

#12



COMPLETED
DRB CASE ACTION LOG

02/24/06 stt
(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-00218 (FP)**
Project Name: **VENTANA RANCH WEST**
Agent: **Bohannon Huston Inc.**

Project # **1004173**
Phone No.: **823-1000**

Project Number

1004173

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 2-22-06 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 the Plat

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

#12



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.

Project Number

1004173

DRB Application No.: 06DRB-00218 (FP)

Project # 1004173

Project Name: VENTANA RANCH WEST

Agent: Bohannon Huston Inc.

Phone No.: 823-1000

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 2-22-06 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: _____

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



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

February 22, 2006

9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

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

Adjourned: 12:50 P.M.

B. Changes and/or Additions to the Agenda

C. New or Old Business

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1003123**
06DRB-00106 Major-Two Year SIA

KPM LLC, JERRY MILLER, request(s) the above action(s) for all or a portion of Tract(s) 77-B-1, **LANDS OF DEVEREUX & WATSON**, zoned S-MI, located on 5TH ST NW, between ASPEN AVE NW and HAINES AVE NW containing approximately 2 acre(s). [REF: 03DRB02044, 04DRB00347, 04DRB00348] (H-14) **A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED.**

2. **Project # 1001164**
06DRB-00114 Major-Vacation of Public Easements

BOHANNAN HUSTON INC agent(s) for HUNT UPTOWN DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Tract(s) B-1 & B-2, **ST PIUS X SUBDIVISION**, zoned SU-3, R-2, O-1, located on UPTOWN LOOP RD NE, between ARVADA AVE NE and INDIAN SCHOOL RD NE containing approximately 9 acre(s). [REF: 01DRB00450] (H-19) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

06DRB-00219 Minor-Prelim&Final Plat Approval

BOHANNAN HUSTON INC agent(s) for HUNT UPTOWN DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Tract(s) B-1 & B-2, **ST PIUS X SUBDIVISION**, zoned SU-3, R-2, O-1, located on UPTOWN LOOP RD NE NE, between ARVADA AVE NE and INDIAN SCHOOL NE containing approximately 9 acre(s). [REF: 01DRB-00450, 06DRB00114] [*Deferred from 2/22/06*] (H-19) **DEFERRED AT THE AGENT'S REQUEST TO 3/15/06.**

3. **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 & 11/9/05 & 11/23/05 & 11/30/05 & 1/4/06 & 1/25/06 & 2/22/06*] (D-12) **DEFERRED AT THE AGENT'S REQUEST TO 3/15/06.**

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

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

- 4. Project # 1004367**
06DRB-00216 Minor-SiteDev Plan
BldPermit/EPC

ADVANCED ENGINEERING & CONSULTING agent(s) for DAVID ELLEN request(s) the above action(s) for Tract(s) 48 & 49, Lot(s) 63-65, M.R.G.C.D. MAP 29, **CALAVERO ADDITION**, zoned SU-1 FOR IP, located on EDITH BLVD NE, between OSUNA RD NE and TYLER RD NE containing approximately 6 acre(s). [REF: Z-99-33,AX-99-7, 05EPC01266] [**Catalina Lehner, EPC Case Planner**] [*Deferred from 2/22/06*] (E-15) **DEFERRED AT THE AGENT'S REQUEST TO 3/1/06.**

- 5. Project # 1001946**
06DRB-00223 Minor-SiteDev Plan
BldPermit
06DRB-00221 Minor-Prelim&Final Plat
Approval

BOHANNAN HUSTON INC agent(s) for NEWMORE LLC request(s) the above action(s) for all or a portion of Tract(s) A-1 & B-1, **HISE LANDS**, zoned M-1, located on PASEO DEL NORTE NE NE, between INTERSTATE 25 NE and SAN PEDRO BLVD NE containing approximately 6 acre(s). [06DRB00083] (D-18) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND 3 COPIES OF THE STIE PLAN AND TRANSPORTATION DEVELOPMENT FOR TRAIL CONCERNS AND GENERAL COMMENTS. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/22/06 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

6. **Project # 1000539**
06DRB-00128 Minor-SiteDev Plan
Subd/EPC
06DRB-00125 Minor-SiteDev Plan
BldPermit/EPC

JON ANDERSON ARCHITECT agent(s) for HOPE CHRISTIAN SCHOOL request(s) the above action(s) for Lot(s) A, Block(s) 12, and Lot(s) A, 6, 7, 8A, 9A1, 10 and 26, Block(s) 11 & 12, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned RD, C-1, SU-1 P.S. , SU-1, C-2, located on PALOMAS AVE NE, between SAN PEDRO DR NE and LOUISIANA BLVD NE containing approximately 19 acre(s). [REF: Z-95-4, AA-97-74, DRB-95-263, 04EPC01535, 04EPC01536, 04EPC01537, 04EPC01538] [Russell Brito, for Elvira Lopez, EPC Case Planner] [*Deferred at the Board's request from 2/8/06*] (D-18) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR PLAT APPROVAL AND 3 COPIES OF THE SITE PLAN. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF THE SITE PLAN.**

7. **Project # 1001176**
06DRB-00107 Minor-Amnd SiteDev Plan
Subd

WILSON & COMPANY agent(s) for KEITH MCDANIEL request(s) the above action(s) for all or a portion of Lot(s) 19A & 17, Block(s) 14, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2 IP, located on CORONA NE, between SAN PEDRO NE and WILSHIRE NE containing approximately 3 acre(s). [REF: DRB-97-516] [Resubmitted from 2/1/06] (C-18) **THE AMENDED SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD.**

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

8. **Project # 1002092**
06DRB-00217 Minor- Ext of SIA for Temp
Defer SDWK

BOHANNAN HUSTON INC agent(s) for OXBOW NORTH VENTURES LLC request(s) the above action(s) for all or a portion of Tract(s) B-1, **OXBOW NORTH SUBDIVISION, UNITS 1 & 3**, zoned SU-3, located on COORS BLVD NW NW, between NAMASTE DR NW and NORTH OF ST PIUS HIGH SCHOOL containing approximately 40 acre(s). [REF: 04DRB-01623] (F-11) **A TWO-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

9. **Project # 1002861**
06DRB-00213 Minor-Final Plat Approval

ABQ ENGINEERING INC agent(s) for INFILL SOLUTIONS, JAY REMBE, CHRIS CALOTT request(s) the above action(s) for all or a portion of Lot(s) 17-24, NEW MEXICO TOWN COMPANY'S ORIGINAL SITE OF ALBUQUERQUE (to be known as **SOUTHERN UNION GAS LOFTS II**, zoned SU-3 special center zone, located on 9TH ST SW, between SILVER AVE SW and GOLD AVE SW containing approximately 1 acre(s). [REF: 05DRB01202] (K-13) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR ENCROACHMENT ON 2-FOOT PUBLIC ROADWAY EASEMENT AND PLANNING TO RECORD.**

10. **Project # 1003132**
06DRB-00215 Minor-Prelim&Final Plat Approval

ADVANCED ENGINEERING AND CONSULTING LLC agent(s) for MWS, LLC request(s) the above action(s) for all or a portion of Lot(s) 9-A & 9-B, **BROADWAY INDUSTRIAL CENTER SUBDIVISION**, zoned SU-2/ HM, located on KARSTEN CT NE, between SAN JOSE ST NE and GIBSON AVE NE containing approximately 4 acre(s). [REF: DRB-97-271, 03 DRB-02073] (M-14) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

11. **Project # 1003469**
06DRB-00225 Minor-Prelim&Final Plat Approval

TERRAMETRICS OF NEW MEXICO agent(s) for JEFFERY A & LORRIE M ZUMWELT request(s) the above action(s) for all or a portion of Lot(s) 7-P-1, **OAKLAND HEIGHTS**, zoned R-D, 3du/acre located on OAKLAND AVE NE, between BARSTOW NW and VENTURA ST NE containing approximately 1 acre(s). (C-20) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR EASEMENTS OF RECORD AND PLANNING TO RECORD.**

06DRB-00224 Minor-Prelim&Final Plat
Approval

TERRAMETRICS OF NEW MEXICO agent(s) for DAVID & DEBORAH STANG AND ED & CHARLENE WHITEHOUSE request(s) the above action(s) for all or a portion of Lot(s) 8P-1 & 9P-1, **OAKLAND HEIGHTS**, zoned R-D, 3du/acre located on OAKLAND AVE NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 1 acre(s). (C-20) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

~~12.~~ **Project # 1004173**
06DRB-00218 Major-Final Plat Approval

BOHANNAN HUSTON agent(s) for PULTE HOMES OF NEW MEXICO, INC. request(s) the above action(s) for all or a portion of Tract(s) 4, 5 & D-2, **VENTANA RANCH WEST**, zoned R-LT, located on VENTANA PARKWAY NW, between VENTANA RIDGE RD NW and IRVING BLVD NW containing approximately 34 acre(s). (B-8) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

13. **Project # 1004458**
06DRB-00220 Minor-Prelim&Final Plat
Approval

JUSTIN H SIMMONS request(s) the above action(s) for all or a portion of Lot(s) 4, Block(s) C, **JOHN M MOORE REALTY COMPANY'S ADDITION NO. 3**, zoned R-1 residential zone, located on RIO GRANDE BLVD NW, between MOUNTAIN RD NW and MAIN ST NW containing approximately 1 acre(s). [REF: 05DRB01515] (J-13) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CHANGING ACCESS EASEMENTS AND MAINTENANCE AND BENEFICIARIES AND TO PLANNING FOR AGIS DXF FILE AND TO RECORD.**

14. **Project # 1004707**
06DRB-00210 Minor-Prelim&Final Plat
Approval
06DRB-00211 Minor-Vacation of Private
Easements

SURVEYS SOUTHWEST agent(s) for JOHN LORENTZEN request(s) the above action(s) for all or a portion of Tract(s) 269 & 270, **TOWN OF ATRISCO GRANT TOGETHER WITH 68TH STREET TRACT**, zoned C-2, located on INTERSTATE 40 NW, between HANOVER RD NW and 68TH ST NW containing approximately 5 acre(s). [*Indef deferred on 2/22/06*] (J-10) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

15. **Project # 1004710**
06DRB-00226 Minor-Prelim&Final Plat
Approval

GEORGE RODRIGUEZ DEVELOPMENT CONSULTING agent(s) for SAN MATEO / INDIAN SCHOOL LLC request(s) the above action(s) for all or a portion of Lot(s) 1-8, Block(s) 16, **W. J. WAGNER SUBDIVISION**, zoned C-1, located on SAN MATEO NE, between INDIAN SCHOOL NE and HAINES AVE NE containing approximately 1 acre(s). (J-18) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR PUBLIC ROADWAY EASEMENT ALONG SAN MATEO AND AN ENCROACHMENT AGREEMENT AND TO PLANNING FOR AGIS DXF FILE AND TO RECORD.**

16. **Project # 1004474**
06DRB-00214 Minor- Prelim&Final Plat
Approval

COMMUNITY SCIENCES CORPERATION agent(s) for KB HOME OF NEW MEXICO request(s) the above action(s) for Tract(s) F-1, 1-B, 1-A-1-A-2, 1-C, 3-A AND 1-A-1-B, **LANDS OF MENAUL SCHOOL, MRGCD MAP #36**, zoned SU-1 FOR PRD, located on MENAUL BLVD NW, between BROADBENT PARKWAY NW and BROADWAY BLVD NW containing approximately 45 acre(s). [REF: 05EPC-01568, 05EPC-01569] [*Deferred from 2/22/06*] (H-15) **DEFERRED AT THE AGENT'S REQUEST TO 3/1/06.**

17. **Project # 1000941**
06DRB-00111 Minor-Ext of SIA for Temp
Defer SDWK

PETER JOHNSON agent(s) for VINTAGE INC. request(s) the above action(s) for lots 27, 29, 32, 34, 62, 63, 64, & 84, **PARADISE BLUFF, UNIT 1**, zoned SU-1, located on PARADISE BLVD NW between JUSTIN DR NW and LILIENTHAL NW containing approximately 6 acre(s). [REF: 00DRB-01656, 01DRB-01150] [*Deferred from 2/8/06 & 2/15/06*] (B-11/B-12) **A TWO-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

18. **Project # 1000795**
05DRB-00968 Minor-Final Plat Approval

WAYJOHN SURVEYING INC agent(s) for JOHN AND NADINE MINER request(s) the above action(s) for all or a portion of Tract(s) 24, ALVARDO GARDENS, UNIT 1 (to be known as **CORIANDA COURT**) zoned RA-2 residential and agricultural zone, located on MATTHEW AVE NW, between RIO GRANDE BLVD NW and 12TH ST NW containing approximately 2 acre(s). [REF: 05DBR00302] (*Indef deferred for the SIA 6/15/05*) (G-13) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR PUBLIC UTILITY EASEMENT AND PRIVATE ACCESS NOTES AND TO PLANNING FOR PERIMETER WALL DESIGN APPROVAL, M.R.G.C.D. SIGNATURE AND TO RECORD.**

19. **Project # 1003655**
05DRB-01833 Minor-Final Plat Approval

ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 8, 15, 16 & 17, Block(s) 1, Tract(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **LA VISTA AT DESERT RIDGE TRAILS**) zoned RD, located on WYOMING BLVD NE, between EAGLE ROCK AVE NE and MODESTO AVE NE containing approximately 3 acre(s). [REF: 04DRB01373][*Deferred from 12/14/05 & 1/11/06 & 2/22/06*] (C-19) **DEFERRED AT THE AGENT'S REQUEST TO 4/26/06.**

20. **Project # 1002189**
06DRB-00094 Minor-Prelim&Final Plat
Approval

WILKS COMPANY agent(s) for TIM & TRACY JARMILLO request(s) the above action(s) for all or a portion of Lot(s) 1-P1, Block(s) 7, **CRYSTAL RIDGE SUBDIVISION, UNIT 3**, zoned R-1 residential zone, located on MAGIC SKY CT NW, between SEVEN BAR LOOP NW and BARRETT AVE NW containing approximately 1 acre(s). [REF: S-98-66, DRB-97-298,SV-97-55] *[Deferred from 2/1/06, Final Plat Indef Deferred from 2/8/06, WSSP Compliance]* (B-13) **PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

21. **Project # 1003198**
06DRB-00093 Major-Final Plat Approval

RIO GRANDE ENGINEERING agent(s) for FULLER HOMES INC request(s) the above action(s) for all or a portion of Tract(s) A & B, LANDS OF HECTOR ROJO and Tract(s) 355 & 356, TOWN OF ATRISICO GRANT, (to be known as **AUTUMN VIEW SUBDIVISION**, zoned RD, R-1, located on TOWER RD SW, between COORS BLVD SW and STINSON RD SW containing approximately 15 acre(s). *[Deferred from 2/1/06 & 2/8/06]* (L-10) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR MAINTENANCE NOTE FOR PRIVATE PARK AND P-1 LOT DESIGNATION AND PLANNING TO RECORD.**

