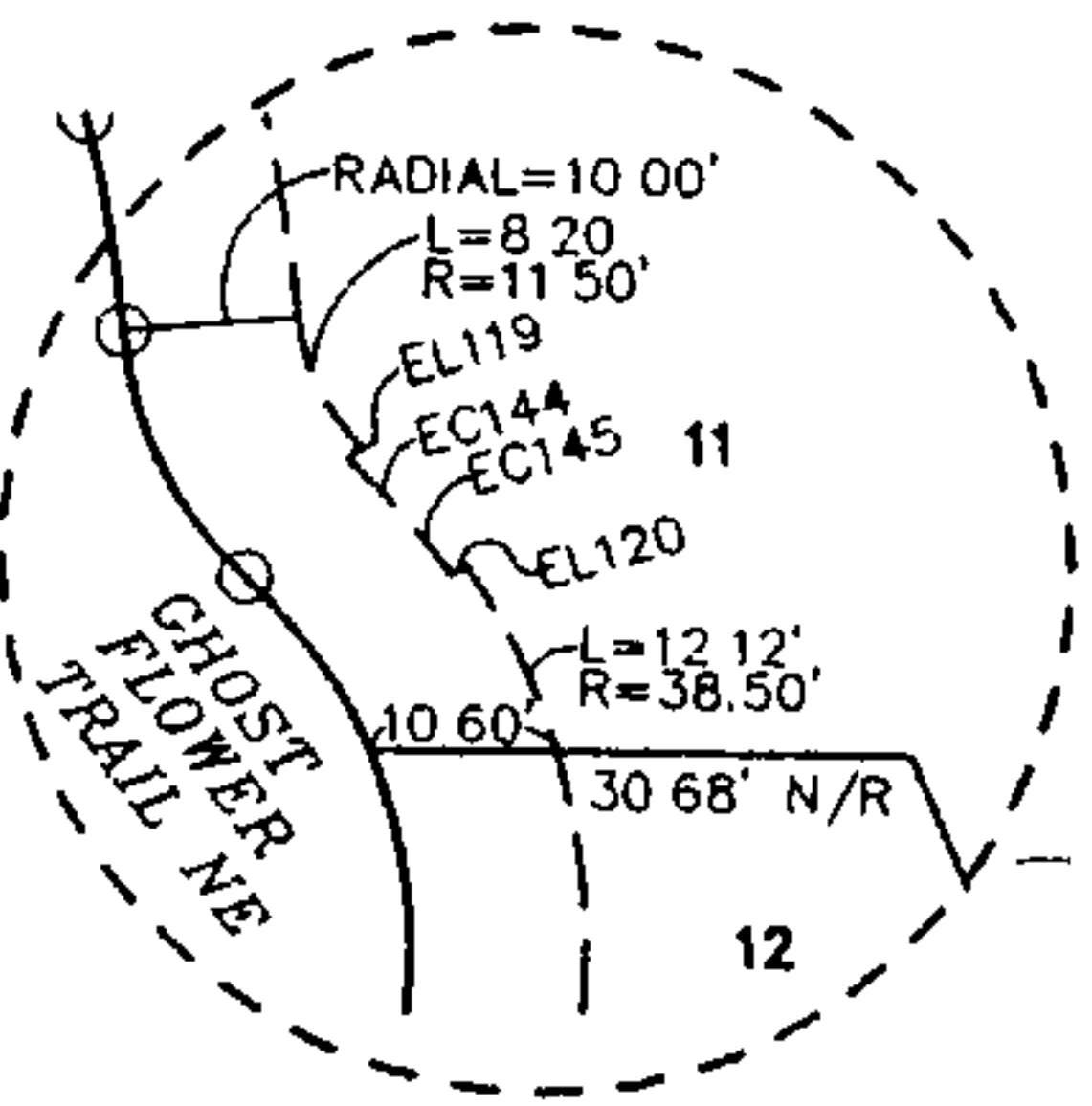
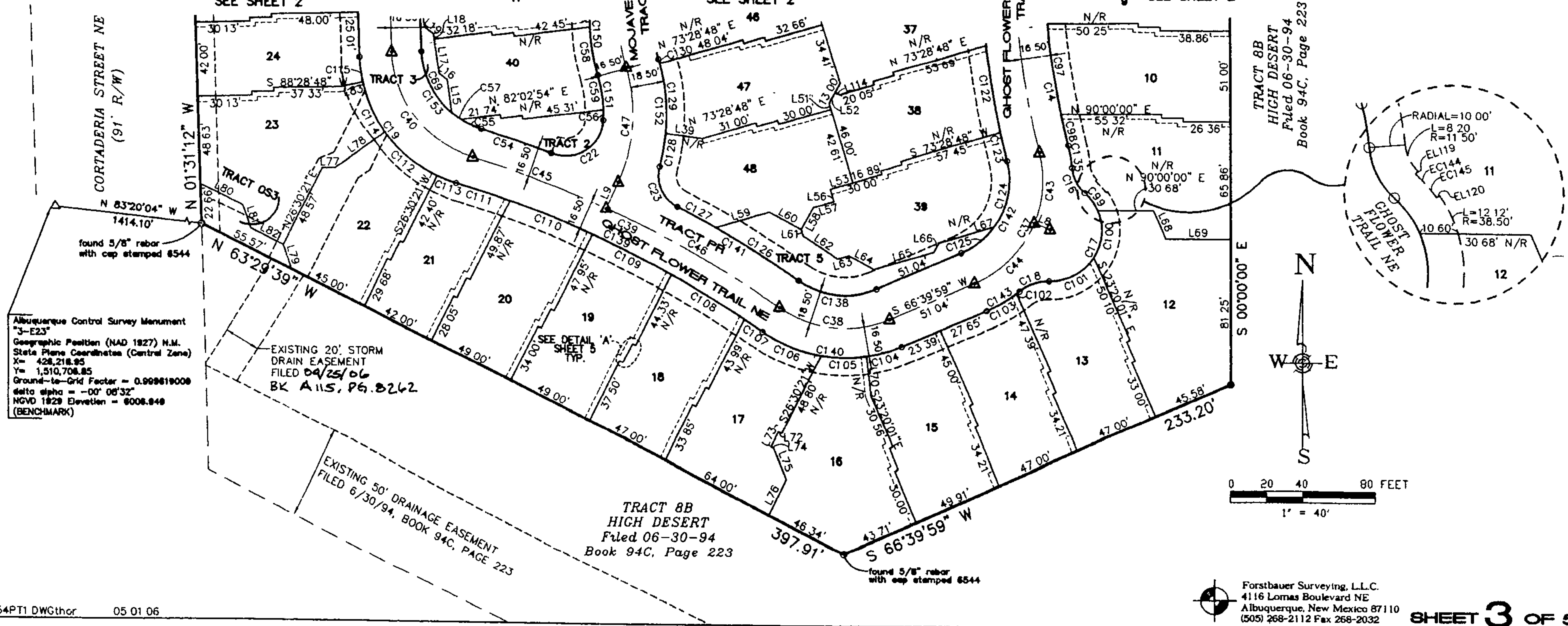
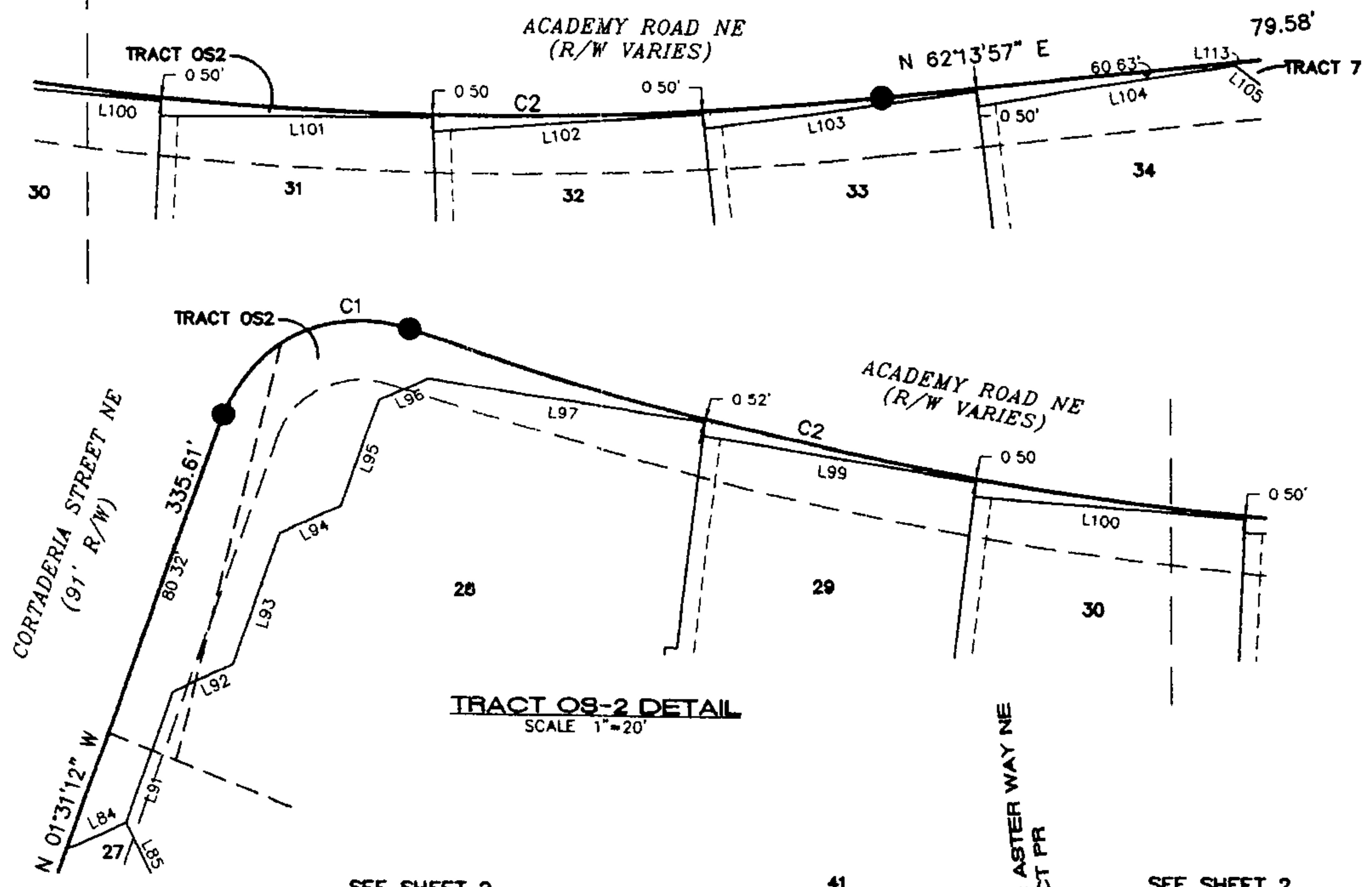


**LOT GEOMETRY**  
**Plat Of**  
**The Legends**  
**At High Desert Subdivision**  
 Being a Replat of  
 Tract 8A, High Desert  
 within  
 The Elena Gallegos Grant  
 Projected Section 26, T.11N, R.4E, N.M.P.M  
 City Of Albuquerque  
 Bernalillo County, New Mexico  
 May 2006



- LEGEND**
- SET 1/2" REBAR WITH CAP "LS 6126" (TYP)
  - ▲ CENTERLINE MONUMENT
  - - - NON-RADIAL LINE

- REFERENCE NOTES:**
1. SEE SHEET 4 FOR EASEMENTS AFFECTING THIS PROPERTY.
  2. SEE SHEET 5 FOR LINE AND CURVE TABLE.
  3. SEE SHEET 5 FOR LOT AREA TABLE.



Albuquerque Control Survey Monument "3-E23"  
 Geographic Position (NAD 1927) N.M.  
 State Plane Coordinates (Central Zone)  
 X= 428,218.85  
 Y= 1,510,708.85  
 Ground-to-Grid Factor = 0.999819006  
 delta alpha = -00° 06' 32"  
 NGVD 1929 Elevation = 6008.848  
 (BENCHMARK)

EXISTING 20' STORM DRAIN EASEMENT FILED 04/25/06 BK A11S, P6.8242

EXISTING 50' DRAINAGE EASEMENT FILED 6/30/94, BOOK 94C, PAGE 223

TRACT 8B HIGH DESERT Filed 06-30-94 Book 94C, Page 223

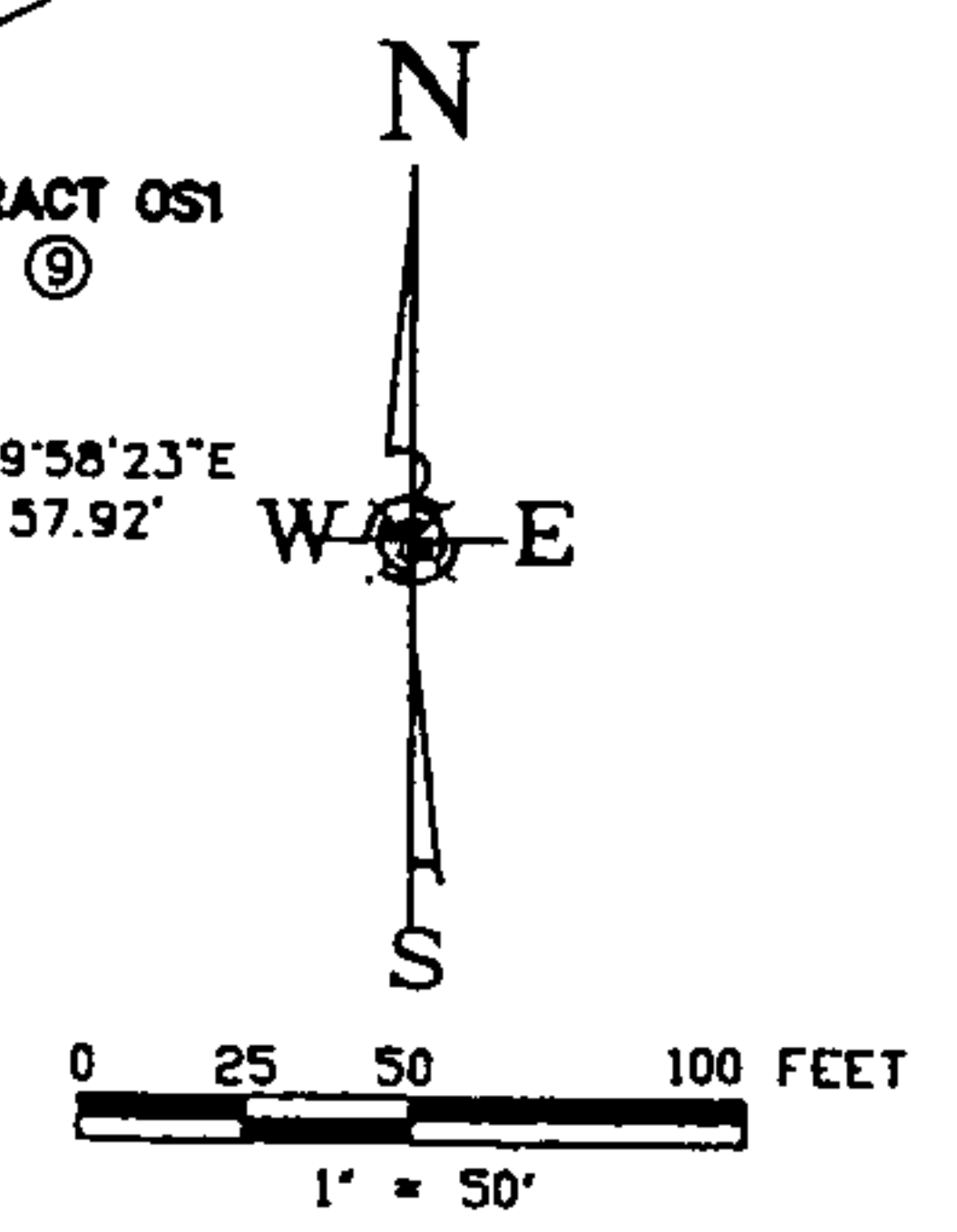
found 5/8" rebar with cap stamped 8544

Forstbauer Surveying, L.L.C.  
 4116 Lomas Boulevard NE  
 Albuquerque, New Mexico 87110  
 (505) 268-2112 Fax 268-2032

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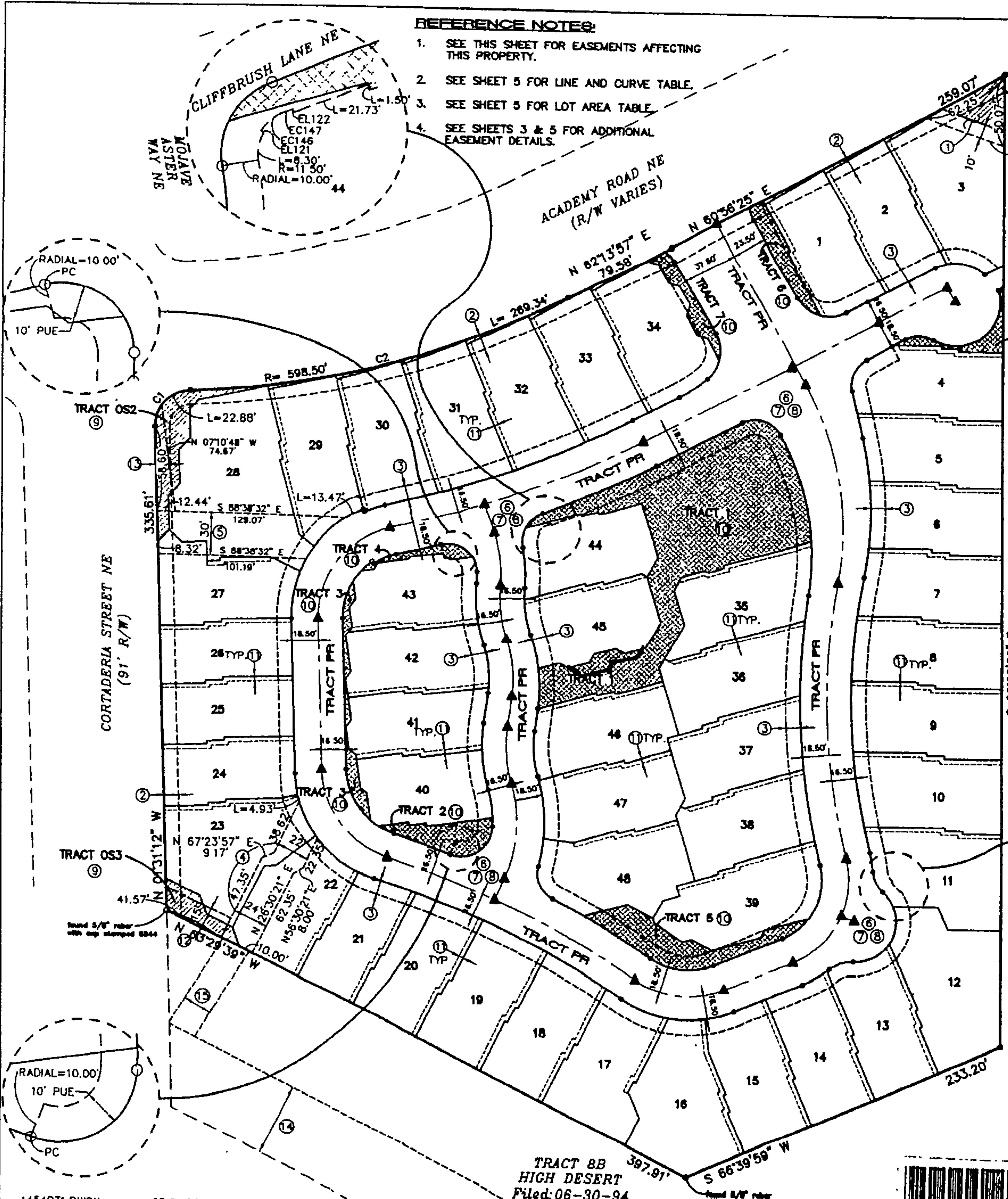
**EASEMENT GEOMETRY**  
**Plat Of**  
**The Legends**  
**At High Desert Subdivision**  
 Being a Replat of  
 Tract 8A, High Desert  
 within  
 The Elena Gallegos Grant  
 Projected Section 26, T11N, R.4E, N.M.P.M  
 City Of Albuquerque  
 Bernalillo County, New Mexico  
 May 2006

- REFERENCE NOTES:**
1. SEE THIS SHEET FOR EASEMENTS AFFECTING THIS PROPERTY.
  2. SEE SHEET 5 FOR LINE AND CURVE TABLE.
  3. SEE SHEET 5 FOR LOT AREA TABLE.
  4. SEE SHEETS 3 & 5 FOR ADDITIONAL EASEMENT DETAILS.



- LEGEND**
- SET 1/2" REBAR WITH CAP "LS 6126" (TYP)
  - ▲ CENTERLINE MONUMENT

- EASEMENT NOTES**
- ① EXISTING EASEMENT (BEAR TRIBUTARY) (11-19-93, Bks 93-33/Pgs 2021-2039) AND ON PLAT FILED 6/30/94, BOOK 94C, PAGE 223
  - ② EXISTING 10' PUBLIC UTILITY EASEMENT FILED 6/30/94, BOOK 94C, PAGE 223.
  - ③ 10' PUBLIC UTILITY EASEMENT (P.U.E) GRANTED BY THIS PLAT.
  - ④ WATERLINE AND STORM DRAIN EASEMENT (WIDTH VARIES) GRANTED TO THE CITY OF ALBUQUERQUE BY THIS PLAT.
  - ⑤ 30' STORM DRAIN, SANITARY SEWER LINE AND WATERLINE EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE BY THIS PLAT.
  - ⑥ TRACT PR IS SUBJECT TO A PRIVATE ROADWAY EASEMENT GRANTED BY THIS PLAT, AND SHALL BE OWNED & MAINTAINED BY THE HOMEOWNERS' ASSOCIATION OF HIGH DESERT
  - ⑦ TRACT PR IS SUBJECT TO A PUBLIC WATER AND SANITARY SEWER EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE BY THIS PLAT AND A BLANKET PUE FOR UTILITY CROSSINGS AND ALIGNMENTS AS NECESSARY
  - ⑧ TRACT PR IS SUBJECT TO A PUBLIC DRAINAGE EASEMENT AND ACCESS EASEMENT FOR EMERGENCY AND SERVICE VEHICLES GRANTED TO THE CITY OF ALBUQUERQUE BY THIS PLAT. TRACT PR IS COVERED BY A BLANKET PUBLIC UTILITY EASEMENT FOR UTILITY CROSSINGS GRANTED TO PNM ELECTRIC SERVICES DIVISION, PNM GAS SERVICES DIVISION, QWEST AND COMCAST BY THIS PLAT.
  - ⑨ TRACTS OS1, OS2, OS3 ARE SUBJECT TO A PRIVATE LANDSCAPING EASEMENT GRANTED TO AND MAINTAINED BY HIGH DESERT INVESTMENT CORPORATION BY THIS PLAT.
  - ⑩ TRACTS 1, 2, 3, 4, 5, 6, 7, & 8 ARE SUBJECT TO A PRIVATE LANDSCAPING EASEMENT GRANTED TO AND MAINTAINED BY THE HOMEOWNERS' ASSOCIATION OF THE LEGENDS AT HIGH DESERT SUBDIVISION BY THIS PLAT.
  - ⑪ 3' WIDE PRIVATE USE & ENJOYMENT EASEMENT FOR INGRESS, EGRESS, GENERAL USE, LANDSCAPE AND MAINTENANCE PURPOSES FOR THE BENEFIT OF THE OWNER(S) OF THE ADJOINING LOTS TO BE RESERVED AND GRANTED PER THE GRANTOR'S INITIAL CONVEYANCE OF THE LOTS CREATED BY THE RECORDATION OF THIS PLAT. EASEMENT IS EXPANDED TO THE ADJACENT BUILDING TO FILL ANY VOID CREATED BY THE SHIFT OF ANY INDIVIDUAL BUILDING AWAY FROM SHOWN EASEMENT LINE.
  - ⑫ 15' WATERLINE EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE BY THIS PLAT.
  - ⑬ SANITARY SEWERLINE EASEMENT (WIDTH VARIES) GRANTED TO THE CITY OF ALBUQUERQUE BY THIS PLAT.
  - ⑭ EXISTING 50' DRAINAGE EASEMENT AS SHOWN ON PLAT FILED 6/30/94, BOOK 94C, PAGE 223.
  - ⑮ EXISTING 20' STORM DRAIN EASEMENT AS SHOWN ON PLAT FILED 04/25/06, BOOK A115, PAGE 8262.



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TRACT 8B  
 HIGH DESERT  
 Filed: 06-30-94  
 Book 94C, Page 223

200605020  
 4501141  
 Page: 4 of 5  
 05/11/2006 09:39  
 01-2800 Pg-148

Forstbauer Surveying, L.L.C.  
 4116 Lomas Boulevard NE  
 Albuquerque, New Mexico 87110  
 (505) 268-2112 Fax 268-2032



| CURVE | RADIUS  | LENGTH | TANGENT | CHORD  | BEARING       | DELTA      |
|-------|---------|--------|---------|--------|---------------|------------|
| C1    | 25.00   | 38.06  | 24.80   | 35.21  | S 43°14'53" W | 88°31'46"  |
| C2    | 588.50  | 289.34 | 138.80  | 287.07 | N 75°07'28" E | 25°47'03"  |
| C3    | 18.00   | 8.32   | 4.77    | 9.22   | N 43°53'51" W | 28°40'32"  |
| C4    | 24.00   | 8.71   | 4.82    | 9.44   | S 17°28'15" E | 23°07'40"  |
| C5    | 25.00   | 38.13  | 24.86   | 35.26  | S 73°54'14" E | 88°41'18"  |
| C6    | 25.00   | 34.05  | 20.28   | 31.48  | N 08°57'37" E | 78°02'25"  |
| C7    | 28.50   | 38.70  | 20.83   | 33.73  | N 82°46'23" W | 72°34'25"  |
| C8    | 30.50   | 72.96  | 77.55   | 56.77  | N 51°04'41" E | 137°03'35" |
| C9    | 18.50   | 18.07  | 10.06   | 10.11  | N 88°43'33" W | 58°40'04"  |
| C10   | 18.50   | 25.22  | 14.72   | 23.50  | S 24°15'58" W | 74°05'53"  |
| C11   | 18.50   | 30.28  | 18.15   | 27.33  | N 73°17'17" E | 88°27'32"  |
| C12   | 232.50  | 98.19  | 48.84   | 87.48  | N 02°41'03" W | 24°11'47"  |
| C13   | 174.50  | 114.89 | 58.87   | 112.82 | N 08°55'50" W | 37°45'22"  |
| C14   | 433.00  | 192.88 | 98.08   | 191.28 | S 01°20'48" E | 26°31'18"  |
| C15   | 189.00  | 188.32 | 85.45   | 187.05 | S 02°34'48" E | 23°05'18"  |
| C16   | 21.50   | 15.91  | 8.34    | 15.54  | S 28°18'18" E | 42°23'08"  |
| C17   | 28.50   | 88.05  | 75.84   | 53.36  | N 21°54'25" E | 138°48'24" |
| C18   | 25.00   | 17.54  | 9.15    | 17.18  | S 71°12'57" W | 40°11'28"  |
| C19   | 75.00   | 84.44  | 54.64   | 88.32  | S 37°35'38" E | 72°08'54"  |
| C20   | 21.50   | 40.47  | 28.50   | 34.75  | N 56°40'08" E | 107°50'18" |
| C21   | 19.50   | 28.44  | 15.70   | 24.48  | S 23°32'12" E | 77°41'28"  |
| C22   | 118.41  | 83.58  | 27.28   | 53.08  | N 08°24'17" E | 88°21'38"  |
| C23   | 83.00   | 33.55  | 17.01   | 33.32  | S 07°00'18" E | 23°08'35"  |
| C24   | 108.00  | 27.86  | 14.08   | 27.88  | N 02°50'25" E | 14°48'51"  |
| C25   | 21.50   | 29.71  | 17.78   | 27.40  | S 28°18'35" W | 78°09'52"  |
| C26   | 18.50   | 35.33  | 24.88   | 30.89  | N 53°28'08" E | 103°48'06" |
| C27   | 44.50   | 17.07  | 8.84    | 18.87  | S 88°10'22" W | 21°58'58"  |
| C28   | 48.50   | 48.04  | 25.11   | 44.18  | S 28°30'41" W | 58°43'48"  |
| C29   | 81.50   | 86.51  | 54.82   | 80.87  | S 32°24'14" W | 67°50'52"  |
| C30   | 883.50  | 180.73 | 90.88   | 180.22 | N 89°41'53" E | 14°56'53"  |
| C31   | 3000.00 | 3.07   | 1.54    | 3.07   | N 82°21'11" E | 0°03'31"   |
| C32   | 3000.00 | 84.59  | 32.30   | 84.59  | N 81°33'25" E | 1°14'01"   |
| C33   | 208.50  | 142.33 | 74.12   | 138.53 | N 08°18'50" W | 38°28'28"  |
| C34   | 448.50  | 182.82 | 87.78   | 181.05 | S 01°50'17" E | 24°32'22"  |
| C35   | 83.00   | 88.82  | 53.58   | 81.84  | N 28°16'46" E | 80°48'27"  |
| C36   | 63.00   | 64.01  | 35.08   | 61.30  | S 84°13'27" E | 58°13'07"  |
| C37   | 800.00  | 188.40 | 85.48   | 188.61 | N 84°08'28" W | 18°05'10"  |
| C38   | 83.00   | 78.82  | 45.50   | 73.78  | S 37°21'38" E | 71°40'52"  |
| C39   | 83.00   | 86.52  | 51.84   | 78.88  | N 89°41'53" E | 14°56'53"  |
| C40   | 710.00  | 185.03 | 93.04   | 184.50 | S 37°49'18" W | 78°41'02"  |
| C41   | 83.00   | 40.40  | 20.92   | 36.71  | N 04°15'53" E | 38°44'42"  |
| C42   | 83.00   | 48.41  | 25.47   | 47.23  | N 44°38'07" E | 44°31'48"  |
| C43   | 800.00  | 78.07  | 38.59   | 78.01  | N 89°25'33" W | 7°33'02"   |
| C44   | 800.00  | 110.33 | 55.32   | 110.17 | N 80°22'58" W | 10°32'08"  |
| C45   | 83.00   | 85.89  | 34.38   | 84.52  | N 04°03'13" E | 40°35'31"  |
| C46   | 83.00   | 38.88  | 18.78   | 38.70  | S 04°14'00" E | 24°01'08"  |
| C47   | 83.00   | 41.37  | 21.03   | 41.03  | N 04°58'08" W | 26°28'17"  |
| C48   | 89.50   | 38.70  | 19.80   | 38.48  | S 08°34'07" E | 22°17'15"  |
| C49   | 81.50   | 38.51  | 18.50   | 38.28  | N 08°51'18" W | 22°51'33"  |
| C50   | 710.00  | 67.51  | 33.78   | 67.48  | N 74°28'24" E | 9°28'53"   |
| C51   | 710.00  | 117.52 | 58.89   | 117.38 | N 88°58'27" E | 9°22'00"   |
| C52   | 818.50  | 40.78  | 20.39   | 40.75  | N 71°18'26" W | 34°7'18"   |
| C53   | 48.50   | 12.27  | 6.17    | 12.24  | S 85°38'22" E | 15°07'23"  |
| C54   | 78.50   | 5.89   | 3.00    | 5.89   | N 00°30'24" E | 4°28'08"   |
| C55   | 48.50   | 6.34   | 3.17    | 6.33   | S 84°10'28" E | 7°48'28"   |
| C56   | 108.50  | 27.77  | 13.86   | 27.89  | S 08°58'42" E | 14°31'42"  |
| C57   | 78.50   | 18.37  | 9.74    | 18.32  | N 08°58'22" W | 14°30'22"  |
| C58   | 108.50  | 18.14  | 9.08    | 18.12  | S 03°01'51" W | 9°28'23"   |
| C59   | 78.50   | 4.06   | 2.03    | 4.05   | N 08°13'28" E | 3°02'12"   |
| C60   | 118.00  | 17.32  | 8.88    | 17.30  | S 13°28'08" E | 8°33'17"   |
| C61   | 78.50   | 29.88  | 15.18   | 29.79  | N 08°24'17" E | 22°27'08"  |
| C62   | 118.00  | 10.26  | 5.25    | 10.14  | N 18°35'49" W | 30°08'28"  |
| C63   | 74.31   | 7.88   | 4.00    | 7.88   | N 01°31'28" E | 8°08'27"   |
| C64   | 118.00  | 27.80  | 13.97   | 27.74  | S 02°17'28" E | 13°43'57"  |
| C65   | 48.50   | 8.82   | 4.42    | 8.80   | S 37°22'40" E | 10°51'52"  |
| C66   | 19.50   | 25.08  | 14.61   | 23.38  | N 88°30'22" W | 73°40'38"  |
| C67   | 48.50   | 38.58  | 21.07   | 38.38  | S 25°53'42" E | 48°44'58"  |
| C68   | 48.50   | 27.18  | 13.89   | 26.78  | S 15°12'48" E | 33°27'58"  |
| C69   | 21.50   | 18.41  | 8.83    | 18.01  | S 47°02'38" W | 43°43'12"  |
| C70   | 21.50   | 13.30  | 6.87    | 13.09  | S 07°28'00" W | 35°28'41"  |
| C71   | 83.00   | 8.38   | 4.19    | 8.37   | S 01°41'01" W | 5°48'58"   |
| C72   | 81.50   | 0.17   | 0.08    | 0.17   | S 01°27'41" E | 0°07'03"   |
| C73   | 81.50   | 33.48  | 18.88   | 33.24  | S 10°21'54" W | 23°32'07"  |
| C74   | 81.50   | 18.88  | 9.89    | 18.83  | S 29°07'18" W | 13°58'42"  |
| C75   | 81.50   | 42.88  | 22.00   | 42.48  | S 51°13'10" W | 30°13'00"  |
| C76   | 79.50   | 15.04  | 7.54    | 15.01  | S 71°44'45" W | 10°30'08"  |

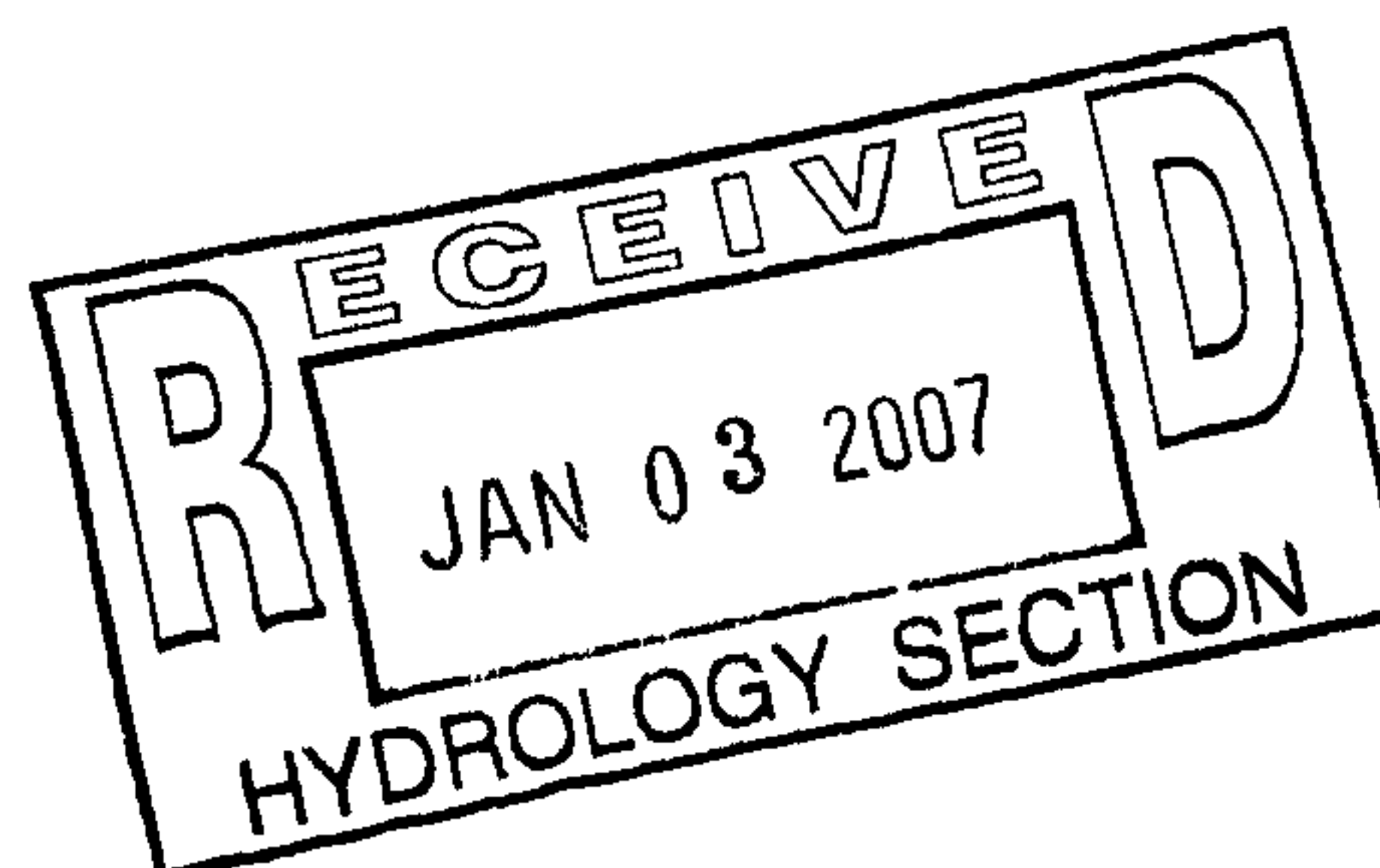
| CURVE | RADIUS  | LENGTH | TANGENT | CHORD  | BEARING       | DELTA     |
|-------|---------|--------|---------|--------|---------------|-----------|
| C77   | 883.50  | 38.28  | 18.14   | 38.28  | N 75°38'00" E | 3°09'40"  |
| C78   | 883.50  | 53.54  | 26.78   | 53.53  | N 71°47'27" E | 4°28'25"  |
| C79   | 883.50  | 53.03  | 26.53   | 53.02  | N 67°23'17" E | 4°22'53"  |
| C80   | 883.50  | 35.89  | 17.95   | 35.88  | N 63°42'84" E | 2°57'54"  |
| C81   | 25.00   | 14.89  | 7.73    | 14.77  | N 31°48'05" E | 34°21'30" |
| C82   | 25.00   | 18.08  | 10.02   | 18.00  | N 07°10'06" W | 43°40'55" |
| C83   | 25.00   | 20.89  | 11.15   | 20.37  | S 53°08'13" E | 48°08'18" |
| C84   | 25.00   | 18.15  | 9.50    | 17.78  | N 82°03'07" E | 41°38'02" |
| C85   | 2883.80 | 16.23  | 8.11    | 16.23  | N 81°05'48" E | 0°18'42"  |
| C86   | 28.50   | 8.36   | 4.21    | 8.33   | S 89°20'54" W | 18°48'58" |
| C87   | 28.50   | 27.73  | 15.08   | 26.65  | N 74°21'54" W | 56°48'28" |
| C88   | 3018.50 | 19.77  | 9.89    | 19.77  | N 81°07'40" E | 0°22'31"  |
| C89   | 232.50  | 30.35  | 15.20   | 30.33  | N 00°02'34" W | 7°28'48"  |
| C90   | 232.50  | 47.06  | 23.62   | 47.00  | N 00°28'54" E | 11°38'08" |
| C91   | 232.50  | 20.75  | 10.38   | 20.75  | N 08°51'25" E | 5°08'51"  |
| C92   | 433.00  | 28.88  | 13.46   | 28.88  | S 08°38'07" W | 3°33'27"  |
| C93   | 433.00  | 47.18  | 23.62   | 47.18  | S 04°44'08" W | 8°14'37"  |
| C94   | 433.00  | 48.06  | 24.55   | 48.02  | S 01°37'58" E | 8°28'24"  |
| C95   | 433.00  | 51.57  | 25.81   | 51.54  | S 08°17'20" E | 8°48'25"  |
| C96   | 433.00  | 18.18  | 9.10    | 18.18  | S 12°54'15" E | 2°24'28"  |
| C97   | 28.50   | 12.36  | 6.28    | 12.27  | N 35°04'14" W | 24°51'10" |
| C98   | 28.50   | 27.39  | 14.88   | 26.35  | N 04°53'17" E | 85°03'51" |
| C99   | 28.50   | 28.29  | 16.08   | 28.02  | N 81°51'58" E | 88°33'28" |
| C100  | 79.50   | 2.02   | 1.01    | 2.02   | N 51°50'54" E | 1°27'20"  |
| C101  | 79.50   | 18.55  | 8.82    | 18.50  | N 88°37'17" E | 14°06'28" |
| C102  | 79.50   | 20.32  | 10.22   | 20.27  | N 73°58'28" E | 14°38'53" |
| C103  | 79.50   | 25.24  | 12.73   | 25.13  | S 89°35'25" E | 18°11'28" |
| C104  | 583.50  | 12.28  | 6.14    | 12.28  | N 55°43'04" W | 1°12'22"  |
| C105  | 583.50  | 47.18  | 23.60   | 47.17  | N 58°38'15" W | 4°37'58"  |
| C106  | 583.50  | 48.01  | 24.52   | 48.00  | N 63°21'37" W | 4°48'44"  |
| C107  | 583.50  | 48.18  | 24.60   | 48.18  | N 68°10'53" W | 4°48'45"  |
| C108  | 583.50  | 31.27  | 15.84   | 31.27  | N 72°07'52" W | 3°04'14"  |
| C109  | 78.00   | 38.04  | 19.44   | 37.84  | S 50°38'43" E | 28°03'48" |
| C110  | 75.00   | 11.18  | 5.59    | 11.15  | S 88°24'18" E | 8°31'23"  |
| C111  | 75.00   | 30.55  | 15.48   | 30.34  | S 24°24'37" E | 23°28'23" |
| C112  | 75.00   | 38.04  | 19.44   | 37.84  | S 50°38'43" E | 28°03'48" |
| C113  | 75.00   | 11.18  | 5.59    | 11.15  | S 88°24'18" E | 8°31'23"  |
| C114  | 75.00   | 30.55  | 15.48   | 30.34  | S 24°24'37" E | 23°28'23" |
| C115  | 75.00   | 38.04  | 19.44   | 37.84  | S 50°38'43" E | 28°03'48" |
| C116  | 174.50  | 78.02  | 38.67   | 77.37  | N 18°00'00" W | 25°37'02" |
| C117  | 48.50   | 10.08  | 5.05    | 10.04  | S 48°00'35" W | 12°23'58" |
| C118  | 174.50  | 38.67  | 18.55   | 38.90  | N 02°32'41" E | 12°08'20" |
| C119  | 488.00  | 17.78  | 8.89    | 17.78  | S 07°31'32" W | 2°10'38"  |
| C120  | 488.00  | 54.28  | 27.18   | 54.28  | S 03°28'50" W | 6°58'48"  |
| C121  | 488.00  | 50.43  | 25.24   | 50.40  | S 02°57'48" E | 6°10'28"  |
| C122  | 488.00  | 48.44  | 24.74   | 48.42  | S 08°04'36" E | 6°03'10"  |
| C123  | 488.00  | 18.38  | 8.19    | 18.38  | S 13°05'18" E | 2°00'18"  |
| C124  | 44.50   | 38.27  | 21.02   | 38.01  | N 11°10'18" E | 80°33'34" |
| C125  | 44.50   | 23.47  | 12.01   | 23.20  | N 51°33'33" E | 30°12'53" |
| C126  | 618.50  | 54.28  | 27.18   | 54.28  | N 57°37'47" W | 5°01'47"  |
| C127  | 618.50  | 24.18  | 12.08   | 24.18  | N 81°18'48" W | 2°14'18"  |
| C128  | 111.50  | 18.83  | 8.48    | 18.91  | N 10°28'43" E | 8°43'40"  |
| C129  | 111.50  | 38.77  | 20.10   | 38.56  | N 04°38'13" W | 20°28'12" |
| C130  | 111.50  | 2.70   | 1.35    | 2.70   | N 18°32'58" E | 1°23'14"  |
| C131  | 74.50   | 31.23  | 15.85   | 31.00  | S 04°14'00" E | 24°01'06" |
| C132  | 118.41  | 28.35  | 14.25   | 28.28  | N 00°47'54" E | 13°57'18" |
| C133  | 118.41  | 25.21  | 12.65   | 25.18  | N 12°22'55" W | 12°24'21" |
| C134  | 83.00   | 28.17  | 12.88   | 25.08  | S 08°33'47" E | 17°22'37" |
| C135  | 79.50   | 12.48  | 6.25    | 12.47  | N 08°36'34" E | 8°38'48"  |
| C136  | 728.50  | 84.89  | 42.48   | 84.84  | N 85°34'14" E | 8°40'35"  |
| C137  | 728.50  | 31.80  | 15.85   | 31.80  | N 78°54'34" E | 2°30'31"  |
| C138  | 44.50   | 45.22  | 24.78   | 43.30  | S 84°13'27" E | 58°13'07" |
| C139  | 583.50  | 188.83 | 95.30   | 188.11 | N 84°23'28" W | 18°33'08" |
| C140  | 79.50   | 80.78  | 44.27   | 77.35  | S 84°13'27" E | 58°13'07" |
| C141  | 618.50  | 78.45  | 39.28   | 78.40  | N 58°44'56" W | 7°18'03"  |
| C142  | 44.50   | 82.74  | 37.86   | 57.87  | N 28°16'48" E | 80°48'27" |
| C143  | 79.50   | 21.57  | 10.85   | 21.50  | N 58°53'37" E | 15°32'45" |
| C144  | 118.00  | 45.12  | 22.85   | 44.84  | S 08°34'07" E | 22°17'18" |
| C145  | 78.50   | 34.03  | 17.30   | 33.75  | N 04°58'08" W | 28°28'17" |
| C146  | 108.50  | 45.80  | 23.29   | 45.57  | S 04°14'00" E | 24°01'06" |
| C147  | 78.50   | 25.38  | 12.60   | 25.24  | N 08°44'47" W | 18°58'31" |
| C148  | 111.50  | 61.40  | 31.50   | 60.83  | N 00°28'00" W | 31°33'08" |
| C149  | 48.50   | 58.17  | 33.58   | 54.45  | S 37°21'38" E | 71°40'52" |
| C150  | 100.00  | 23.13  | 11.62   | 23.08  | N 58°38'25" E | 1         |

*Rutledge*  
ALBUQUERQUE'S BUILDER OF LUXURY HOMES

*File*

December 28, 2006

Ms. Sheran Matson  
DRB Chairperson  
Development & Building Services Division  
Planning Department  
600 2<sup>nd</sup> Street, NW  
Albuquerque, New Mexico 87102



**RE: Lots 38, 48, & Tract 5, The Legends of High Desert**

Dear Ms Matson;

Rutledge Investment Company, Inc., Owners and Developers of the above referenced properties; hereby authorize Isaacson & Arfman, P.A. to act as our agent in all matters related to the replat of the subject property and do consent to the replat as presented to the Development Review Board including the vacating of a portion of a private landscape easement contained over Tract 5, Rutledge Investment Company, Inc. owns all of the properties affected by the replat and therefore, acts as both the Grantor and Beneficiary of all granted and vacated easements.

Regards,

A handwritten signature in black ink, appearing to read "Kyle Rutledge". The signature is written in a cursive style with some flourishes.

Kyle Rutledge  
President  
Rutledge Investment Company, Inc.



*Rutledge*

ALBUQUERQUE'S BUILDER OF LUXURY HOMES

11000 A SPAIN RD NE, ALBUQUERQUE NM 87111

ALBUQUERQUE NM 871

24 DEC 2006 PM 7 5



Ms Sheran Matson  
DRB Chairperson  
Development & Building Services Division  
Planning Department  
600 2nd Street, NW  
Albuquerque, New Mexico 87102

87102+2265



# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

### SUBDIVISION

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

### SITE DEVELOPMENT PLAN

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

### STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

### Supplemental form

### S Z 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 (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
- D**  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: Rutledge Investment Company, Inc. PHONE: 294-5084  
 ADDRESS: 11000 Spain Road NE, Suite A FAX: 294-5089  
 CITY: ABQ STATE NM ZIP 87111 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: Owner List all owners: \_\_\_\_\_  
 AGENT (if any): Isaacson + Artman PHONE: 268-8828  
 ADDRESS: 128 Monroe Street NE FAX: 268-2632  
 CITY: ABQ STATE NM ZIP 87108 E-MAIL: \_\_\_\_\_

DESCRIPTION OF REQUEST: Minor Subdivision Preliminary/Final Plat Approval + Vacation of Private Easement (Hbka Lots 39-A, 48-A, + Tract 5-A, The Legends at High Desert)  
 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 39 + 48 + Tract 5 Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv. / Addn. The Legends of High Desert  
 Current Zoning: SU-2 HD/C-1 Proposed zoning: Same  
 Zone Atlas page(s): E-23 No. of existing lots: 3 No. of proposed lots: 0  
 Total area of site (acres) 0.2872 Density if applicable: dwellings per gross acre: \_\_\_\_\_ dwellings per net acre: \_\_\_\_\_  
 Within city limits?  Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? No  
 UPC No. 102306219125630203 MRGCD Map No. NA

LOCATION OF PROPERTY BY STREETS: On or Near: Academy Road NE  
 Between: Cortaderia St. NE and Imperata St. NE

CASE HISTORY: Proj # 1004039; 05ZHE-00449; 05ZHE-00480;  
 List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z-, V-, S-, etc.): 06DRB-00606  
05DRB-01074; 05DRB-01532; 05DRB-01533; 05DRB-01536

Check-off if project was previously reviewed by Sketch Plat/Plan?  or Pre-application Review Team?  Date of review: 7/13/05

SIGNATURE Fred C. Artman DATE 1/30/07  
 (Print) Fred C. Artman  Applicant  Agent

### FOR OFFICIAL USE ONLY

Form revised 4/04

| <input type="checkbox"/> INTERNAL ROUTING                    | Application case numbers     | Action         | S.F.      | Fees                  |
|--|------------------------------|----------------|-----------|-----------------------|
| <input type="checkbox"/> All checklists are complete         | <u>07DRB - 00091</u>         | <u>P&amp;F</u> | <u>53</u> | <u>\$145.00</u>       |
| <input type="checkbox"/> All fees have been collected        | <u>07DRB - 00092</u>         | <u>VRPE</u>    | <u>✓</u>  | <u>\$ 45.00</u>       |
| <input type="checkbox"/> All case #s are assigned            | _____                        | <u>CMP</u>     | _____     | <u>\$ 20.00</u>       |
| <input type="checkbox"/> AGIS copy has been sent             | _____                        | _____          | _____     | <u>\$ _____</u>       |
| <input type="checkbox"/> Case history #s are listed          | _____                        | _____          | _____     | <u>\$ _____</u>       |
| <input type="checkbox"/> Site is within 1000ft of a landfill | _____                        | _____          | _____     | <u>\$ _____</u>       |
| <input type="checkbox"/> F.H.D.P. density bonus              | _____                        | _____          | _____     | <u>\$ _____</u>       |
| <input type="checkbox"/> F.H.D.P. fee rebate                 | Hearing date <u>02-07-07</u> | _____          | _____     | <u>Total \$210.00</u> |

Aschmeyer 01-30-07 Project # 1004039



**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. *forthcoming***

**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.

Fred C. Artman

Applicant name (print)

Fred C. Artman 1/30/07

Applicant signature / date



Form revised 11/04

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

Application case numbers  
07 DRB - - 00091

Joseph M. ... 01-30-07  
Planner signature / date

**Project # 1004039**



**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. (not to exceed 8.5" by 14") **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 (not to exceed 8.5" by 14") **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 (not to exceed 8.5" by 14") **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 (not to exceed 8.5" by 14") **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. (not to exceed 8.5" by 14") **6 copies** *see Plat*
    - ✓ 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.

Fred C. Artman Applicant name (print)  
Fred C. Artman 1/30/07 Applicant signature / date



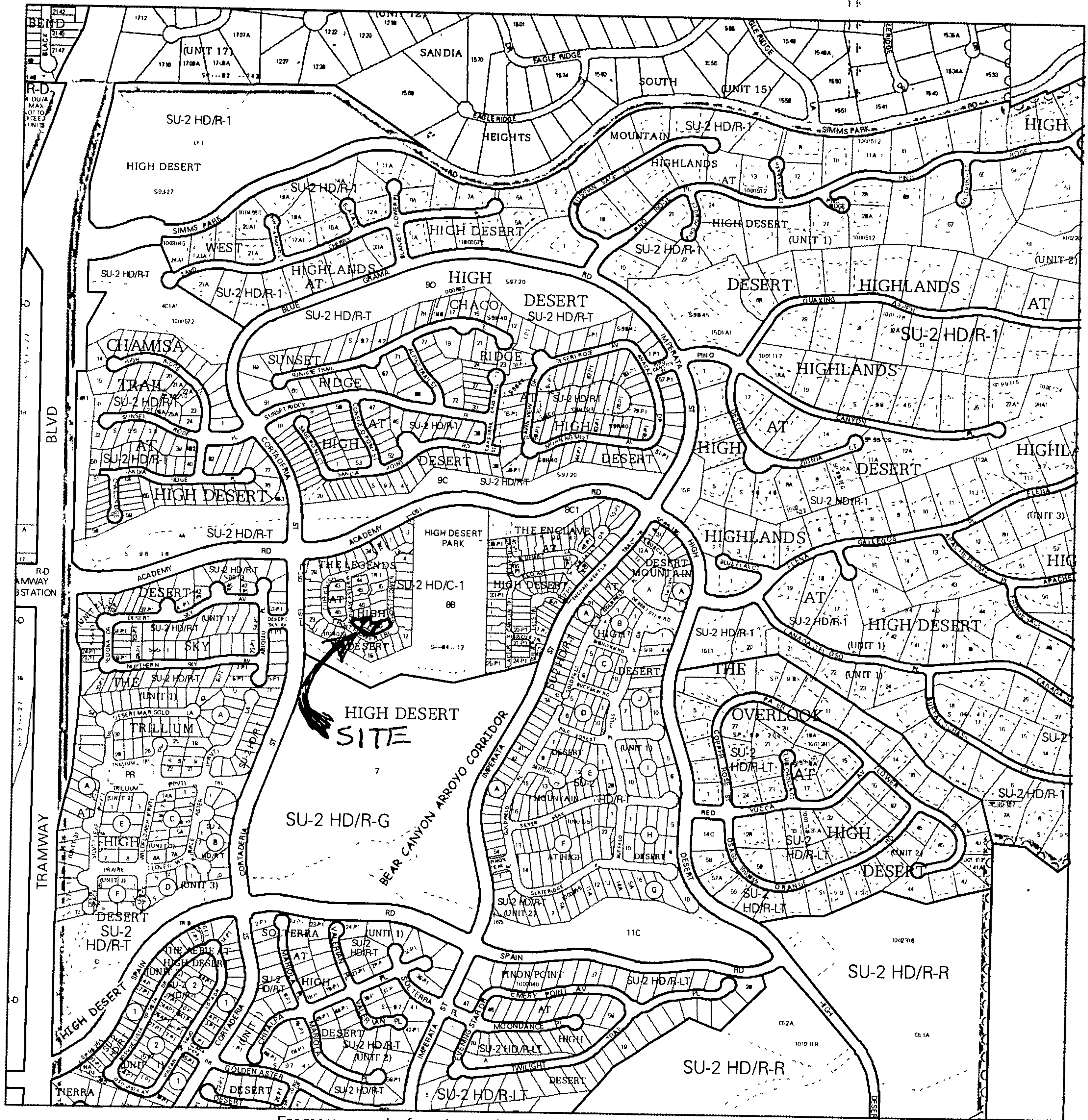
Form revised 4/03, 10/03 and JUNE 2005

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

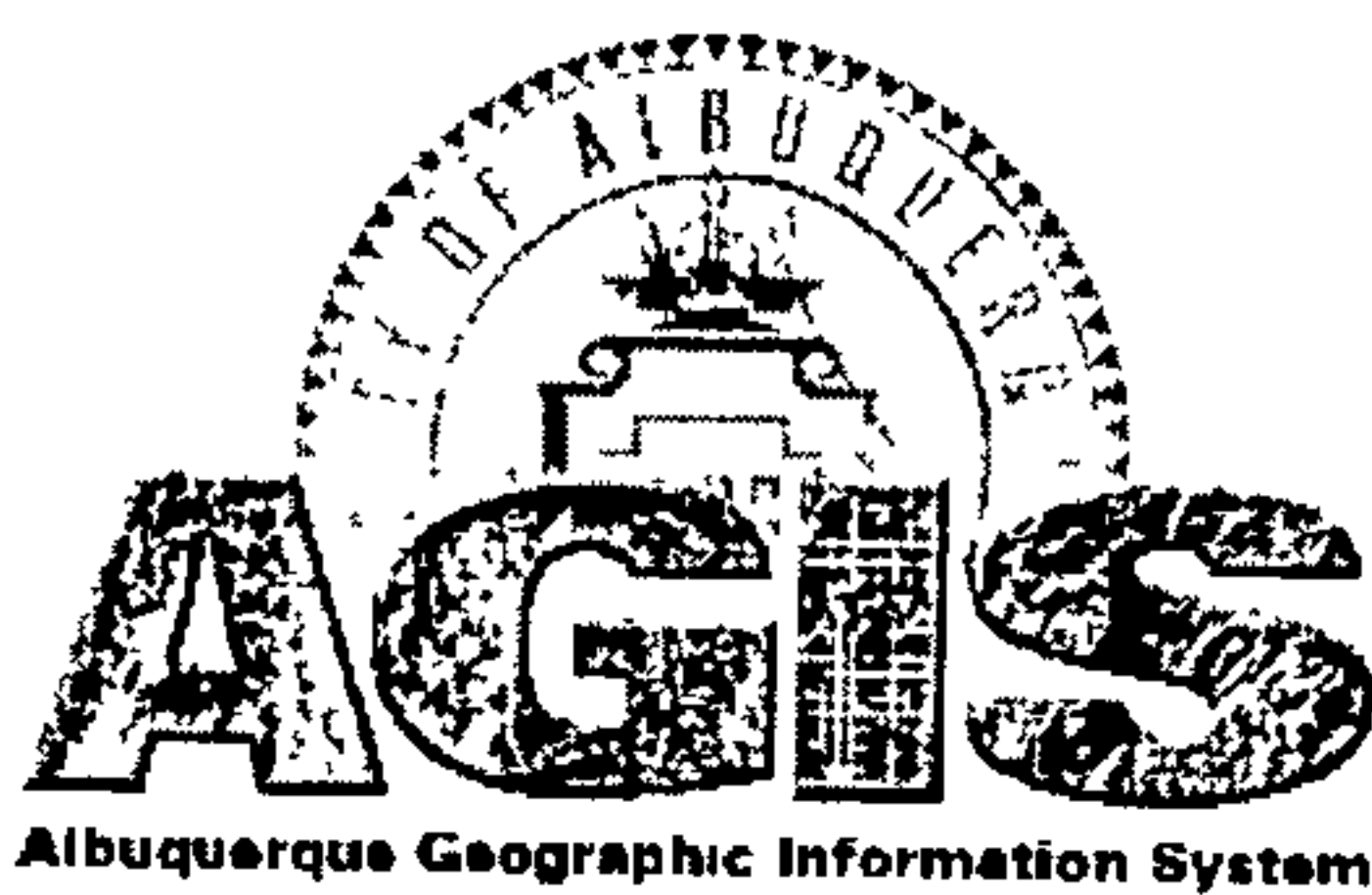
Application case numbers  
07DRB - - 00092

Julia Whelan 01-30-07 Planner signature / date  
**Project # 100 4039**

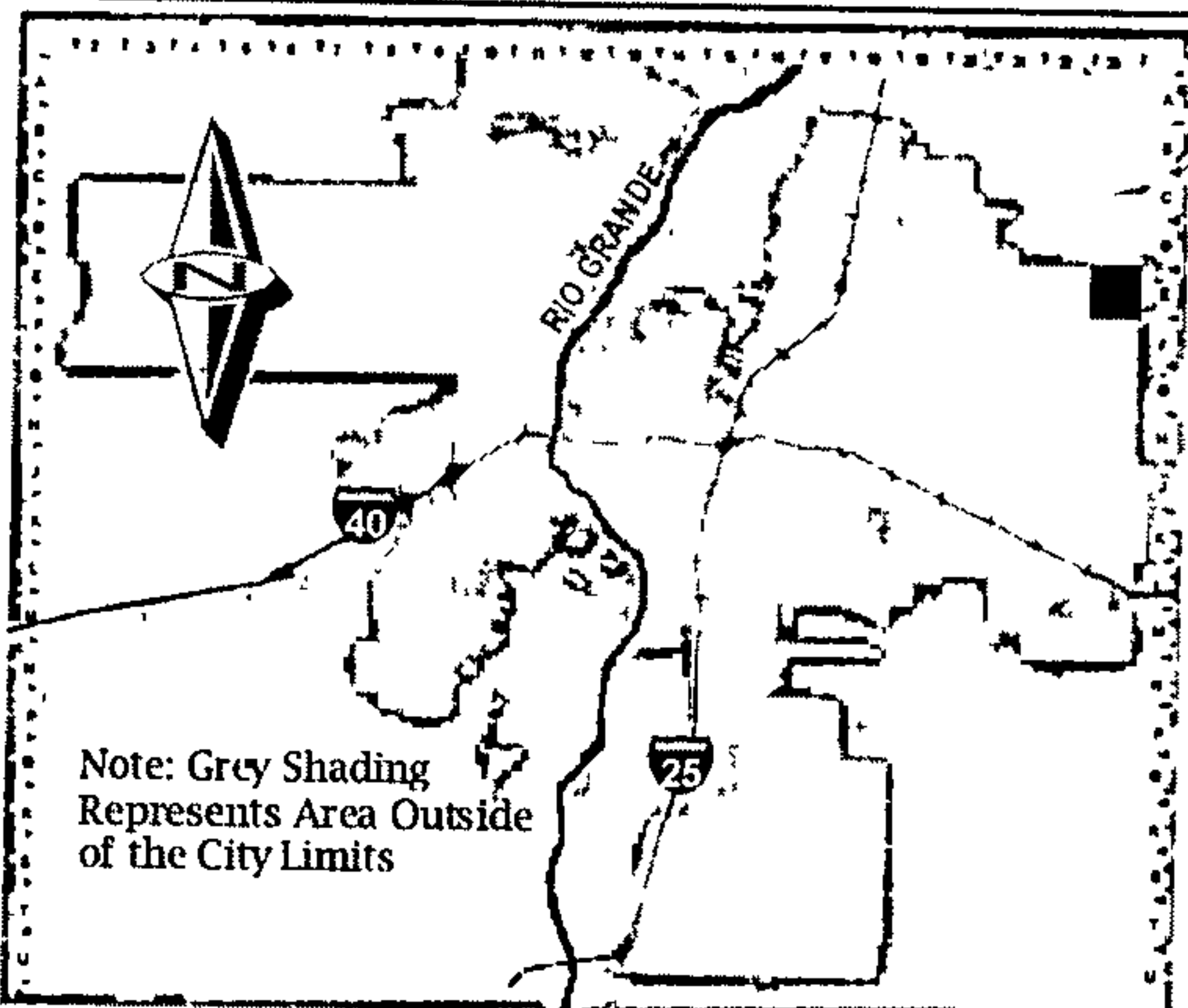




For more current information and more details visit <http://www.cabq.gov/gis>



Map amended through: 9/5/2006

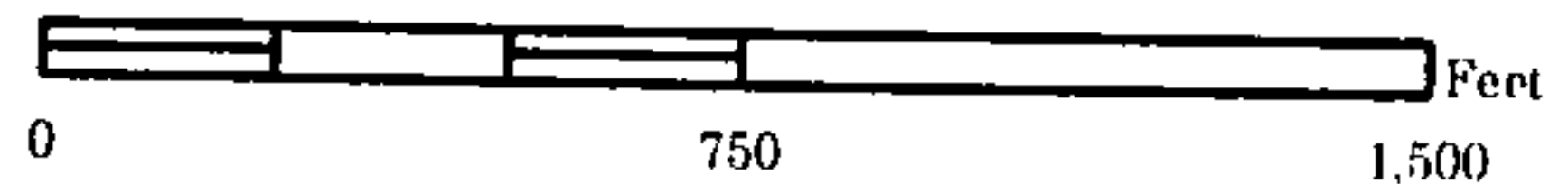


Zone Atlas Page:

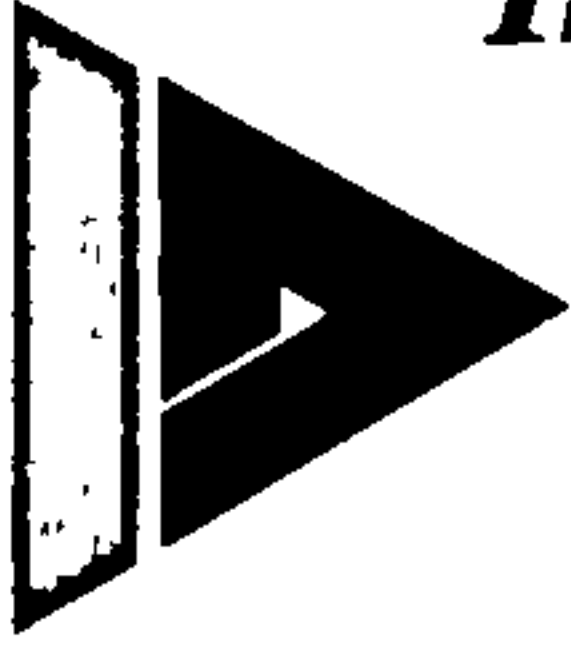
**E-23-Z**

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







**ISAACSON & ARFMAN, P.A.**

**Consulting Engineering Associates**

*Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE  
Scott M. McGee, PE*

January 29, 2007

Ms. Sheran Matson, Chair  
Development Review Board  
Planning Department  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, NM 87103

**RE: The Legends at High Desert  
Lots 39 & 48, & Tract 5**

**SUBJECT: Replat: Justification of Request**

Dear Ms. Matson:

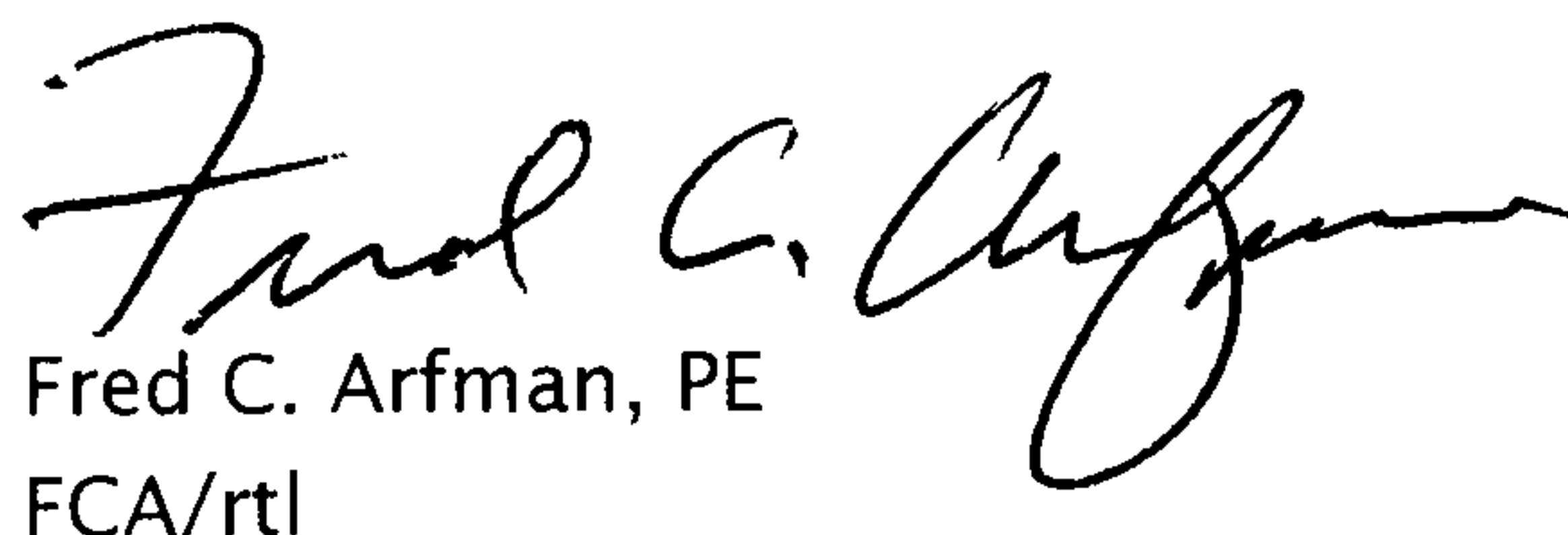
Isaacson & Arfman, P.A., consulting engineers and agent for Rutledge Investments Company, Inc. request entry onto the DRB agenda to consider the proposed platting action. The replat expands Lots 38 and 48 and reduces the landscape tract by removing three parking spaces not originally required as a part of the development.

A letter from the landscape easement beneficiary stating their concurrence is submitted as part of this request. The Owner desires to remove the parking space to expand Lot 39 in order to provide a physical therapy pool for a potential handicap home buyer.

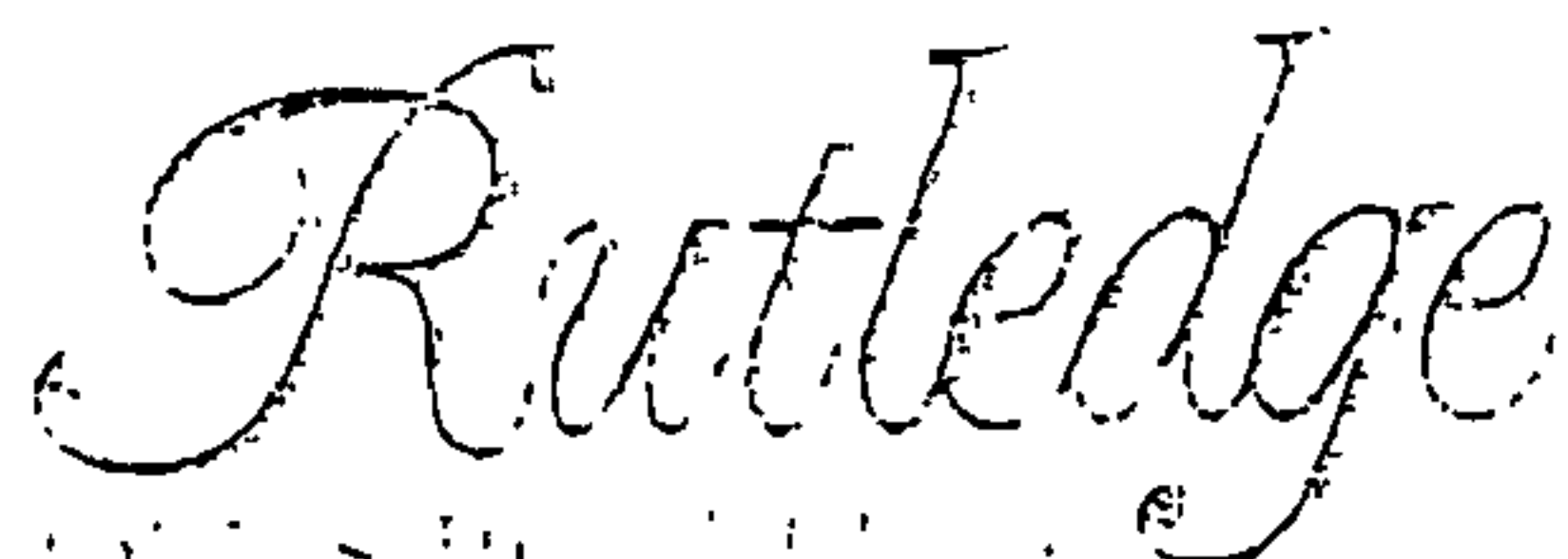
Thank you for your consideration of this request.

Sincerely,

**ISAACSON & ARFMAN, P.A.**

  
Fred C. Arfman, PE  
FCA/rtl





December 28, 2006

Ms. Sheran Matson  
DRB Chairperson  
Development & Building Services Division  
Planning Department  
600 2nd Street, NW  
Albuquerque, New Mexico 87102

RE: Lots 38, 48, & Tract 5, The Legends of High Desert

Dear Ms Matson;

Rutledge Investment Company, Inc., Owners and Developers of the above referenced properties; hereby authorize Isaacson & Arfman, P.A. to act as our agent in all matters related to the replat of the subject property and do consent to the replat as presented to the Development Review Board including the vacating of a portion of a private landscape easement contained over Tract 5, Rutledge Investment Company, Inc. owns all of the properties affected by the replat and therefore, acts as both the Grantor and Beneficiary of all granted and vacated easements.