22. **Project # 1000554**
06DRB-00161 Minor-Prelim&Final Plat
Approval

MARK GOODWIN & ASSOCIATES agent(s) for DEPONTE INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) A & B, EMCORE DEVELOPMENT (to be known as **SANDIA SCIENCE AND TECH PARK**) zoned IP industrial park zone, located on INNOVATION PKWY SE, between EUBANK SE and RESEARCH SE containing approximately 21 acre(s). [REF: CSU-91-29] *[Deferred from 2/15/06]* (M-21) **PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

23. **Project # 1004341**
06DRB-00159 Major-Final Plat Approval

RIO GRANDE ENGINEERING agent(s) for ENCHANTMENT HOMES OF NEW MEXICO request(s) the above action(s) for all or a portion of Tract(s) 180, AIRPORT UNIT, LANDS OF ATRISCO GRANT (to be known as **MESA DEL RIO**) zoned R-2, located on 76TH ST NW, between FORTUNA RD NW and GLEN RIO RD NW containing approximately 6 acre(s). [REF: 05DRB-01203, 05DRB-01634, 05DRB-01635] *[Deferred from 2/15/06 & 2/22/06]* (L-9) **DEFERRED AT THE AGENT'S REQUEST TO 3/1/06.**

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

24. **Project # 1004526**
06DRB-00209 Minor-Sketch Plat or Plan

TIERRA WEST LLC agent(s) for STILLBROOK HOMES INC request(s) the above action(s) for all or a portion of Tract(s) 400 & 401, ATRISCO GRANT (to be known as **SAGE PARK**) zoned R-D/R-1, located on SAGE RD NW, between AMOLE DEL NORTE DIVERSION CHANNEL and COORS RD SW containing approximately 16 acre(s). (L-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

25. **Project # 1004688**
06DRB-00179 Minor-Sketch Plat or Plan

TERRAMETRICS OF NEW MEXICO agent(s) for JOHN ABBOTT AND B.H. & NAOMI N. BURNS request(s) the above action(s) for Tract(s) 2A, 2B and the northerly portion of Tract(s) 2, **ALVARADO GARDENS ADDITION, UNIT 1**, zoned RA-2, located on RIO GRANDE BLVD NW, between MATTHEW AVE NW and CAMPBELL RD NW containing approximately 3 acre(s). (G-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

26. **Project # 1004706**
06DRB-00208 Minor-Sketch Plat or Plan

STEVEN R CHAMBERLIN request(s) the above action(s) for all or a portion of Lot(s) 24, WEST 85 FEET OF THE S ½ OF LOT 24, **ALVARADO GARDEN ADDITION**, zoned RA-2 residential and agricultural zone, semi-urban area, located on MATTHEW AVE NW, between RIO GRANDE BLVD NW and 12TH ST NW containing approximately 1 acre(s). (G-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

27. **Project # 1004708**
06DRB-00212 Minor-Sketch Plat or Plan

KATE BENAVIDEZ request(s) the above action(s) for all or a portion of Lot(s) 5, **JESUS APODACA ADDITION**, zoned SU-2 special neighborhood zone, located on WILLIAM ST SE, between GARFIELD AVE SE and CROMWELL AVE SE containing less than 1 acre(s). (K-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

28. Approval of the Development Review Board Minutes for February 15, 2006. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR FEBRUARY 15, 2006 WERE APPROVED BY THE BOARD.**

ADJOURNED: 12:50 P.M.

**CITY OF ALBUQUERQUE
Planning Department
February 22, 2006
DRB Comments**

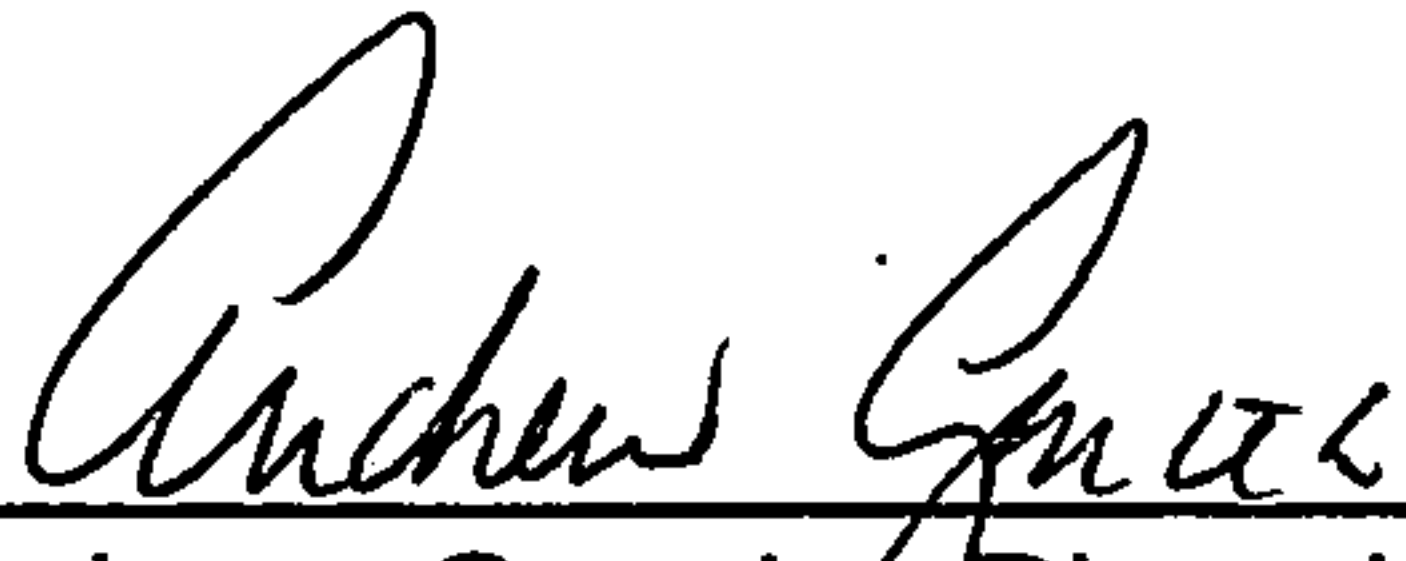
ITEM # 12

PROJECT # 1004173 APPLICATION # 06-00218

RE: Ventana Ranch West/ fp

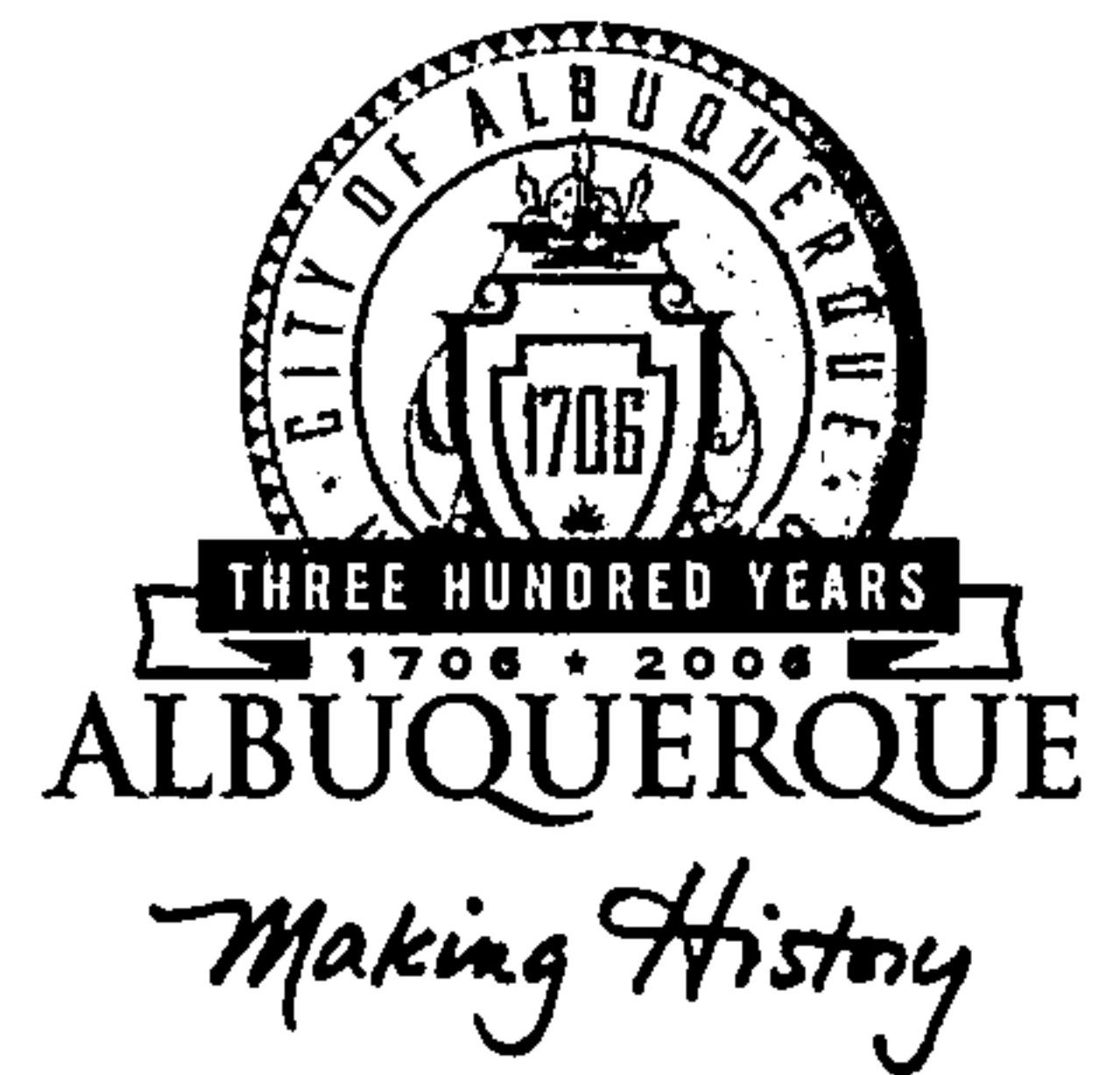
Has anything changed from the preliminary plat?

Planning will take delegation to record the plat.



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

CITY OF ALBUQUERQUE



PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1004173

AGENDA ITEM NO: 12

SUBJECT:

Final Plat

ACTION REQUESTED:

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

P.O. Box 1293

ENGINEERING COMMENTS:

No adverse comments.

Albuquerque

New Mexico 87103

RESOLUTION:

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

www.cabq.gov

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: February 22, 2006

4173

DXF Electronic Approval Form

DRB Project Case #: 1004173

Subdivision Name: VENTANA VISTA AT VENTANA RANCH WEST

Surveyor: ROBERT GROMATZKY

Contact Person: MARY COLE

Contact Information: 823-1000

DXF Received: 2/14/2006

Hard Copy Received: 2/14/2006

Coordinate System: NMSP Grid (NAD 27)


Approved

02.14.2006
Date

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

AGIS Use Only
Copied fc 4173 to agiscov on 2/14/2006 Contact person notified on 2/14/2006



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

August 17, 2005

- 7. Project # 1004173**
05DRB-01192 Major-Vacation of Public Easements
05DRB-01196 Major-Preliminary Plat Approval
05DRB-01199 Minor-Sidewalk Waiver
05DRB-01200 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for SANDIA PROPERTIES LTD., CO., request(s) the above action(s) for all or a portion of Tract(s) 4, 5 and D-2, (to be known as **VENTANA VISTA SUBDIVISION @ VENTANA RANCH WEST**) zoned R-LT residential zone, located on VENTANA PARKWAY NW, between VENTANA RIDGE RD NW and IRVING BLVD NW containing approximately 31 acre(s). (B-8)

At the August 17, 2005, Development Review Board meeting, the vacation was approved as shown on Exhibit B in the Planning file, subject to these findings and conditions:

FINDINGS:

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

CONDITIONS:

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

With the signing of the infrastructure list dated 8/17/05 and approval of the grading plan engineer stamp dated 8/10/05 the preliminary plat was approved. A sidewalk variance for waiver of sidewalks was approved as shown on Exhibit C in the Planning file. The temporary deferral of construction of sidewalks on the interior streets was approved as shown on Exhibit C in the Planning file.

If you wish to appeal this decision, you must do so by September 1, 2005, in the manner described below.



OFFICIAL NOTICE OF DECISION
PAGE 2

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.)

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.)

05DRB-01281 Minor-Subd Design (DPM) Variance

BOHANNAN HUSTON INC agent(s) for SANDIA PROPERTIES LTD., CO., request(s) the above action(s) for all or a portion of Tract(s) 4, 5 and D-2, (to be known as **VENTANA VISTA SUBDIVISION @ VENTANA RANCH WEST**) zoned R-LT residential zone, located on VENTANA PARKWAY NW, between VENTANA RIDGE RD NW and IRVING BLVD NW containing approximately 31 acre(s). (B-8)

A subdivision design variance from minimum design standards was approved as shown on Exhibit C in the Planning file.


Sheran Matson, AICP, DRB Chair

Cc: Sandia Properties Ltd., Co., #10 Tramway Loop NE, 87111
Bohannan Huston Inc., 7500 Jefferson NE, 87109
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1004193 AGENDA#: 7 DATE: 8.17.05

1. Name: Kenan Patton Address: _____ Zip: _____

2. Name: Kurt Browning 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: _____

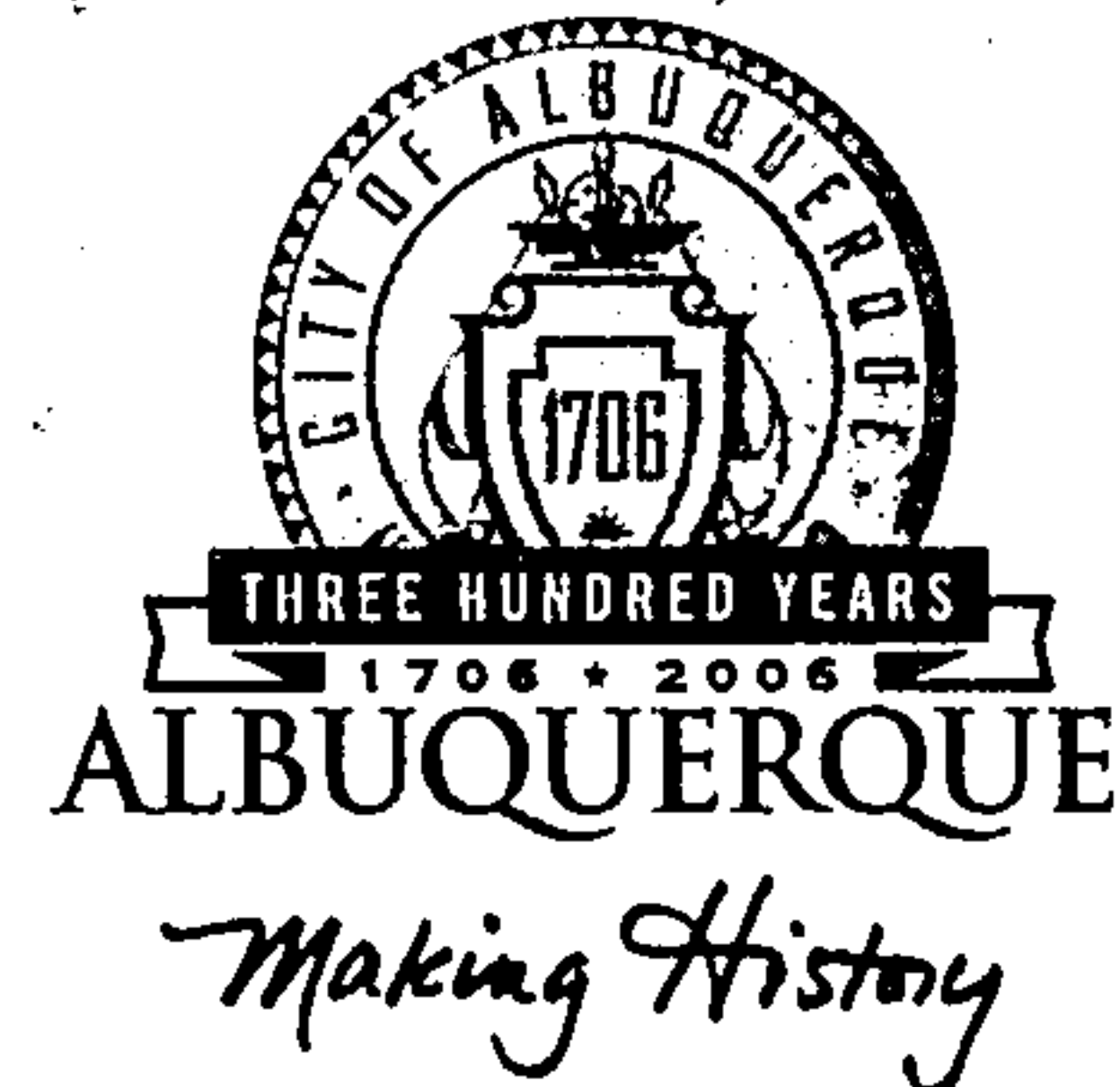
11. Name: _____ Address: _____ Zip: _____