Regards,

Kyle Rutledge  
President  
Rutledge Investment Company, Inc.

|                   |             |         |          |            |   |
|-------------------|-------------|---------|----------|------------|---|
| Post-it® Fax Note | 7671        | Date    | 1-8-07   | # of pages | 1 |
| To                | Fred Arfman | From    | Rutledge |            |   |
| Co./Dept.         |             | Co      | Kyle     |            |   |
| Phone #           | 268-9829    | Phone # | 294-5084 |            |   |
| Fax #             | 268-2632    | Fax #   | 294-5089 |            |   |



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

PAID RECEIPT

APPLICANT NAME RUTLEDGE INVESTMENT  
AGENT ISAACSON & Arfman  
ADDRESS 128 Monroe St NE  
PROJECT & APP # 100 4039  
PROJECT NAME The Legends of High Desert

\$ 20.00 441032/3424000 Conflict Management Fee  
\$ 190.00 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  
\$ 210.00 TOTAL AMOUNT DUE

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

1/30/07  
RECEIPT# 00070443  
Activity 3424000  
TRANS AMT \$210.00  
J24 Misc \$0.00  
Counter

ISAACSON AND ARFMAN P A  
128 MONROE ST NE  
ALBUQUERQUE, NM 87108-1247  
268-8828

17504  
95-219/1070 176  
1350743997

DATE 1/30/07

PAY TO THE ORDER OF City of Albuquerque \$ 210.00  
Two Hundred Ten + 00/100 DOLLARS

WELLS FARGO  
Wells Fargo Bank, N.A.  
New Mexico  
wellsfargo.com

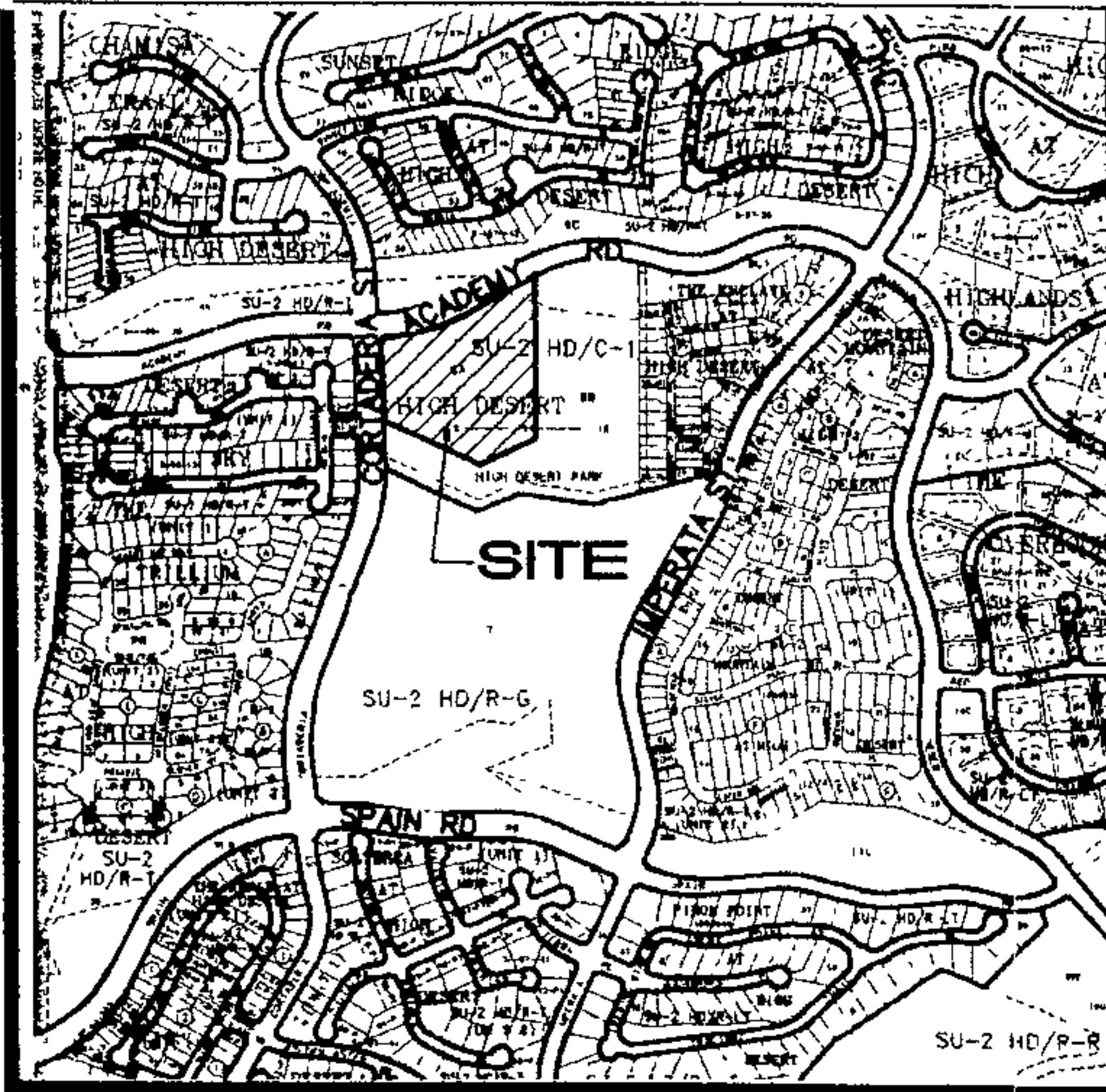
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RECEIPT# 00070443  
Account 441006  
Activity 3424000  
J24 Misc \$210.00

FOR 1454 DRB review fee

00017504 107002192 1350743997

CHANGE \$210.00  
Thank You \$0.00





VICINITY MAP

**SUBDIVISION DATA / NOTES**

- 1 Total Number of Existing Tracts 1
- 2 Total Number of Lots created 48
- 3 Total Number of Tracts created 12
- 4 Gross Subdivision Acreage 7.2940 Ac
- 5 Total Mileage of Private Streets Created 0.3481
- 6 Bearings are New Mexico State Plane Grid Bearings (Central Zone NAD 27)
- 7 Distances are ground distances
- 8 Field Survey performed in June, 2005
- 9 Title Report Land America Albuquerque Title Company, File No 6213000683
- 10 City Standard Utility Note II  
City of Albuquerque Water and Sanitary Sewer Service must be verified and coordinated with the Albuquerque Bernalillo County Water Utility Authority, City of Albuquerque
- 11 Centerline (in lieu of R/W) monumentation to be installed at all centerline PC's, PT's, angle points and street intersections prior to acceptance of subdivision street improvements and will consist of a standard four-inch (4") aluminum alloy cap stamped "City of Albuquerque", "Centerline Monumentation", "Survey Marker", "Do Not Disturb", "PLS #6126"
- 12 ZONING SU-2 HD/C-1 with conditional use for residential uses all lots shall conform to the R-T zoning regulations as listed in the City of Albuquerque zoning code with exception as approved by the City of Albuquerque zoning hearing examiner on July 22, 2005
- 13 Measured bearings and distances are identical to record

**PUBLIC UTILITY EASEMENTS**

Public utility easements shown on this plat are granted for the common and joint use of

- 1 The Public Service Co Of NM--Electric Services Division for the installation, maintenance, and service of underground/overhead electrical lines, communication lines, transformers, and any other equipment, fixtures, structures, and related facilities reasonably necessary to provide electrical service
- 2 Qwest for the installation, maintenance and service of all buried communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and closures
- 3 Comcast for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide cable tv service
- 4 The Public Service Co Of NM--Gas Services Division for the installation, maintenance, and service of such distribution and service lines and facilities reasonably necessary to provide gas service



THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC # 02306219125630203  
PROPERTY OWNER OF RECORD  
High Desert Investment Corp  
BERNALILLO COUNTY TREASURER'S OFFICE  
F. J. Guerra 5-11-06

Plat Of  
The Legends  
At High Desert Subdivision  
Being a Replat of  
Tract 8A, High Desert  
within  
The Elena Gallegos Grant  
Projected Section 26, T11N, R 4E, NMP M  
City Of Albuquerque  
Bernalillo County, New Mexico  
May 2006

**LEGAL DESCRIPTION**

Tract 8A as the same is shown and designated on the PLAT OF TRACTS 8A, 8B AND 8C HIGH DESERT, Albuquerque, New Mexico filed in the office of the County Clerk of Bernalillo County, New Mexico on June 30, 1994 in Volume 94C, folio 223 as Document No 94083641

**FREE CONSENT AND DEDICATION**

The subdivision shown hereon is with the free consent and in accordance with the desires of the undersigned Owner(s) and/or Proprietor(s) thereof and said Owner(s) and/or Proprietor(s) do hereby grant all access, utility and drainage easements shown hereon including the right to construct, operate, inspect, and maintain facilities therein, and all public utility easements shown hereon for the common and joint use of gas, electrical power and communication services for overhead and/or buried distribution lines, conduits, and pipes for underground and/or overhead utilities where shown or indicated, and including the right of ingress and egress for construction and maintenance, and the right to trim interfering trees and shrubs. Said Owner(s) and/or Proprietor(s) do hereby consent to all of the foregoing and said owners warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided, and do hereby certify that this subdivision is their free act and deed

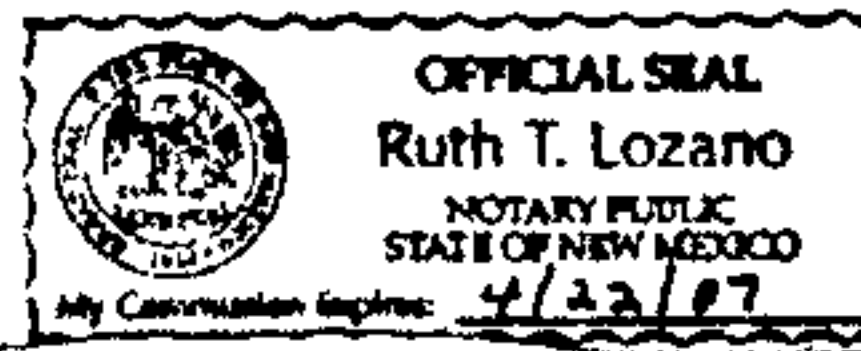
**OWNER**

RUTLEDGE INVESTMENT COMPANY, INC.

KYLE R. RUTLEDGE, PRESIDENT

**ACKNOWLEDGMENT**

STATE OF NEW MEXICO )  
COUNTY OF BERNALILLO )



This instrument was acknowledged before me on May 1, 2006, by Kyle R. Rutledge, President of Rutledge Investment Company a New Mexico Corporation, on behalf of said corporation

My Commission Expires 4/22/07

Ruth T. Lozano  
Notary Public

Included is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said easement, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs, or bushes which interfere with the purposes set forth herein no building, sign, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon property owners shall be solely responsible for correcting any violations of national electrical safety code caused by construction of pools, decking, or any structures adjacent to or near easements shown on this plat  
Easements for electric transformers/switchgears, as installed, shall extend ten feet (10') in front of transformer/switchgear doors and five feet (5') on each side

In approving this plat, PNM Electric Services and Gas Services (PNM) did not conduct a Title Search of the properties shown hereon. Consequently, PNM does not waive nor release any easement or easement rights to which it may be entitled.

**APPROVALS**

DRB PROJECT NO. 1004039  
APPLICATION NO. 05-01074 06 DRB-00606

**DISCLOSURE STATEMENT**

The purpose of this plat is to subdivide the subject tract into 48 residential lots, 11 private landscape tracts, and 1 private roadway tract, and to grant easements necessary to serve the residential development

**Utility Approvals**

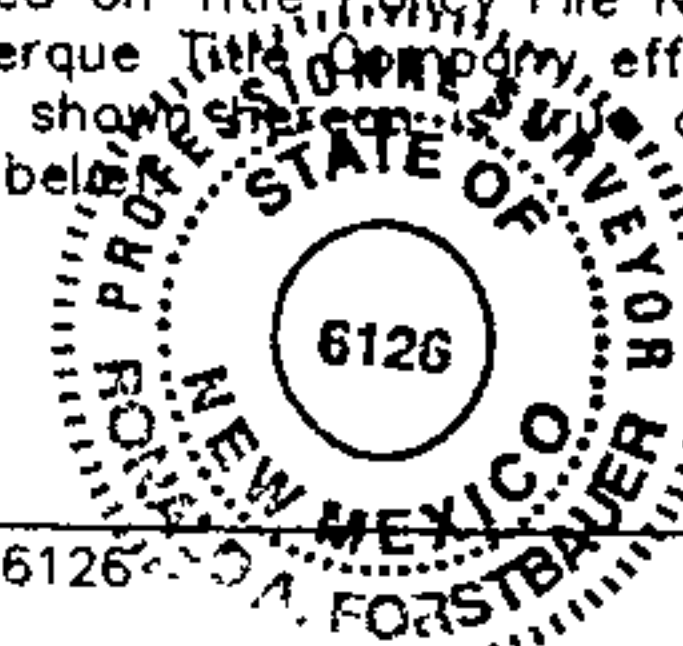
|  |                        |
|--|------------------------|
| <u>Leard D. Marts</u><br>PNM ELECTRIC SERVICES DIVISION            | <u>5-5-06</u><br>DATE  |
| <u>Leard D. Marts</u><br>PNM GAS SERVICES DIVISION                 | <u>5-5-06</u><br>DATE  |
| <u>Rou Cristie</u><br>QWEST  | <u>5/9/06</u><br>DATE  |
| <u>Donna Bonka</u><br>COMCAST                                      | <u>5-5-06</u><br>DATE  |
| <u>[Signature]</u><br>CITY SURVEYOR                                | <u>5-2-06</u><br>DATE  |
| <u>N/A</u><br>REAL PROPERTY DIVISION                               | DATE                   |
| <u>N/A</u><br>ENVIRONMENTAL HEALTH DEPARTMENT                      | DATE                   |
| <u>[Signature]</u><br>TRAFFIC ENGINEERING, TRANSPORTATION DIVISION | <u>5-10-06</u><br>DATE |
| <u>[Signature]</u><br>CITY OF ALBUQUERQUE UTILITIES DIVISION       | <u>5/10/06</u><br>DATE |
| <u>Christine Dandora</u><br>PARKS AND RECREATION DEPARTMENT        | <u>5/10/06</u><br>DATE |
| <u>Bradley b. Bingham</u><br>AMAFCA                                | <u>5/10/06</u><br>DATE |
| <u>Bradley b. Bingham</u><br>CITY ENGINEER                         | <u>5/10/06</u><br>DATE |
| <u>[Signature]</u><br>DRB CHAIRPERSON, PLANNING DEPARTMENT         | <u>5/10/06</u><br>DATE |

**SURVEYOR'S CERTIFICATION**

I, Ronald A. Forstbauer, registered New Mexico Land Surveyor No 6126, do hereby certify that the plat shown hereon was prepared by me or under my direct supervision and surveys of the Albuquerque Subdivision Ordinance and the City Detailed Design Standards for surveying and meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico Board of Registration for Professional Engineers and Professional Land Surveyors effective October 1, 2000 and shows easements of record as indicated on Title Policy File No 6213000683 issued by Land America Albuquerque Title Company effective April 20, 2006, and that the information shown hereon is true and correct to the best of my knowledge and belief.

Ronald A. Forstbauer  
Ronald A. Forstbauer, P.S. No 6126  
Date 5/10/06

Forstbauer Surveying, L.L.C.  
4116 Lomas Boulevard NE  
Albuquerque, New Mexico 87110  
(505) 268-2112 Fax 268-2032





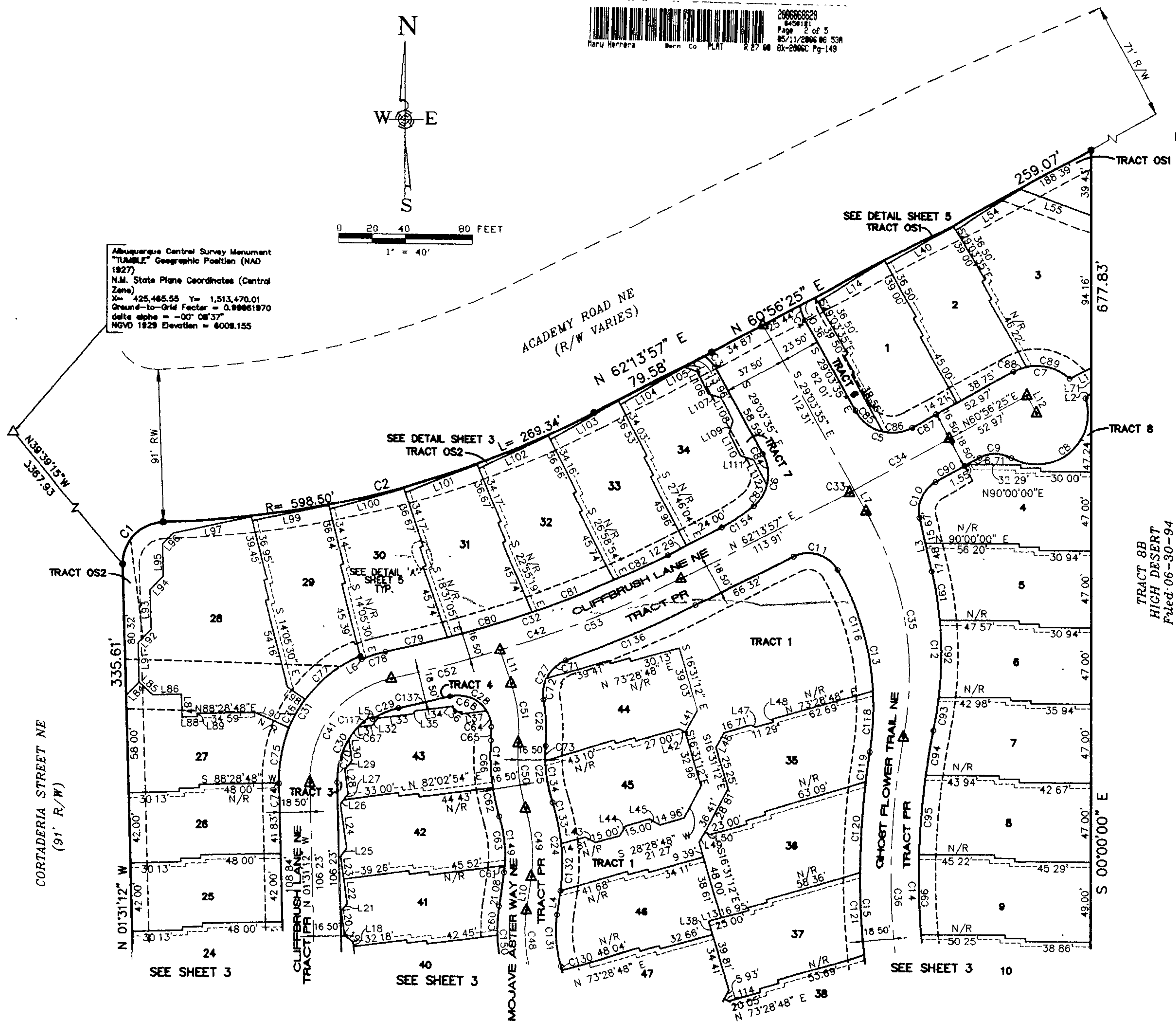
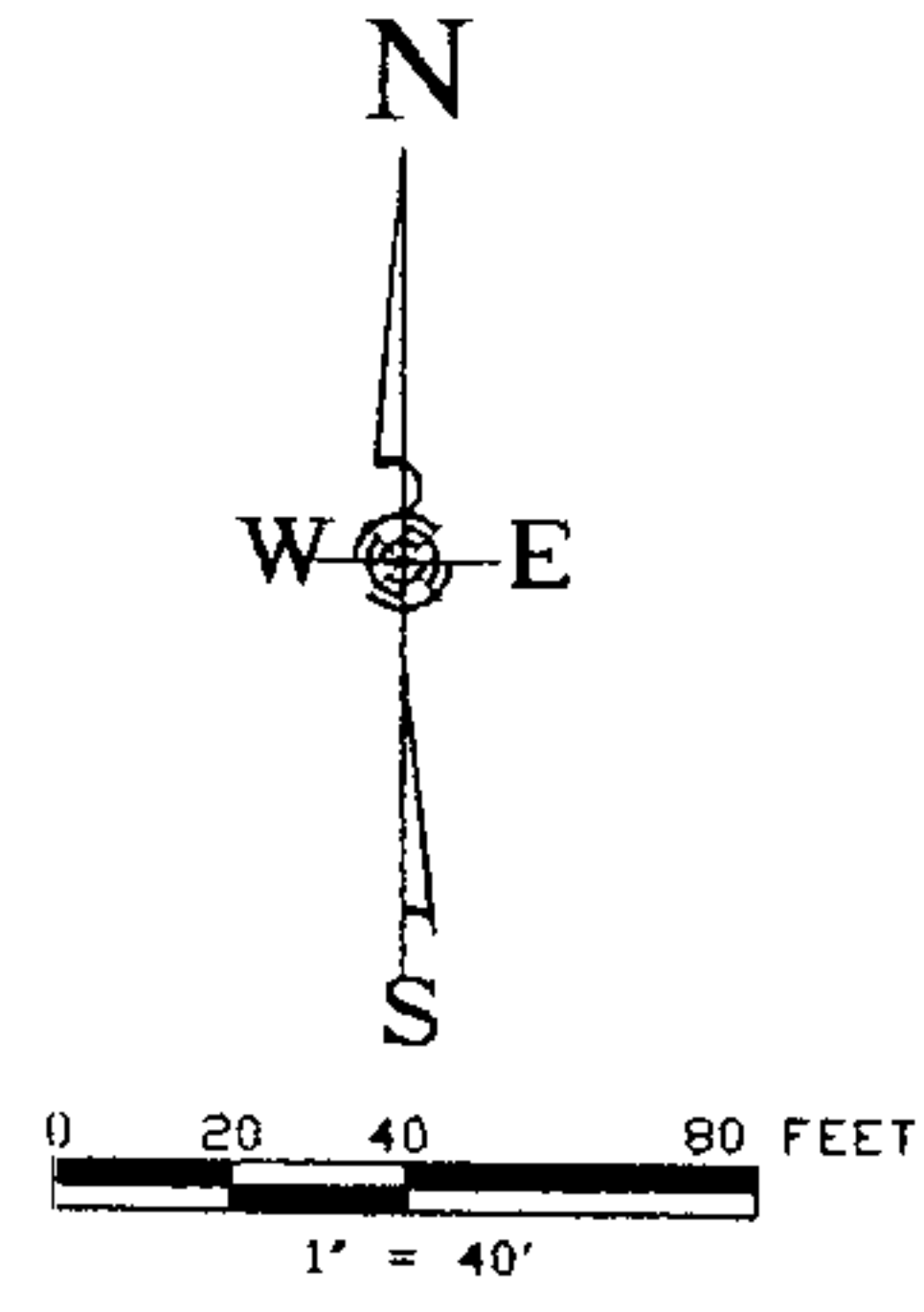
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 Page 2 of 5  
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 Gary Herrera Bern Co PLAT R 27 00 BK-2006C Pg-149

**LOT GEOMETRY**  
**Plat Of**  
**The Legends**  
**At High Desert Subdivision**  
 Being a Replat of  
 Tract 8A, High Desert  
 within  
 The Elena Gallegos Grant  
 Projected Section 26, T11N, R.4E, N.M.P.M.  
 City Of Albuquerque  
 Bernalillo County, New Mexico  
 May 2006

- REFERENCE NOTES:**
- SEE SHEET 4 FOR EASEMENTS AFFECTING THIS PROPERTY.
  - SEE SHEET 5 FOR LINE AND CURVE TABLE.
  - SEE SHEET 5 FOR LOT AREA TABLE.

- LEGEND**
- SET 1/2" REBAR WITH CAP "LS 6126" (TYP)
  - ▲ CENTERLINE MONUMENT
  - N/R NON-RADIAL LINE

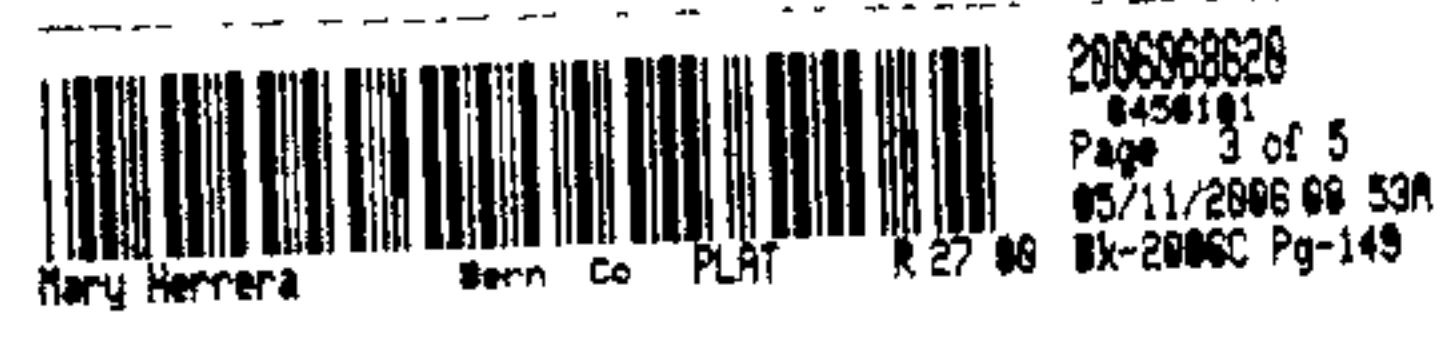
Albuquerque Central Survey Monument  
 "TUMBLE" Geographic Position (NAD 1927)  
 N.M. State Plane Coordinates (Central Zone)  
 X= 425,465.55 Y= 1,513,470.01  
 Ground-to-Grid Factor = 0.99961970  
 delta alpha = -00° 06' 37"  
 NGVD 1929 Elevation = 6008.155



TRACT 8B  
 HIGH DESERT  
 Filed: 06-30-94  
 Book 94C, Page 223

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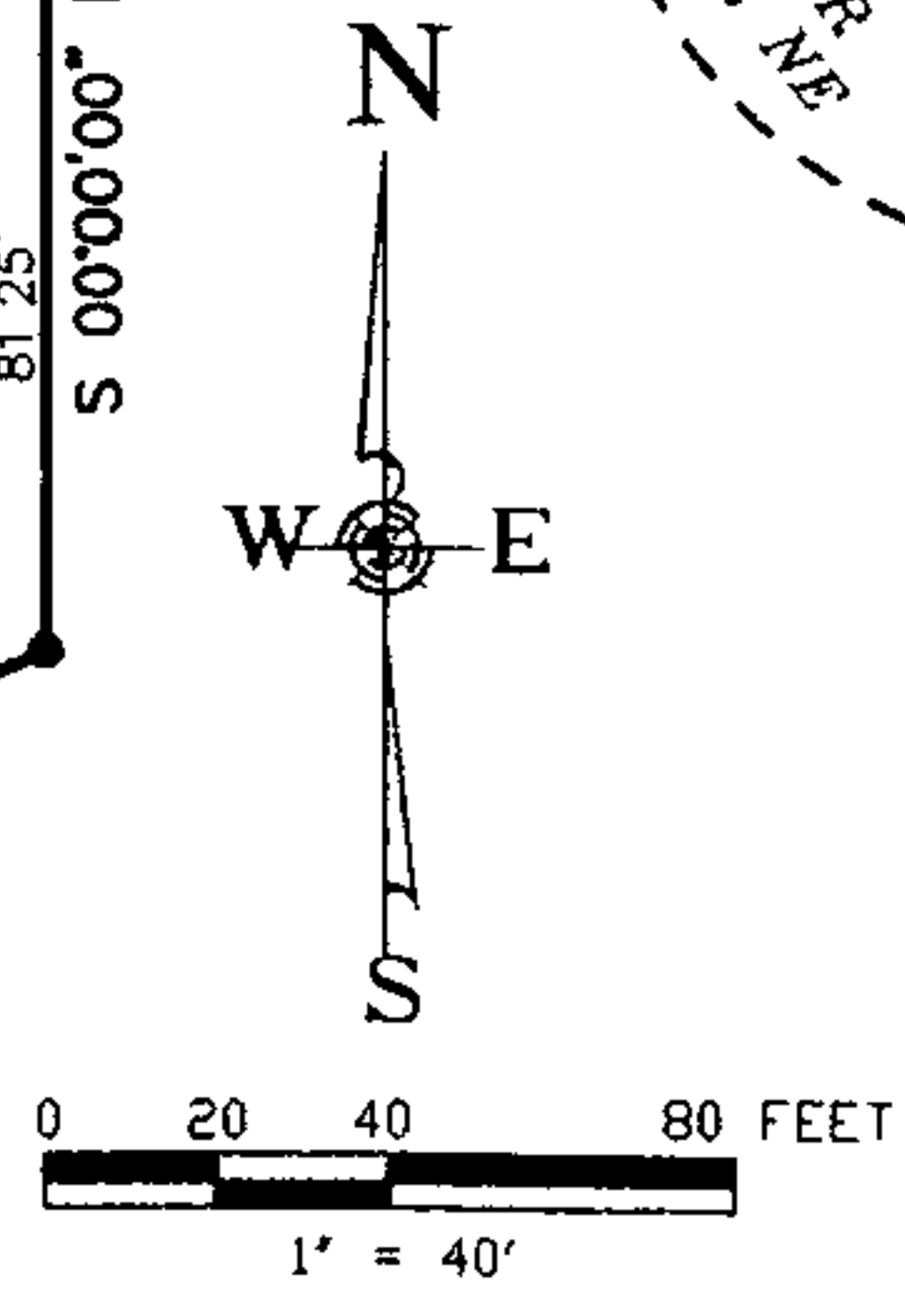
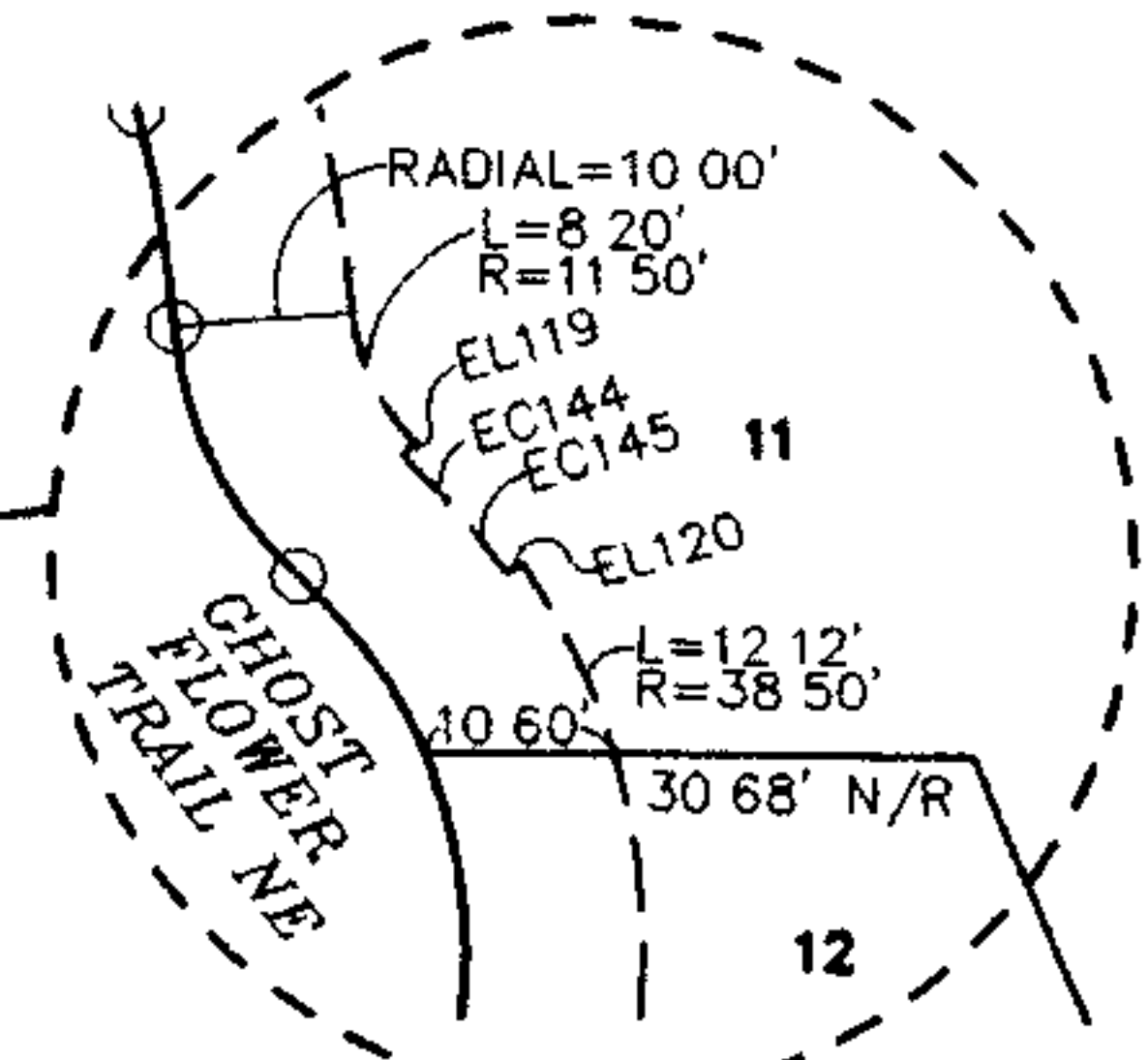
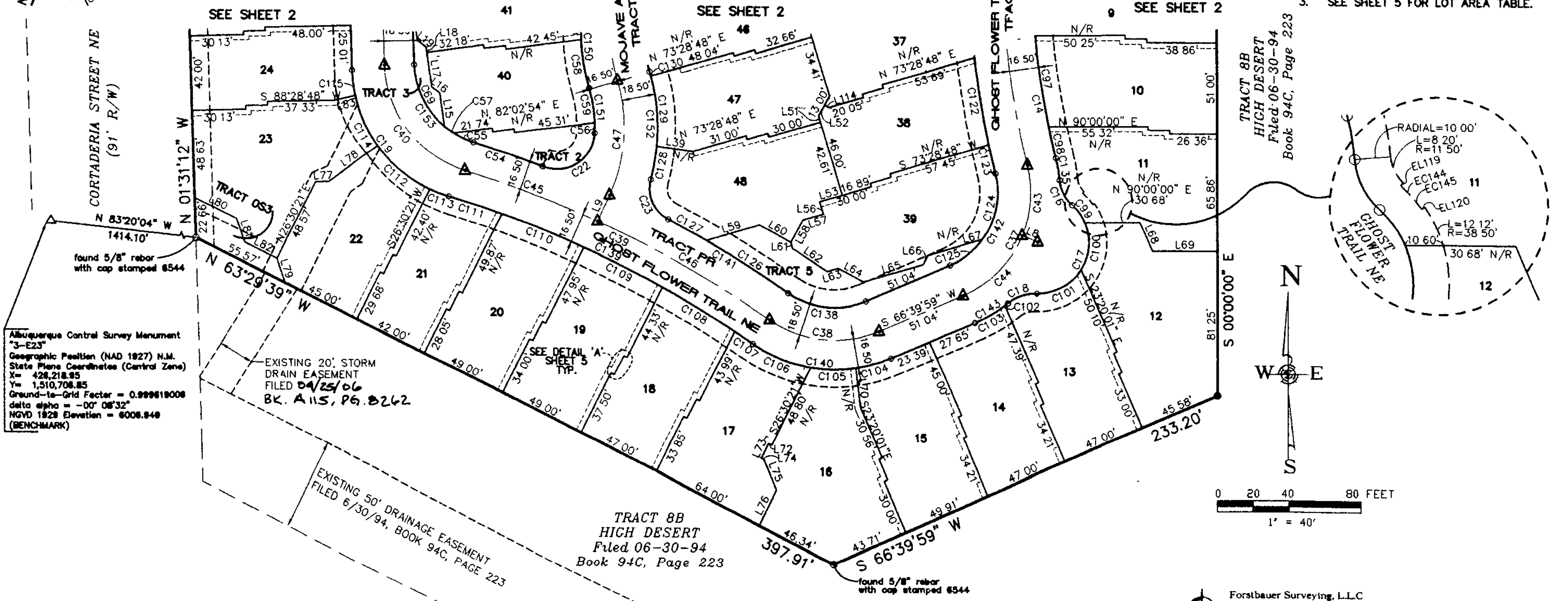
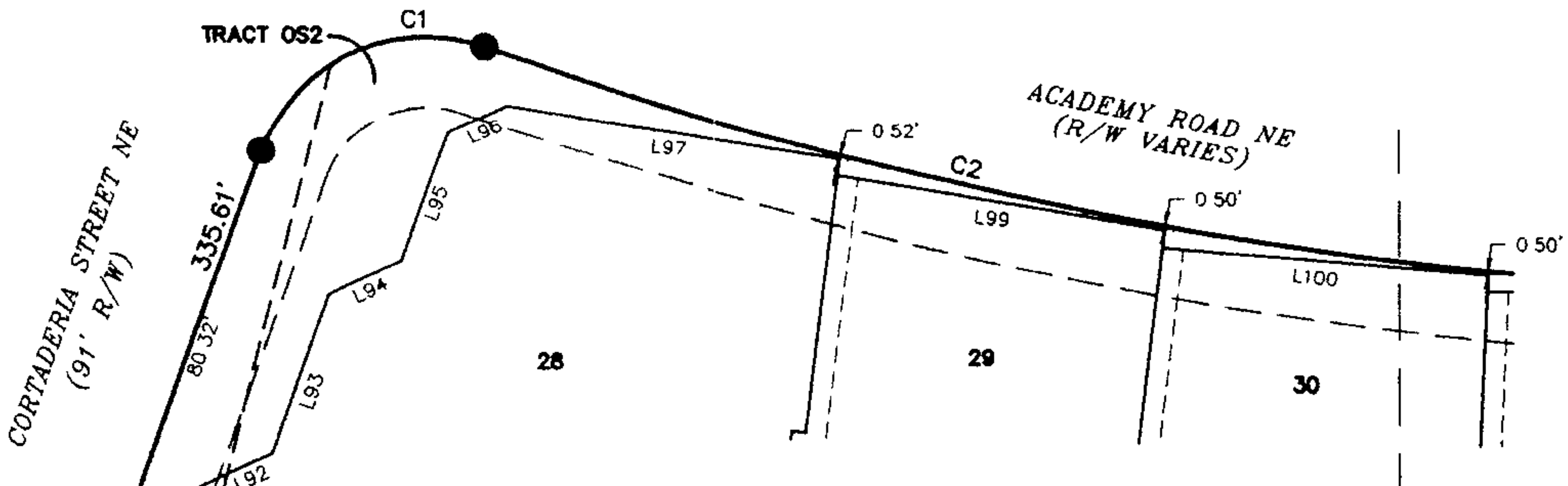
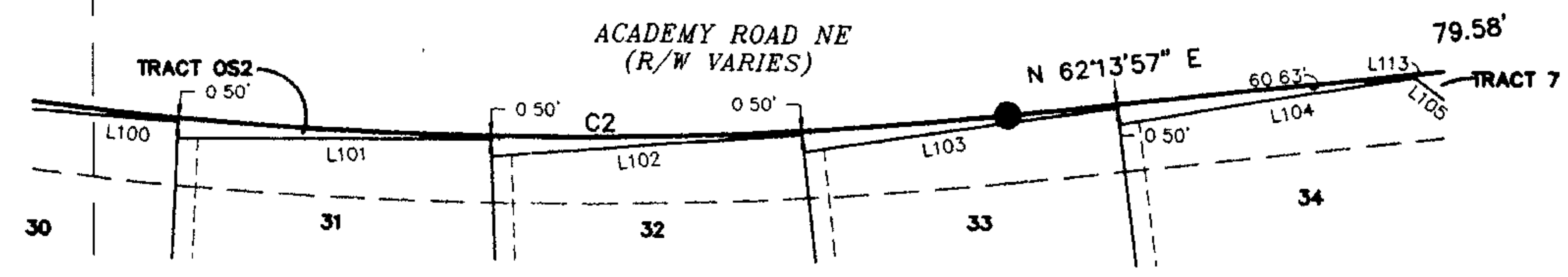
**LOT GEOMETRY**  
**Plat Of**  
**The Legends**  
**At High Desert Subdivision**  
 Being a Replat of  
 Tract 8A, High Desert  
 within  
 The Elena Gallegos Grant  
 Projected Section 26, T11N, R4E, NMPM  
 City Of Albuquerque  
 Bernalillo County, New Mexico  
 May 2006

**LEGEND**

- SET 1/2" REBAR WITH CAP "LS 6126" (TYP)
- ▲ CENTERLINE MONUMENT
- N/R NON-RADIAL LINE

**REFERENCE NOTES:**

1. SEE SHEET 4 FOR EASEMENTS AFFECTING THIS PROPERTY.
2. SEE SHEET 5 FOR LINE AND CURVE TABLE.
3. SEE SHEET 5 FOR LOT AREA TABLE.



Albuquerque Central Survey Monument  
 "3-E23"  
 Geographic Position (NAD 1927) N.M.  
 State Plane Coordinates (Central Zone)  
 X= 428,218.95  
 Y= 1,510,708.85  
 Ground-to-Grid Factor = 0.999619008  
 delta alpha = -00° 08' 32"  
 NGVD 1928 Elevation = 6006.848  
 (BENCHMARK)

EXISTING 20' STORM  
 DRAIN EASEMENT  
 FILED 04/25/06  
 BK. A115, PG. 2262

TRACT 8B  
 HIGH DESERT  
 Filed 06-30-94  
 Book 94C, Page 223

Forstbauer Surveying, L.L.C.  
 4116 Lomas Boulevard NE  
 Albuquerque, New Mexico 87110  
 (505) 268-2112 Fax 268-2032

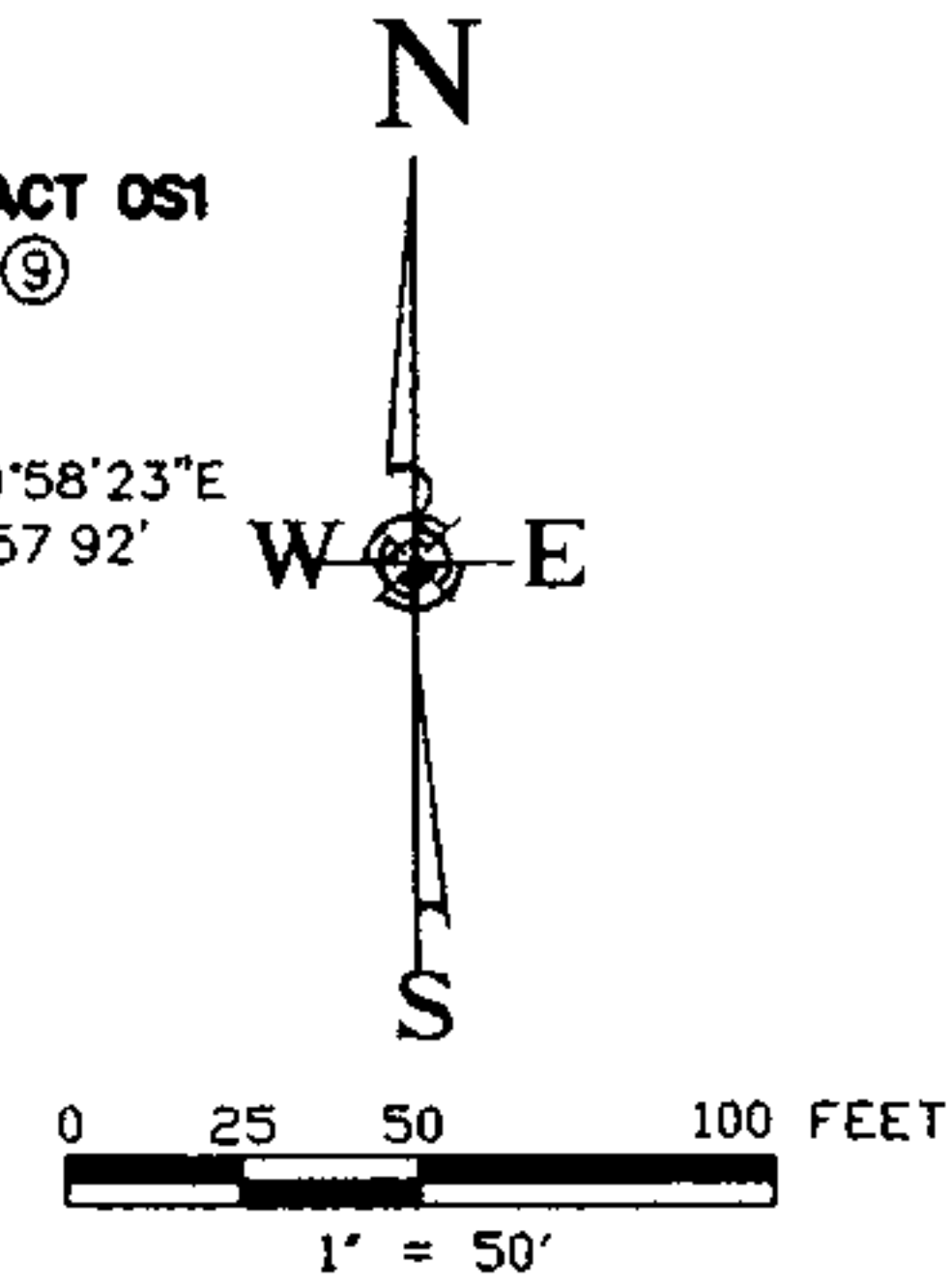
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**EASEMENT GEOMETRY**  
**Plat Of**  
**The Legends**  
**At High Desert Subdivision**  
 Being a Replat of  
 Tract 8A, High Desert  
 within  
 The Elena Gallegos Grant  
 Projected Section 26, T.11N, R.4E, N.M.P.M.  
 City Of Albuquerque  
 Bernalillo County, New Mexico  
 May 2006

**LEGEND**

- SET 1/2" REBAR WITH CAP "LS 6126" (TYP)
- ▲ CENTERLINE MONUMENT

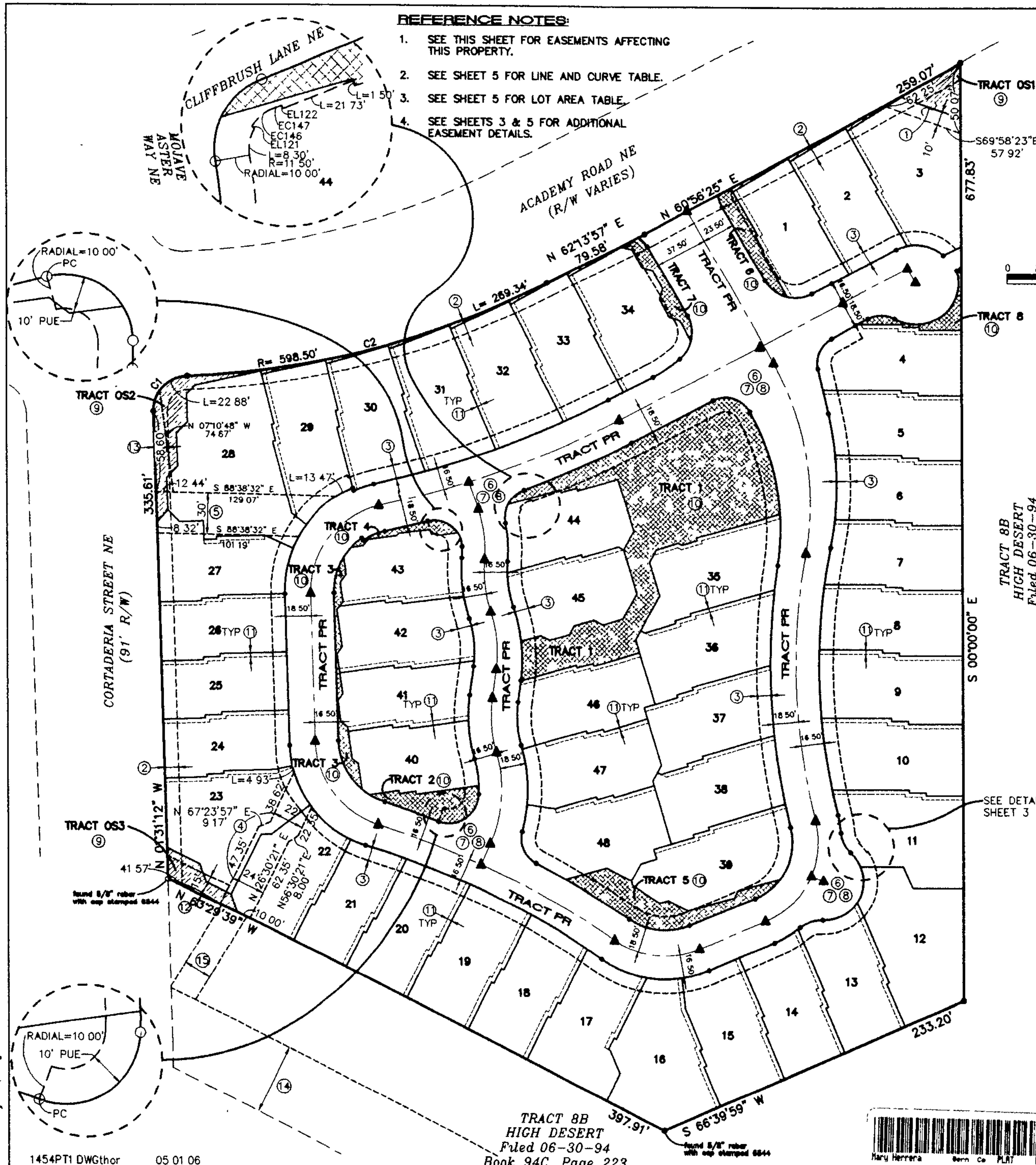


**REFERENCE NOTES:**

1. SEE THIS SHEET FOR EASEMENTS AFFECTING THIS PROPERTY.
2. SEE SHEET 5 FOR LINE AND CURVE TABLE.
3. SEE SHEET 5 FOR LOT AREA TABLE.
4. SEE SHEETS 3 & 5 FOR ADDITIONAL EASEMENT DETAILS.

**EASEMENT NOTES**

- ① EXISTING EASEMENT (BEAR TRIBUTARY) (11-19-93, Bks 93-33/Pgs 2021-2039) AND ON PLAT FILED 6/30/94, BOOK 94C, PAGE 223
- ② EXISTING 10' PUBLIC UTILITY EASEMENT FILED 6/30/94, BOOK 94C, PAGE 223
- ③ 10' PUBLIC UTILITY EASEMENT (PUE) GRANTED BY THIS PLAT
- ④ WATERLINE AND STORM DRAIN EASEMENT (WIDTH VARIES) GRANTED TO THE CITY OF ALBUQUERQUE BY THIS PLAT
- ⑤ 30' STORM DRAIN, SANITARY SEWER LINE AND WATERLINE EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE BY THIS PLAT
- ⑥ TRACT PR IS SUBJECT TO A PRIVATE ROADWAY EASEMENT GRANTED BY THIS PLAT, AND SHALL BE OWNED & MAINTAINED BY THE HOMEOWNERS' ASSOCIATION OF HIGH DESERT
- ⑦ TRACT PR IS SUBJECT TO A PUBLIC WATER AND SANITARY SEWER EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE BY THIS PLAT AND A BLANKET PUE FOR UTILITY CROSSINGS AND ALIGNMENTS AS NECESSARY
- ⑧ TRACT PR IS SUBJECT TO A PUBLIC DRAINAGE EASEMENT AND ACCESS EASEMENT FOR EMERGENCY AND SERVICE VEHICLES GRANTED TO THE CITY OF ALBUQUERQUE BY THIS PLAT. TRACT PR IS COVERED BY A BLANKET PUBLIC UTILITY EASEMENT FOR UTILITY CROSSINGS GRANTED TO PNM ELECTRIC SERVICES DIVISION, PNM GAS SERVICES DIVISION, QWEST AND COMCAST BY THIS PLAT
- ⑨ TRACTS OS1, OS2, OS3 ARE SUBJECT TO A PRIVATE LANDSCAPING EASEMENT GRANTED TO AND MAINTAINED BY HIGH DESERT INVESTMENT CORPORATION BY THIS PLAT
- ⑩ TRACTS 1, 2, 3, 4, 5, 6, 7, & 8 ARE SUBJECT TO A PRIVATE LANDSCAPING EASEMENT GRANTED TO AND MAINTAINED BY THE HOMEOWNERS' ASSOCIATION OF THE LEGENDS AT HIGH DESERT SUBDIVISION BY THIS PLAT
- ⑪ 3' WIDE PRIVATE USE & ENJOYMENT EASEMENT FOR INGRESS, EGRESS, GENERAL USE, LANDSCAPE AND MAINTENANCE PURPOSES FOR THE BENEFIT OF THE OWNER(S) OF THE ADJOINING LOTS TO BE RESERVED AND GRANTED PER THE GRANTOR'S INITIAL CONVEYANCE OF THE LOTS. CREATED BY THE RECORDATION OF THIS PLAT. EASEMENT IS EXPANDED TO THE ADJACENT BUILDING TO FILL ANY VOID CREATED BY THE SHIFT OF ANY INDIVIDUAL BUILDING AWAY FROM SHOWN EASEMENT LINE
- ⑫ 15' WATERLINE EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE BY THIS PLAT
- ⑬ SANITARY SEWERLINE EASEMENT (WIDTH VARIES) GRANTED TO THE CITY OF ALBUQUERQUE BY THIS PLAT
- ⑭ EXISTING 50' DRAINAGE EASEMENT AS SHOWN ON PLAT FILED 6/30/94, BOOK 94C, PAGE 223
- ⑮ EXISTING 20' STORM DRAIN EASEMENT AS SHOWN ON PLAT FILED 04/25/06, BOOK A115, PAGE 8262



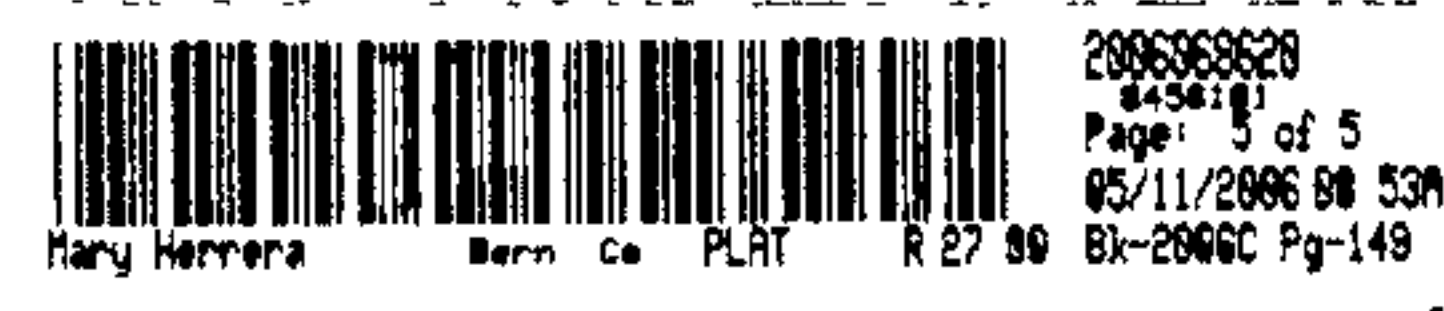
TRACT 8B  
 HIGH DESERT  
 Filed 06-30-94  
 Book 94C, Page 223

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Forstbauer Surveying, L.L.C  
 4116 Lomas Boulevard NE  
 Albuquerque, New Mexico 87110  
 (505) 268-2112 Fax 268-2032

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**Plat Of  
 The Legends  
 At High Desert Subdivision**  
 Being a Replat of  
 Tract 8A, High Desert  
 within  
 The Elena Gallegos Grant  
 Projected Section 26, T11N, R 4E, N M P M  
 City of Albuquerque  
 Bernalillo County, New Mexico  
 May 2006

| CURVE | RADIUS  | LENGTH | TANGENT | CHORD  | BEARING       | DELTA      |
|-------|---------|--------|---------|--------|---------------|------------|
| C1    | 25.00   | 38.06  | 24.80   | 35.21  | S 43°14'53" W | 88°31'48"  |
| C2    | 508.50  | 289.34 | 136.89  | 287.07 | N 75°07'28" E | 25°47'03"  |
| C3    | 18.00   | 8.32   | 4.77    | 9.22   | N 43°33'51" W | 28°40'32"  |
| C4    | 24.00   | 9.71   | 4.92    | 9.84   | S 17°28'18" E | 23°10'40"  |
| C5    | 25.00   | 38.13  | 24.88   | 35.26  | S 73°54'14" E | 88°41'18"  |
| C6    | 25.00   | 34.05  | 20.26   | 31.48  | N 08°57'37" E | 78°02'28"  |
| C7    | 28.50   | 36.10  | 20.83   | 33.73  | N 82°48'23" W | 72°34'26"  |
| C8    | 30.50   | 72.96  | 77.55   | 58.77  | N 81°04'41" E | 137°03'36" |
| C9    | 19.50   | 10.87  | 10.86   | 19.11  | N 88°43'33" W | 58°40'04"  |
| C10   | 18.50   | 25.22  | 14.72   | 23.50  | S 24°18'58" W | 74°06'53"  |
| C11   | 19.50   | 30.28  | 19.15   | 27.33  | N 73°17'17" W | 88°57'32"  |
| C12   | 232.50  | 88.18  | 48.84   | 87.48  | N 00°41'03" W | 24°11'47"  |
| C13   | 174.50  | 114.89 | 58.87   | 112.82 | N 08°55'50" W | 37°45'22"  |
| C14   | 433.00  | 182.88 | 88.08   | 181.28 | S 01°20'48" E | 25°31'18"  |
| C15   | 168.00  | 188.32 | 95.45   | 187.05 | S 02°34'48" E | 23°03'18"  |
| C16   | 21.50   | 15.81  | 8.34    | 15.54  | S 28°18'15" E | 42°23'09"  |
| C17   | 28.50   | 89.06  | 75.84   | 53.38  | N 21°54'25" E | 138°48'28" |
| C18   | 25.00   | 17.54  | 9.15    | 17.18  | S 71°12'57" W | 40°11'28"  |
| C19   | 78.00   | 84.44  | 54.84   | 88.32  | S 37°36'38" E | 72°08'54"  |
| C22   | 21.50   | 40.47  | 29.50   | 34.75  | N 56°40'08" E | 107°50'18" |
| C23   | 19.50   | 28.44  | 15.70   | 24.48  | S 23°32'12" E | 77°41'28"  |
| C24   | 118.41  | 53.58  | 27.28   | 53.08  | N 05°24'17" W | 28°21'38"  |
| C25   | 83.00   | 33.55  | 17.01   | 33.32  | S 07°00'18" E | 23°08'36"  |
| C28   | 108.00  | 27.98  | 14.08   | 27.88  | N 02°50'25" W | 14°48'51"  |
| C29   | 21.50   | 29.71  | 17.78   | 27.40  | S 28°18'35" W | 78°08'52"  |
| C30   | 18.50   | 36.33  | 24.88   | 30.89  | N 53°28'08" E | 103°48'08" |
| C32   | 44.50   | 17.07  | 8.64    | 16.87  | S 88°10'22" E | 21°58'56"  |
| C33   | 46.50   | 48.04  | 25.11   | 44.18  | S 28°50'41" W | 56°43'48"  |
| C34   | 81.50   | 88.51  | 54.82   | 80.87  | S 32°24'14" W | 67°50'52"  |
| C35   | 883.50  | 180.73 | 80.88   | 180.22 | N 82°41'53" E | 14°56'53"  |
| C36   | 3000.00 | 3.07   | 1.54    | 3.07   | N 82°21'11" E | 0°03'31"   |
| C37   | 3000.00 | 64.56  | 32.30   | 64.56  | N 81°33'25" E | 1°14'01"   |
| C38   | 206.50  | 142.33 | 74.12   | 138.53 | N 08°18'50" W | 38°28'28"  |
| C39   | 448.50  | 192.52 | 97.78   | 191.05 | S 01°50'17" E | 24°32'22"  |
| C40   | 83.00   | 88.82  | 53.58   | 81.84  | N 28°18'48" E | 80°48'27"  |
| C41   | 83.00   | 84.01  | 35.08   | 81.30  | N 84°37'27" E | 58°13'07"  |
| C42   | 800.00  | 188.40 | 95.48   | 188.61 | N 84°08'28" W | 18°08'10"  |
| C43   | 83.00   | 78.82  | 45.50   | 73.78  | S 37°21'38" E | 71°40'52"  |
| C44   | 83.00   | 88.52  | 51.84   | 79.88  | S 37°48'18" W | 78°41'02"  |
| C45   | 710.00  | 185.03 | 83.04   | 184.50 | N 89°41'53" E | 14°56'53"  |
| C46   | 83.00   | 40.40  | 20.82   | 36.71  | N 04°18'53" E | 36°44'42"  |
| C47   | 83.00   | 48.41  | 25.47   | 47.23  | N 44°38'07" E | 44°01'45"  |
| C48   | 800.00  | 79.07  | 39.58   | 79.01  | N 88°25'33" W | 7°33'02"   |
| C49   | 800.00  | 110.33 | 55.32   | 110.17 | N 80°22'58" W | 10°32'08"  |
| C50   | 83.00   | 65.88  | 34.38   | 64.52  | N 04°03'13" E | 40°35'31"  |
| C51   | 83.00   | 38.98  | 19.78   | 38.70  | S 04°14'00" E | 24°01'05"  |
| C52   | 83.00   | 41.37  | 21.03   | 41.03  | N 04°38'08" W | 26°28'17"  |
| C53   | 89.50   | 38.70  | 19.80   | 38.48  | S 08°34'07" E | 22°17'15"  |
| C54   | 81.50   | 36.51  | 18.50   | 36.28  | N 06°51'18" W | 22°31'33"  |
| C55   | 710.00  | 87.51  | 33.78   | 87.48  | N 74°28'24" E | 8°28'53"   |
| C56   | 710.00  | 117.52 | 58.89   | 117.38 | N 88°58'27" E | 8°28'00"   |
| C57   | 818.50  | 40.78  | 20.39   | 40.75  | N 71°18'25" W | 3°47'18"   |
| C58   | 46.50   | 12.27  | 6.17    | 12.24  | S 83°38'22" E | 15°07'23"  |
| C59   | 78.50   | 5.88   | 3.00    | 5.88   | N 00°30'24" E | 4°28'08"   |
| C60   | 46.50   | 8.34   | 3.17    | 8.33   | S 84°10'28" E | 7°48'28"   |
| C61   | 108.50  | 27.77  | 13.88   | 27.89  | S 08°58'42" E | 14°31'42"  |
| C62   | 78.50   | 18.37  | 9.74    | 18.32  | N 08°58'22" W | 14°30'22"  |
| C63   | 108.50  | 18.14  | 9.08    | 18.12  | S 03°01'51" W | 9°28'23"   |
| C64   | 78.50   | 4.05   | 2.03    | 4.05   | N 08°15'28" E | 3°02'12"   |
| C65   | 118.00  | 17.32  | 8.88    | 17.30  | S 13°28'08" E | 8°33'17"   |
| C66   | 78.50   | 28.88  | 15.18   | 28.78  | N 08°28'12" W | 22°27'05"  |
| C67   | 18.50   | 10.28  | 5.25    | 10.14  | N 18°35'48" W | 30°08'28"  |
| C68   | 74.31   | 7.99   | 4.00    | 7.98   | N 01°31'38" E | 8°08'27"   |
| C69   | 118.00  | 27.80  | 13.87   | 27.74  | S 02°17'28" E | 13°43'57"  |
| C70   | 48.50   | 8.82   | 4.42    | 8.80   | S 37°22'40" W | 10°51'52"  |
| C71   | 18.50   | 25.08  | 14.61   | 23.38  | N 88°30'22" W | 73°40'38"  |
| C72   | 48.50   | 39.58  | 21.07   | 38.38  | S 28°53'42" E | 48°44'58"  |
| C73   | 48.50   | 27.18  | 13.88   | 26.78  | S 18°12'48" W | 33°27'58"  |
| C74   | 21.50   | 16.41  | 8.83    | 16.01  | S 47°02'58" W | 43°43'12"  |
| C75   | 83.00   | 8.36   | 4.18    | 8.37   | S 07°28'00" W | 35°28'41"  |
| C76   | 81.50   | 0.17   | 0.08    | 0.17   | S 01°41'01" W | 5°48'58"   |
| C77   | 81.50   | 33.48  | 16.88   | 33.24  | S 10°21'54" W | 23°32'07"  |
| C78   | 81.50   | 19.88  | 9.88    | 19.83  | S 28°07'18" W | 15°58'42"  |
| C79   | 81.50   | 42.88  | 22.00   | 42.48  | S 51°13'10" W | 30°13'00"  |
| C80   | 78.50   | 15.04  | 7.54    | 15.01  | S 71°44'45" W | 10°50'08"  |

| CURVE | RADIUS  | LENGTH | TANGENT | CHORD  | BEARING       | DELTA     |
|-------|---------|--------|---------|--------|---------------|-----------|
| C81   | 883.50  | 38.28  | 18.14   | 38.28  | N 75°38'00" E | 3°08'40"  |
| C82   | 883.50  | 53.54  | 26.78   | 53.53  | N 71°47'27" E | 4°28'25"  |
| C83   | 883.50  | 83.03  | 28.53   | 83.02  | N 67°23'17" E | 4°22'53"  |
| C84   | 883.50  | 38.88  | 17.85   | 38.88  | N 63°42'54" E | 2°57'54"  |
| C85   | 25.00   | 14.98  | 7.73    | 14.77  | N 31°48'05" E | 34°21'30" |
| C86   | 25.00   | 18.06  | 10.02   | 18.80  | N 07°13'08" W | 43°40'55" |
| C87   | 25.00   | 20.88  | 11.15   | 20.37  | S 53°08'13" E | 48°08'18" |
| C88   | 25.00   | 18.15  | 9.50    | 17.78  | N 82°03'07" E | 41°38'02" |
| C89   | 2883.50 | 16.23  | 8.11    | 16.23  | N 81°05'48" E | 0°18'42"  |
| C90   | 28.50   | 8.36   | 4.21    | 8.33   | S 88°20'54" W | 18°48'58" |
| C91   | 28.50   | 27.73  | 15.08   | 28.65  | N 74°21'54" W | 55°45'28" |
| C92   | 3018.50 | 19.77  | 9.88    | 19.77  | N 81°07'40" E | 0°22'31"  |
| C93   | 232.50  | 30.35  | 15.20   | 30.33  | N 08°02'34" W | 7°28'48"  |
| C94   | 232.50  | 47.08  | 23.82   | 47.00  | N 00°28'54" E | 11°38'08" |
| C95   | 232.50  | 20.75  | 10.38   | 20.75  | N 08°51'25" E | 5°08'31"  |
| C96   | 433.00  | 47.18  | 23.82   | 47.16  | S 04°44'00" W | 8°14'37"  |
| C97   | 433.00  | 48.05  | 24.55   | 48.02  | S 01°37'55" E | 8°28'24"  |
| C98   | 433.00  | 51.87  | 25.81   | 51.54  | S 08°17'20" E | 8°48'25"  |
| C99   | 433.00  | 18.19  | 9.10    | 18.18  | S 12°54'15" E | 2°24'28"  |
| C100  | 28.50   | 12.38  | 6.28    | 12.27  | N 38°04'14" W | 24°31'10" |
| C101  | 28.50   | 27.38  | 14.88   | 28.35  | N 04°51'17" E | 55°03'51" |
| C102  | 28.50   | 28.28  | 16.08   | 28.02  | N 81°31'58" E | 58°33'28" |
| C103  | 78.50   | 2.02   | 1.01    | 2.02   | N 81°50'54" E | 1°27'20"  |
| C104  | 78.50   | 19.55  | 9.82    | 18.50  | N 83°37'17" E | 14°05'25" |
| C105  | 78.50   | 25.24  | 12.73   | 25.13  | S 89°35'25" E | 18°11'28" |
| C106  | 78.50   | 35.22  | 17.80   | 34.83  | S 87°48'18" E | 25°22'48" |
| C107  | 583.50  | 12.28  | 6.14    | 12.28  | N 55°43'04" W | 11°24'22" |
| C108  | 583.50  | 47.18  | 23.80   | 47.17  | N 56°38'15" W | 4°57'50"  |
| C109  | 583.50  | 48.01  | 24.52   | 48.00  | N 63°21'37" W | 4°48'48"  |
| C110  | 583.50  | 48.18  | 24.60   | 48.18  | N 68°10'53" W | 4°48'45"  |
| C111  | 583.50  | 31.27  | 15.64   | 31.27  | N 72°07'52" W | 3°04'14"  |
| C112  | 75.00   | 38.04  | 19.44   | 37.84  | S 50°38'43" E | 28°03'48" |
| C113  | 75.00   | 11.16  | 5.58    | 11.15  | S 88°24'18" E | 8°31'23"  |
| C114  | 75.00   | 30.55  | 15.48   | 30.34  | S 24°24'37" E | 23°20'23" |
| C115  | 75.00   | 14.68  | 7.37    | 14.68  | S 07°07'49" E | 11°13'13" |
| C116  | 174.50  | 78.02  | 38.87   | 77.37  | N 18°00'00" W | 28°37'02" |
| C117  | 48.50   | 10.08  | 5.05    | 10.04  | S 49°00'35" W | 12°23'58" |
| C118  | 174.50  | 38.87  | 18.55   | 38.80  | N 02°32'41" E | 12°08'20" |
| C119  | 488.00  | 17.78  | 8.88    | 17.78  | S 07°31'32" W | 21°0'38"  |
| C120  | 488.00  | 54.28  | 27.18   | 54.28  | S 03°28'50" W | 6°38'48"  |
| C121  | 488.00  | 50.43  | 25.24   | 50.40  | S 02°57'48" E | 8°10'28"  |
| C122  | 488.00  | 48.44  | 24.74   | 48.42  | S 08°04'36" E | 8°03'10"  |
| C123  | 488.00  | 18.38  | 8.19    | 18.38  | S 13°08'18" E | 2°00'18"  |
| C124  | 44.50   | 38.27  | 21.02   | 38.01  | N 11°01'18" E | 50°33'34" |
| C125  | 44.50   | 23.47  | 12.01   | 23.20  | N 51°33'33" E | 30°12'53" |
| C126  | 618.50  | 54.28  | 27.18   | 54.28  | N 57°37'47" W | 5°01'47"  |
| C127  | 618.50  | 24.18  | 12.08   | 24.18  | N 81°54'48" E | 2°14'18"  |
| C128  | 111.50  | 18.83  | 9.48    | 18.81  | N 10°28'43" E | 8°43'40"  |
| C129  | 111.50  | 38.77  | 20.10   | 38.58  | N 04°38'13" W | 20°28'12" |
| C130  | 111.50  | 2.70   | 1.35    | 2.70   | N 15°32'58" W | 1°23'14"  |
| C131  | 74.50   | 31.23  | 15.85   | 31.00  | S 04°14'00" E | 24°01'05" |
| C132  | 118.41  | 28.35  | 14.25   | 28.28  | N 00°47'54" E | 13°57'18" |
| C133  | 118.41  | 25.21  | 12.65   | 25.18  | N 12°22'56" W | 12°24'21" |
| C134  | 83.00   | 25.17  | 12.68   | 25.08  | S 08°53'47" E | 17°22'37" |
| C135  | 78.50   | 12.48  | 6.28    | 12.47  | N 08°38'34" W | 8°58'48"  |
| C136  | 728.50  | 84.89  | 42.48   | 84.84  | N 85°34'14" E | 8°40'35"  |
| C137  | 728.50  | 31.80  | 15.85   | 31.88  | N 28°18'48" E | 8°48'27"  |
| C138  | 44.50   | 45.22  | 24.78   | 43.30  | N 75°54'34" E | 2°30'31"  |
| C139  | 583.50  | 188.83 | 95.30   | 188.11 | S 84°13'27" E | 58°13'07" |
| C140  | 79.50   | 80.78  | 44.27   | 77.35  | S 84°13'27" E | 58°13'07" |
| C141  | 618.50  | 78.45  | 38.28   | 78.40  | N 58°44'55" W | 7°18'03"  |
| C142  | 44.50   | 62.74  | 37.88   | 57.67  | N 28°18'48" E | 8°48'27"  |
| C143  | 78.50   | 21.57  | 10.85   | 21.50  | N 58°53'37" E | 15°32'45" |
| C144  | 118.00  | 45.12  | 22.85   | 44.84  | S 08°34'07" E | 22°17'15" |
| C145  | 78.50   | 34.03  | 17.30   | 33.78  | N 04°58'08" W | 25°28'17" |
| C146  | 108.50  | 48.80  | 23.28   | 48.57  | S 04°14'00" E | 24°01'05" |
| C147  | 78.50   | 25.38  | 12.80   | 25.24  | N 08°44'47" W | 18°58'31" |
| C148  | 111.50  | 61.40  | 31.50   | 60.63  | N 00°28'00" W | 31°33'08" |
| C149  | 46.50   | 58.17  | 33.58   | 58.48  | S 37°21'58" E | 71°40'52" |
| C150  | 100.00  | 23.13  | 11.82   | 23.08  | N 55°38'25" E | 13°15'07" |
| EC144 | 12.50   | 0.33   | 0.17    | 0.33   | S 48°44'12" E | 1°31'13"  |
| EC148 | 37.50   | 8.44   |         |        |               |           |







# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

### SUBDIVISION

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

### SITE DEVELOPMENT PLAN

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

### STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

### Supplemental form

#### S Z 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 (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)

#### L A APPEAL / PROTEST of...

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

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 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: Rutledge Investment Company PHONE: 294-5084  
 ADDRESS: 11000 Spain Road NE, Suite A FAX: 294-5089  
 CITY: ABQ STATE NM ZIP 87111 E-MAIL: \_\_\_\_\_

Proprietary interest in site: Owner List all owners: \_\_\_\_\_  
 AGENT (if any): ISAACSON + Artman, P.A. PHONE: 268-8828  
 ADDRESS: 128 Monroe Street NE FAX: 268-2632  
 CITY: ABQ STATE NM ZIP 87108 E-MAIL: \_\_\_\_\_

DESCRIPTION OF REQUEST: Major S/D Final Plat Approval (tbka The Legends at High Desert)

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 8A Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv. / Adn. High Desert  
 Current Zoning: SU-2 HD/C-1 Proposed zoning: Same  
 Zone Atlas page(s): E-23 No. of existing lots: 1 No. of proposed lots: 48  
 Total area of site (acres): 7.294 Density if applicable: dwellings per gross acre: \_\_\_\_\_ dwellings per net acre: \_\_\_\_\_  
 Within city limits?  Yes.  No, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? No  
 UPC No. 102306219125630203 MRGCD Map No. NA  
 LOCATION OF PROPERTY BY STREETS: On or Near: Academy Blvd. NE  
 Between: Cortaderia St. NE and High Desert Park NE

### CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): 05ZHE-00449, 05ZHE-00480, 05DRB-01074, 05DRB-01532, 05DRB-01533, 05DRB-01536

Check-off if project was previously reviewed by Sketch Plat/Plan?, or Pre-application Review Team?. Date of review: 7/13/05

SIGNATURE Fred C. Artman DATE 05-02-06  
 (Print) Fred C. Artman \_\_\_\_\_ Applicant  Agent

### FOR OFFICIAL USE ONLY

Form revised 4/04

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

| Application case numbers     | Action     | S.F.        | Fees                  |
|------------------------------|------------|-------------|-----------------------|
| <u>06 DRB 00606</u>          | <u>FP</u>  | <u>5(3)</u> | <u>\$ 0.00</u>        |
| _____                        | <u>CME</u> | _____       | <u>\$ 20.00</u>       |
| _____                        | _____      | _____       | \$ _____              |
| _____                        | _____      | _____       | \$ _____              |
| _____                        | _____      | _____       | \$ _____              |
| Hearing date <u>05/10/06</u> |            |             | Total <u>\$ 20.00</u> |

Sandy Handley 05/02/06

Project # 1004039



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

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

**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.

Fred C. Artman

Applicant name (print)

Fred C. Artman

Applicant signature / date

05-02-06



Form revised 11/04

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

Application case numbers

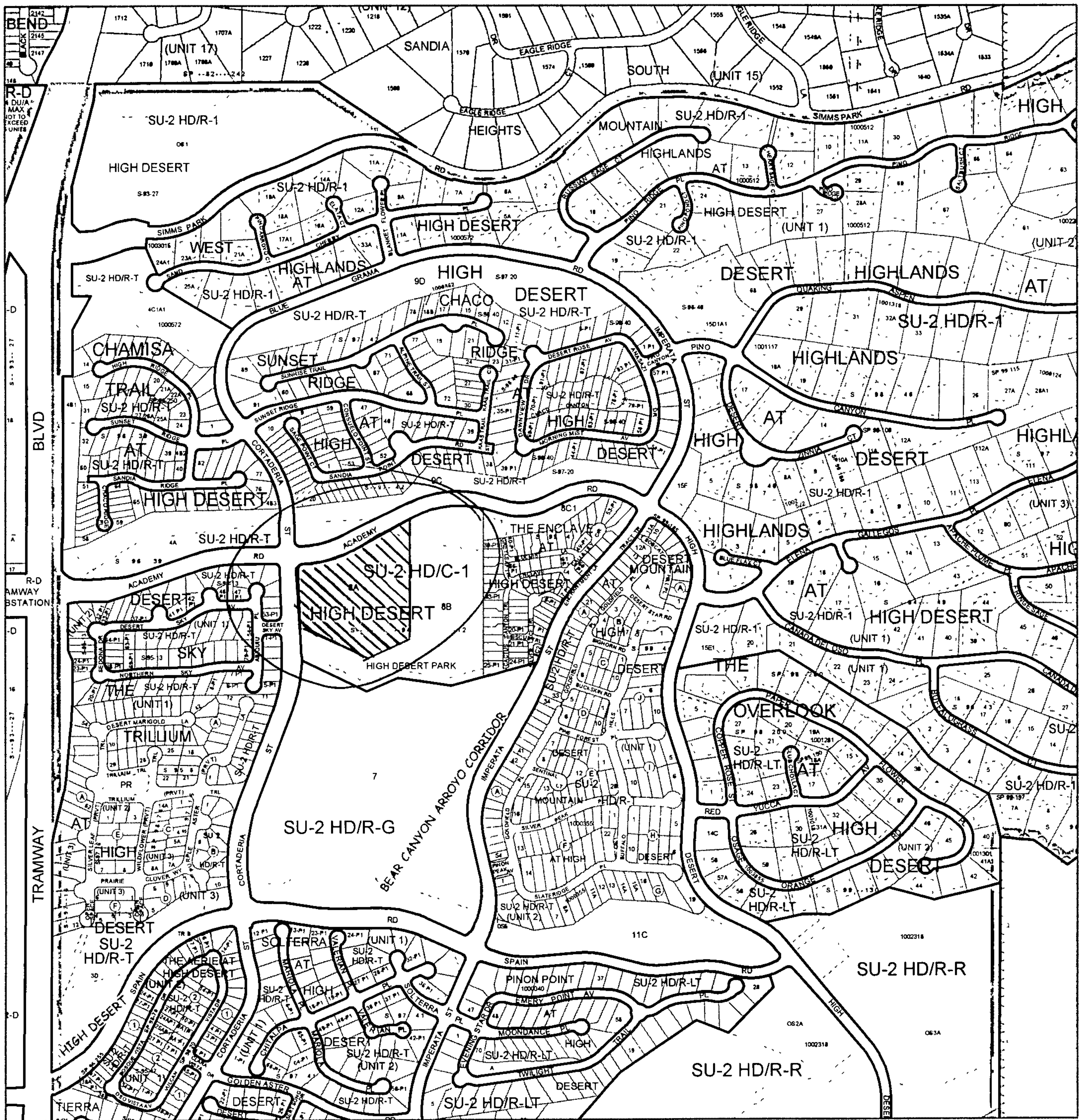
06DRB- 00606

Sandy Handley 05/02/06

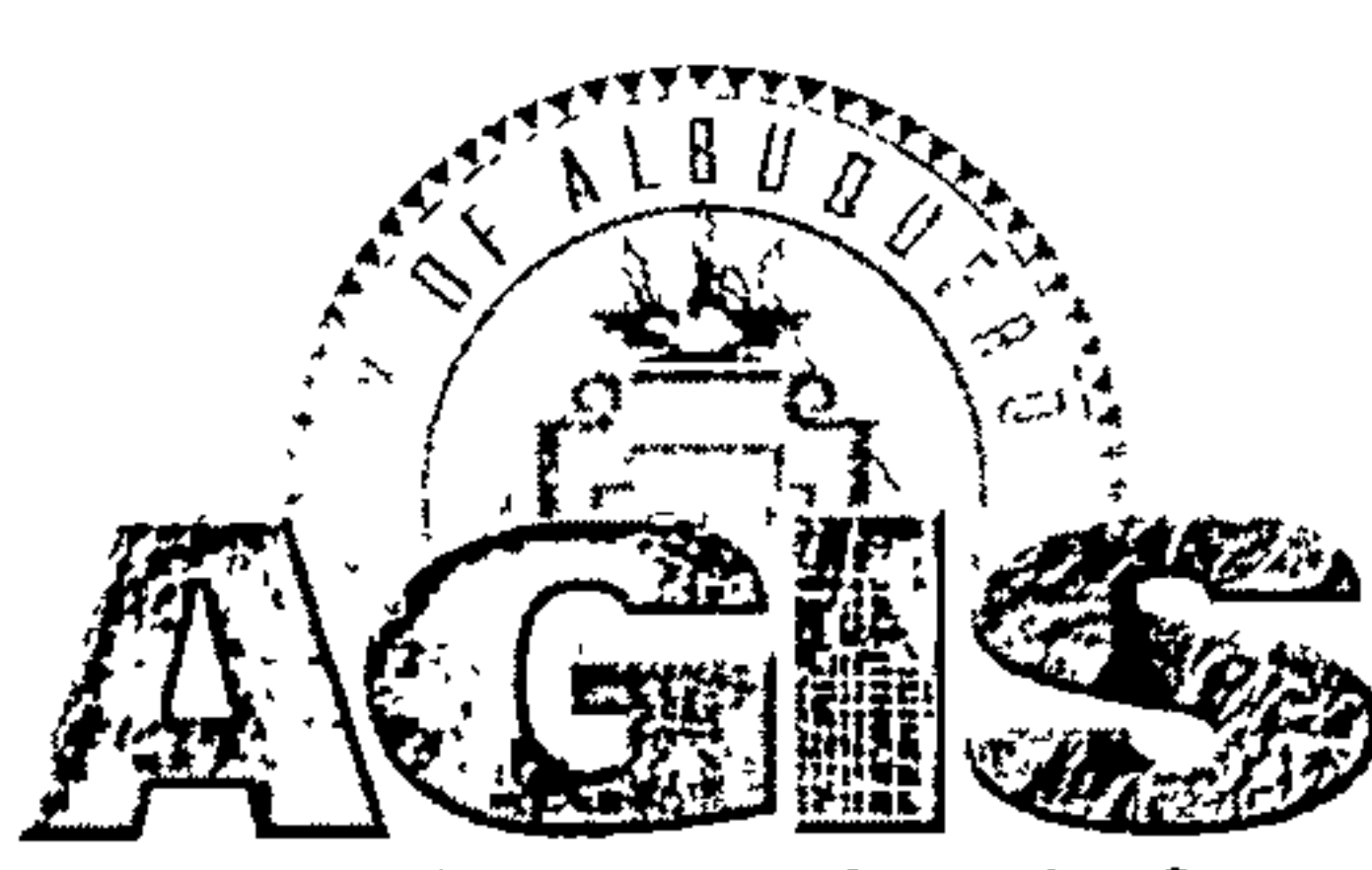
Planner signature / date

Project # 1004039



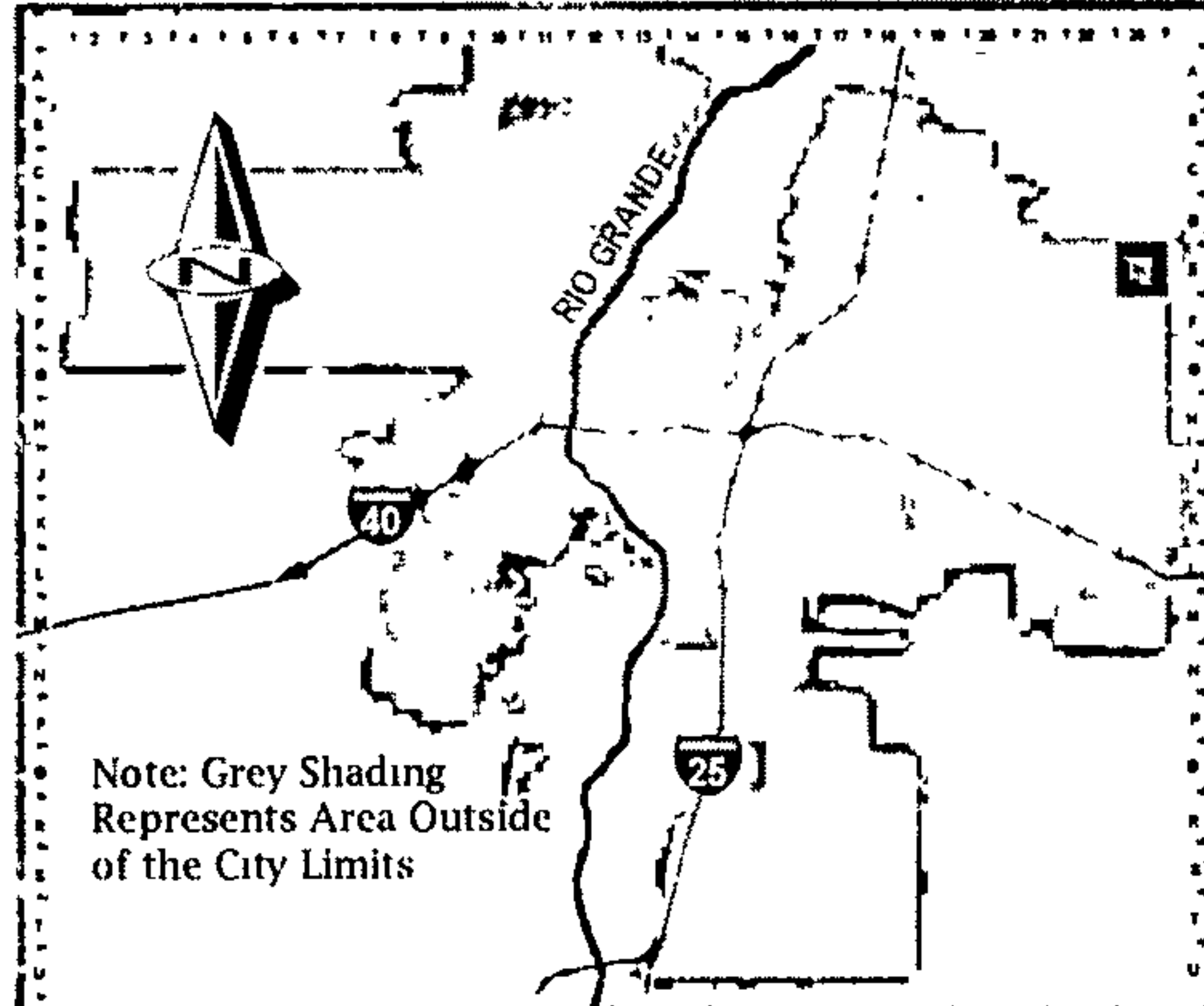


For more current information and more details visit <http://www.cabq.gov/gis>



Albuquerque Geographic Information System



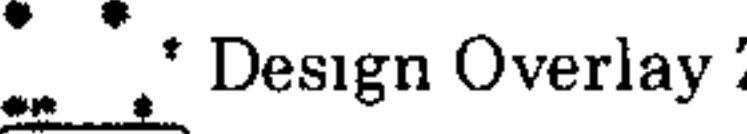

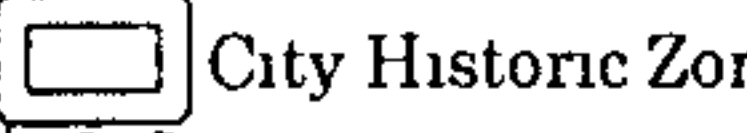
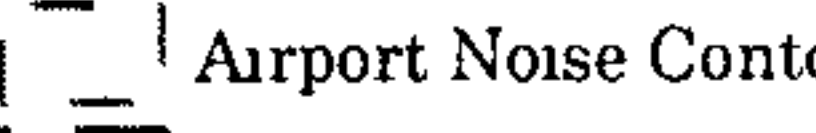
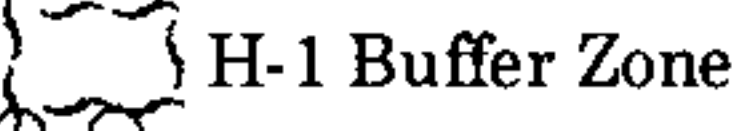
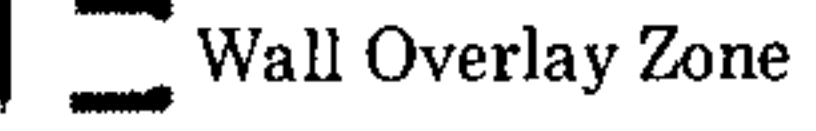
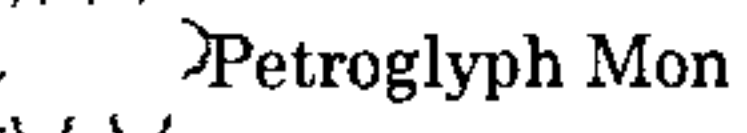
Map amended through: 11/2/2005



Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**E-23-Z**

Selected Symbols

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

0 750 1,500 Feet



Uyman / Keith  
268-8878

No. of Lots: 48  
Nearest Major Streets  
Academy Blvd. & Cortaderia St. NE

**FIGURE 12**

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

AGREEMENT TO CONSTRUCT  
PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS

THIS AGREEMENT is made this 9<sup>th</sup> day of March, 2006, 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 Rutledge Investment Company, Inc. ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] New Mexico corporation, whose address is 11000 Spain Road NE, ABQ, NM 87111 and whose telephone number is 294-5084, 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:] Tract 8A, High Desert, recorded on 06/30/94 in the records of the Bernalillo County Clerk at Book 94C, pages 23 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:] Rutledge Investment Company, Inc. ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as The Legends at High Desert 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 2nd day of November, 2006 ("Construction Completion Deadline"), at no cost to the City. The Improvements are shown in greater detail on the Subdivider's proposed and approved plans, which have been filed with the City Engineer and are identified as Project No. 774381.

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

Barcode:   
Maru Herrera Bern. Co. AGRE R 19.00  
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6423768  
Page: 1 of 6  
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Bk-A113 Pg-6083









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

PAID RECEIPT

APPLICANT NAME RUTLEDGE INVESTMENT CO.  
AGENT ISAACSON & ARFMAN PA  
ADDRESS 128 MONROE ST. NE  
PROJECT & APP # 1004039/06 DRB 00606  
PROJECT NAME THE LEGEND @ HIGH DESERT

\$ 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

5/2/2006 10:20AM LOC: ANNX  
RECEIPT# 00059471 WS# 006 TRANSH 0003  
Account 441032 Fund 0110  
Activity 3424000 TRSEJA  
Trans Amt \$20.00  
J24 Misc  
\$20.00  
VI \$20.00  
CHANGE \$0.00

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

FIGURE 12

*Claire*

Date Submitted: 09-30-05  
 Date Site Plan Approved: N/A  
 Date Preliminary Plat Approved: 11/2/05  
 Date Preliminary Plat Expires: 11/2/06  
 DRB Project No.: 1004039  
 DRB Application No.: 05 DRB-01532  
2/22/06

**ORIGINAL**

**INFRASTRUCTURE LIST**  
 (Rev 9-20-05)  
**EXHIBIT "A"**  
**TO SUBDIVISION IMPROVEMENTS AGREEMENT**  
**DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST**

**The Legends at High Desert**  
**PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN**

**Tract 8A, High Desert**  
**EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION**

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

| Financially Guaranteed DRC # | Constructed Under DRC # | Size          | Type of Improvement                                 | Location           | From               | To                 | Construction Certification |      |                    |
|------------------------------|-------------------------|---------------|---|--------------------|--------------------|--------------------|----------------------------|------|--------------------|
|                              |                         |               |   |                    |                    |                    | Private Inspector          | P.E. | City Cnst Engineer |
|                              |                         | 53' F-F       | Residential Paving                                  | Ghost Flower Trail | Academy Blvd       | Cliffbrush Ln      | /                          | /    | /                  |
|                              |                         | 45' - 26' F-F | Residential Paving                                  | Ghost Flower Trail | Cliffbrush Ln      | Lots 6/7           | /                          | /    | /                  |
|                              |                         | 26' F-F       | Residential Paving                                  | Ghost Flower Trail | Lots 6/7           | Lots 22/23         | /                          | /    | /                  |
|                              |                         | 26' F-F       | Residential Paving                                  | Cliffbrush Ln      | Lots 22/23         | East End (Lot 3)   | /                          | /    | /                  |
|                              |                         | 26' F-F       | Residential Paving                                  | Mojave Aster Way   | Cliffbrush Ln      | Ghost Flower Trail | /                          | /    | /                  |
|                              |                         | Std           | Curb and Gutter<br>(both sides)                     | Ghost Flower Trail | Academy Blvd       | Cliffbrush Ln      | /                          | /    | /                  |
|                              |                         | Std           | Curb and Gutter<br>(north side only)                | Ghost Flower Trail | Lot 39             | Lots 22/23         | /                          | /    | /                  |
|                              |                         | Std           | Curb and Gutter<br>(west and south sides only)      | Cliffbrush Ln      | Lots 22/23         | Ghost Flower Trail | /                          | /    | /                  |
|                              |                         | Std           | <i>(east</i><br>Curb and Gutter<br>(east side only) | Cortaderia St      | SW Property Corner | -100' north        | /                          | /    | /                  |



ORIGINAL

| Financially Guaranteed DRC # | Constructed Under DRC # | Size   | Type of Improvement                            | Location                           | From                   | To                 | Construction Certification |      |                    |
|------------------------------|-------------------------|--------|--|------------------------------------|------------------------|--------------------|----------------------------|------|--------------------|
|                              |                         |        |  |                                    |                        |                    | Private Inspector          | P.E. | City Cnst Engineer |
|                              |                         | Mntbl  | Curb and Gutter<br>(both sides)                | Ghost Flower Trail                 | Cliffbrush Ln          | Lot 39             | /                          | /    | /                  |
|                              |                         | Mntbl  | Curb and Gutter<br>(south side only)           | Ghost Flower Trail                 | Lot 39                 | Lots 22/23         | /                          | /    | /                  |
|                              |                         | Mntbl  | Curb and Gutter<br>(north and west sides only) | Cliffbrush Ln                      | Lots 22/23             | Ghost Flower Trail | /                          | /    | /                  |
|                              |                         | Mntbl  | Curb and Gutter<br>(both sides)                | Cliffbrush Ln                      | Ghost Flower Trail     | East End (Lot 3)   | /                          | /    | /                  |
|                              |                         | Mntbl  | Curb and Gutter<br>(both sides)                | Mojave Aster Way                   | Cliffbrush Ln          | Ghost Flower Trail | /                          | /    | /                  |
|                              |                         | Median | Curb and Gutter                                | Ghost Flower Trail<br>Medians      | Academy Blvd           | Lots 6/7           | /                          | /    | /                  |
|                              |                         | Median | Curb and Gutter                                | Ghost Flower Trail<br>Parking Area | Cliffbrush Ln          | Lot 35             | /                          | /    | /                  |
|                              |                         | Median | Curb and Gutter                                | Ghost Flower Trail<br>Parking Area | Adjacent to Lots 17/18 |                    | /                          | /    | /                  |
|                              |                         |        |  |                                    |                        |                    | /                          | /    | /                  |
|                              |                         |        |  |                                    |                        |                    | /                          | /    | /                  |
|                              |                         |        |  |                                    |                        |                    | /                          | /    | /                  |

ORIGINAL

| Financially Guaranteed DRC # | Constructed Under DRC # | Size | Type of Improvement                             | Location              | From                             | To                                | Construction Certification |      |                    |
|------------------------------|-------------------------|------|---|-----------------------|----------------------------------|-----------------------------------|----------------------------|------|--------------------|
|                              |                         |      |   |                       |                                  |                                   | Private Inspector          | P.E. | City Cnst Engineer |
|                              |                         | 6'   | PCC Sidewalk<br>(East side only)                | Cortaderia St         | SW Prop. Corner                  | Academy Blvd                      | /                          | /    | /                  |
|                              |                         | 6'   | PCC Sidewalk<br>(South side only)               | Academy Blvd          | Cortaderia St                    | NE Prop. Corner                   | /                          | /    | /                  |
|                              |                         | 5'   | PCC Sidewalk (4)<br>(West and North sides only) | Ghost Flower Trail    | Academy Blvd                     | Mojave Aster Way                  | /                          | /    | /                  |
|                              |                         | 5'   | PCC Sidewalk (4)<br>(West side only)            | Cliffbrush Ln         | Lots 23/24                       | Lots 29/30                        | /                          | /    | /                  |
|                              |                         | 5'   | PCC Sidewalk (4)<br>(South side only)           | Cliffbrush Ln         | Ghost Flower Trail               | East End (Lot 3)                  | /                          | /    | /                  |
|                              |                         | 5'   | PCC Sidewalk (4)                                | High Desert Park      | Lots 29/30                       | Exst Trail in Park                | /                          | /    | /                  |
|                              |                         | 5'   | PCC Sidewalk (4)<br>(East side only)            | Mojave Aster Way      | Ghost Flower Trail               | NW Corner of Lot 46               | /                          | /    | /                  |
|                              |                         | 6"   | Waterline                                       | Ghost Flower Trail    | Academy Blvd<br>Exst 10" WL Stub | Lots 22/23                        | /                          | /    | /                  |
|                              |                         | 6"   | Waterline                                       | Cliffbrush Ln         | Lots 22/23                       | Ghost Flower Trail                | /                          | /    | /                  |
|                              |                         | 4"   | Waterline                                       | Cliffbrush Ln         | Ghost Flower Trail               | East End (Lot 3)                  | /                          | /    | /                  |
|                              |                         | 6"   | Waterline                                       | Mojave Aster Way      | Ghost Flower Trail               | Cliffbrush Ln                     | /                          | /    | /                  |
|                              |                         | 6"   | Waterline                                       | Easement @ Lots 22/23 | Ghost Flower Trail               | Cortaderia St<br>Exst 10" WL Stub | /                          | /    | /                  |
|                              |                         | 6'   | PCC Sidewalk<br>(west side only)                | Ghost Flower Pl.      | Academy                          | Cliffbrush<br><del>rose</del>     | /                          | /    | /                  |
|                              |                         |      |   |                       |                                  |                                   | /                          | /    | /                  |



ORIGINAL

| Financially Guaranteed DRC # | Constructed Under DRC # | Size    | Type of Improvement | Location              | From               | To  | Construction Certification |              |                    |
|------------------------------|-------------------------|---------|---------------------|-----------------------|--------------------|---|----------------------------|--------------|--------------------|
|                              |                         |         |                     |                       |                    |   | Private Inspector          | Private P.E. | City Cnst Engineer |
|                              |                         | 8"      | SAS                 | Ghost Flower Trail    | Cliffbrush Ln      | Lots 22/23                                    | /                          | /            | /                  |
|                              |                         | 8"      | SAS                 | Cliffbrush Ln         | Lots 22/23         | Lots 28/29                                    | /                          | /            | /                  |
|                              |                         | 8"      | SAS                 | Cliffbrush Ln         | Lots 28/29         | Lot 34  | /                          | /            | /                  |
|                              |                         | 8"      | SAS                 | Cliffbrush Ln         | Ghost Flower Trail | East End (Lot 3)                              | /                          | /            | /                  |
|                              |                         | 8"      | SAS                 | Mojave Aster Way      | Lot 44             | Ghost Flower Trail                            | /                          | /            | /                  |
|                              |                         | 8"      | SAS                 | Easement @ Lots 27/28 | Cliffbrush Ln      | Academy Blvd<br>Exst SAS                      | /                          | /            | /                  |
|                              |                         | 18" 24" | Storm Drain         | Ghost Flower Trail    | Lot 18             | Lots 22/23                                    | /                          | /            | /                  |
|                              |                         | 18" 24" | Storm Drain         | Easement @ Lots 22/23 | Ghost Flower Trail | Exst Inlet in High Desert Park (SW of Lot 22) | /                          | /            | /                  |
|                              |                         | 30"     | Storm Drain         | Cliffbrush Ln         | Lots 25/26         | Lots 27/28                                    | /                          | /            | /                  |
|                              |                         | 30"     | Storm Drain         | Easement @ Lots 27/28 | Cliffbrush Ln      | Cortaderia St<br>Exst 42" SD                  | /                          | /            | /                  |
|                              |                         |         |                     |                       |                    |   | /                          | /            | /                  |
|                              |                         |         |                     |                       |                    |   | /                          | /            | /                  |

ORIGINAL

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The items listed below are subject to the standard SIA requirements.

| Financially Guaranteed DRC #       | Constructed Under DRC # | Size | Type of Improvement | Location | From | To | Construction Certification    |      |                    |      |
|------------------------------------|-------------------------|------|---------------------|----------|------|----|-------------------------------|------|--------------------|------|
|                                    |                         |      |                     |          |      |    | Private Inspector             | P.E. | City Cnst Engineer |      |
|                                    |                         |      |                     |          |      |    | /                             | /    | /                  |      |
|                                    |                         |      |                     |          |      |    | /                             | /    | /                  |      |
| Approval of Creditable Items:      |                         |      |                     |          |      |    | Approval of Creditable Items: |      |                    |      |
| Impact Fee Administrator Signature |                         |      |                     |          |      |    | City User Dept. Signature     |      | Date               | Date |

NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.  
Street lights per City requirements.

- Grading and Drainage Certification required per DPM (prior to release of financial guarantees) to include private retaining walls as defined on the approved grading plan.
- All water to include fire hydrants, valves, and appurtenances per DPM.
- All storm drains to include catch basins, manholes, connector pipes, and other appurtenances per DPM and final DRC approved plans.  
Storm drain sizes and location are approximate and subject to change per final DRC determination.
- Sidewalks deferred where noted.
- Residential Lighting per DPM.
- Perimeter Walls per DRB Approved High Desert Wall Design
- 10' Landscape Buffer adjacent to park @ BASKETBALL COURT

| AGENT / OWNER  | DEVELOPMENT REVIEW BOARD MEMBER APPROVALS                          |   |               |
|--|--|---|---------------|
| <i>Fred C. Arfman</i><br>Fred C. Arfman, P.E.<br>Isaacson & Arfman, P.A.<br>09.30.05<br>SIGNATURE - date | <i>[Signature]</i><br>DRB CHAIR - date<br>11/2/05                  | <i>Christina Sandoval</i><br>PARKS & RECREATION - date<br>11/2/05 |               |
|  | <i>[Signature]</i><br>TRANSPORTATION DEVELOPMENT - date<br>11-2-05 |   | AMAFCA - date |
|  | <i>[Signature]</i><br>UTILITY DEVELOPMENT - date<br>11/2/05        |   | - date        |
|  | <i>Bradley J. Bingham</i><br>CITY ENGINEER - date<br>11/2/05       |   | - date        |

DESIGN REVIEW COMMITTEE REVISIONS

| REVISION | DATE    | DRC CHAIR   | USER DEPARTMENT | AGENT / OWNER |
|----------|---------|-------------|-----------------|---------------|
| 1        | 2/22/06 | [Signature] | [Signature]     | [Signature]   |
|          |         |             |                 |               |



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

FIGURE 12

Date Submitted 09-30-05  
 Date Site Plan Approved: N/A  
 Date Preliminary Plat Approved 11/2/05  
 Date Preliminary Plat Expires 11/2/06  
 DRB Project No : 1004039  
 DRB Application No 05 DRB-01532

**ORIGINAL**

**INFRASTRUCTURE LIST**  
 (Rev 9-20-05)  
**EXHIBIT "A"**  
**TO SUBDIVISION IMPROVEMENTS AGREEMENT**  
**DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST**

**The Legends at High Desert**  
**PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN**

**Tract 8A, High Desert**  
**EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION**

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

| Financially Guaranteed<br>DRC # | Constructed Under<br>DRC # | Size          | Type of Improvement                            | Location           | From               | To                 | Construction Certification |      |                    |
|---------------------------------|----------------------------|---------------|--|--------------------|--------------------|--------------------|----------------------------|------|--------------------|
|                                 |                            |               |  |                    |                    |                    | Private Inspector          | P.E. | City Cnst Engineer |
|                                 |                            | 53' F-F       | Residential Paving                             | Ghost Flower Trail | Academy Blvd       | Cliffbrush Ln      | /                          | /    | /                  |
|                                 |                            | 45' - 26' F-F | Residential Paving                             | Ghost Flower Trail | Cliffbrush Ln      | Lots 6/7           | /                          | /    | /                  |
|                                 |                            | 26' F-F       | Residential Paving                             | Ghost Flower Trail | Lots 6/7           | Lots 22/23         | /                          | /    | /                  |
|                                 |                            | 26' F-F       | Residential Paving                             | Cliffbrush Ln      | Lots 22/23         | East End (Lot 3)   | /                          | /    | /                  |
|                                 |                            | 26' F-F       | Residential Paving                             | Mojave Aster Way   | Cliffbrush Ln      | Ghost Flower Trail | /                          | /    | /                  |
|                                 |                            | Std           | Curb and Gutter<br>(both sides)                | Ghost Flower Trail | Academy Blvd       | Cliffbrush Ln      | /                          | /    | /                  |
|                                 |                            | Std           | Curb and Gutter<br>(north side only)           | Ghost Flower Trail | Lot 39             | Lots 22/23         | /                          | /    | /                  |
|                                 |                            | Std           | Curb and Gutter<br>(west and south sides only) | Cliffbrush Ln      | Lots 22/23         | Ghost Flower Trail | /                          | /    | /                  |
|                                 |                            | Std           | (east)<br>Curb and Gutter<br>(east side only)  | Cortaderia St      | SW Property Corner | ~100' north        | /                          | /    | /                  |

ORIGINAL

| Financially Guaranteed DRC # | Constructed Under DRC # | Size   | Type of Improvement                            | Location                           | From                   | To                 | Construction Certification |      |                    |
|------------------------------|-------------------------|--------|--|------------------------------------|------------------------|--------------------|----------------------------|------|--------------------|
|                              |                         |        |  |                                    |                        |                    | Private Inspector          | P.E. | City Cnst Engineer |
|                              |                         | Mntbl  | Curb and Gutter<br>(both sides)                | Ghost Flower Trail                 | Cliffbrush Ln          | Lot 39             | /                          | /    | /                  |
|                              |                         | Mntbl  | Curb and Gutter<br>(south side only)           | Ghost Flower Trail                 | Lot 39                 | Lots 22/23         | /                          | /    | /                  |
|                              |                         | Mntbl  | Curb and Gutter<br>(north and west sides only) | Cliffbrush Ln                      | Lots 22/23             | Ghost Flower Trail | /                          | /    | /                  |
|                              |                         | Mntbl  | Curb and Gutter<br>(both sides)                | Cliffbrush Ln                      | Ghost Flower Trail     | East End (Lot 3)   | /                          | /    | /                  |
|                              |                         | Mntbl  | Curb and Gutter<br>(both sides)                | Mojave Aster Way                   | Cliffbrush Ln          | Ghost Flower Trail | /                          | /    | /                  |
|                              |                         | Median | Curb and Gutter                                | Ghost Flower Trail<br>Medians      | Academy Blvd           | Lots 6/7           | /                          | /    | /                  |
|                              |                         | Median | Curb and Gutter                                | Ghost Flower Trail<br>Parking Area | Cliffbrush Ln          | Lot 35             | /                          | /    | /                  |
|                              |                         | Median | Curb and Gutter                                | Ghost Flower Trail<br>Parking Area | Adjacent to Lots 17/18 |                    | /                          | /    | /                  |
|                              |                         |        |  |                                    |                        |                    | /                          | /    | /                  |
|                              |                         |        |  |                                    |                        |                    | /                          | /    | /                  |
|                              |                         |        |  |                                    |                        |                    | /                          | /    | /                  |



ORIGINAL

| Financially Guaranteed DRC # | Constructed Under DRC # | Size | Type of Improvement                             | Location              | From                             | To                                | Construction Certification |      |                    |
|------------------------------|-------------------------|------|---|-----------------------|----------------------------------|-----------------------------------|----------------------------|------|--------------------|
|                              |                         |      |   |                       |                                  |                                   | Private                    |      | City Cnst Engineer |
|                              |                         |      |   |                       |                                  |                                   | Inspector                  | P.E. |                    |
|                              |                         | 6'   | PCC Sidewalk<br>(East side only)                | Cortaderia St         | SW Prop. Corner                  | Academy Blvd                      | /                          | /    | /                  |
|                              |                         | 6'   | PCC Sidewalk<br>(South side only)               | Academy Blvd          | Cortaderia St                    | NE Prop. Corner                   | /                          | /    | /                  |
|                              |                         | 5'   | PCC Sidewalk (4)<br>(West and North sides only) | Ghost Flower Trail    | Cliffrose Pl<br>Academy Blvd     | Mojave Aster Way                  | /                          | /    | /                  |
|                              |                         | 5'   | PCC Sidewalk (4)<br>(West side only)            | Cliffbrush Ln         | Lots 23/24                       | Lots 29/30                        | /                          | /    | /                  |
|                              |                         | 5'   | PCC Sidewalk (4)<br>(South side only)           | Cliffbrush Ln         | Ghost Flower Trail               | East End (Lot 3)                  | /                          | /    | /                  |
|                              |                         | 5'   | PCC Sidewalk (4)                                | High Desert Park      | Lots 29/30                       | Exst Trail in Park                | /                          | /    | /                  |
|                              |                         | 5'   | PCC Sidewalk (4)<br>(East side only)            | Mojave Aster Way      | Ghost Flower Trail               | NW Corner of Lot 46               | /                          | /    | /                  |
|                              |                         | 6"   | Waterline                                       | Ghost Flower Trail    | Academy Blvd<br>Exst 10" WL Stub | Lots 22/23                        | /                          | /    | /                  |
|                              |                         | 6"   | Waterline                                       | Cliffbrush Ln         | Lots 22/23                       | Ghost Flower Trail                | /                          | /    | /                  |
|                              |                         | 4"   | Waterline                                       | Cliffbrush Ln         | Ghost Flower Trail               | East End (Lot 3)                  | /                          | /    | /                  |
|                              |                         | 6"   | Waterline                                       | Mojave Aster Way      | Ghost Flower Trail               | Cliffbrush Ln                     | /                          | /    | /                  |
|                              |                         | 6"   | Waterline                                       | Easement @ Lots 22/23 | Ghost Flower Trail               | Cortaderia St<br>Exst 10" WL Stub | /                          | /    | /                  |
|                              |                         | 6'   | PCC Sidewalk<br>(west side only)                | Ghost Flower Pl       | Academy                          | Cliffrose                         | /                          | /    | /                  |
|                              |                         |      |   |                       |                                  |                                   | /                          | /    | /                  |

ORIGINAL

| Financially<br>Guaranteed<br>DRC # | Constructed<br>Under<br>DRC # | Size    | Type of Improvement | Location              | From               | To   | Construction Certification |      |                       |
|------------------------------------|-------------------------------|---------|---------------------|-----------------------|--------------------|--|----------------------------|------|-----------------------|
|                                    |                               |         |                     |                       |                    |  | Private<br>Inspector       | P.E. | City Cnst<br>Engineer |
|                                    |                               | 8"      | SAS                 | Ghost Flower Trail    | Cliffbrush Ln      | Lots 22/23                                       | /                          | /    | /                     |
|                                    |                               | 8"      | SAS                 | Cliffbrush Ln         | Lots 22/23         | Lots 28/29                                       | /                          | /    | /                     |
|                                    |                               | 8"      | SAS                 | Cliffbrush Ln         | Lots 28/29         | Lot 34   | /                          | /    | /                     |
|                                    |                               | 8"      | SAS                 | Cliffbrush Ln         | Ghost Flower Trail | East End (Lot 3)                                 | /                          | /    | /                     |
|                                    |                               | 8"      | SAS                 | Mojave Aster Way      | Lot 44             | Ghost Flower Trail                               | /                          | /    | /                     |
|                                    |                               | 8"      | SAS                 | Easement @ Lots 27/28 | Cliffbrush Ln      | Academy Blvd<br>Exst SAS                         | /                          | /    | /                     |
|                                    |                               | 18" 24" | Storm Drain         | Ghost Flower Trail    | Lot 18             | Lots 22/23                                       | /                          | /    | /                     |
|                                    |                               | 18" 24" | Storm Drain         | Easement @ Lots 22/23 | Ghost Flower Trail | Exst Inlet in High Desert<br>Park (SW of Lot 22) | /                          | /    | /                     |
|                                    |                               | 30"     | Storm Drain         | Cliffbrush Ln         | Lots 25/26         | Lots 27/28                                       | /                          | /    | /                     |
|                                    |                               | 30"     | Storm Drain         | Easement @ Lots 27/28 | Cliffbrush Ln      | Cortaderia St<br>Exst 42" SD                     | /                          | /    | /                     |
|                                    |                               |         |                     |                       |                    |  | /                          | /    | /                     |
|                                    |                               |         |                     |                       |                    |  | /                          | /    | /                     |



ORIGINAL

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The items listed below are subject to the standard SIA requirements.

| Financially Guaranteed DRC #       | Constructed Under DRC # | Size | Type of Improvement | Location | From | To | Construction Certification    |      |                    |
|------------------------------------|-------------------------|------|---------------------|----------|------|----|-------------------------------|------|--------------------|
|                                    |                         |      |                     |          |      |    | Private Inspector             | P.E. | City Cnst Engineer |
|                                    |                         |      |                     |          |      |    | /                             | /    | /                  |
|                                    |                         |      |                     |          |      |    | /                             | /    | /                  |
| Approval of Creditable Items:      |                         |      |                     |          |      |    | Approval of Creditable Items: |      |                    |
| Impact Fee Administrator Signature |                         |      |                     |          |      |    | City User Dept. Signature     |      | Date               |

NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA. Street lights per City requirements.