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: 1004173

AGENDA ITEM NO: 7

SUBJECT:

Preliminary Plat
Subd Design (DPM) Variance
Sidewalk Waiver
Sidewalk Deferral
Vacation of Public Easements

ACTION REQUESTED:

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

P.O. Box 1293

ENGINEERING COMMENTS:

No objection to Sidewalk Waiver, Sidewalk Deferral, or Design Variance request.
No objection to Vacation request.
An approved drainage report dated 8-10-05 is on file for Preliminary Plat approval.

Albuquerque

Signed I L

RESOLUTION:

New Mexico 87103

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

www.cabq.gov

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: August 17, 2005

**CITY OF ALBUQUERQUE
Planning Department
August 17, 2005
DRB Comments**

ITEM # 7

PROJECT # 1004173

APPLICATION # 05-01281

Re: Ventana Vista @ Ventana Ranch West/sdv

Planning has no objection to the design variance. Defer to the
Traffic Engineer.



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

PLANNING TRACKING LOG

Date	Project Name & #	Action Request	Action Taken
5/18/05	Ventana Ranch West Proj 1004173	Sketch	Reviewed & Comments Given
8/17/05	Same Ventana Vista Subd Proj 1004173	VPE Preplat SW TDS	Approved
8/17/05	same	SDV -	



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

August 17, 2005

Project # 1004173

05DRB-01192 Major-Vacation of Public Easements
05DRB-01196 Major-Preliminary Plat Approval
05DRB-01199 Minor-Sidewalk Waiver
05DRB-01200 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for SANDIA PROPERTIES LTD., CO.; request(s) the above action(s) for all or a portion of Tract(s) 4, 5 and D-2, (to be known as **VENTANA VISTA SUBDIVISION @ VENTANA RANCH WEST**) zoned R-LT residential zone, located on VENTANA PARKWAY NW, between VENTANA RIDGE RD NW and IRVING BLVD NW containing approximately 31 acre(s). (B-8)

AMAFCA

No adverse comments.

COG

MRCOG has no comment on this particular development proposal. This development is occurring in an area where the long range transportation infrastructure is yet to be identified in the Metropolitan Transportation Plan (MTP). As such, we encourage the City's involvement in the development of the 2030 MTP for the identification of long term infrastructure needs for this and other areas of the AMPA.

Transit

No objection to the request.

Zoning Enforcement

No adverse comments.

Neighborhood Coordination

Letter sent to Ventana Ranch NA (R).

APS

No comments received.

Police Department

A review of the following DRB case(s) indicates the following problems or crimes may occur or that the following concerns may need to be evaluated or addressed on this site or in this area. These comments do not indicate that a thorough CPTED evaluation has been done, or that other criminal activities may not occur. Traffic Volume - roads don't efficiently move traffic, Traffic Control Devices - not enough, burglaries- residential 8 a m-5 p m Monday – Friday auto 10 p m – 6 a m Monday- Sunday, speeding violations, need for neighborhood association, other: Aryan activity near.

Fire Department

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

PNM Electric & Gas

Approved.

Comcast

No comments received.

QWEST

No comments received.

Environmental Health

No comments received.

M.R.G.C.D.

No comments received.

Open Space Division

No adverse comments.

City Engineer

An approved drainage report is required for Preliminary Plat approval.

Transportation Development

No objection to the vacation of public easements. No objection to the sidewalk waiver or deferral. The infrastructure streets do not match the preliminary plat. The entrance road will need 6' sidewalk on the north side. Is this going to be gated? Need sub-division design variance for block lengths.

Parks & Recreation

The Park Dedication requirements were met through an existing Park Dedication Agreement for Ventana Ranch West. No objection to the sidewalk requests. Defer to Hydrology and Utilities regarding the vacation requests.

Utilities Development

No objection to Vacation request. Need NMUI signature on infrastructure list. How will water line loop at the south end of Avenida Vista Sol? Defer to Transportation on Sidewalk Waiver and Deferral requests.

Planning Department

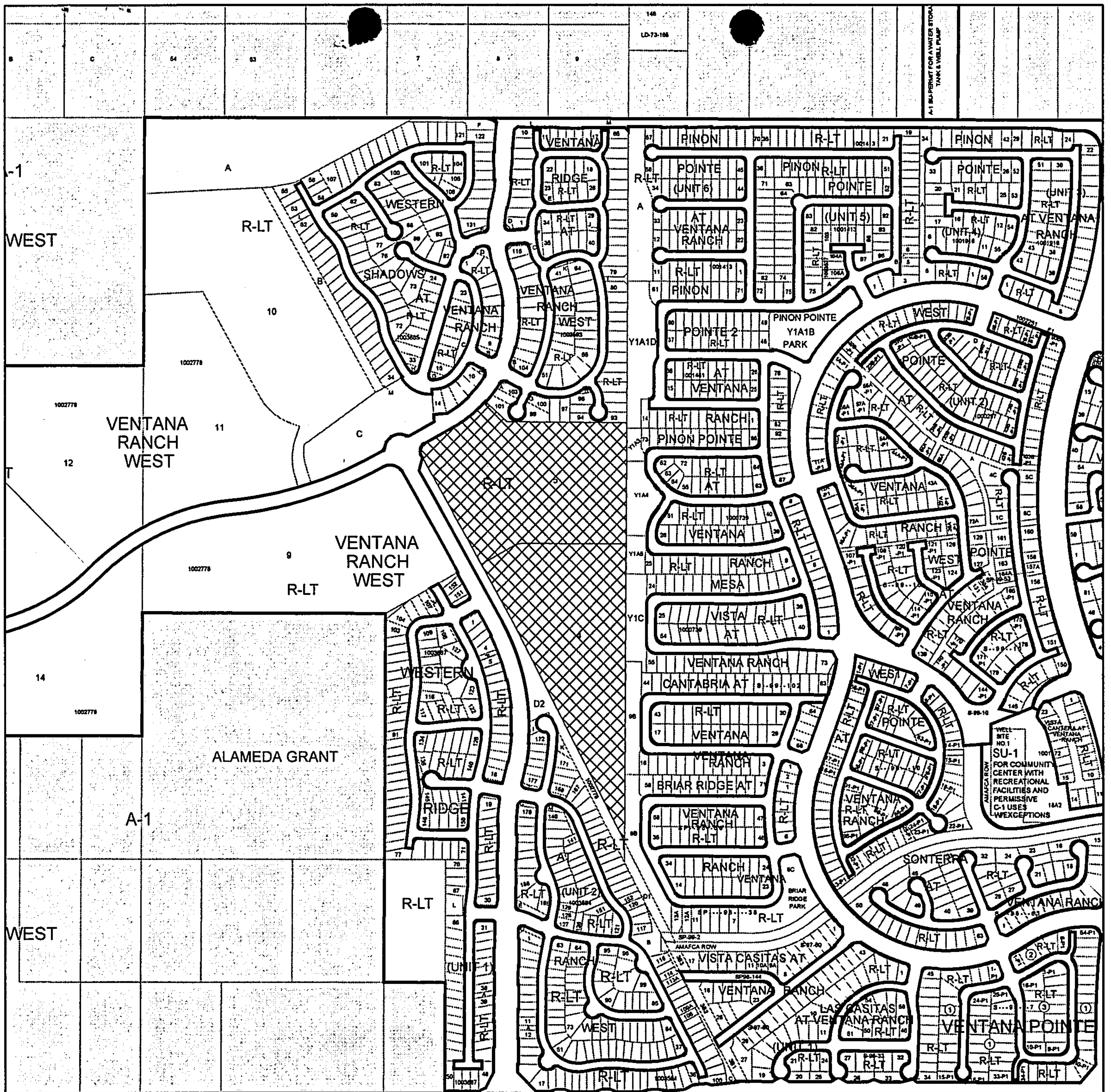
The perimeter Walls are approved for Ventana Ranch West subdivisions. No objection to any of the requests.

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 \$141 if a building permit is obtained by December 30, 2005, \$277 if a permit is obtained prior to December 29, 2006, and the full impact fee of \$414 would be payable thereafter.

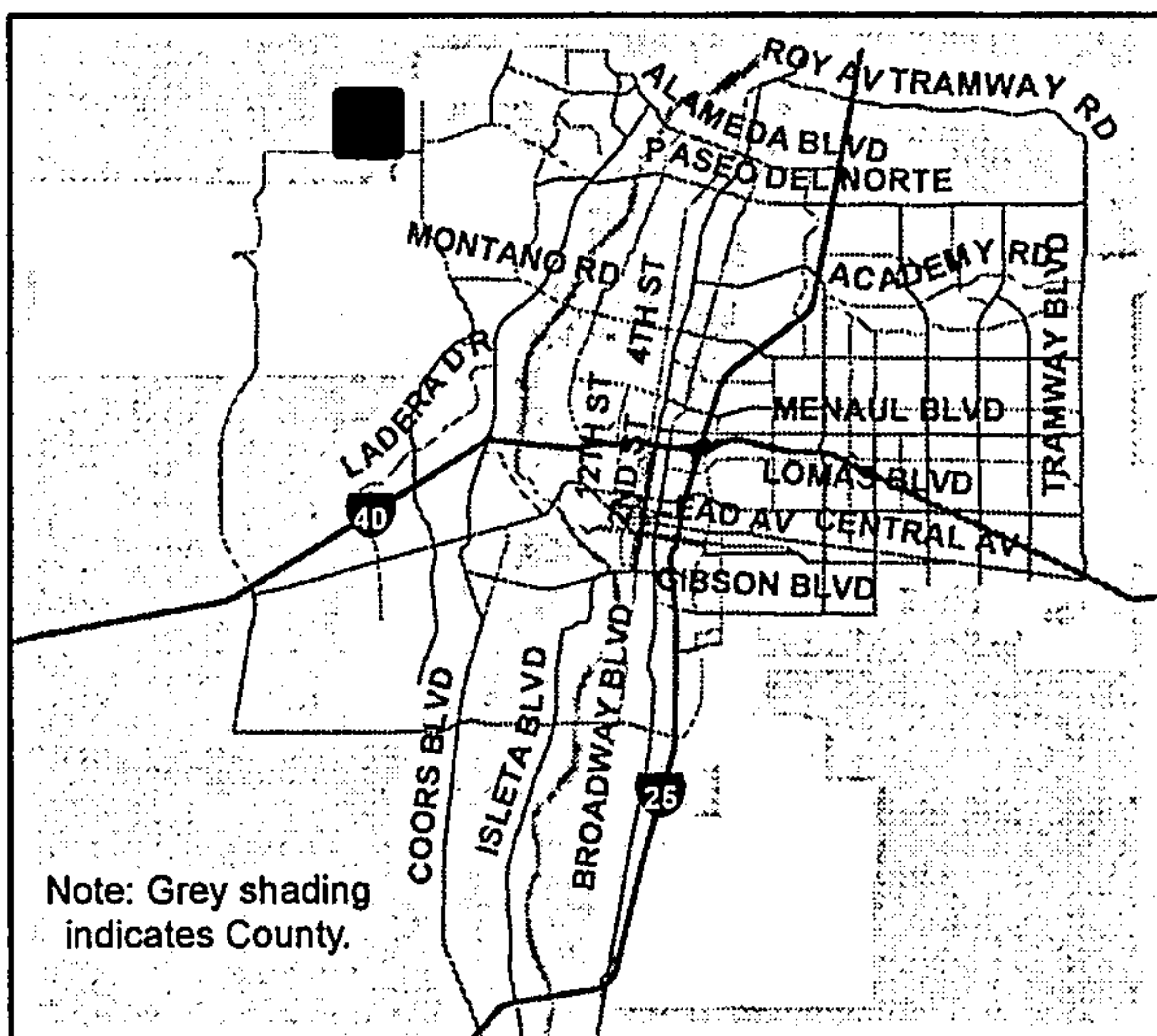
IT IS REQUIRED THAT THE APPLICANT AND/OR AGENT BE PRESENT AT THE HEARING

cc:Sandia Properties Ltd.,Co., #10 Tramway Loop NE, 87111

Bohannon Huston Inc., 7500 Jefferson St NE, 87109



ZONING MAP



1 inch equals 753 feet

Project Number:

1004173

Hearing Date:

8/17/05

Zone Map Page:

B-8

Additional Case Numbers:

05DRB-01192 THRU

05DRB-01200



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

PAGE 2

Project # 1004341

05DRB-01203 Major-Vacation of Pub
Right-of-Way

RIO GRANDE ENGINEERING agent(s) for DAVID & JENNIFER SOULE request(s) the above action(s) for all or a portion of Tract(s) 180, AIRPORT UNIT, LANDS OF ATRISCO GRANT (to be known as **DEL RIO ESTATES**) zoned R-2 residential zone, located on 76TH STREET NW, between FORTUNA ROAD NW and GLEN RIO ROAD: NW containing approximately 6 acre(s). (J-10)

Project # 1004173

05DRB-01192 Major-Vacation of Public
Easements
05DRB-01196 Major-Preliminary Plat
Approval
05DRB-01199 Minor-Sidewalk Waiver
05DRB-01200 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for SANDIA PROPERTIES LTD., CO., request(s) the above action(s) for all or a portion of Tract(s) 4, 5 and D-2, (to be known as **VENTANA VISTA SUBDIVISION @ VENTANA RANCH WEST**) zoned R-LT residential zone, located on VENTANA PARKWAY NW, between VENTANA RIDGE RD NW and IRVING BLVD NW containing approximately 31 acre(s). (B-8)

Project # 1003551

05DRB-01183 Major-Preliminary Plat
Approval
05DRB-01184 Minor-Temp Defer SDWK

BRASHER & LORENZ agent(s) for DON K. NAYLOR request(s) the above action(s) for all or a portion of Block(s) 11, Tract(s) 1, Lot(s) 12, 13, 19, 20 & 21, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **LA CUEVA ESTATES**) zoned R-D residential and related uses zone, developing area, located on GLENDALE AVE NE, between WYOMING BLVD NE and BARSTOW ST NE containing approximately 5 acre(s). [REF: 04DRB01095] (B-19)

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.

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, AUGUST 1, 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, August 17, 2005**, beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1001986

05DRB-01194 Major-Two Year SIA

MARK GOODWIN & ASSOCIATES agent(s) for RIO OESTE DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) D & E, **TAYLOR RANCH**, zoned R-1, located on COORS BLVD NW, between LA ORILLA NW and MONTANO PLAZA DR NW containing approximately 10 acre(s). [REF: 02DRB01927] (E-12)

Project # 1004162

05DRB-01193 Major-Preliminary Plat Approval
05DRB-01195 Minor-Subd Design (DPM) Variance
05DRB-01197 Minor-Sidewalk Waiver
05DRB-01198 Minor-Temp Defer SDWK

JEFF MORTENSEN & ASSOCIATES agent(s) for HOECH REAL ESTATE CORPORATION request(s) the above action(s) for all or a portion of Lot(s) 1-P1 through 31-P1, Tract(s) L-2, VISTA DEL NORTE (to be known as **AGAVE SUBDIVISION**) zoned SU-1 PRD, located on VISTA DEL NORTE DR NE, between OSUNA RD NE and CALLE DEL CAMPO NE containing approximately 6 acre(s). [REF: 1000490, 05EPC00742, 05DRB01139, 05DRB01140] (E-16)

Project # 1003585

05DRB-01191 Major-Vacation of Pub Right-of-Way
05DRB-01190 Minor-Prelim&Final Plat Approval

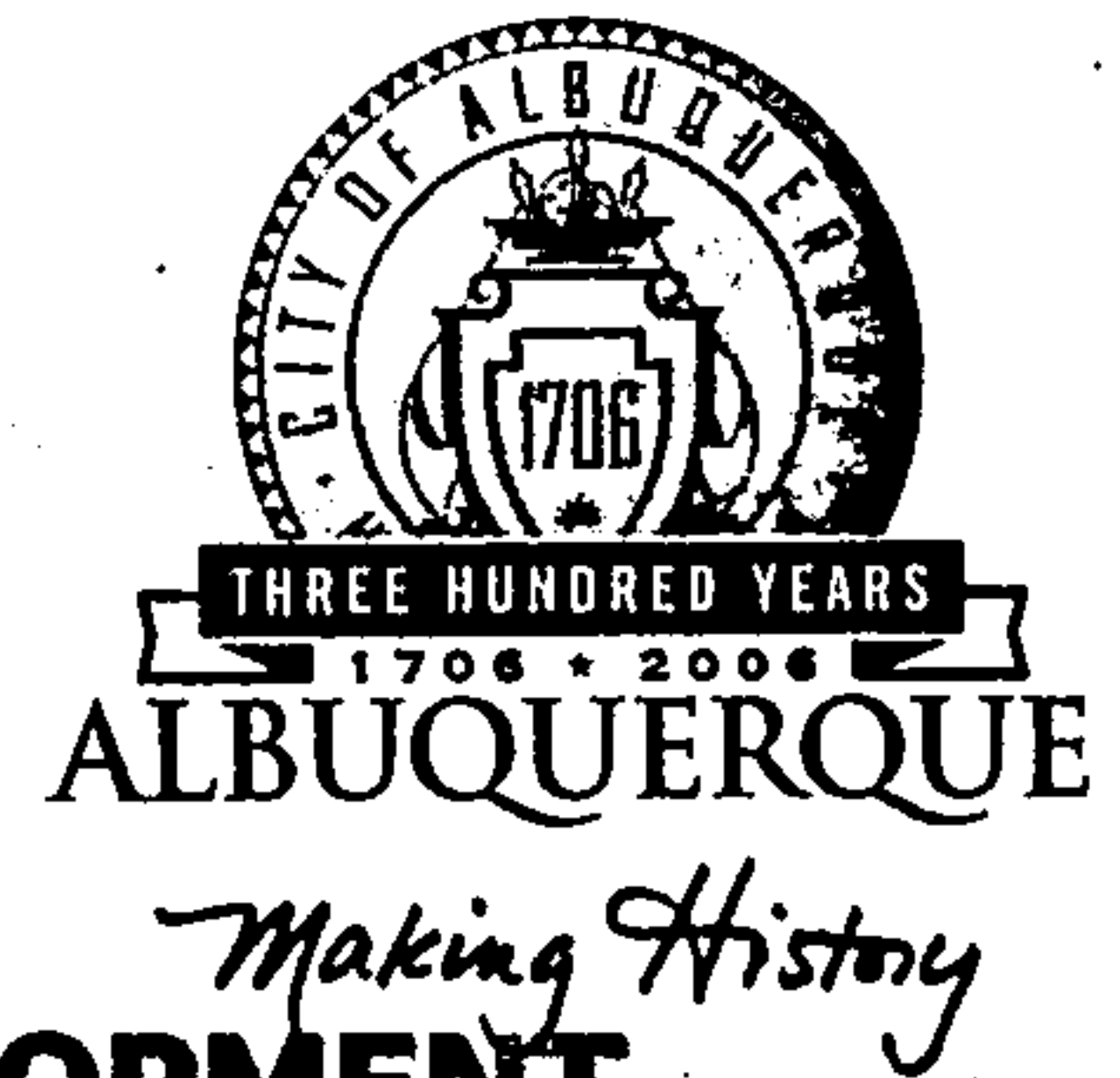
SURVEYS SOUTHWEST, LTD. agent(s) for 3900 SILVER AVENUE LLC, request(s) the above action(s) for all or a portion of Lot(s) 1-20, **SILVER STREET TOWNHOMES**, zoned O-R, located on SILVER AVE SE, between ALISO AVE SE and MORNINGSIDE AVE SE containing approximately 2 acre(s). [REF: 05DRB00737] (K-17)

Project # 1002861

05DRB-01202 Major-Preliminary Plat Approval

ALBUQUERQUE ENGINEERING INC agent(s) for INFILL SOLUTIONS DEVELOPMENT request(s) the above action(s) for all or a portion of Block(s) 46, Lots(s) 17 through 24, NEW MEXICO TOWN COMPANY TOWNSITE (to be known as **SOUTHERN UNION GAS LOFTS UNIT II**) zoned SU-3 special center zone, located on 9TH ST SW, between SILVER AVE SW and 8TH ST SW [REF: 03DRB01299, 04DRB00002, 04DRB01137, 05DRB00718] (K-13)

SEE PAGE 2 . . .



NOTIFICATION OF HEARING for the DEVELOPMENT **REVIEW BOARD**

July 28, 2005

TO: Laura Horton and Bruce Nyberg, Ventana Ranch Neighborhood Association

This letter will serve as your notification from the City of Albuquerque, under provisions of 0-92 pertaining to a request for: Requests the following for approximately thirty-one (31) acre(s): Major Vacation of Public Easements; Major Preliminary Plat Approval; Minor Sidewalk Waiver and Minor Temporary Deferral of Sidewalks for a proposed subdivision consisting of one hundred twenty-eight (128) single-family residential lots.

Proposed by: Bohannan Huston, Inc. at 823-1000

Agent for: Sandia Properties, Ltd., Company

For property located: On or near Ventana Parkway NW between Ventana Ridge Road NW and Irving Boulevard NW.

The case number(s) assigned is: 05DRB- 01192, 01196, 01199, 01200, Project # 1004173.

City Planning accepted application for this request on July 22, 2005.

The owner, applicant, and/or agent certified at the time of application acceptance that they notified you of the proposed action by *certified mail, return receipt requested.*

Please be advised that this application is scheduled for a hearing before the Development Review Board (DRB) at 9 a.m. on Wednesday, August 17, 2005 in the Planning Hearing Room, Lower Level, Plaza Del Sol Building, 600 Second St. NW.

You should contact Claire Senova at 924-3946 to confirm this date, time, and to seek further information.

If you have any questions **-OR-** have not been contacted by the applicant, please call Stephani Winklepleck at 924-3902 or by e-mail at swinklepleck@cabq.gov.

Sincerely,

Stephani J. Winklepleck

Stephani I. Winklepleck

Neighborhood Program Coordinator

OFFICE OF NEIGHBORHOOD COORDINATION

PLANNING DEPARTMENT

**cc: Claire Senova, DRB
Administrative Assistant**

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

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

Meeting Date: AUGUST 17, 2005
Zone Atlas Page: B-8-Z
Notification Radius: 100 Ft.

Project# 1004173
App# 05DRB-01192
App# 05DRB-01196
App# 05DRB-01199
App# 05DRB-01200

Cross Reference and Location:

Applicant: SANDIA PROPERTIES LTD CO
Address: 10 TRAMWAY LOOP NE
ALBUQUERQUE NM 87111

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

Special Instructions:

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

Date Mailed: JULY 29, 2005

Signature: KYLE TSEHLIKAI

100806549043110201 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE

100806542239910105 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE

100906500641520108 LEGAL: TRAC T Y- 1A-1D BULK LAND PLAT OF TRACTS Y-1A-1A, Y- LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: VENTANA RANCH COMMUNITY ASSOCI
OWNER ADDR: 00010 TRAMWAY LP NE ALBUQUERQUE NM 87122

100806537934710104 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE

100906500937121928 LEGAL: LT 1 4 PL AT OF PINON POINTE II AT VENTANA RANCH A R LAND USE:
PROPERTY ADDR: 00000 GOSHAWK
OWNER NAME: PULTE HOMES OF NEW MEXICO INC
OWNER ADDR: 07445 PAN AMERICAN FW NE ALBUQUERQUE NM 87109

100806547031810202 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE

100906500335420104 LEGAL: TRAC T Y- 1A-3 BULK LAND PLAT OF TRACTS Y-1A-1, Y-1A LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: VENTANA RANCH COMMUNITY ASSOCI
OWNER ADDR: 00010 TRAMWAY LP NE ALBUQUERQUE NM 87122

100906500935821901 LEGAL: LOT 73 P LAT OF PINON POINTE AT VENTANA RANCH LAND USE:
PROPERTY ADDR: 00000 HARRIER
OWNER NAME: DEWJI NASRUDIN J & SHAINOOR N
OWNER ADDR: 07727 HARRIER AV NW ALBUQUERQUE NM 87114

100806547420340203 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE

100906500632620102 LEGAL: TRAC T Y- 1A-4 BULK LAND PLAT OF TRACTS Y-1A-1, Y-1A LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: LAS VENTANAS LTD PARTNERSHIP
OWNER ADDR: 00010 TRAMWAY LP NE ALBUQUERQUE NM 87122

100806534228010301 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE

100906500329620101 LEGAL: TRAC T Y- 1A-5 BULK LAND PLAT OF TRACTS Y-1A-1, Y-1A LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: VENTANA RANCH COMMUNITY ASSOCI
OWNER ADDR: 00010 TRAMWAY LP NE ALBUQUERQUE NM 87122

100806549422940204 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE

100806542515040130 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE

100906500426030250 LEGAL: TRAC T Y- 1C BULKLAND PLAT OF TRACTS Y-1A, Y-1B & Y- LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: VENTANA RANCH COMMUNITY ASSOC
OWNER ADDR: 00010 TRAMWAY LP NE ALBUQUERQUE NM 87122

100906500120830215 LEGAL: TRAC T 9B PLAT OF TRACTS 9A-1, 9B & 9C VENTANA RANC LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: VENTANA RANCH
OWNER ADDR: 00010 TRAMWAY LP NE ALBUQUERQUE NM 87122

100906500823130230 LEGAL: LOT 44 P LAT OF CANTABRIA AT VENTANA RANCH (A REPLA LAND USE:
PROPERTY ADDR: 00000 BANYAN
OWNER NAME: ALDERETE JAMES R ETAL
OWNER ADDR: 07727 BANYON AV NW ALBUQUERQUE NM 87114

100806548612740202 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE

100906500718830229 LEGAL: LOT 16 P LAT OF CANTABRIA AT VENTANA RANCH (A REPLA LAND USE:
PROPERTY ADDR: 00000 KENTWOOD
OWNER NAME: MARTIN NIGEL C & HOPE E
OWNER ADDR: 07728 KENTWOOD AV NW ALBUQUERQUE NM 87114

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

100906500917630201 LEGAL: LT 5 9 PL AT OF BRIAR RIDGE SUBDIVISION AT VENTANA R LAND USE:
PROPERTY ADDR: 00000 STADLER
OWNER NAME: SMITH PATRICK D &
OWNER ADDR: 07723 STADLER AV NW ALBUQUERQUE NM 87114

100906501805230508 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE

100906549043110201 LEGAL: TRACT 6 BULK LAND PLAT FOR VENTANA RANCH WEST
PROPERTY ADDR: 00000

OWNERS NAME: D R HORTON, INC
OWNERS ADDR: 4400 ALAMEDA BLVD NE, STE# B
ALBUQUERQUE NM 87122

100806542239910105 LEGAL: TRACT 8 BULK LAND PLAT FOR VENTANA RANCH WEST
PROPERTY ADDR: 00000

OWNERS NAME: PULTE HOMES OF NM, INC
OWNERS ADDR: 7445 PAN AMERICAN FWY NE
ALBUQUERQUE NM 87109

100806537934710104 LEGAL: TRACT C BULK LAND PLAT FOR VENTANA RANCH WEST
PROPERTY ADDR: 00000

OWNERS NAME: VENTANA WEST LLC
OWNERS ADDR: 10 TRAMWAY LOOP NE
ALBUQUERQUE NM 87122

100806547031810202 LEGAL: TRACT 5 BULK LAND PLAT FOR VENTANA RANCH WEST
PROPERTY ADDR: 00000

OWNERS NAME: VENTAN WEST LLC
OWNERS ADDR: 10 TRAMWAY LOOP NE
ALBUQUERQUE NM 87122

100806547403440203 LEGAL: TRACT D BULK LAND PLAT FOR VENTANA RANCH WEST
PROPERTY ADDR: 00000

OWNERS NAME: VENTANA WEST LLC
OWNERS ADDR: 10 TRAMWAY LOOP NE
ALBUQUERQUE NM 87122

100806534228010301 LEGAL: TRACT 9 BULK LAND PLAT FOR VENTANA RANCH WEST
PROPERTY ADDR: 00000

OWNERS NAME: VENTANA WEST LLC
OWNERS ADDR: 10 TRAMWAY LOOP NE
ALBUQUERQUE NM 87122

100806549422940204 LEGAL: TRACT 4 BULK LAND PLAT FOR VENTANA RANCH WEST
PROPERTY ADDR: 00000

OWNERS NAME: VENTANA WEST LLC
OWNERS ADDR: 10 TRAMWAY LOOP NE
ALBUQUERQUE NM 87122

100806542515040130 LEGAL: TRACT 2 BULK LAND PLAT FOR VENTANA RANCH WEST
PROPERTY ADDR: 00000

OWNERS NAME: PULTE HOMES OF NEW MEXICO INC
OWNERS ADDR: 7445 PAN AMERICAN FWY NE
ALBUQUERQUE NM 87109

100806548612740202

LEGAL: TRACT 3 BULK LAND PLAT FOR VENTANA RANCH WEST
PROPERTY ADDR: 00000

OWNERS NAME: D R HORTON, INC
OWNERS ADDR: 4400 ALAMEDA BLVD NE, STE# B
ALBUQUERQUE NM 87122

100906501805230508

LEGAL: TRACT 1B BULK LAND PLAT FOR VENTANA RANCH WEST
PROPERTY ADDR: 00000

OWNERS NAME: D R HORTON, INC
OWNERS ADDR: 4400 ALAMEDA BLVD NE, STE# B
ALBUQUERQUE NM 87122

"Attachment A"