- 1 Grading and Drainage Certification required per DPM (prior to release of financial guarantees) to include private retaining walls as defined on the approved grading plan.
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- 6 Perimeter Walls per DRB Approved High Desert Wall Design
7. 10' Landscape Buffer adjacent to park @ BASKETBALL COURT

| AGENT / OWNER   | DEVELOPMENT REVIEW BOARD MEMBER APPROVALS                       |  |
|---|---|--|
| <i>Fred C. Arfman</i><br>Fred C. Arfman, P.E.           | <i>[Signature]</i> 11/2/05<br>DRB CHAIR - date                  | <i>Christina Sandoval</i> 11/2/05<br>PARKS & RECREATION - date |
| Isaacson & Arfman, P.A.<br>09.30.05<br>SIGNATURE - date | <i>[Signature]</i> 11-2-05<br>TRANSPORTATION DEVELOPMENT - date | AMAFCA - date  |
|   | <i>Roger A. Green</i> 11/2/05<br>UTILITY DEVELOPMENT - date     | - date   |
|   | <i>Bradley J. Bingham</i> 11/2/05<br>CITY ENGINEER - date       | - date   |

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

Current DRC

Project Number: \_\_\_\_\_

FIGURE 12

**INFRASTRUCTURE LIST**

(Rev 9-20-05)

**EXHIBIT "A"**

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

Date Submitted: 09-30-05

Date Site Plan Approved: N/A

Date Preliminary Plat Approved: 11/2/05

Date Preliminary Plat Expires: 11/2/06

DRB Project No.: 1004039

DRB Application No.: 05 DRB-01532

**ORIGINAL**

**The Legends at High Desert**

**PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN**

**Tract 8A, High Desert**

**EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION**

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| Financially Guaranteed<br>DRC # | Constructed Under<br>DRC # | Size          | Type of Improvement                            | Location           | From               | To                 | Construction Certification |      |                    |
|---------------------------------|----------------------------|---------------|--|--------------------|--------------------|--------------------|----------------------------|------|--------------------|
|                                 |                            |               |  |                    |                    |                    | Private Inspector          | P.E. | City Cnst Engineer |
|                                 |                            | 53' F-F       | Residential Paving                             | Ghost Flower Trail | Academy Blvd       | Cliffbrush Ln      | /                          | /    | /                  |
|                                 |                            | 45' - 26' F-F | Residential Paving                             | Ghost Flower Trail | Cliffbrush Ln      | Lots 6/7           | /                          | /    | /                  |
|                                 |                            | 26' F-F       | Residential Paving                             | Ghost Flower Trail | Lots 6/7           | Lots 22/23         | /                          | /    | /                  |
|                                 |                            | 26' F-F       | Residential Paving                             | Cliffbrush Ln      | Lots 22/23         | East End (Lot 3)   | /                          | /    | /                  |
|                                 |                            | 26' F-F       | Residential Paving                             | Mojave Aster Way   | Cliffbrush Ln      | Ghost Flower Trail | /                          | /    | /                  |
|                                 |                            | Std           | Curb and Gutter<br>(both sides)                | Ghost Flower Trail | Academy Blvd       | Cliffbrush Ln      | /                          | /    | /                  |
|                                 |                            | Std           | Curb and Gutter<br>(north side only)           | Ghost Flower Trail | Lot 39             | Lots 22/23         | /                          | /    | /                  |
|                                 |                            | Std           | Curb and Gutter<br>(west and south sides only) | Cliffbrush Ln      | Lots 22/23         | Ghost Flower Trail | /                          | /    | /                  |
|                                 |                            | Std           | (east)<br>Curb and Gutter<br>(east side only)  | Cortaderia St      | SW Property Corner | ~100' north        | /                          | /    | /                  |



ORIGINAL

| Financially<br>Guaranteed<br>DRC # | Constructed<br>Under<br>DRC # | Size   | Type of Improvement                            | Location                           | From                   | To                 | Construction Certification |      |                       |
|------------------------------------|-------------------------------|--------|--|------------------------------------|------------------------|--------------------|----------------------------|------|-----------------------|
|                                    |                               |        |  |                                    |                        |                    | Private                    |      | City Cnst<br>Engineer |
|                                    |                               |        |  |                                    |                        |                    | Inspector                  | P.E. |                       |
|                                    |                               | Mntbl  | Curb and Gutter<br>(both sides)                | Ghost Flower Trail                 | Cliffbrush Ln          | Lot 39             | /                          | /    | /                     |
|                                    |                               | Mntbl  | Curb and Gutter<br>(south side only)           | Ghost Flower Trail                 | Lot 39                 | Lots 22/23         | /                          | /    | /                     |
|                                    |                               | Mntbl  | Curb and Gutter<br>(north and west sides only) | Cliffbrush Ln                      | Lots 22/23             | Ghost Flower Trail | /                          | /    | /                     |
|                                    |                               | Mntbl  | Curb and Gutter<br>(both sides)                | Cliffbrush Ln                      | Ghost Flower Trail     | East End (Lot 3)   | /                          | /    | /                     |
|                                    |                               | Mntbl  | Curb and Gutter<br>(both sides)                | Mojave Aster Way                   | Cliffbrush Ln          | Ghost Flower Trail | /                          | /    | /                     |
|                                    |                               | Median | Curb and Gutter                                | Ghost Flower Trail<br>Medians      | Academy Blvd           | Lots 6/7           | /                          | /    | /                     |
|                                    |                               | Median | Curb and Gutter                                | Ghost Flower Trail<br>Parking Area | Cliffbrush Ln          | Lot 35             | /                          | /    | /                     |
|                                    |                               | Median | Curb and Gutter                                | Ghost Flower Trail<br>Parking Area | Adjacent to Lots 17/18 |                    | /                          | /    | /                     |
|                                    |                               |        |  |                                    |                        |                    | /                          | /    | /                     |
|                                    |                               |        |  |                                    |                        |                    | /                          | /    | /                     |
|                                    |                               |        |  |                                    |                        |                    | /                          | /    | /                     |

ORIGINAL

| Financially Guaranteed DRC # | Constructed Under DRC # | Size | Type of Improvement                             | Location              | From                                    | To                                | Construction Certification |      |                    |
|------------------------------|-------------------------|------|---|-----------------------|---|-----------------------------------|----------------------------|------|--------------------|
|                              |                         |      |   |                       |   |                                   | Private                    |      | City Cnst Engineer |
|                              |                         |      |   |                       |   |                                   | Inspector                  | P.E. |                    |
|                              |                         | 6'   | PCC Sidewalk<br>(East side only)                | Cortaderia St         | SW Prop Comer                           | Academy Blvd                      | /                          | /    | /                  |
|                              |                         | 6'   | PCC Sidewalk<br>(South side only)               | Academy Blvd          | Cortaderia St                           | NE Prop Comer                     | /                          | /    | /                  |
|                              |                         | 5'   | PCC Sidewalk (4)<br>(West and North sides only) | Ghost Flower Trail    | <del>Academy Blvd</del><br>Cliffrose Pl | Mojave Aster Way                  | /                          | /    | /                  |
|                              |                         | 5'   | PCC Sidewalk (4)<br>(West side only)            | Cliffbrush Ln         | Lots 23/24                              | Lots 29/30                        | /                          | /    | /                  |
|                              |                         | 5'   | PCC Sidewalk (4)<br>(South side only)           | Cliffbrush Ln         | Ghost Flower Trail                      | East End (Lot 3)                  | /                          | /    | /                  |
|                              |                         | 5'   | PCC Sidewalk (4)                                | High Desert Park      | Lots 29/30                              | Exst Trail in Park                | /                          | /    | /                  |
|                              |                         | 5'   | PCC Sidewalk (4)<br>(East side only)            | Mojave Aster Way      | Ghost Flower Trail                      | NW Corner of Lot 46               | /                          | /    | /                  |
|                              |                         | 6"   | Waterline                                       | Ghost Flower Trail    | Academy Blvd<br>Exst 10" WL Stub        | Lots 22/23                        | /                          | /    | /                  |
|                              |                         | 6"   | Waterline                                       | Cliffbrush Ln         | Lots 22/23                              | Ghost Flower Trail                | /                          | /    | /                  |
|                              |                         | 4"   | Waterline                                       | Cliffbrush Ln         | Ghost Flower Trail                      | East End (Lot 3)                  | /                          | /    | /                  |
|                              |                         | 6"   | Waterline                                       | Mojave Aster Way      | Ghost Flower Trail                      | Cliffbrush Ln                     | /                          | /    | /                  |
|                              |                         | 6"   | Waterline                                       | Easement @ Lots 22/23 | Ghost Flower Trail                      | Cortaderia St<br>Exst 10" WL Stub | /                          | /    | /                  |
|                              |                         | 6'   | PCC Sidewalk<br>(west side only)                | Ghost Flower Pl       | Academy                                 | Cliffrose                         | /                          | /    | /                  |
|                              |                         |      |   |                       |   |                                   | /                          | /    | /                  |



ORIGINAL

| Financially Guaranteed DRC # | Constructed Under DRC # | Size    | Type of Improvement | Location              | From               | To  | Construction Certification |              |                    |
|------------------------------|-------------------------|---------|---------------------|-----------------------|--------------------|---|----------------------------|--------------|--------------------|
|                              |                         |         |                     |                       |                    |   | Private Inspector          | Private P.E. | City Cnst Engineer |
|                              |                         | 8"      | SAS                 | Ghost Flower Trail    | Cliffbrush Ln      | Lots 22/23                                    | /                          | /            | /                  |
|                              |                         | 8"      | SAS                 | Cliffbrush Ln         | Lots 22/23         | Lots 28/29                                    | /                          | /            | /                  |
|                              |                         | 8"      | SAS                 | Cliffbrush Ln         | Lots 28/29         | Lot 34  | /                          | /            | /                  |
|                              |                         | 8"      | SAS                 | Cliffbrush Ln         | Ghost Flower Trail | East End (Lot 3)                              | /                          | /            | /                  |
|                              |                         | 8"      | SAS                 | Mojave Aster Way      | Lot 44             | Ghost Flower Trail                            | /                          | /            | /                  |
|                              |                         | 8"      | SAS                 | Easement @ Lots 27/28 | Cliffbrush Ln      | Academy Blvd<br>Exst SAS                      | /                          | /            | /                  |
|                              |                         | 18" 24" | Storm Drain         | Ghost Flower Trail    | Lot 18             | Lots 22/23                                    | /                          | /            | /                  |
|                              |                         | 18" 24" | Storm Drain         | Easement @ Lots 22/23 | Ghost Flower Trail | Exst Inlet in High Desert Park (SW of Lot 22) | /                          | /            | /                  |
|                              |                         | 30"     | Storm Drain         | Cliffbrush Ln         | Lots 25/26         | Lots 27/28                                    | /                          | /            | /                  |
|                              |                         | 30"     | Storm Drain         | Easement @ Lots 27/28 | Cliffbrush Ln      | Cortaderia St<br>Exst 42" SD                  | /                          | /            | /                  |
|                              |                         |         |                     |                       |                    |   | /                          | /            | /                  |
|                              |                         |         |                     |                       |                    |   | /                          | /            | /                  |

ORIGINAL

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The items listed below are subject to the standard SIA requirements.

| Financially Guaranteed DRC #       | Constructed Under DRC # | Size | Type of Improvement | Location | From | To | Construction Certification    |      |                           |  |      |
|------------------------------------|-------------------------|------|---------------------|----------|------|----|-------------------------------|------|---------------------------|--|------|
|                                    |                         |      |                     |          |      |    | Private Inspector             | P.E. | City Cnst Engineer        |  |      |
|                                    |                         |      |                     |          |      |    | /                             | /    | /                         |  |      |
|                                    |                         |      |                     |          |      |    | /                             | /    | /                         |  |      |
| Approval of Creditable Items:      |                         |      |                     |          |      |    | Approval of Creditable Items: |      |                           |  |      |
| Impact Fee Administrator Signature |                         |      |                     |          |      |    | Date                          |      | City User Dept. Signature |  | Date |

NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.  
Street lights per City requirements.

- 1 Grading and Drainage Certification required per DPM (prior to release of financial guarantees) to include private retaining walls as defined on the approved grading plan.
- 2 All water to include fire hydrants, valves, and appurtenances per DPM
- 3 All storm drains to include catch basins, manholes, connector pipes, and other appurtenances per DPM and final DRC approved plans.  
Storm drain sizes and location are approximate and subject to change per final DRC determination
- 4 Sidewalks deferred where noted.
- 5 Residential Lighting per DPM.
- 6 Perimeter Walls per DRB Approved High Desert Wall Design
7. 10' Landscape Buffer adjacent to park @ BASKETBALL COURT

| AGENT / OWNER   | DEVELOPMENT REVIEW BOARD MEMBER APPROVALS                       |  |
|---|---|--|
| <i>Fred C. Arfman</i><br>Fred C. Arfman, P.E.           | <i>D. Matson</i> 11/2/05<br>DRB CHAIR - date                    | <i>Christina Sandoval</i> 11/2/05<br>PARKS & RECREATION - date |
| Isaacson & Arfman, P.A.<br>09.30.05<br>SIGNATURE - date | <i>John S. ...</i> 11-2-05<br>TRANSPORTATION DEVELOPMENT - date | AMAFCA - date  |
|   | <i>Karen &amp; ...</i> 11/2/05<br>UTILITY DEVELOPMENT - date    | - date   |
|   | <i>Bradley J. Bingham</i> 11/2/05<br>CITY ENGINEER - date       | - date   |

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



# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

**SUBDIVISION** **S**

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

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

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

Supplemental form

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

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

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

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

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

**APPLICANT INFORMATION:**

NAME: Rutledge Investment Company PHONE: 294-5084  
 ADDRESS: 11000 Spain Road NE, Suite A FAX: 294-5089  
 CITY: ABQ STATE NM ZIP 87111 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: Owner List all owners: \_\_\_\_\_  
 AGENT (if any): Isaacson + Artman, P.A. PHONE: 268-8828  
 ADDRESS: 128 Monroe Street NE FAX: 268-2632  
 CITY: ABQ STATE NM ZIP 87108 E-MAIL: \_\_\_\_\_

DESCRIPTION OF REQUEST: Major s/b Preliminary Plat Approval; Sidewalk Waiver; + Temporary (t/bka The Legends at High Desert) Deferral of Sidewalk Construction

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 8A Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv. / Addn. High Desert  
 Current Zoning: SU-2/C-1 Proposed zoning: Same  
 Zone Atlas page(s). E-23 No. of existing lots: 1 No. of proposed lots: 48  
 Total area of site (acres): 7.294 Density if applicable: dwellings per gross acre: \_\_\_\_\_ dwellings per net acre: \_\_\_\_\_  
 Within city limits?  Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? No  
 UPC No. 102306219125630203 MRGCD Map No. NA  
 LOCATION OF PROPERTY BY STREETS: On or Near: Academy Blvd. NE  
 Between: Cortaderia St. NE and High Desert Park NE

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): 05ZHE-00449;

05ZHE-00480; 05DRB-01074

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: 6/13/05

SIGNATURE Fred C. Artman DATE 9/30/05  
 (Print) Fred C. Artman Applicant  Agent

**FOR OFFICIAL USE ONLY**

|   | Application case numbers     | Action | S.F. | Fees       |
|---|------------------------------|--------|------|------------|
| <input type="checkbox"/> INTERNAL ROUTING                               |                              |        |      |            |
| <input checked="" type="checkbox"/> All checklists are complete         | 05DRB - <del>05</del> 01532  | PP     | 5(2) | \$ 1665.00 |
| <input checked="" type="checkbox"/> All fees have been collected        | 05DRB - 01533                | SN     | ✓    | \$         |
| <input checked="" type="checkbox"/> All case #s are assigned            | 05DRB - 01536                | TDS    | ✓    | \$         |
| <input checked="" type="checkbox"/> AGIS copy has been sent             |                              |        | CMF  | \$ 20.00   |
| <input checked="" type="checkbox"/> Case history #s are listed          |                              |        | Adv  | \$ 75.00   |
| <input checked="" type="checkbox"/> Site is within 1000ft of a landfill |                              |        |      | Total      |
| <input checked="" type="checkbox"/> F.H.D.P. density bonus              | Hearing date <u>10/26/05</u> |        |      | \$ 1760.00 |
| <input checked="" type="checkbox"/> F.H.D.P. fee rebate                 |                              |        |      |            |

Archer Conis 9/30/05  
 Planner signature / date

Project # 1004039



**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 (11" x 17" maximum) — *approved*
- 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
- ~~NA~~ Signed Pre-Annexation Agreement if Annexation required.
- 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.

Fred C. Artman Applicant name (print)

Fred C. Artman 9/30/05 Applicant signature / date



Form revised 11/04 and JUNE 05

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

| Application case numbers |         |
|--------------------------|---------|
| 05 DRB -                 | - 01532 |
| _____ -                  | _____ - |
| _____ -                  | _____ - |

Andrew Garcia 9/30/05  
Planner signature / date

**Project # 1004039**



**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. (not to exceed 8.5" by 14") **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 (not to exceed 8.5" by 14") **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 (not to exceed 8.5" by 14") **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 (not to exceed 8.5" by 14") **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. (not to exceed 8.5" by 14") **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.

Fred C. Arfman  
 Applicant name (print)

Fred C. Arfman 9/30/05  
 Applicant signature / date



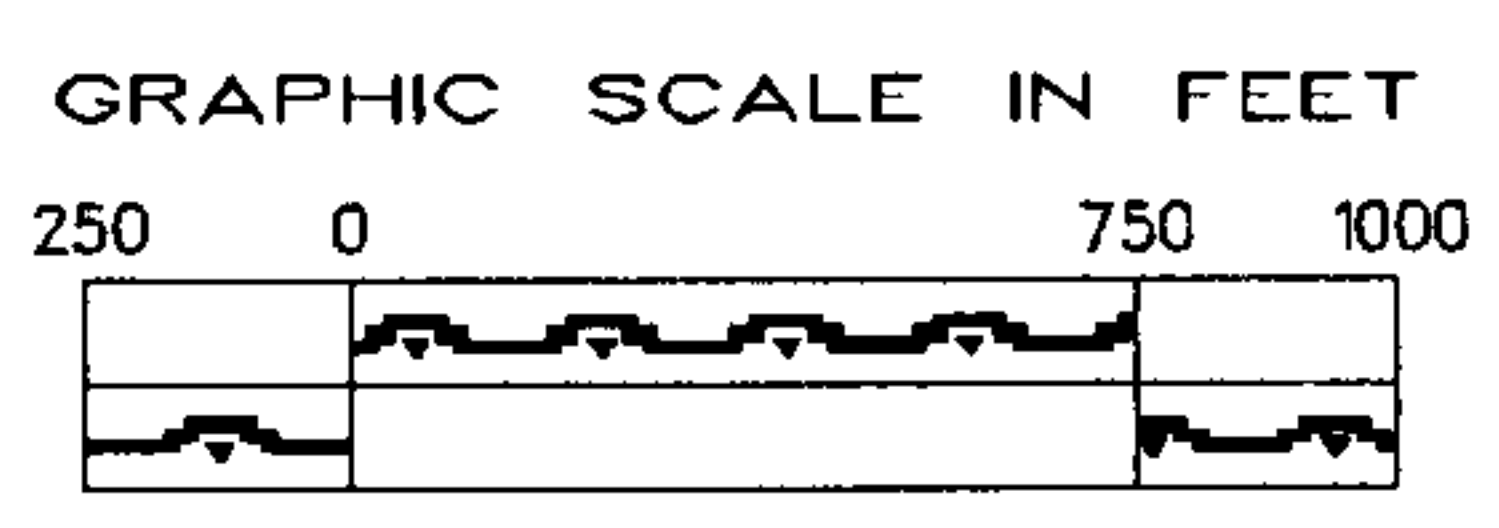
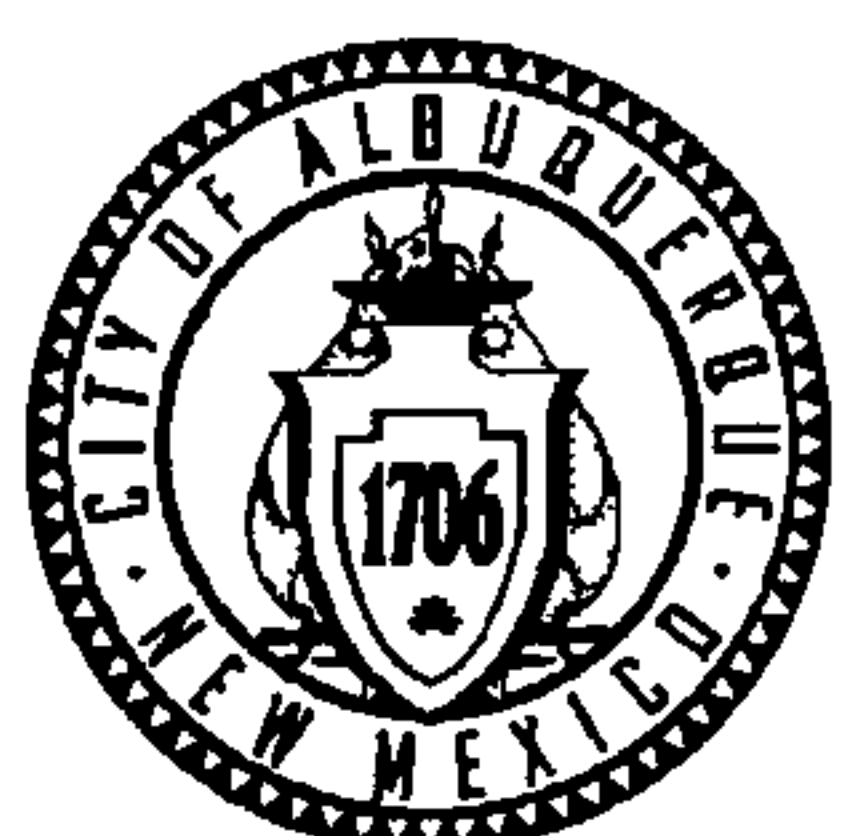
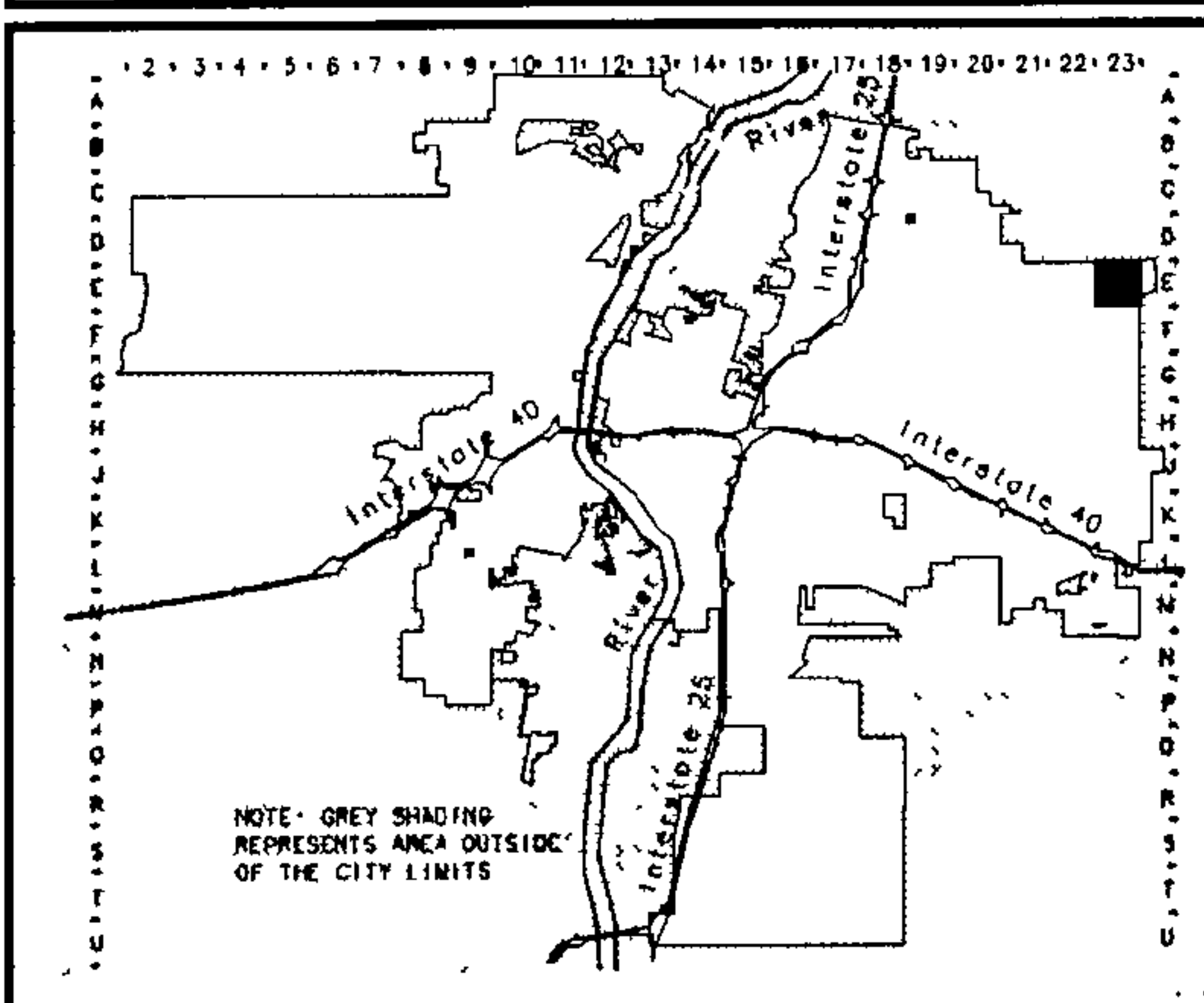
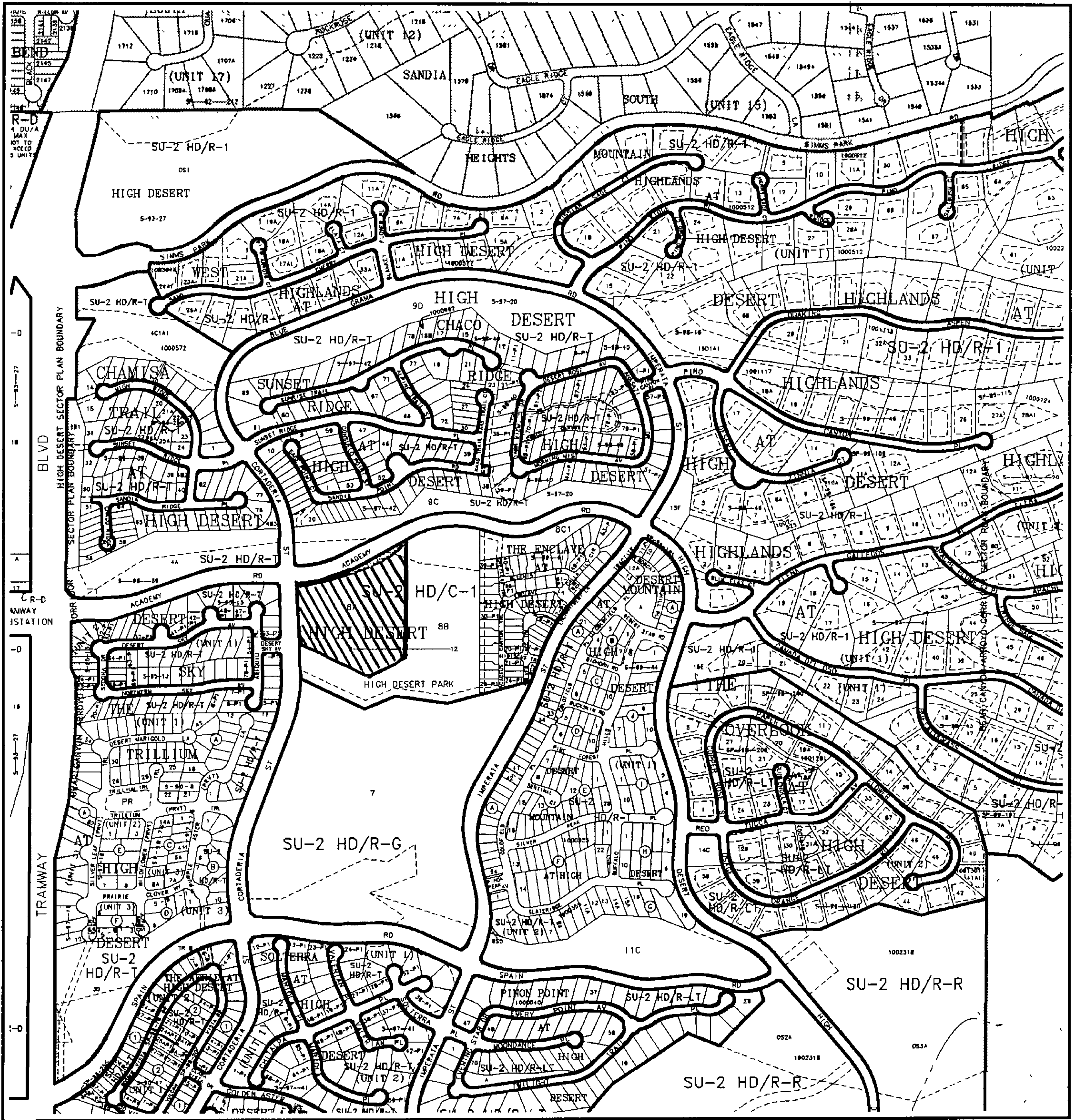
Form revised 4/03, 10/03 and JUNE 2005

- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- |                          |       |
|--------------------------|-------|
| Application case numbers |       |
| OSDRB -                  | 01534 |
| OSDRB -                  | 01536 |
| -                        | -     |

Andrew Gomez 9/30/05  
 Planner signature / date

**Project # 1004039**





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

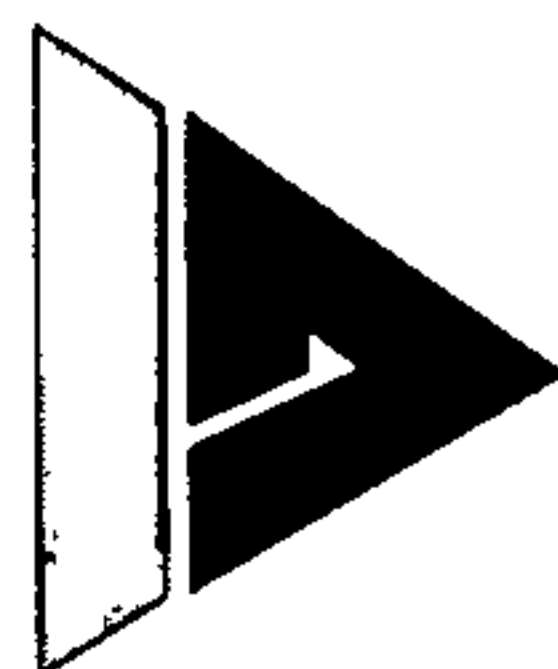
© Copyright 2004

**Zone Atlas Page**

**E-23-Z**

Map Amended through February 01, 2005





**PROJECT MEMORANDUM**

09-30-05

**TO:** Sheran Matson, Chair, Development Review Board

**FROM:** Fred C. Arfman, Isaacson & Arfman, P.A.

**REF:** The Legends at High Desert  
DRB Project No. 1004039

**I&A PROJ NO:** 1454

**SUBJ:** Preliminary Plat Submittal, Sidewalk Waiver, &  
Temporary Deferral of Sidewalk Construction

Isaacson & Arfman, P.A. is under contract to Rutledge Investment and as their consulting engineer, we are submitting the required materials for inclusion into the DRB process for Preliminary Plat.