Date of Request: July 18, 2005

Name: Stephanie Stratton

Phone: 823-1000 Fax: 798-7988

Zone Map: B-8

VENTANA RANCH N.A. (VTR) "R"

***Laura Horton**

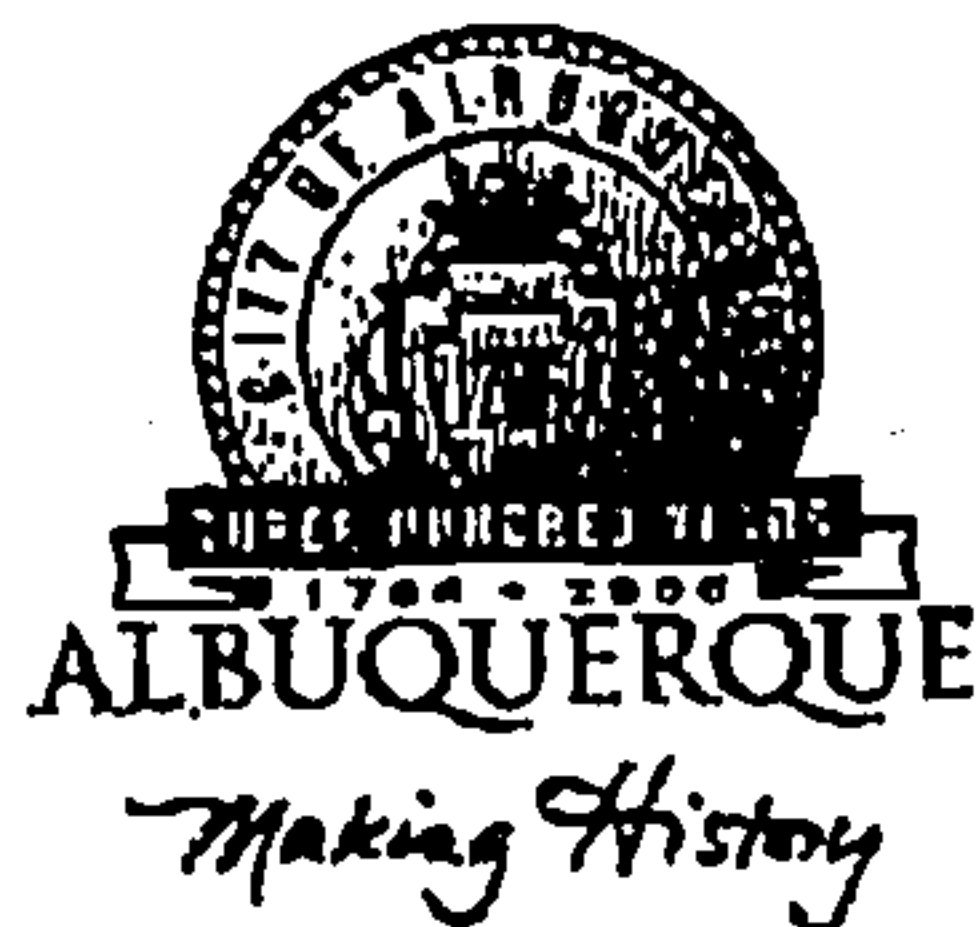
7224 Cascada Rd. NW/87114 898-8103 (h)

Bruce Nyberg

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

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

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



City of Albuquerque

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

July 18, 2005

Stephanie Stratton
Bohannon, Houston Inc.
7500 Jefferson St. NE / 87109
Phone: 823-1000 / Fax: 798-7988

Dear Stephanie:

Thank you for your inquiry of **July 18, 2005** requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **TRACTS 4, 5, & D-2 VENTANA RANCH WEST** zone map **B-8**.

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

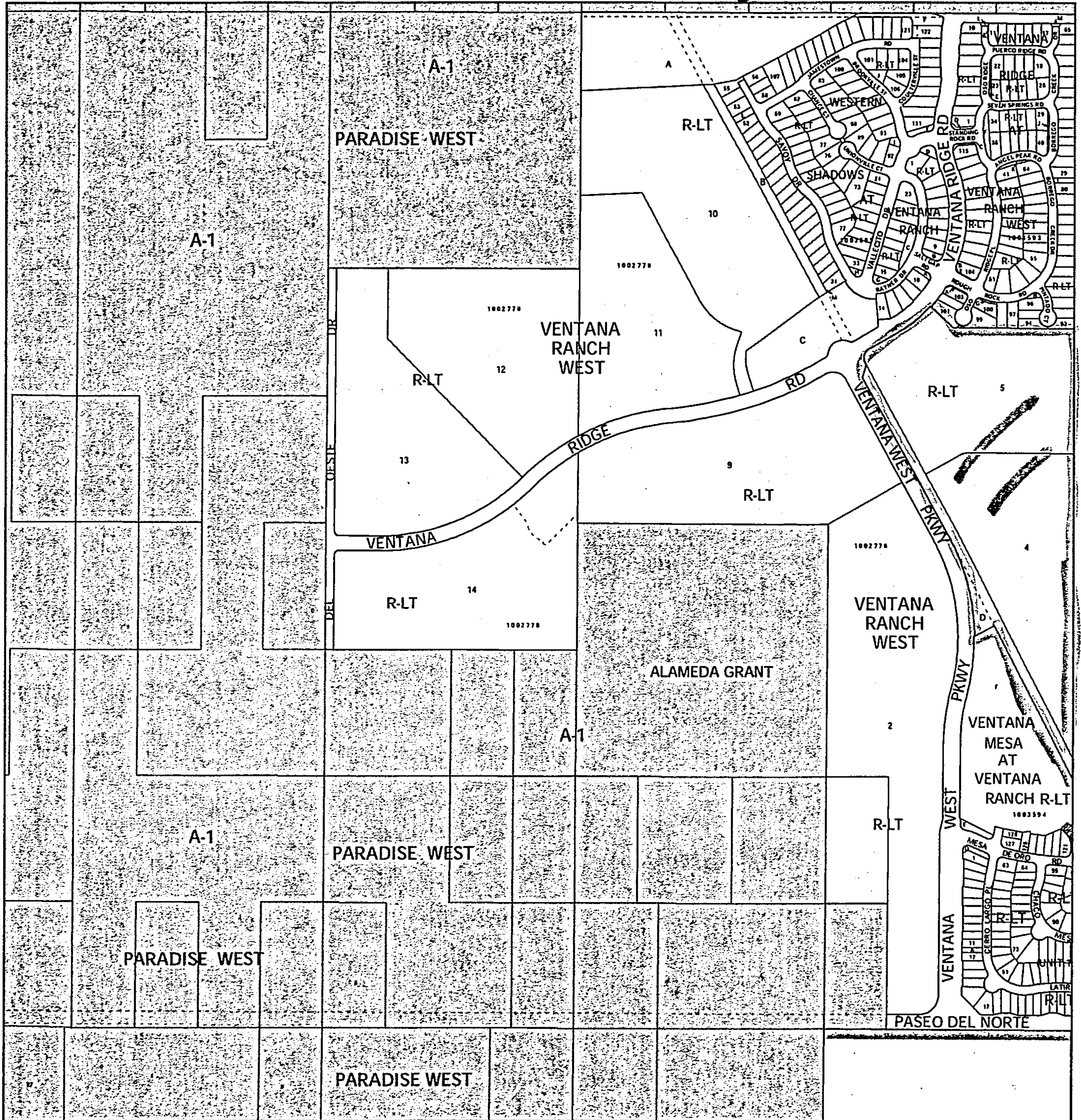
SEE "ATTACHMENT A" FOR NEIGHBORHOOD INFORMATION.

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

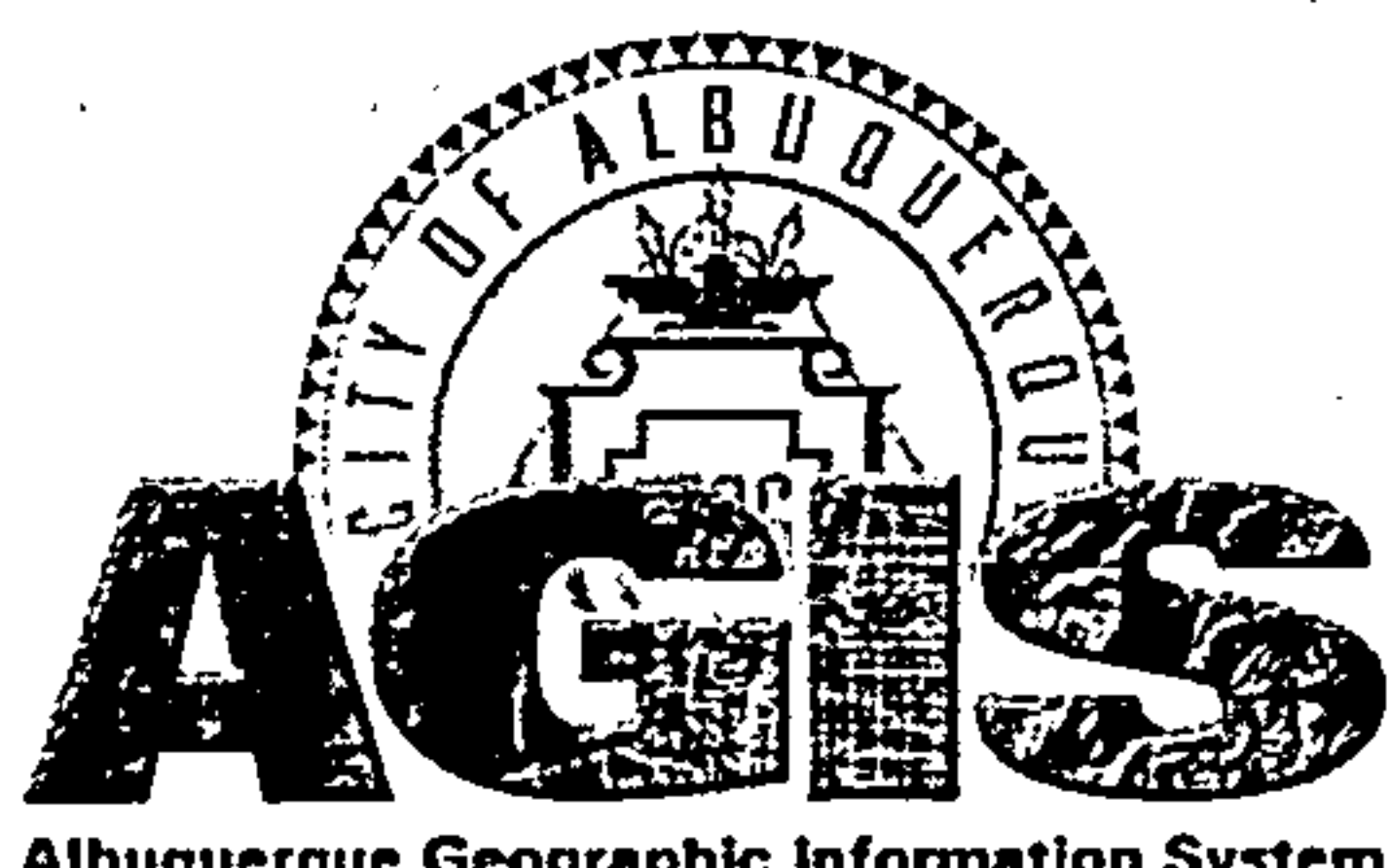
Sincerely,



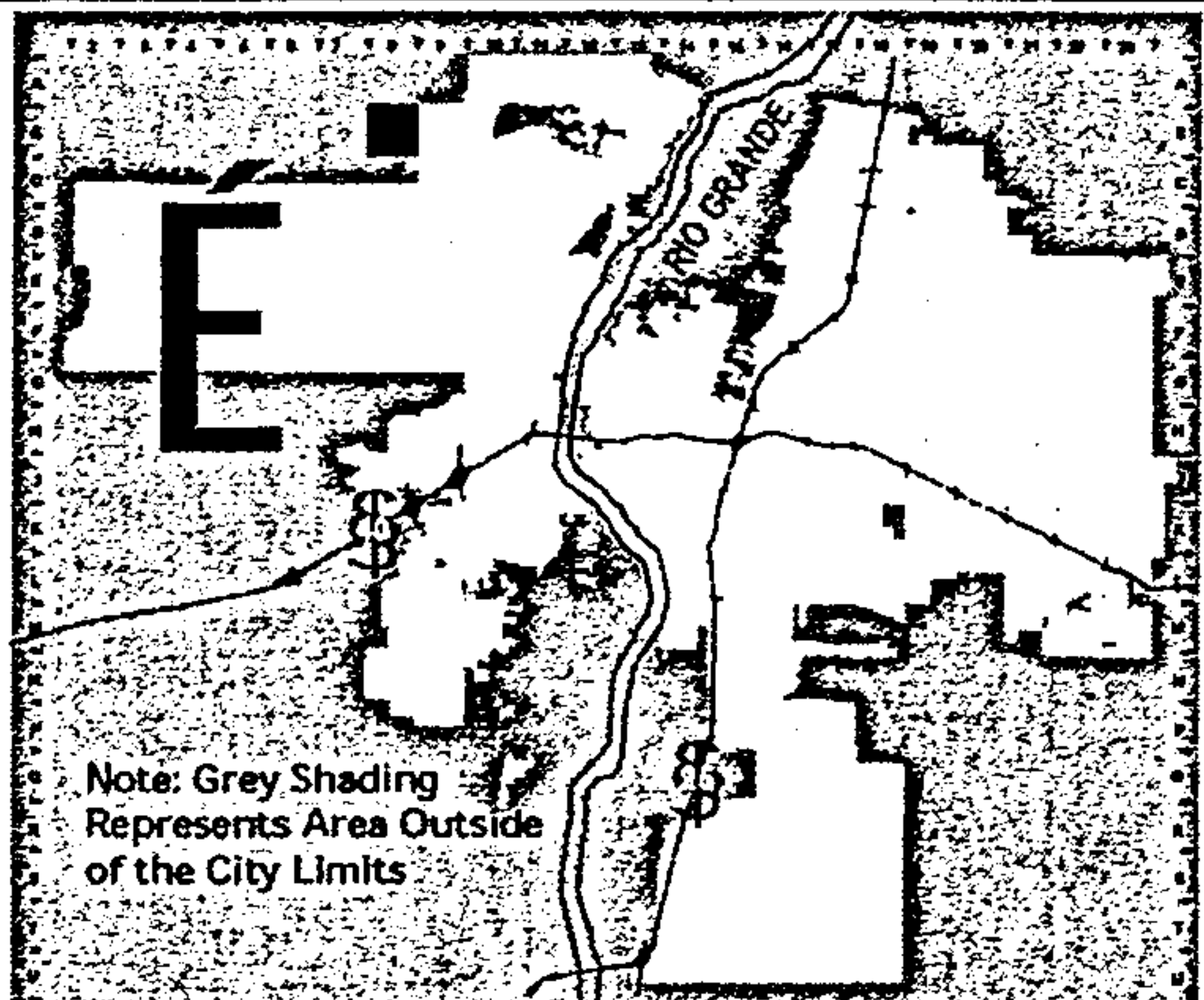
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department



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



Map amended through: Apr 22, 2005



Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
B-8-Z

Selected Symbols

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

0 750 1,500 Feet

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)
 - 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
 - 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.

Scott Steffen

Scott Steffen

Applicant name (print)

7/22/05
Applicant signature / date



Form revised 11/04 and JUNE 05

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

Application case numbers
 _____ - 0196
 _____ - _____
 _____ - _____

K. Sims 07/22/05
 Planner signature / date
 Project # 1004173

File




Intera Incorporated
One Park Square
6501 Americas Parkway NE
Suite 820
Albuquerque, NM 87110
Telephone: 505 246 1600
Fax: 505 246 2600

MEMORANDUM

DATE: March 27, 2006

TO: Sheran Matson, Planning Department – Design Review Board

COPY: Rhonda Methvin, Environmental Health Department
Kevin Curran, Legal Department
Dan Clemmer, Argus Development
Isaccson & Arfman PA

FROM: Jim Joseph, P.E., INTERA Inc. 

SUBJECT: Project No. 1004773, 06DRB-00377, Lots 12, 13, 20, and 21, Block 18, Tract A of the North Albuquerque Acres, Unit B, located on Holly Ave. NE, between Paseo Del Norte NE and San Pedro Dr. NE

There is the potential for above-named project to be impacted by the presence of landfill gas generated by a former City owned/operated landfill (Sacramento Landfill). It is acknowledged that this agenda item is for a Minor-Sketch Plat or Plan; however, if development/redevelopment does occur, the developer of this site is required to follow the most current version of the "City of Albuquerque Interim Guidelines for Development within City Designated Landfill Buffer Zones." A review and approval of the Site Plan(s), the proposed construction, design drawings, and a certification of construction will be required by the Environmental Health Department, Environmental Services Division, Groundwater and Landfill Section.

Rec'd 2-22-06 gjs

February 14, 2006

#12

Mr. Kevin Curran
Assistant City Attorney
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

Re: Final Plat – Ventana Vista at Ventana Ranch West
Project No. 1004173

Dear Kevin:

As you are aware, the Final Plat for the above referenced subdivision is being submitted to the Development Review Board (DRB) for final sign-off. We understand Final Plat approvals are proceeding even with the confusion created by Resolution R-2005-177 (Council Bill R-05-297).

You and I have discussed the issues in this Resolution and the actual intent regarding zone changes not addressing school capacity. Given the need for plat approvals and the significant depth into our project, I wanted to bring the following items to your attention that we consider “vested rights” or entitlements relating to Ventana West LLC as well as our home builder client, Pulte Homes.

1. During our Preliminary Plat process back in August 2005, Albuquerque Public Schools made no comments regarding the Ventana Ranch West development.
2. The Preliminary Plat for Ventana Vista was approved in August 2005 by the City of Albuquerque.
3. An infrastructure list associated with the Preliminary Plat binding both Pulte Homes and Ventana West LLC was reviewed, approved and signed by the City of Albuquerque.
4. The entire set of construction drawings was approved by the City’s Design Review Committee (DRC) for construction and signed off with all fees paid to the City of Albuquerque.
5. Subdivision Improvement Agreements (SIAs) are in place with Ventana West LLC and Pulte Homes with financial guarantees to the City of Albuquerque for final plat.



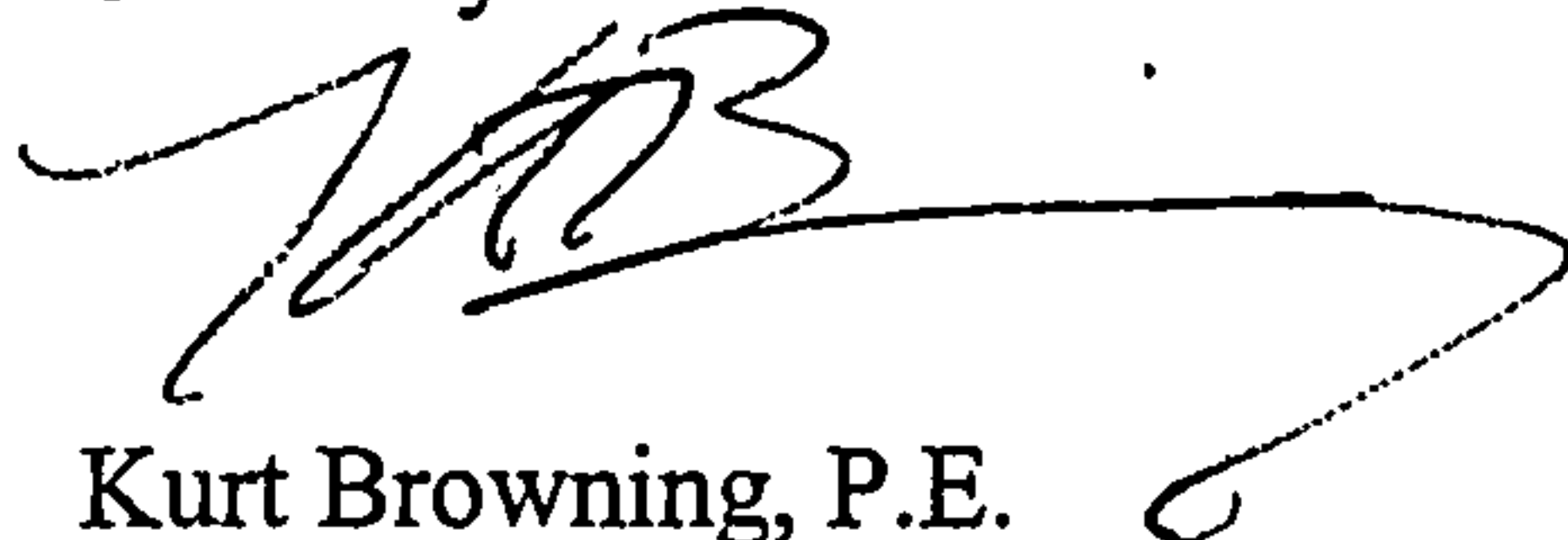
S A N D I A P R O P E R T I E S L T D . C O .

Mr. Kevin Curran
February 14, 2006
Page 2

6. An Impact Fee Memorandum of Agreement between Ventana West LLC and the City of Albuquerque is also signed and in place.
7. An Offsite Transportation Mitigation Agreement regarding offsite fees between Ventana West LLC and the City of Albuquerque was also signed and is in place and has been executed with all fees paid to the City of Albuquerque.
8. A Work Order (WO) for the above referenced subdivision has been released by the City and the subdivision is nearing construction completion.
9. All of Ventana Ranch West is included in the State of New Mexico's first Public Improvement District (PID) with the appropriate Formation Resolution, Development Agreement, Rate and Method Apportionment, General Plan and Bylaws in place between Ventana West LLC, Ventana West PID and the City of Albuquerque. The Public Improvement District Board membership includes Councilor Michael Cadigan, Ed Adams and other City officials.

I hope this abbreviated listing of the vested rights for both VWLLC and Pulte Homes for this planned community helps the City of Albuquerque in determining that the Planning Department should sign and record this plat. Should you have any questions or need further information, please do not hesitate to call me.

Sincerely



Kurt Browning, P.E.
Vice President
Sandia Properties Ltd., Co.
Managing Member
Ventana West LLC

KB/lk

cc: Bob Murphy, Sandia Properties Ltd., Co.
Richard Dineen, City Planning Director
Richard Dourte, City Engineer
Ed Adams, City COO
Sheran Matson, DRB Chair
David Campbell, Vogel, Campbell & Bluer
Gerard Sanchez, Pulte Homes

February 14, 2006

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S A N D I A P R O P E R T I E S L T D . C O .

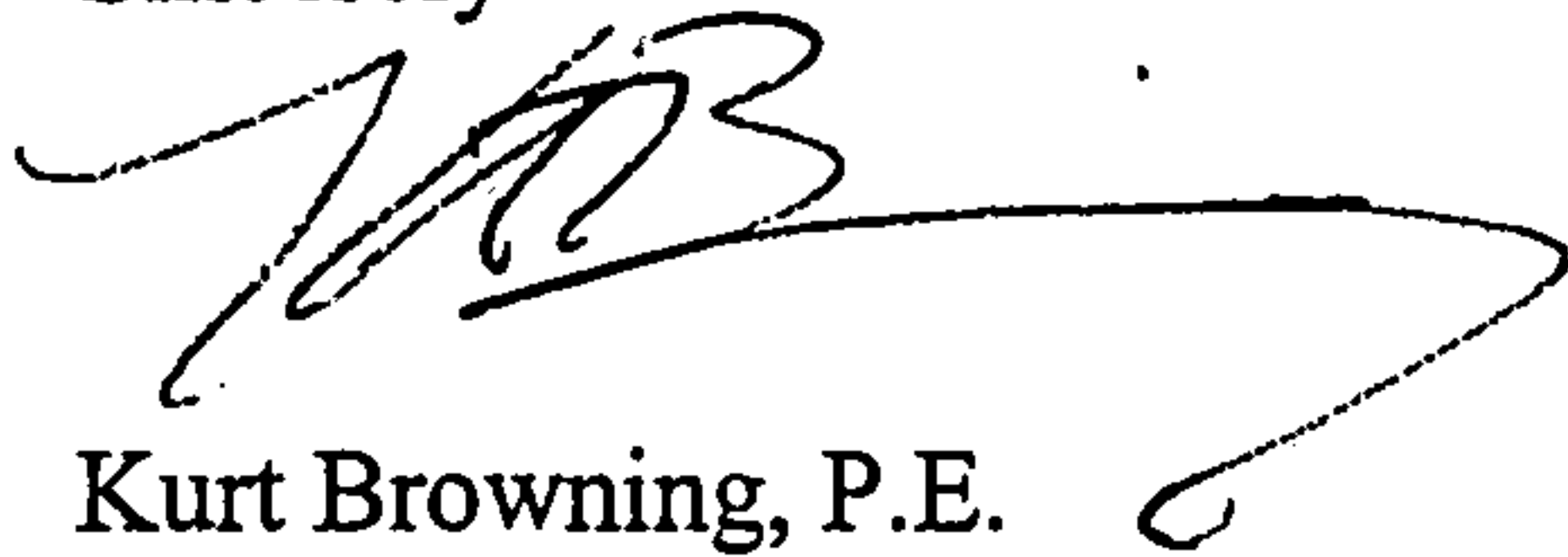
#10 TRAMWAY LOOP NE • ALBUQUERQUE, NEW MEXICO 87122 • (505) 856-6419 • FAX (505) 856-6335
LAND DEVELOPMENT, MANAGEMENT AND BROKERAGE

Mr. Kevin Curran
February 14, 2006
Page 2

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Kurt Browning, P.E.
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Managing Member
Ventana West LLC

KB/lk

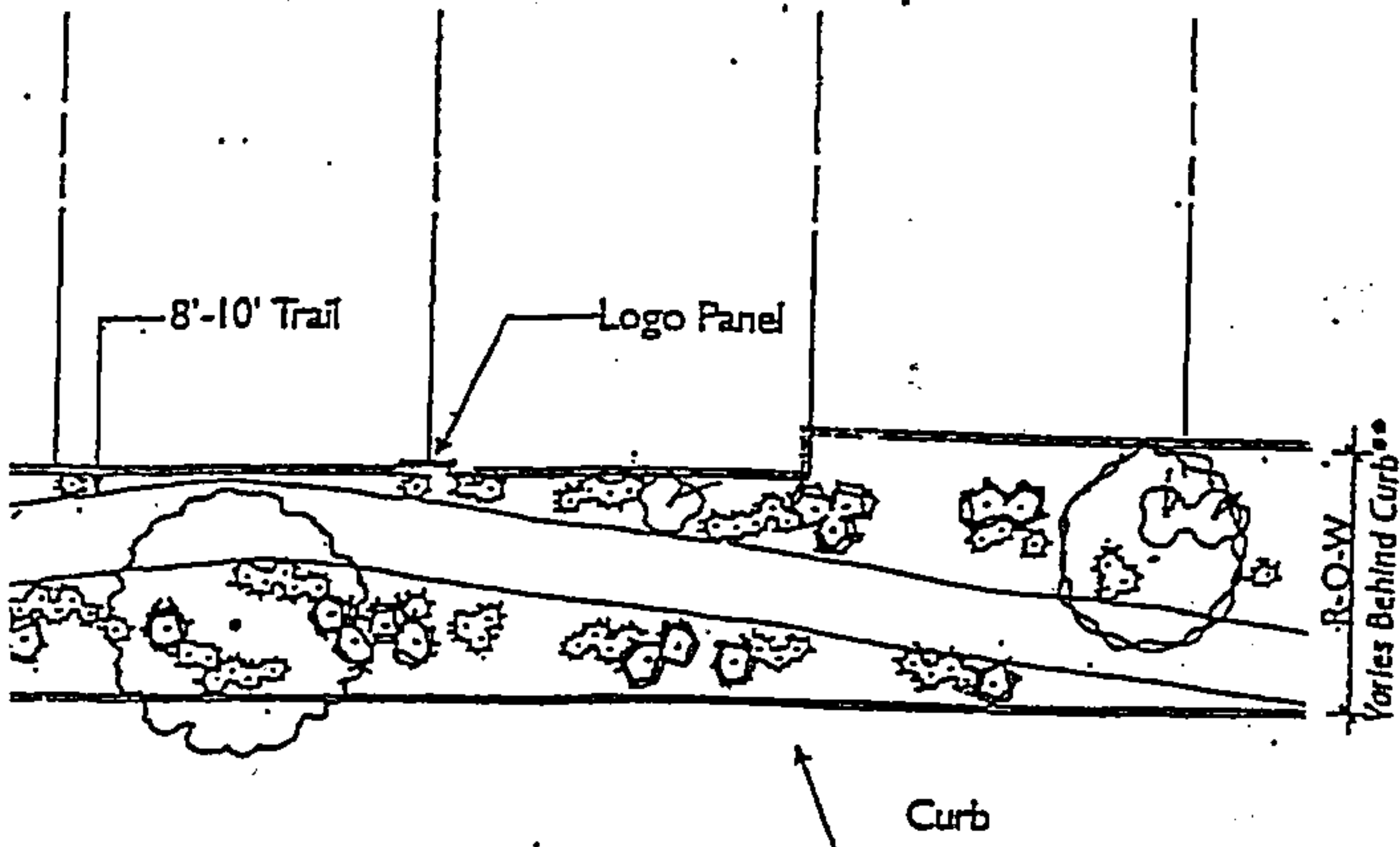
cc: Bob Murphy, Sandia Properties Ltd., Co.
Richard Dineen, City Planning Director
Richard Dourte, City Engineer
Ed Adams, City COO
Sheran Matson, DRB Chair
David Campbell, Vogel, Campbell & Bluer
Gerard Sanchez, Pulte Homes