The size is 7.92 acres and zoned SU-2 for C-1 and PRD uses. The 48-lot subdivision has been designed as a gated community with private streets. The streets shall also be designated as public easements for water, sanitary sewer, and storm drainage.

The lots are irregular in shape and shall have "use and enjoyments" on this side lot lines to benefit the adjoining lots.

Existing public infrastructure exists in both Academy Blvd. and Cortaderia Street. Utility stubs shall be utilized wherever possible to serve the proposed subdivision.

Sidewalks along Academy Blvd. and Cortaderia Street shall be constructed as part of the site infrastructure improvements. Onsite sidewalks are programmed to be either waived or deferred as per our pre-design meeting with the City Transportation Engineer, Wilfred Gallegos, PE.

**FORM DRWS: DRAINAGE REPORT / WATER & SEWER AVAILABILITY**  
THIS FORM IS REQUIRED WITH THE DEVELOPMENT REVIEW BOARD APPLICATION FOR MAJOR SUBDIVISIONS AND SITE DEVELOPMENT PLANS.

PROJECT NAME: The Legends at High Desert

AGIS MAP # E-23

LEGAL DESCRIPTION: Tract 8A, High Desert

     DRAINAGE REPORT

A drainage report, as per the Drainage Ordinance, was submitted to the City of Albuquerque Public Works Department, Hydrology Division (2nd floor Plaza del Sol) on 9/30/05 [date].

[Signature]  
Applicant / Agent ISAACSON + Arfman, P.A.

9/30/05  
Date

[Signature]  
Hydrology Division representative

9/30/05  
Date

     WATER AND SEWER AVAILABILITY STATEMENT

A Water and Sewer Availability Statement for this project was requested from the City of Albuquerque Utilities Development Division (2nd floor Plaza del Sol) on 9/30/05 [date].

[Signature]  
Applicant / Agent ISAACSON + Arfman, P.A.

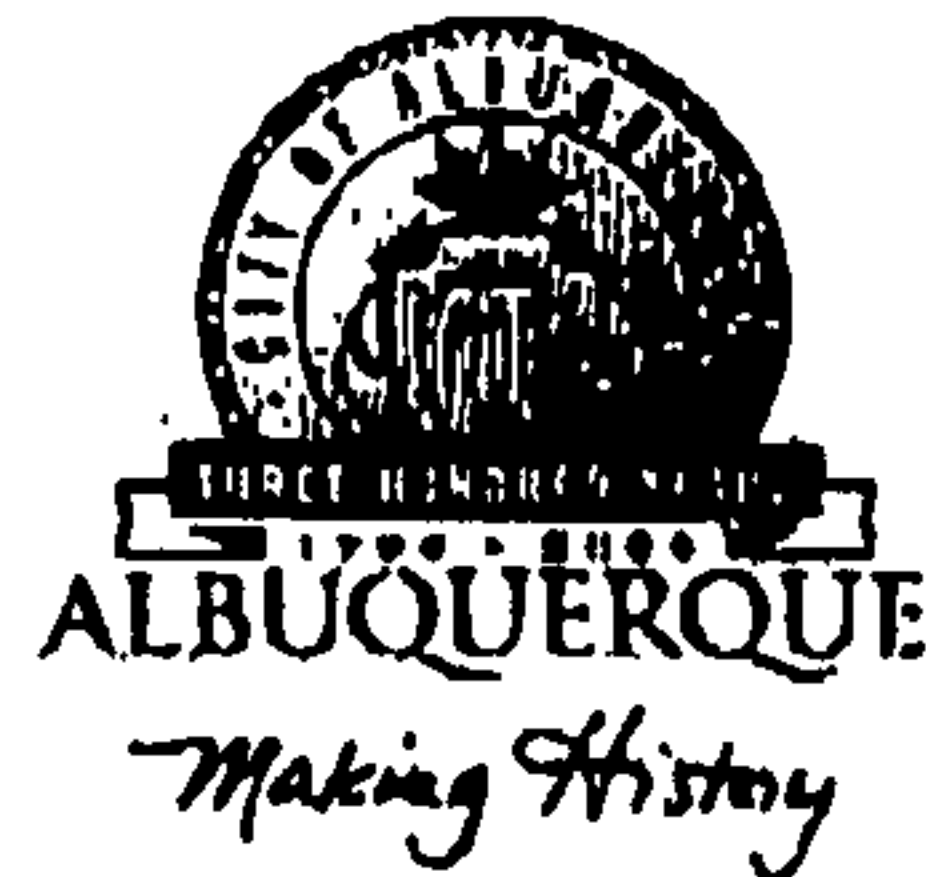
9/30/05  
Date

[Signature]  
Utilities Division representative

9-30-05  
Date

DRB- \_\_\_\_\_





## City of Albuquerque

September 30, 2005

Ruth Lozano  
Isaacson & Arfman, P.A.  
128 Monroe St. NE/87108  
Phone: 268-8828 Fax: 268-2632

Dear Ruth:

Thank you for your inquiry of September 30, 2005 requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **TRACT 8A, HIGH DESERT, ON ACADEMY BOULEVARD NE BETWEEN CORTADERIA STREET NE AND HIGH DESERT PARK NE** zone map E-23.

**OUR RECORDS INDICATE THAT AS OF SEPTEMBER 30, 2005,**  
**THERE WERE NO RECOGNIZED**  
**NEIGHBORHOOD ASSOCIATIONS IN THIS AREA.**

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

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

Sincerely,

*Dalaina Carmona*

OFFICE OF NEIGHBORHOOD COORDINATION  
Planning Department

**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.

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

# CITY OF ALBUQUERQUE

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

TO BE COMPLETED BY APPLICANT

APPLICANT: Rutledge Investment Company Date of request: 9/30/05 Zone atlas page(s): E-23

CURRENT Zoning: SU-2/C-1

Legal Description - Lot or Tract # Tract 8A Block # \_\_\_\_\_

Parcel Size (acres / sq.ft.) 7.29 Ac.

Subdivision Name High Desert

### REQUESTED CITY ACTION(S):

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

### PROPOSED DEVELOPMENT:

### GENERAL DESCRIPTION OF ACTION: 1

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

# of units - 48  
 Building Size - 1400 (sq. ft.)  
1800

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

Applicant or Representative [Signature] Date 9/30/05  
(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:

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.

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



\$0.00  
\$2,290.00

CHANGE  
CN

\$530.00

\$2,290.00

J24 Misc

TRSEJA

ONE STOP SHOP

CITY OF ALBUQUERQUE PLANNING DEPARTMENT

Development & Building Services

LOC: ANNX

12:28PM

9/30/2005

PAID RECEIPT

Treasury Division

City of Albuquerque

APPLICANT NAME

Rutledge Investment Co.

AGENT

Isaacson & Arfman, P.A.

ADDRESS

128 Monroe St. NE.

PROJECT & APP #

1004039 / 05-01532

PROJECT NAME

High Desert Tract 8A

9/30/2005 12:28PM LOC: ANNX  
RECEIPT# 00047609 WSH 006 TRANSH 0048  
Account 441018 Fund 0110  
Activity 4971000 TRSEJA  
Trans Amt \$2,290.00  
J24 Misc

\*\*\*DUPLICATE\*\*\*  
City of Albuquerque  
Treasury Division

\$75.00  
Thank You

\$ 20.00 441032/3424000 Conflict Management Fee

\$ 1665.00 441006/4983000 DRB Actions

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

\$ 75.00 441018/4971000 Public Notification

\$ 530.00 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

\$ 2290.00 TOTAL AMOUNT DUE

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

9/30/2005  
RECEIPT# 00047608 WSH 006 TRANSH 0048  
ACCOUNT# 441008  
Activity 4983000  
Trans Amt \$2,290.00  
J24 Misc

ISAACSON AND ARFMAN P A  
128 MONROE ST NE  
ALBUQUERQUE, NM-87108-1247

268-8828

16726

95-219/1070 176  
1350743997

DATE 9/30/05

\*\*\*DUPLICATE\*\*\*

City of Albuquerque City of Albuquerque  
Treasury Division  
Two thousand, two hundred ninety \$00/100 DOLLARS



Wells Fargo Bank, N.A.  
New Mexico  
wellsfargo.com

9/30/2005 12:27PM LOC: ANNX  
RECEIPT# 00047607 WSH 006 TRANSH 0048  
Account 441032 Fund 0110  
Activity 3424000 TRSEJA  
Trans Amt \$2,290.00

1454 DRB Fee

00016726 107002192 1350743997

\$20.00

Thank You

\$1,665.00  
Thank You

# SIGN POSTING AGREEMENT

## REQUIREMENTS

### POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of \$3.75 each.

#### 1. LOCATION

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

#### 2. NUMBER

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

#### 3. PHYSICAL POSTING

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

#### 4. TIME

Signs must be posted from 10-11-05 To 10-26-05

#### 5. REMOVAL

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

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

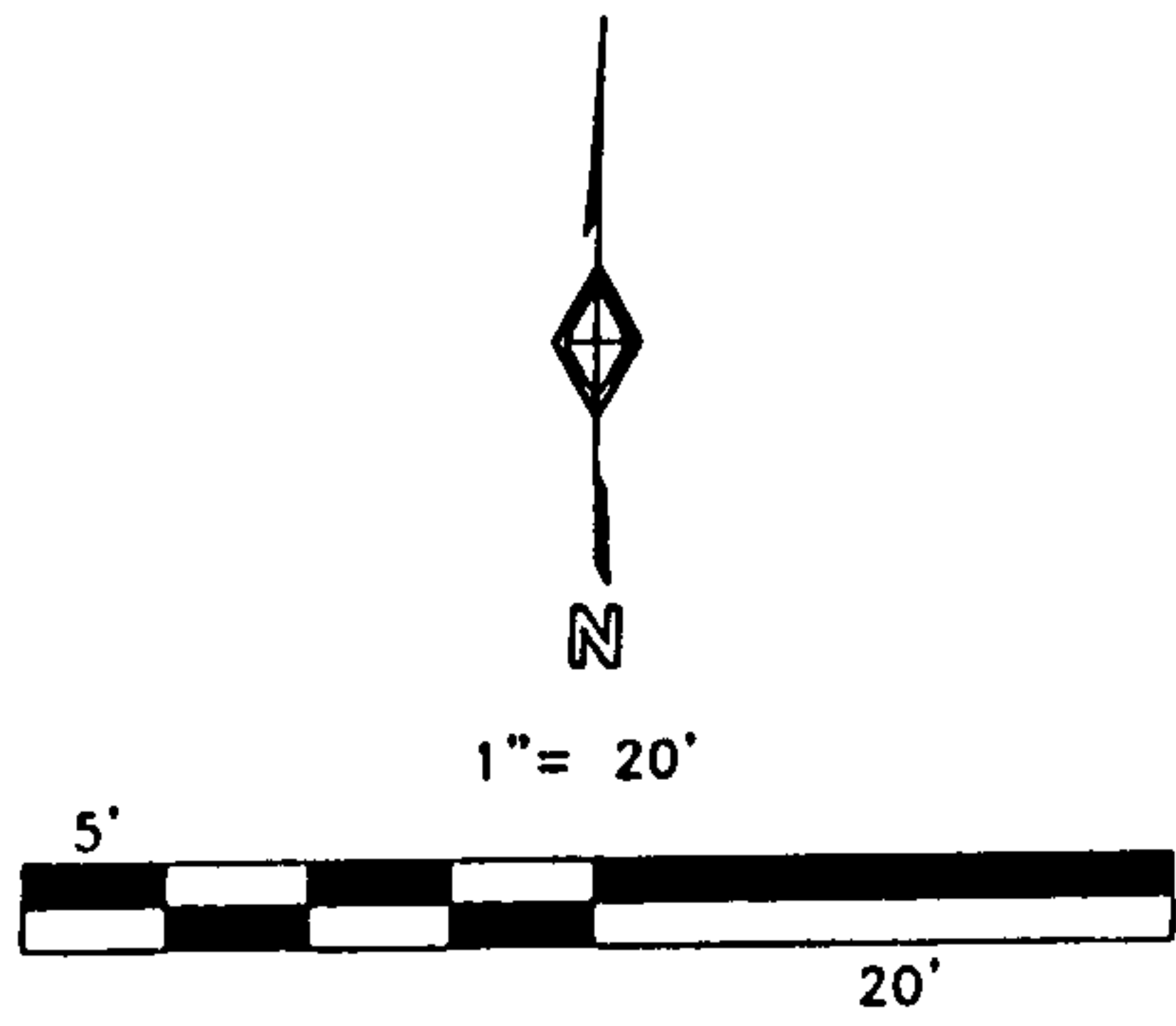
for Ruth Longino 9/30/05  
(Applicant or Agent) (Date)  
Isaacson + Arfman, P.A.  
I issued 2 signs for this application, 9/30/05 Andrew J. Jura  
(Date) (Staff Member)

DRB PROJECT NUMBER: 1004039



**LEGEND**

- EM ■ ELECTRIC METER
- GM ● GAS METER



04-C-1-0891  
JOE/RHOMBUS

**NARCISCO STREET N.E.**  
50' RIGHT-OF-WAY

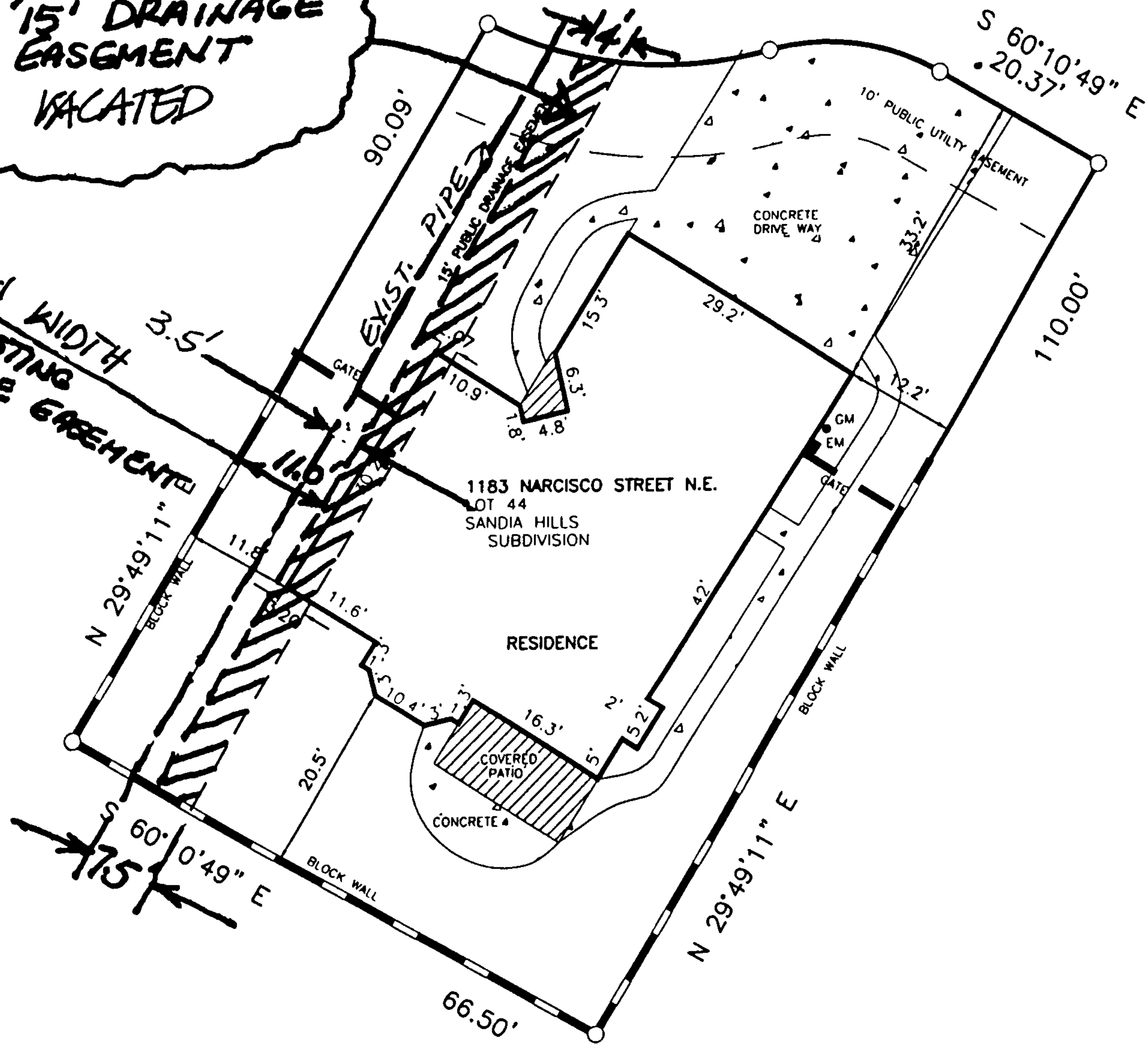
**FOUR FEET  
(4') OF EXISTING  
15' DRAINAGE  
EASEMENT  
VACATED**

R=45.00'  
L=32.02'

R=25.00'  
L=19.38'

S 60°10'49" E  
20.37'

**NEW WIDTH  
OF EXISTING  
DRAINAGE EASEMENT**



EXIST. PIPE

1183 NARCISCO STREET N.E.  
LOT 44  
SANDIA HILLS  
SUBDIVISION

RESIDENCE

COVERED  
PATIO  
CONCRETE

CONCRETE  
DRIVE WAY

10' PUBLIC UTILITY  
EASEMENT

N 29°49'11" E  
BLOCK WALL

N 29°49'11" E  
BLOCK WALL

S 60°10'49" E  
75'

66.50'

110.00'

20.5'

11.8'

11.6'

10.4'

10.4'

10.4'

10.4'

10.4'

10.4'

10.4'

10.4'

10.4'

10.4'

10.4'

90.09'

153'

10.9'

6.3'

1.1'

8.4.8

12.2'

42'

29.2'

12.2'

12.2'

12.2'

12.2'

12.2'

12.2'

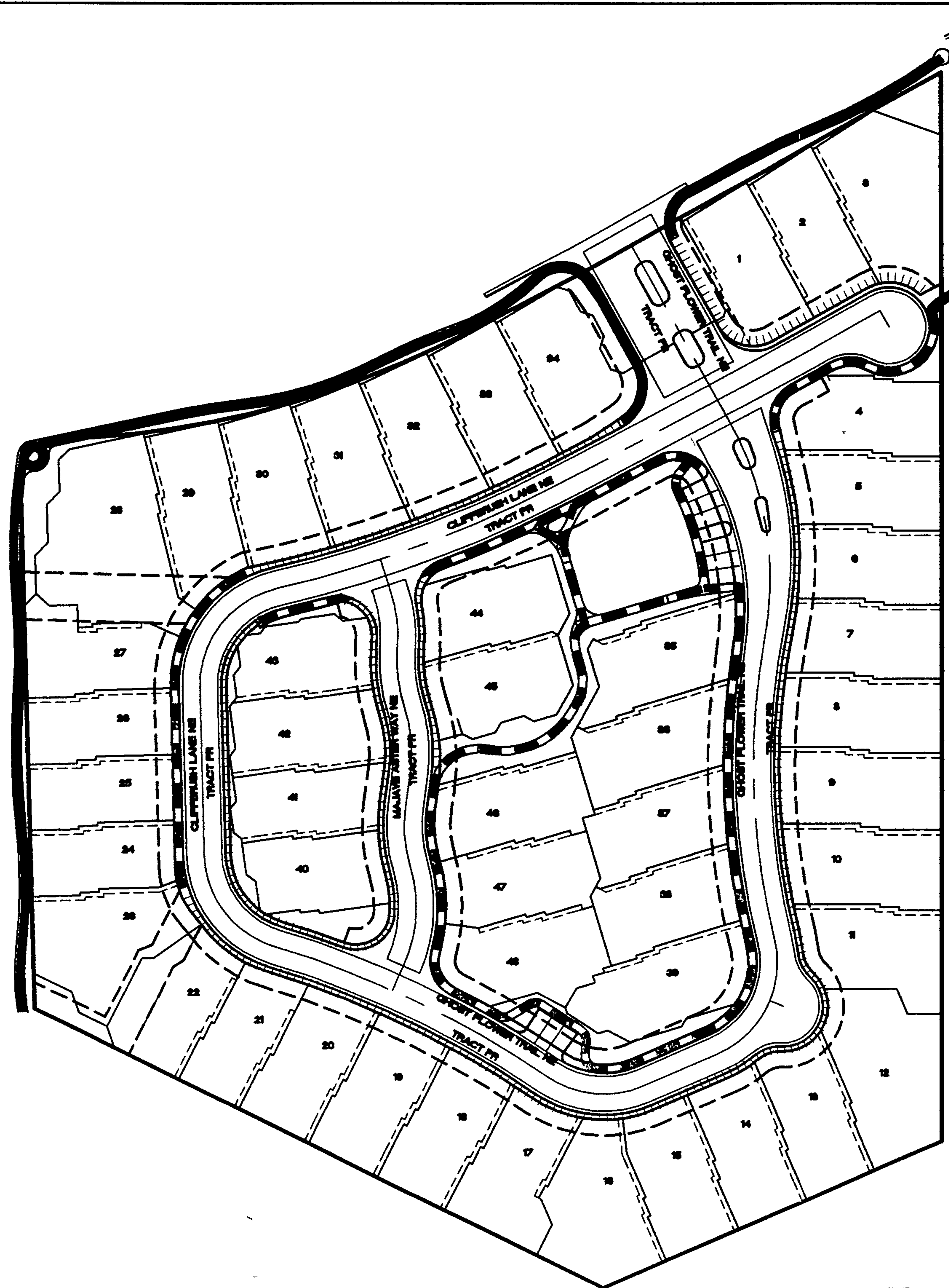
12.2'

12.2'

12.2'




12.2'

12.2'



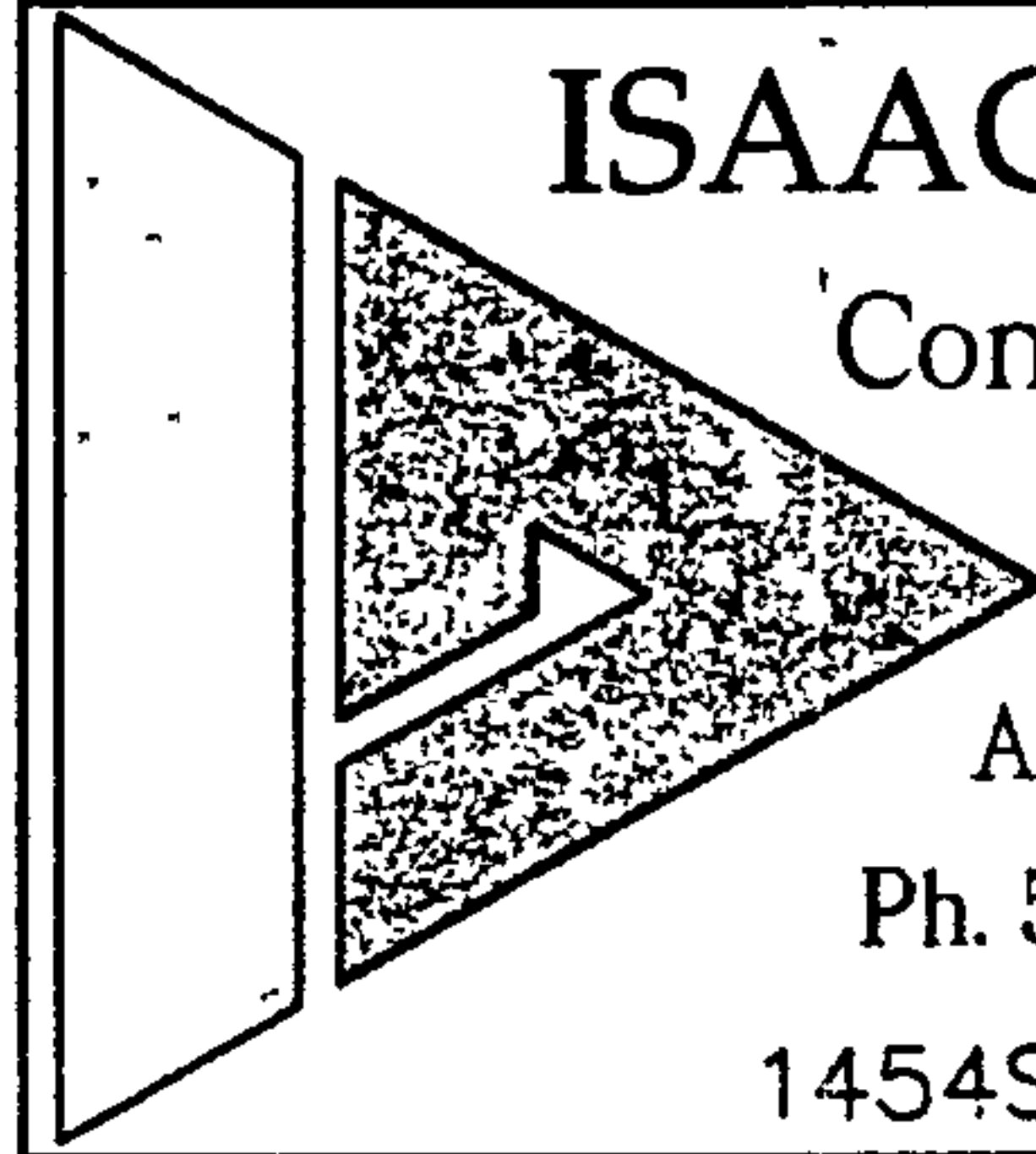
SCALE:  
1"=80'

**LEGEND**

-  SIDEWALKS TO BE CONSTRUCTED
-  SIDEWALKS TO BE DEFERRED
-  SIDEWALKS TO BE WAIVED

**EXHIBIT C**  
Date 10/26/05

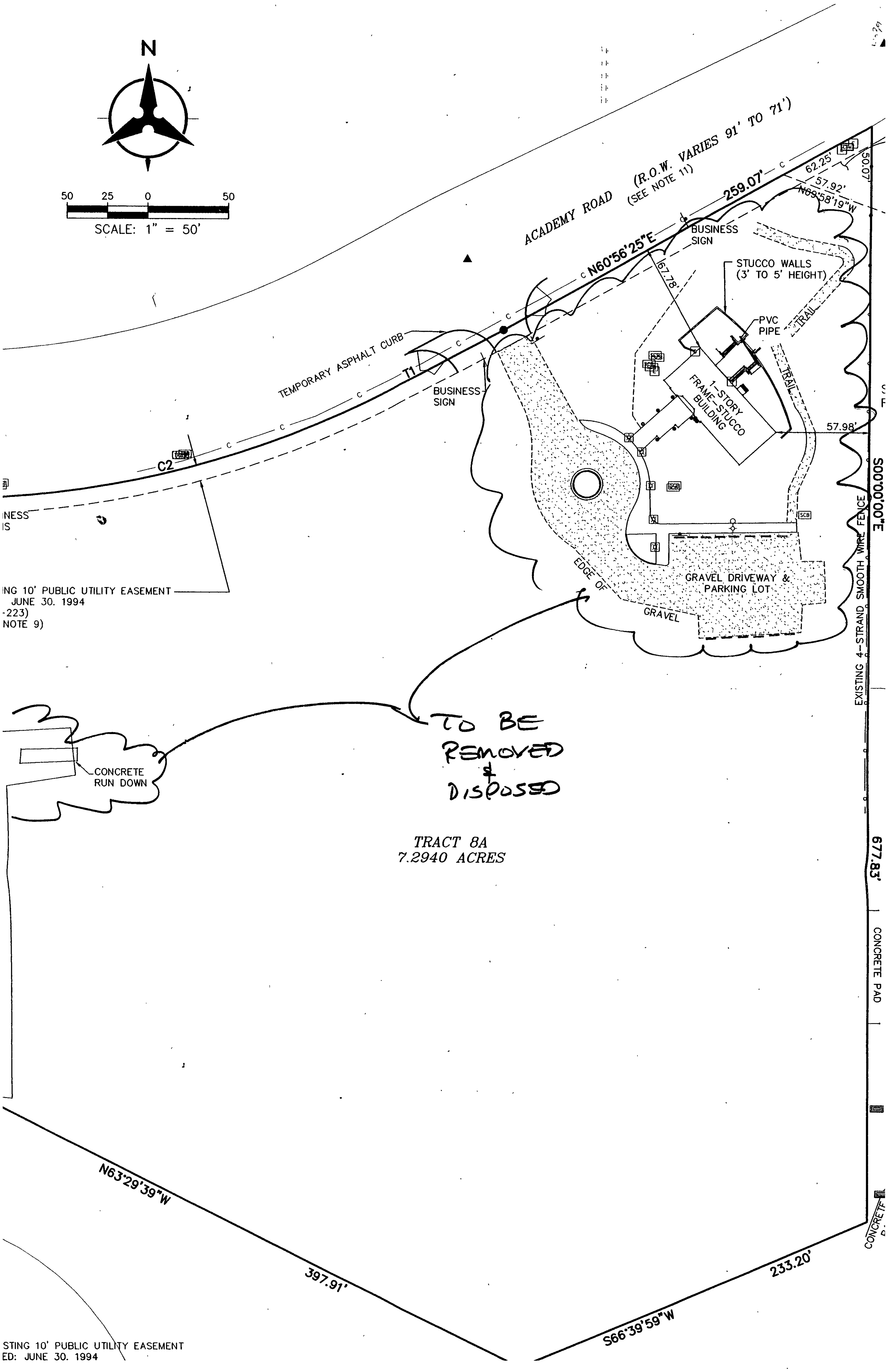
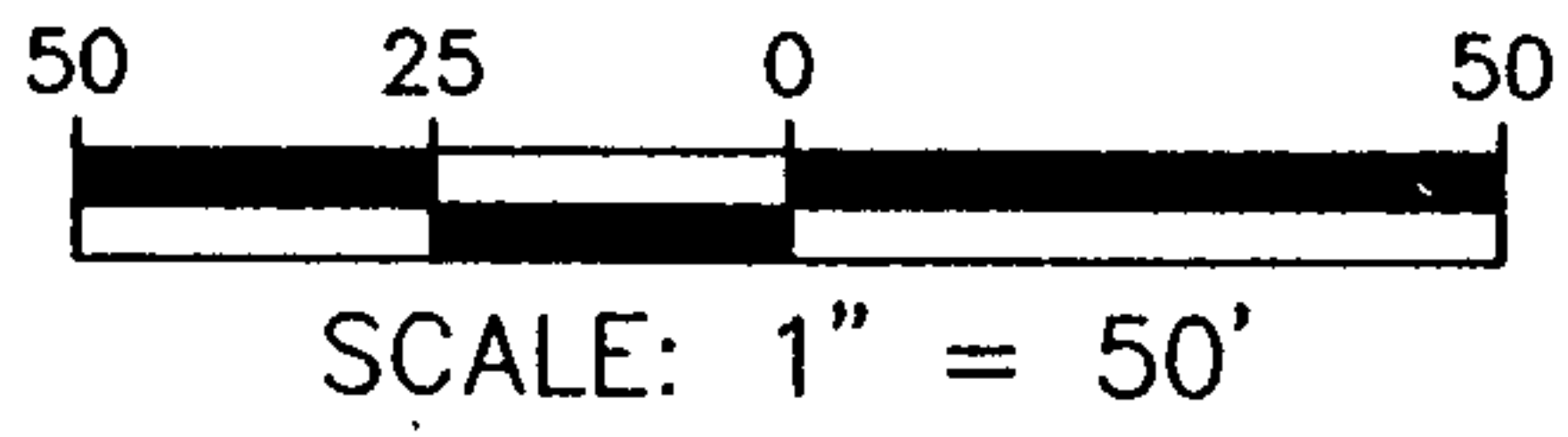
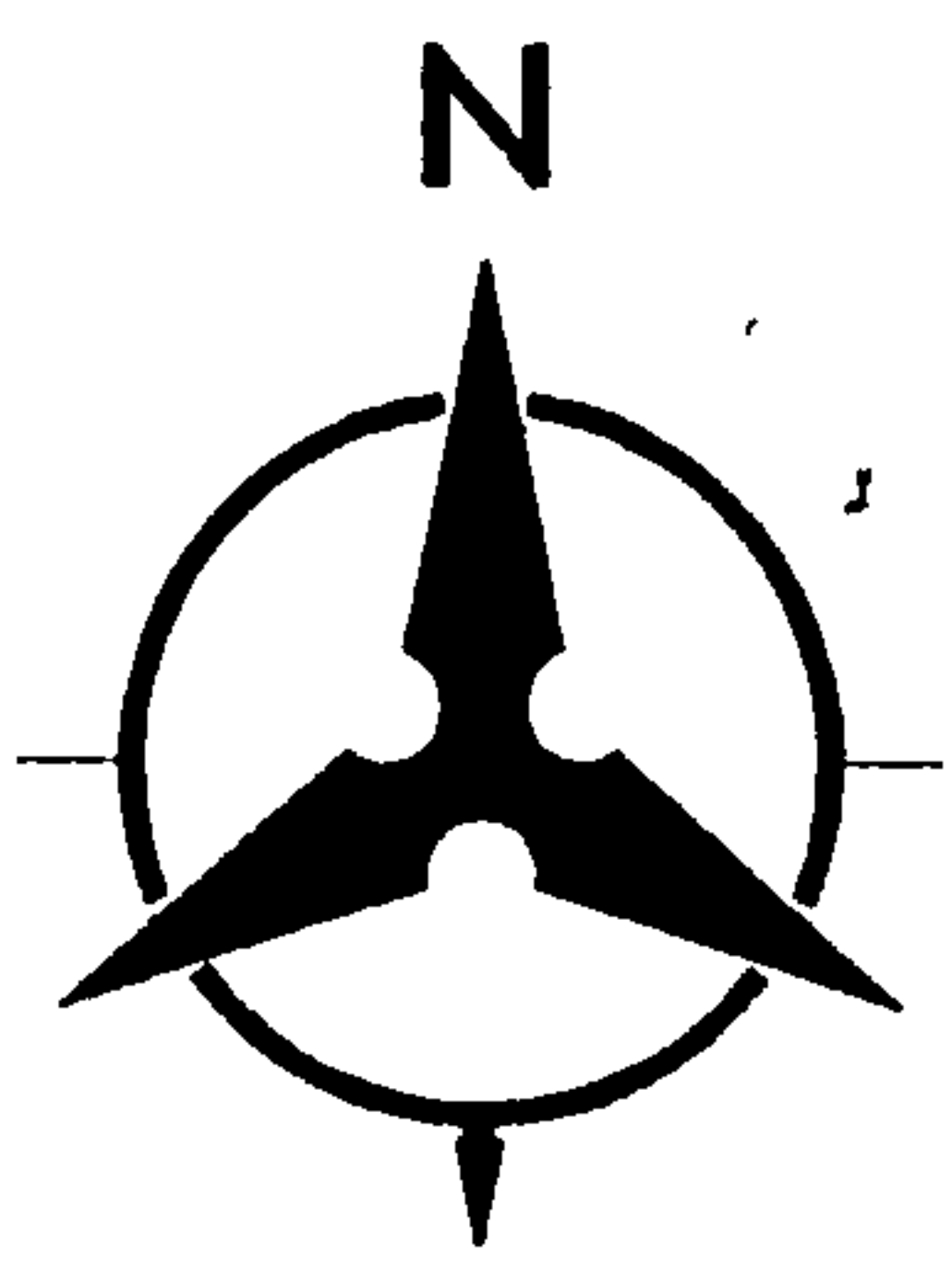
**SIDEWALK DEFERRAL PLAN**



**ISAACSON & ARFMAN, P.A.**  
 Consulting Engineering Associates  
 128 Monroe Street N.E.  
 Albuquerque, New Mexico 87108  
 Ph. 505-268-8828 Fax. 505-268-2632  
 1454SDWKDEF.DWGthor 09.30.05

M:\ACTIVE\LD4\1454\dwg\1454SDWKDEF.dwg, 9/30/2005 11:17:48 AM





ING 10' PUBLIC UTILITY EASEMENT  
JUNE 30, 1994  
-223)  
NOTE 9)

TO BE  
REMOVED  
&  
DISPOSED

TRACT 8A  
7.2940 ACRES

STING 10' PUBLIC UTILITY EASEMENT  
ED: JUNE 30, 1994



Sheran A. Matson  
07/13/2005 02:11 PM

To: Roberto Albertorio/PLN/CABQ  
CC:  
CC:  
Subject: The Legends at High Desert

43917

Hi Roberto

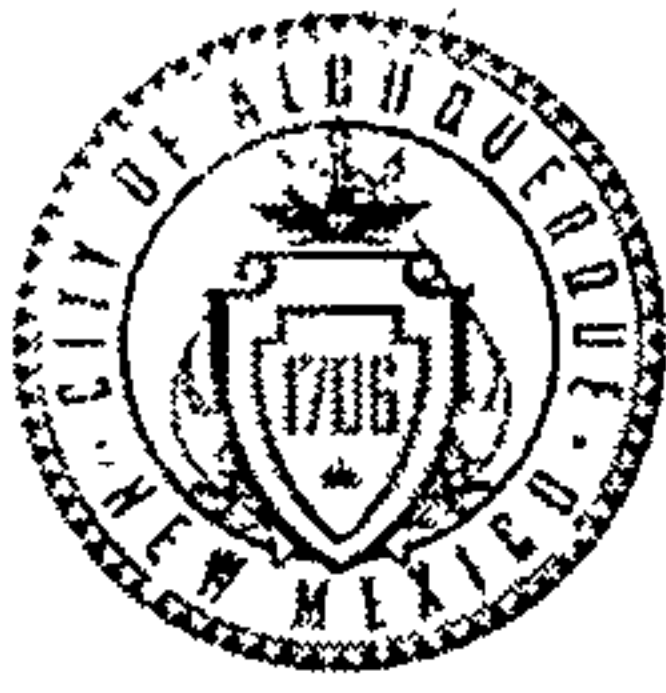
Last April you approved a special exception (05ZHE-0449 ) to allow dwellings in a C-1 zone and a variance (05ZHE-00480) of 8,000 square feet to the 8,000 square foot on-site open space requirement. As part of that decision, you told Kym Dicome that a site plan specifying the 48 lots needs to be submitted to you. Does this mean you approved the site plan for Planning? The site plan was at DRB today for sketch plan (comments only) and I was unsure about what to do. For example, the site plan has language indicating setbacks which are less than the Zone Code for RT zoning.