~~DRAFT~~

PERIMETER WALL DESIGN

PLANT PALETTE

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



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

Shade Trees

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

Evergreen Trees

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

Ornamental Trees

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

Shrubs and Grasses

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

Barberry (M)

Blue Mist (M)
 Dwarf Butterfly Bush (M)
 Chamisa (L)
 Cotoneaster (M)
 Heavenly Bamboo (M+)
 Honeysuckle (M)
 India Hawthorn (M)
 Santolina (L)
 Lena's Broom (M)
 Maiden Grass (M+)
 Mahonia (M)
 Potentilla (M+)
 Powis Castle Sage (L+)
 Red Tip Photinia (M+)
 Red Yucca (L)
 Regal Mist Grass (M)
 Russian Sage (L)
 Scotch Broom (M)
 Silverberry (M)
 Threadgrass (L+)
 Three Leaf Sumac (L+)

Vines

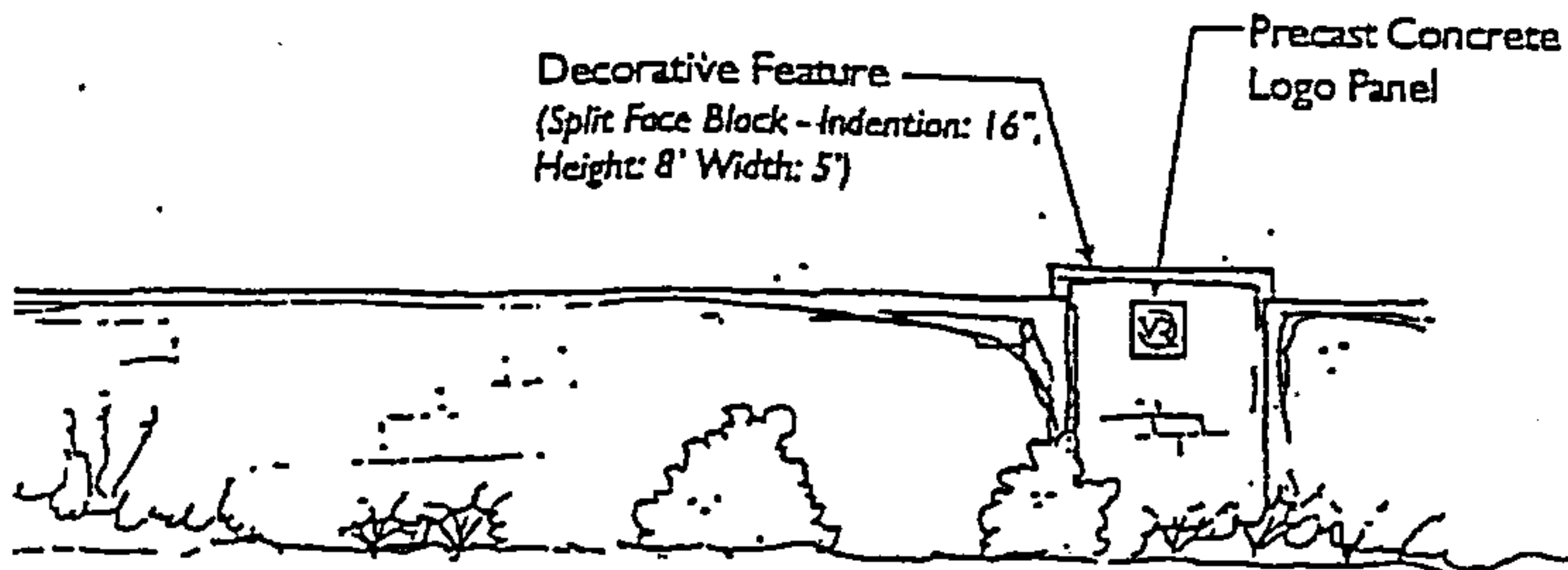
Lady Banks Rose (M)
 Boston Ivy (M)
 Honeysuckle (M)
 Trumpet Vine (M)
 Virginia Creeper (M)

Groundcovers

Wildflowers (M)
 Creeping Rosemary (L+)

NOTES

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



LAYOUT - 3 LOTS/3 LOTS

PROJECT # 1003593

Perimeter Wall Approved

[Signature]

DRB Chair

[Signature]

Date

VENTANA RANCH WEST

Prepared For:

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

Prepared By:

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

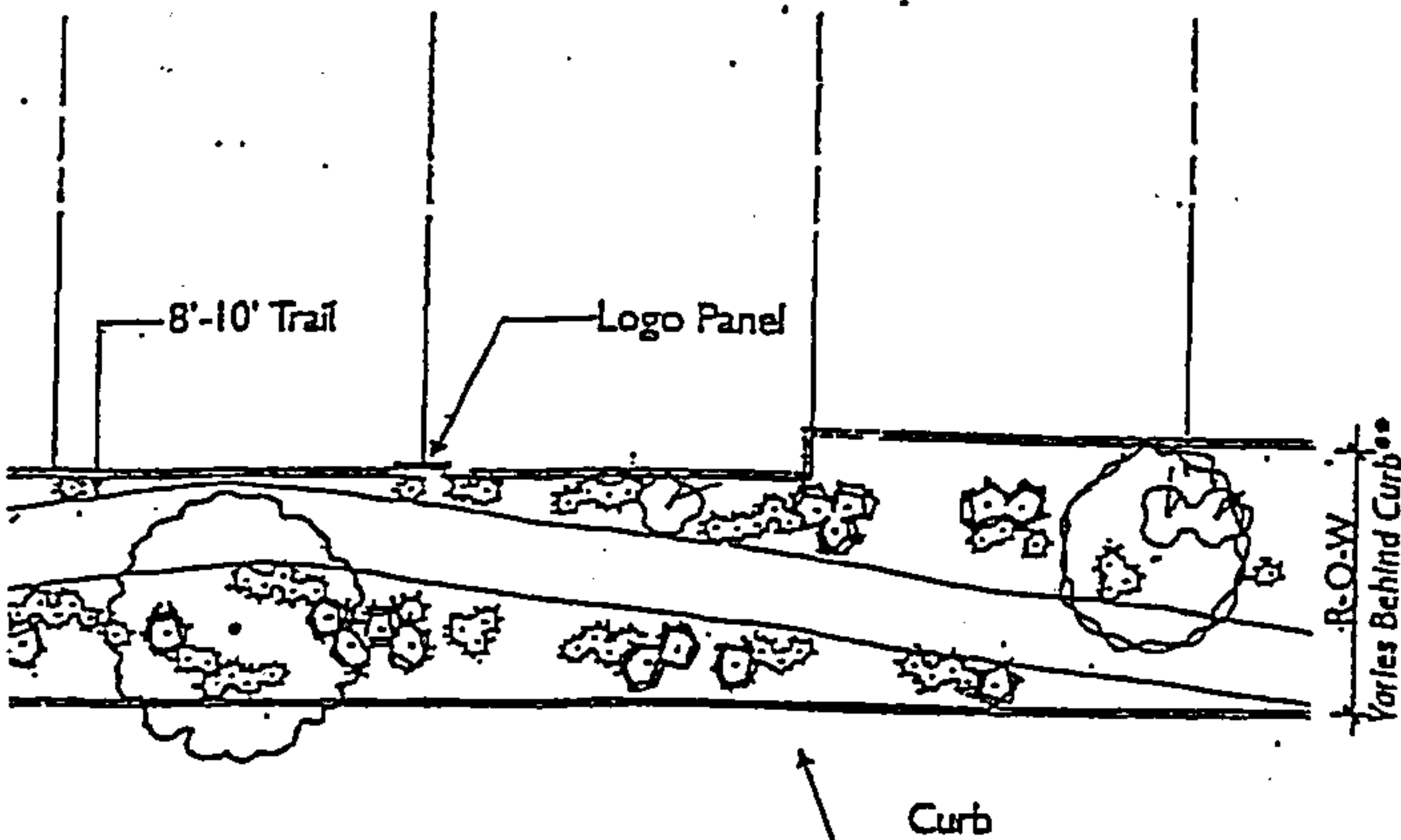
August 30, 2004

~~DRAFT~~

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Ash species (M+)
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 Sycamore (M+)

Evergreen Trees

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

Ornamental Trees

Chitalpa (M)
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 Redbud (M)
 Vitex (M)
 Washington Hawthorn (M+)

Shrubs and Grasses

Apache Plume (L)
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 Autumn Sage (M)

Barberry (M)
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 Heavenly Bamboo (M+)
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 Santolina (L)
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 Mahonia (M)
 Potentilla (M+)
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Vines

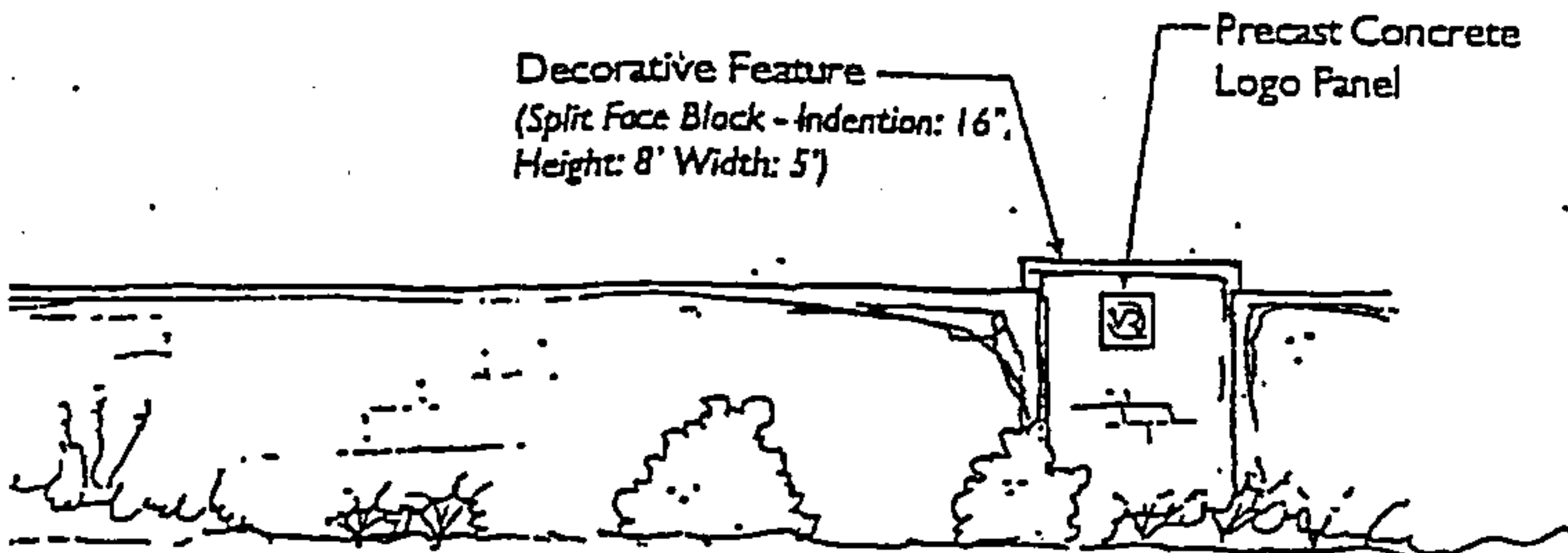
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Groundcovers

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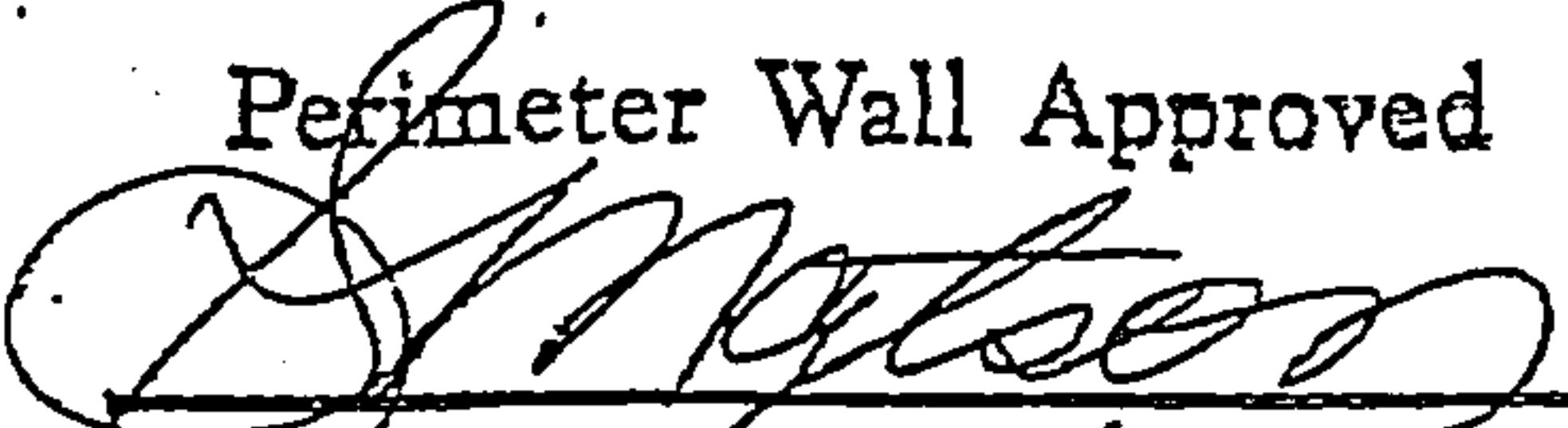
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LAYOUT - 3 LOTS/3 LOTS