Please advise.

Sheran

7/15 P5  
Roberto told me he did not approve the site plan.





## IMPACT FEES – # 1004039

Development Review Board 7/13/05 Agenda Item #26  
Sketch Plat: Tract 8A, High Desert Subdivision

Construction of a new single family residence within the proposed subdivision will require payment of Impact Fees. Based on a house size between 1,500 square feet and 2,499 square feet, it is estimated that impact fees will total approximately \$1,080 if a building permit is obtained by December 30, 2005, \$2,129 if a permit is obtained prior to December 29, 2006, and \$3,177 thereafter.

JACK CLOUD  
IMPACT FEE ADMINISTRATOR

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
July 13, 2005  
DRB Comments**

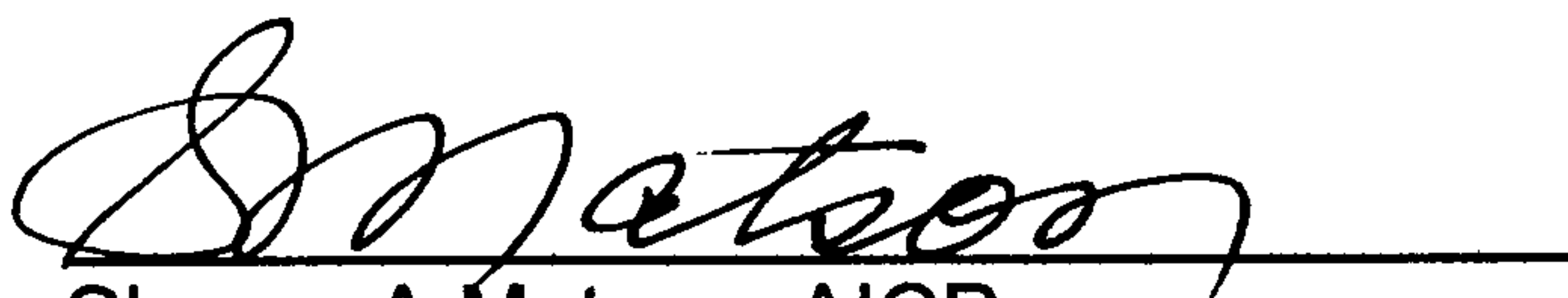
**ITEM # 26**

**PROJECT # 1004039**

**APPLICATION # 05-01074**

**RE: The Legends @ High Desert/sketch**

No adverse comments to this plan.

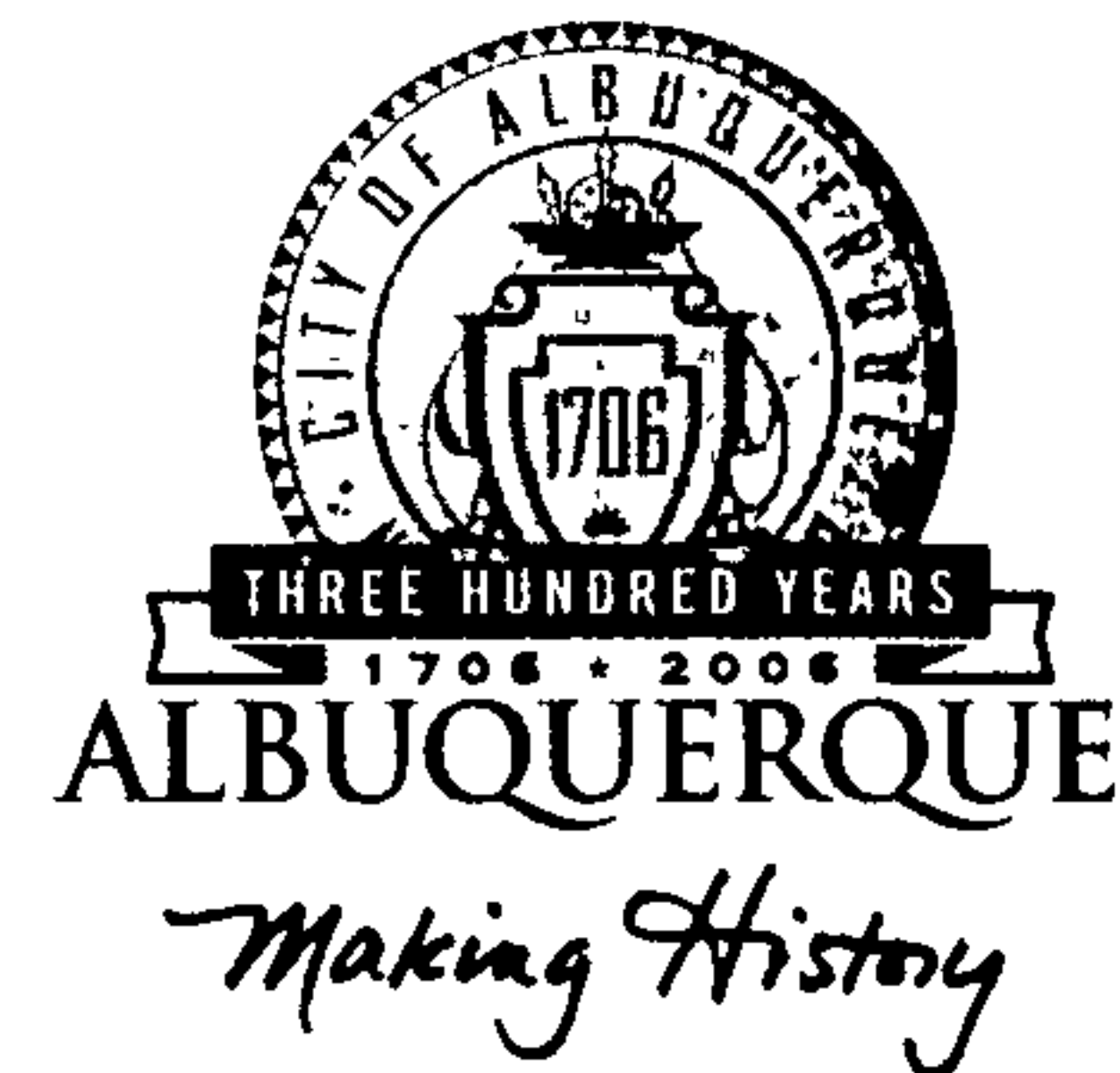
A handwritten signature in black ink, appearing to read "Sheran A. Matson", is written over a horizontal line.

Sheran A Matson, AICP  
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: 1004039**

**AGENDA ITEM NO: 26**

**SUBJECT:**

Sketch Plat/Plan

**ACTION REQUESTED:**

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

P.O. Box 1293

**ENGINEERING COMMENTS:**

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

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:** July 13, 2005

*Discussed*





## IMPACT FEES – # 1004039

Development Review Board 7/13/05 Agenda Item #26  
Sketch Plat: Tract 8A, High Desert Subdivision

Construction of a new single family residence within the proposed subdivision will require payment of Impact Fees. Based on a house size between 1,500 square feet and 2,499 square feet, it is estimated that impact fees will total approximately \$1,080 if a building permit is obtained by December 30, 2005, \$2,129 if a permit is obtained prior to December 29, 2006, and \$3,177 thereafter.

JACK CLOUD  
IMPACT FEE ADMINISTRATOR



Supplemental form

Supplemental form

**SUBDIVISION**

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

S

V

P

L

**SITE DEVELOPMENT PLAN**

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

**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 (Zoning Code/Sub Regs)

Z

**APPEAL / PROTEST of...**

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

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: RUTLEDGE INVESTMENT COMPANY PHONE: 294-5084  
 ADDRESS: 11000 SPAIN ROAD NE, STE A FAX: 294-5089  
 CITY: ABQ STATE NM ZIP 87111 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: OWNER List all owners: (SEE ABOVE)  
 AGENT (if any): ISAACSON & ARFMAN, P.A. PHONE: 268-8828  
 ADDRESS: 128 MONROE ST. NE FAX: 268-2632  
 CITY: ABQ STATE NM ZIP 87108 E-MAIL: FREDA@IACIVIL.COM

DESCRIPTION OF REQUEST: SUBDIVISION (PRIVATE) OF 7.3 AC. TRACT INTO:  
48 TOWNHOUSE LOTS w/ PUBLIC UTILITIES.

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 8 A Unit: TBK The Legends @ High Desert  
 Subdiv / Addn. HIGH DESERT  
 Current Zoning: SU-2/C-1 Proposed zoning: SAME  
 Zone Atlas page(s) E-23 No. of existing lots: 1 No. of proposed lots: 48  
 Total area of site (acres) 7.29 Density if applicable: dwellings per gross acre: \_\_\_\_\_ dwellings per net acre: \_\_\_\_\_  
 Within city limits?  Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? No.  
 UPC No 102306219125630203 MRGCD Map No. \_\_\_\_\_  
 LOCATION OF PROPERTY BY STREETS: On or Near: ACADEMY BLVD.  
 Between CORTADERIA ST. and HIGH DESERT PARK

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.) 05ZHE-0049  
05ZHE-00480

Check-off if project was previously reviewed by Sketch Plat/Plan LJ, or Pre-application Review Team  Date of review: \_\_\_\_\_  
 DATE 06.28.05

SIGNATURE Fred C. Arfman DATE \_\_\_\_\_  
 (Print) FRED C. ARFMAN Applicant  Agent

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

**FOR OFFICIAL USE ONLY**

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

| Application case numbers | Action | S.F. | Fees |
|--------------------------|--------|------|------|
| 05DRB - 01074            | SK     | 5(3) | \$ 0 |
| -                        | -      | -    | \$   |
| -                        | -      | -    | \$   |
| -                        | -      | -    | \$   |
| -                        | -      | -    | \$   |
| Total                    |        |      | \$ 0 |

Hearing date 07/13/05

Sandy Sandley 06/28/05  
 Planner signature / date

Project # 1004039



**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

SEE PHOTO IMAGE

**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.

FRED C. ARFMAN

Applicant name (print)

Fred C. Arfman 06.28.05

Applicant signature / date



Form revised 11/04

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

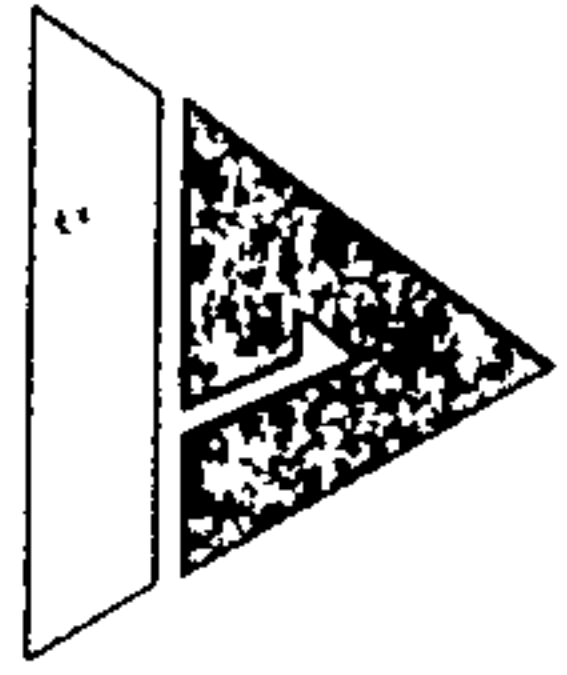
Application case numbers

05 PRB- -01074

Sandy Handley 06/28/05

Planner signature / date

Project # 1004039



## **PROJECT MEMORANDUM**

06/28/05

**TO:** Sheran Matson, Chair, DRB

**FROM:** Fred C. Arfman, Isaacson & Arfman, P.A.

**REF:** Tract 8A, High Desert

**I&A PROJ NO:** 1454

**SUBJ:** Subdivision

Isaacson & Arfman, P.A., agent and consulting civil engineer for Rutledge Investment Company has submitted a Sketch Plat of Tract 8A, High Desert as a proposed 48-lot subdivision.

- Zoning: SU-2/C-1 (this zoning will allow for the development of a residential subdivision)
- Road & Storm Drainage: Private (gated entrance)
- Water & Sanitary Sewer: Pubic

Property is subject to two Special Exceptions:

1. 05ZHE-00449 (Allowing Residential Uses)
2. 05ZHE-00480 (Variance to the 8,000 SF open space requirement)

Official Notice of Decision is found attached.



D-22-Z

E-22-Z

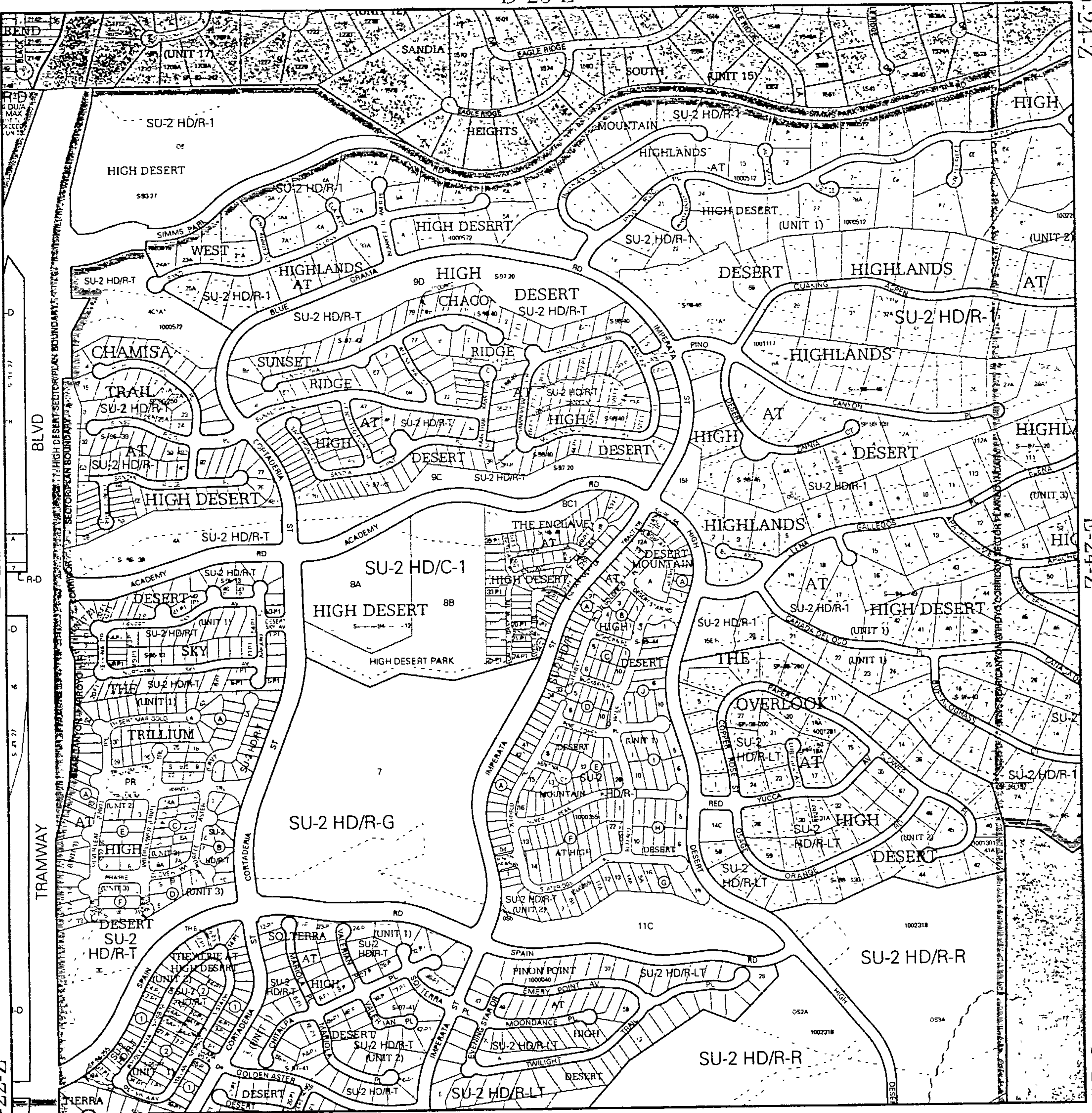
F-22-Z

D-23-Z

D-24-Z

E-24-Z

F-24-Z

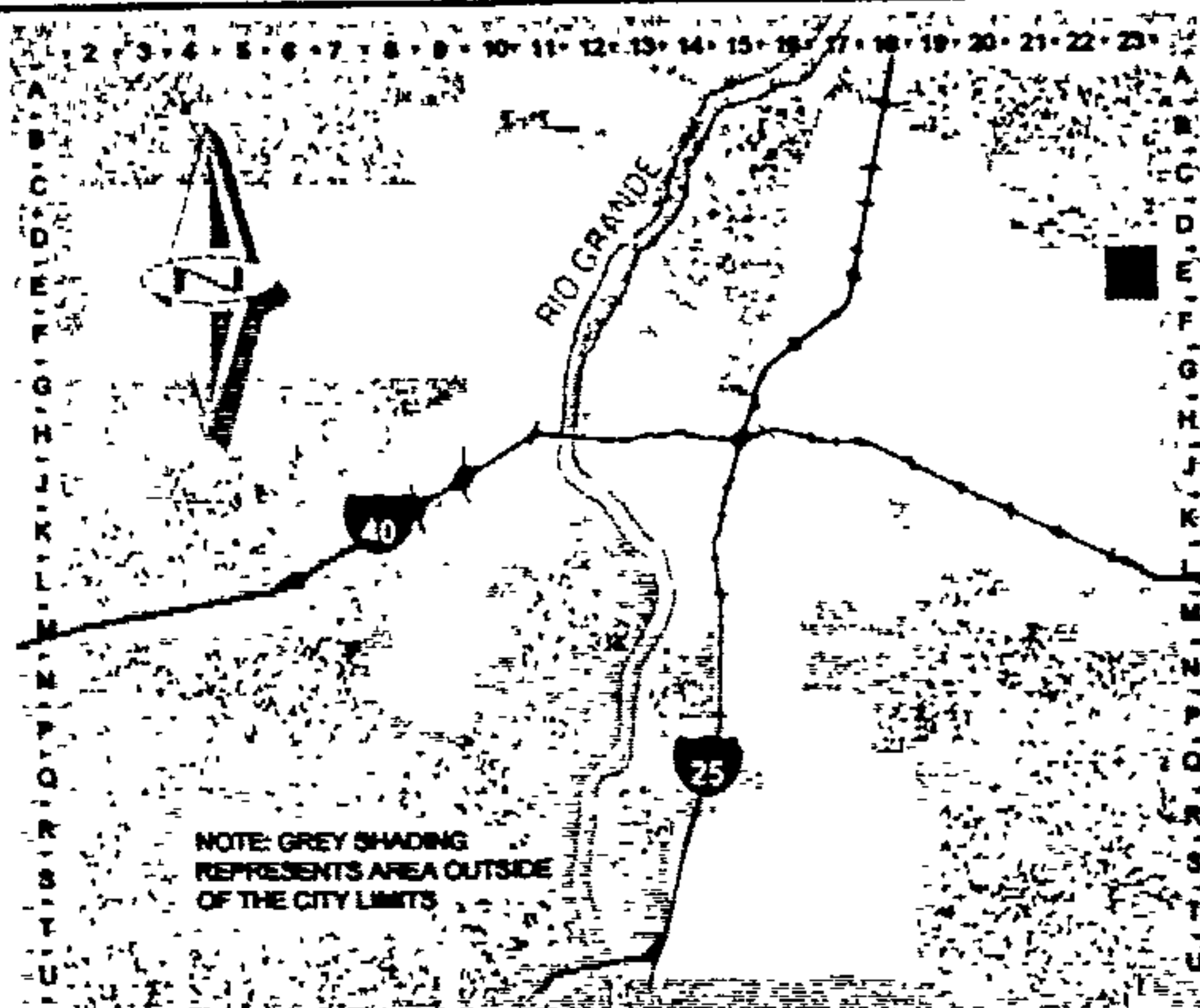
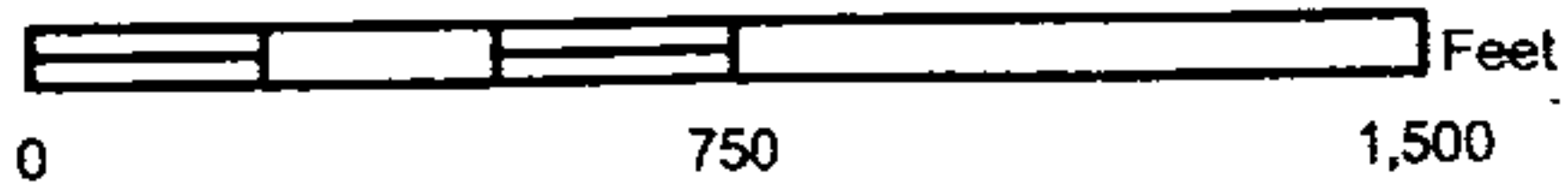


Zone Atlas Page: **E-23-Z**

Map amended through: Aug 06, 2004

Selected Symbols

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



**THREE HUNDRED YEARS**  
1706 • 2006

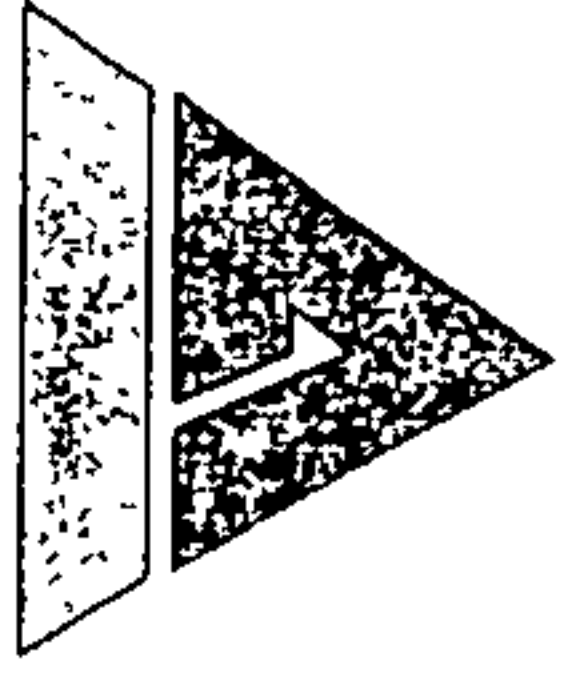
**ALBUQUERQUE**  
*Hacienda Historia*

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

**PLANNING DEPARTMENT**

© Copyright 2004





## **PROJECT MEMORANDUM**

06/28/05

**TO:** Sheran Matson, Chair, DRB

**FROM:** Fred C. Arfman, Isaacson & Arfman, P.A.

**REF:** Tract 8A, High Desert

**I&A PROJ NO:** 1454

**SUBJ:** Subdivision

Isaacson & Arfman, P.A., agent and consulting civil engineer for Rutledge Investment Company has submitted a Sketch Plat of Tract 8A, High Desert as a proposed 48-lot subdivision.

- Zoning: SU-2/C-1 (this zoning will allow for the development of a residential subdivision)
- Road & Storm Drainage: Private (gated entrance)
- Water & Sanitary Sewer: Pubic

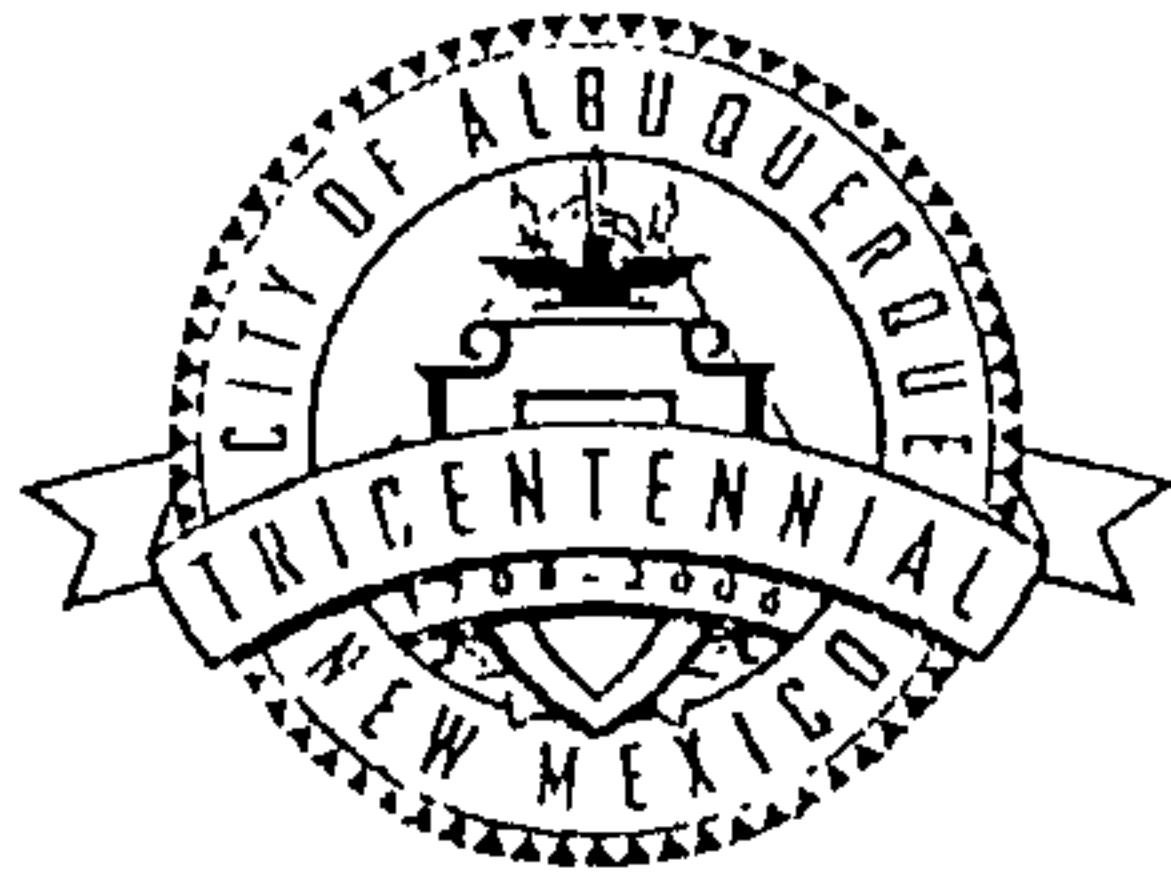
Property is subject to two Special Exceptions:

1. 05ZHE-00449 (Allowing Residential Uses)
2. 05ZHE-00480 (Variance to the 8,000 SF open space requirement)

Official Notice of Decision is found attached.



MAY 11 11:07 AM '05



CITY OF ALBUQUERQUE  
OFFICE OF THE ZONING HEARING EXAMINER  
NOTIFICATION OF DECISION

HIGH DESERT INVESTMENT CORPORATION request(s) a special exception to Section 14. 16. 2. 16. (B). (6): a CONDITIONAL USE to allow for dwellings in a C-1 zone AND Section 14. 16. 2. 16. (B). (6): a VARIANCE of 8,000 square feet to the 8,000 square foot on-site open space requirement on all or a portion of Tract(s) 8 A, High Desert Subdivision, zoned SU-2/C-1 and located at 12900 ACADEMY RD NE (E-23)

Special Exception No:..... 05ZHE – 00449  
05ZHE – 00480  
Project No: ..... 1004039  
Hearing Date: ..... 04-19-05  
Closing of Public Record: ..... 04-19-05  
Date of Decision: ..... 04-28-05

STATEMENT OF FACTS: The applicant, High Desert Investment Corporation, requests a conditional use to allow for dwellings in a C-1 zone and a variance of 8,000 square feet to the 8,000 square foot on-site open space requirement. Kym Dicome represented the applicant. This request is for a proposed residential development on Tract 8A, which will contain 48 single-family, one-story residences. She indicated that this use is consistent and compatible with the surrounding properties in this community and will not be injurious to the adjacent parcels or the neighborhood. Submitted documentation indicates that this tract is exceptional “in that, rather than take a fragmented lot-by-lot approach, open space requirements have been met through an extensive system of trails, trail heads, and major open space areas to which all residents of High Desert have access.” Ms. Dicome was advised that a site plan with the 48 lots specified will need to be submitted to this file and that additional variances on these lots will not be allowed. Potential owners will need to be apprised of this condition by this applicant. The yellow sign was posted. There was no opposition to this request at the hearing, nor is there any opposition noted in the file.

AS TO THE (1) CONDITIONAL USE:

Based on all of the testimony and a review of the entire file, it is determined there is substantial evidence to make the following findings and conclusions:

FINDINGS AND CONCLUSIONS: I find that this request complies with Section 14. 16. 4. 2. (C). 1., for the granting of a conditional use upon a finding that the proposed use will not cause injury to the neighborhood, adjacent property or the community, nor will it be damaged by surrounding structures. For reasons stated above, this request is approved.

DECISION: Approved with conditions.

CONDITIONS:

1. A site plan with the 48 lots specified must be submitted to this file.
2. There will be no further variance request allowed on these 48 lots.
3. This applicant must ensure notification of Condition Number 2 to potential property owners.

AS TO THE (1) VARIANCE:

An on-site inspection reveals that Tract 8A is exceptional as compared to surrounding parcels in that it is irregular in size and shape.

Based on all of the testimony and a review of the entire file, it is determined there is substantial evidence to make the following findings and conclusions:

FINDINGS AND CONCLUSIONS: I find that this parcel is exceptional as compared to other parcels in the vicinity in that it is irregular in size and shape and, therefore, it meets the test for the granting of a variance as provided for by Section 14. 16. 4. 2. I further find that, as a result of the exceptional aspect of the property, the regulations produce an unnecessary hardship in that it will limit the owner's reasonable use of the property and/or deprive the owner of a reasonable return on the property. Furthermore, I find that the particular variance is appropriate to prevent the unnecessary hardship and further find that the variance will differ from development which will be permitted under the existing regular zoning regulations no more than what is necessary to overcome the unnecessary hardship. Finally, the variance will not significantly interfere with the enjoyment of other land in the vicinity and is consistent with the spirit of the Zoning Ordinance, substantial justice and the general public interest.

DECISION: Approved.

If you wish to appeal this decision, you may do so by 5:00 p.m., on Friday, May 13, 2005 in the manner described below:

Appeal is to the Board of Appeals within 15 days of the decision. A filing fee of \$55.00 shall accompany each appeal application, as well as a written explanation outlining the reason for appeal and a copy of the ZHE decision. Appeals are taken at 600 2nd Street, Plaza Del Sol Building, Ground Level, Planning Application Counter located on the west side of the lobby. **Please present this letter of notification when filing an appeal.** When an application is withdrawn, the fee shall not be refunded.



**ZHE Decision**

**05ZHE - 00449 & 05ZHE - 00480 / 1004039**

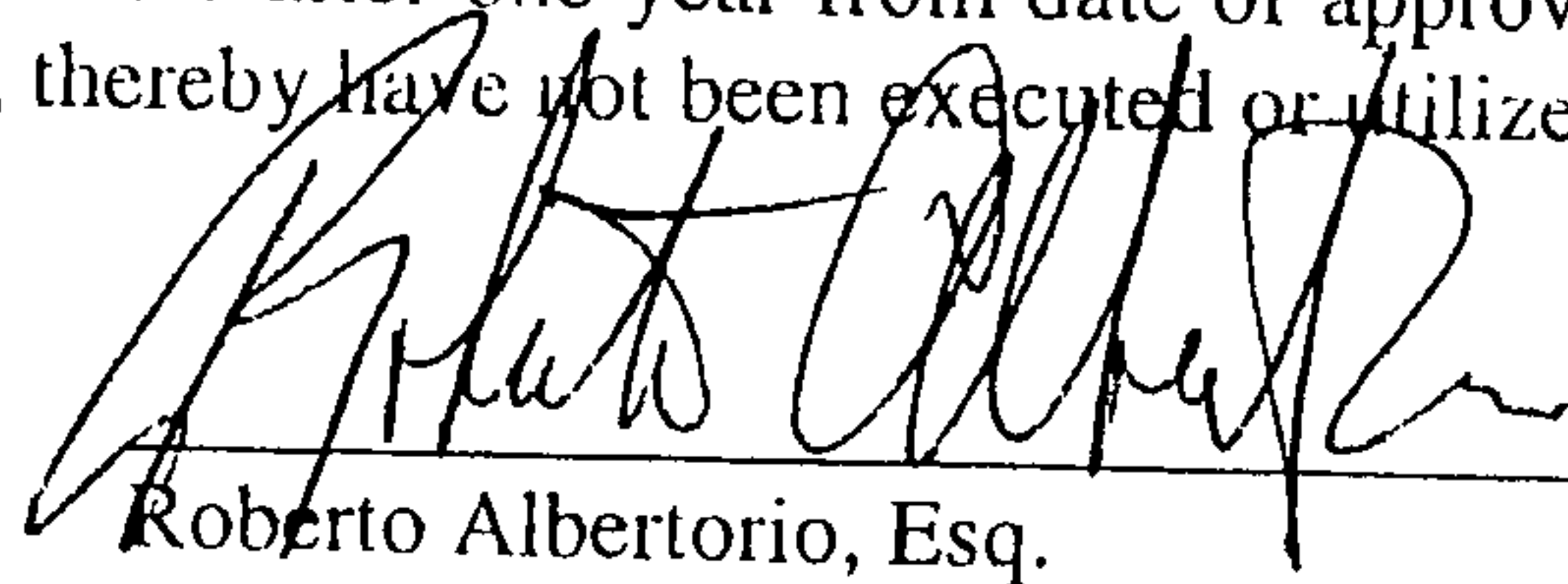
**Page 3**

An appeal shall be heard by the Board of Appeals within 45 days of the appeal period and concluded within 75 days of the appeal period. The Planning Division shall give written notice of an appeal, together with a notice of the date, time and place of the hearing to the applicant, a representative of the opponents, if any are known, and the appellant.

Please note that pursuant to Section 14. 16. 4. 4. (B)., of the City of Albuquerque Comprehensive Zoning Code, you must demonstrate that you have legal standing to file an appeal as defined.

You will receive notice if any other person files an appeal. If there is no appeal, you can receive building permits any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. However, the Zoning Hearing Examiner may allow issuance of building permits if the public hearing produces no objection of any kind to the approval of an application. To receive this approval, the applicant agrees in writing to return the building permit or occupation tax number.

Successful applicants are reminded that other regulations of the City must be complied with, even after approval of a special exception is secured. This decision does not constitute approval of plans for a building permit. If your application is approved, bring this decision with you when you apply for any related building permit or occupation tax number. Approval of a conditional use or a variance application is void after one year from date of approval if the rights and privileges are granted, thereby have not been executed or utilized.



Roberto Albertorio, Esq.  
Zoning Hearing Examiner

cc: Zoning Enforcement (2)  
ZHE File  
Kym Dicome, 3791 Southern Blvd. SE, Suite 202, Rio Rancho, NM, 87124  
Doug Collister, 8524 Snake Dance Ct NE, 87111  
Lawrence Kline, PO Box 2001, 87103  
Ron O'Dowd, 6228 Abiquiu Place NE, 87111  
Tischler / Messemer, 6315 Greyleaf Trail NE, 87111-7127