PROJECT # 1003593

Perimeter Wall Approved

 DRB Chair
 9/10/04
 Date

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Sandiz Properties
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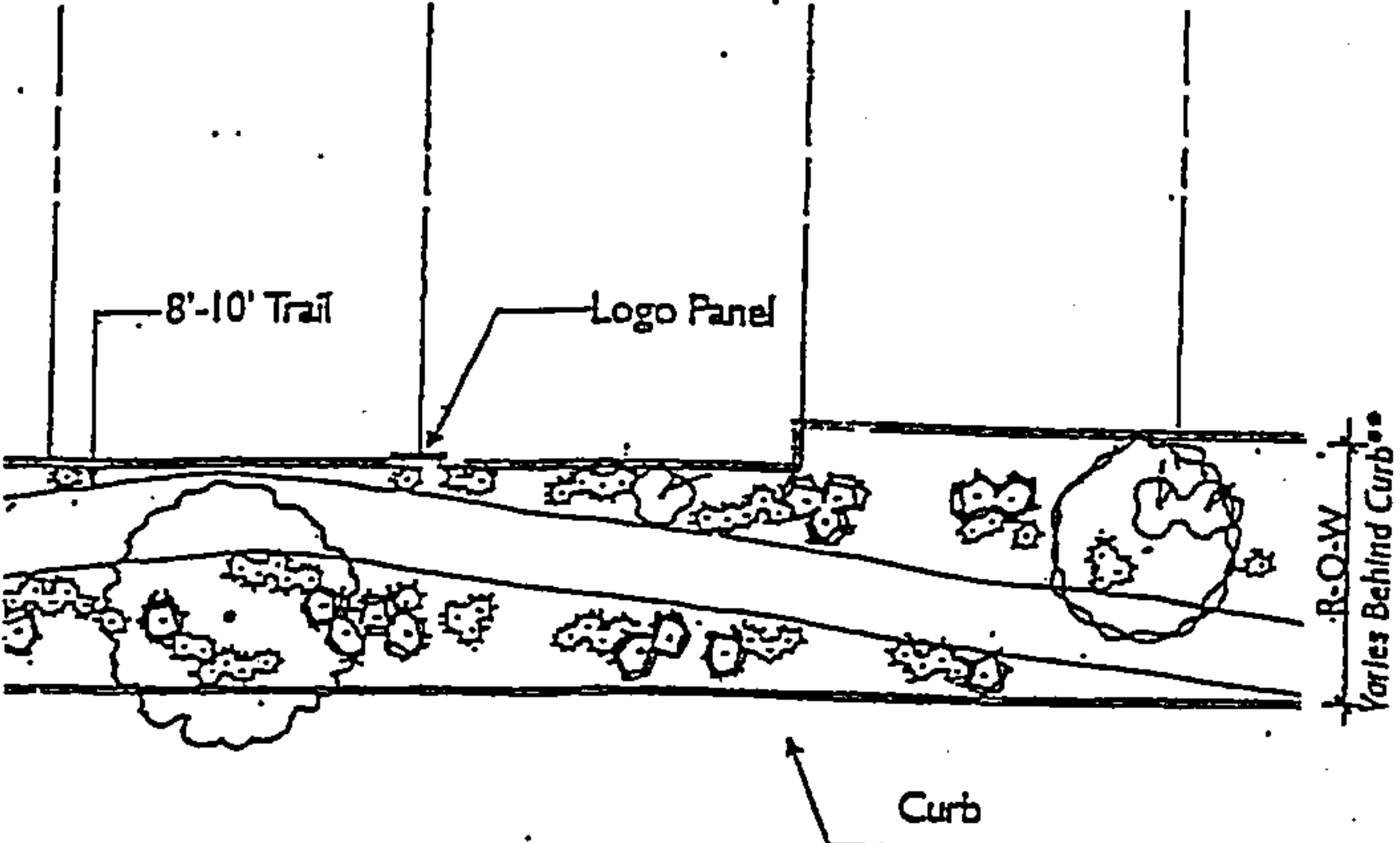
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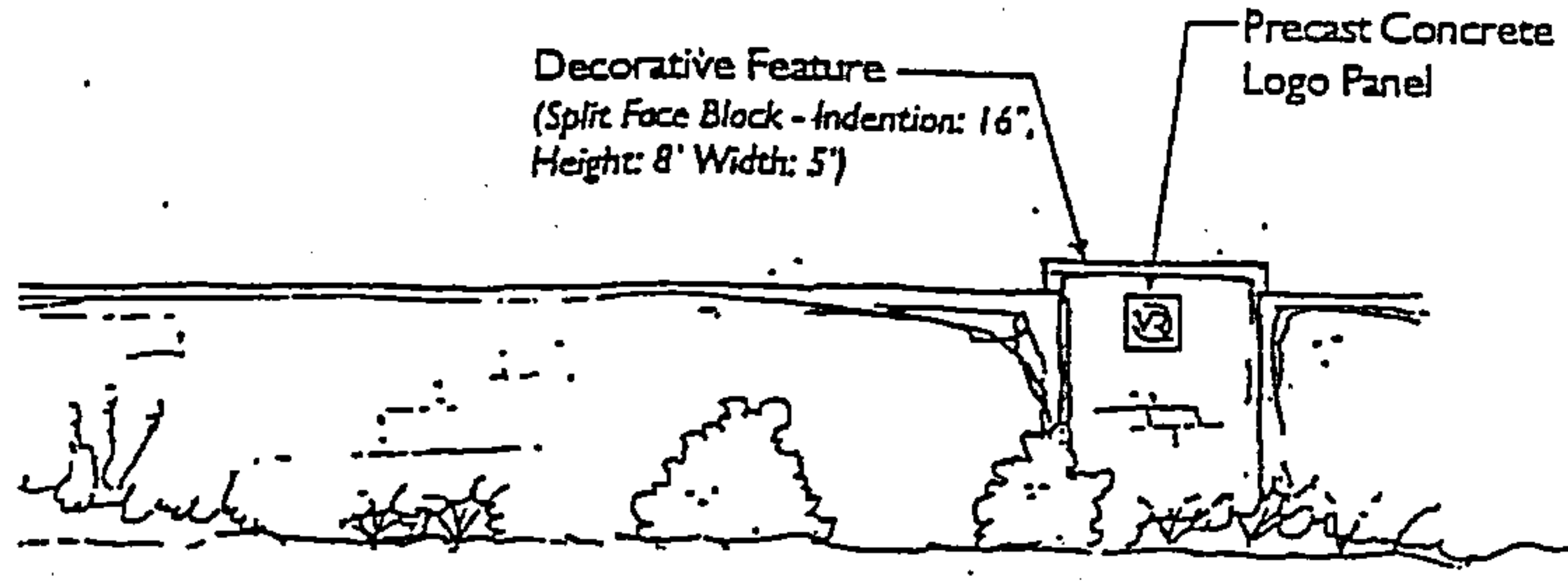


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|---|--|---|
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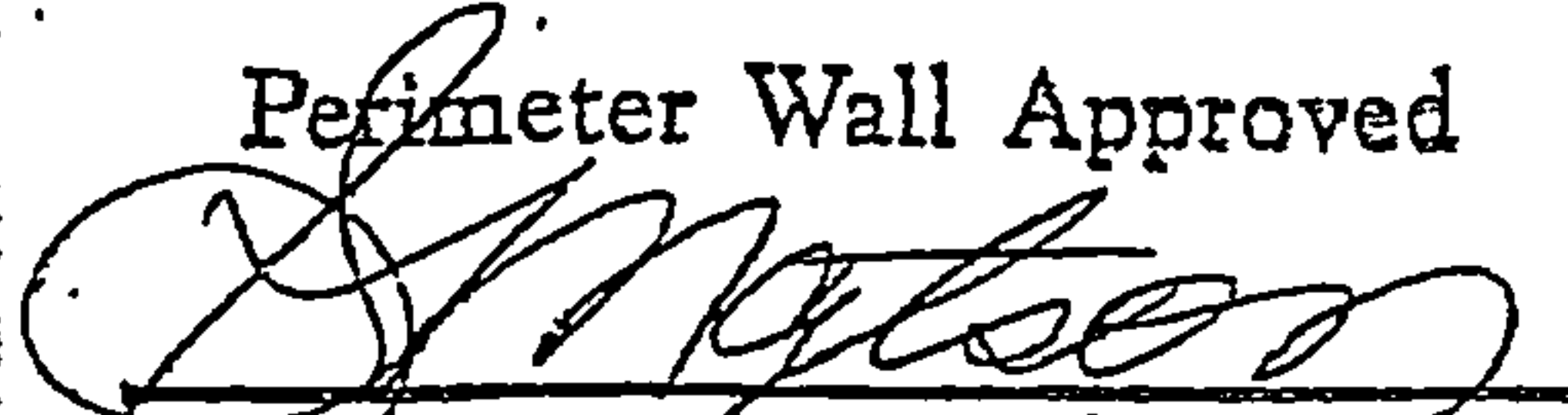
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 DRB Chair
 9/07/04
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Prepared For: Sandiz Properties
 No. 10 Tramway Loop NE
 Albuquerque, NM 87122

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

August 30, 2004



SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

Supplemental form

S

V

P

L

Supplemental form

ZONING & PLANNING

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

APPEAL / PROTEST of...

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

Z

A

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

APPLICANT INFORMATION:

NAME: PULTE HOMES OF NEW MEXICO, INC.
 ADDRESS: 7445 PAN AMERICAN FREEWAY NE
 CITY: ALBUQUERQUE STATE NM ZIP 87109
 Proprietary interest in site: OWNER
 AGENT (if any): BOHANNAN HUSTON INC.
 ADDRESS: 7500 JEFFERSON NE
 CITY: ALBUQUERQUE STATE NM ZIP 87109

PHONE: 341-6800
 FAX: 341-6868
 E-MAIL: _____
 PHONE: 823-1000
 FAX: 798-7988
 E-MAIL: _____

DESCRIPTION OF REQUEST: FINAL PLAT APPROVAL

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

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

Lot or Tract No. TRACTS 4, 5, & D-2 Block: _____ Unit: _____
 Subdiv. / Addn. VENTANA RANCH WEST
 Current Zoning: R-LT Proposed zoning: _____
 Zone Atlas page(s): B8 No. of existing lots: 1 No. of proposed lots: 135
 Total area of site (acres): 33.7594 Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____
 Within city limits? Yes. No , but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? NO
 UPC No. 100806546545510140 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: VENTANA PARKWAY NW
 Between: VENTANA RIDGE RD. N W and IRVING BLVD. NW

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.): DRB1004173

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: 5/18/05

SIGNATURE

Kevin Patton

DATE 2/13/2006

(Print) KEVIN PATTON

Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 10/03

INTERNAL ROUTING

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

Application case numbers

06 DRB - - 00218

Action

FP

S.F.

5(3)

Fees

\$ 0

\$ 20.00

\$ _____

\$ _____

\$ _____

\$ _____

Total \$ 20.00

Hearing date 2-22-06

Andrew Garcia

2-14-06

Planner signature / date

Project # 1004173

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

SKETCH PLAT REVIEW AND COMMENT

YOUR ATTENDANCE IS REQUIRED.

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

MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT

Your attendance is required.

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

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

MAJOR SUBDIVISION FINAL PLAT APPROVAL

Your attendance is required.

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

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

MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL

Your attendance is required.

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

AMENDMENT TO PRELIMINARY PLAT (with minor changes)

Your attendance is required.

AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)

AMENDMENT TO GRADING PLAN (with minor changes)

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

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

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

Kevin Patton

Applicant name (print)

Stephanie Walker

Applicant signature / date



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

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

Table with 2 columns: Application case numbers, and rows for DRB case numbers (06218) and other case numbers.

Andrew Garcia 2-14-06
Planner signature / date

Project # 1054173

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

February 13, 2006

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

Re: Final Plat Approval
Ventana Vista Subdivision DRB# 1004173

Dear Sheran:

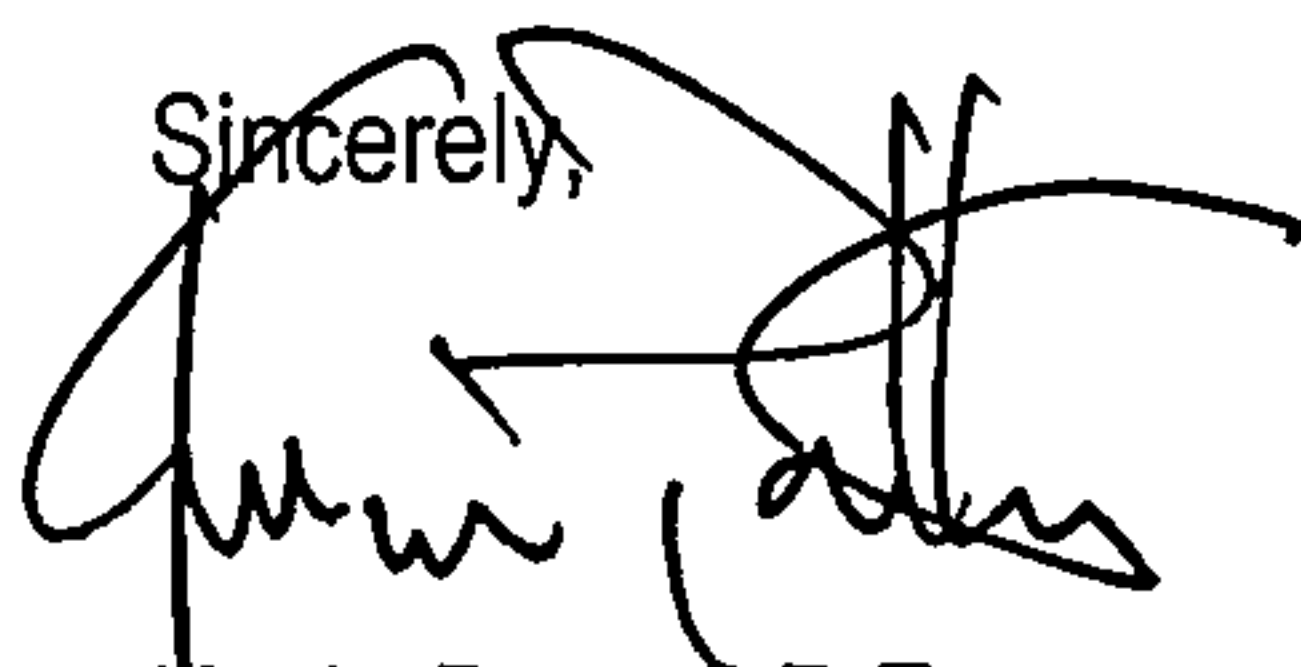
Enclosed for review and approval by the Development Review Board (DRB) are copies of the following information:

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

This final plat is in accordance with the previously approved preliminary plat. Please see attached letter from Sandia Properties to Kevin Curran regarding the Council Bill R-05-297.

Please place this item on the DRB Agenda to be heard on February 22, 2006. If you have any questions or require additional information, please contact me.

Sincerely,



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

SW
Enclosure

ENGINEERING ▲

SPATIAL DATA ▲

ADVANCED TECHNOLOGIES ▲

February 14, 2006

Mr. Kevin Curran
Assistant City Attorney
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

Re: Final Plat – Ventana Vista at Ventana Ranch West
Project No. 1004173

Dear Kevin:

As you are aware, the Final Plat for the above referenced subdivision is being submitted to the Development Review Board (DRB) for final sign-off. We understand Final Plat approvals are proceeding even with the confusion created by Resolution R-2005-177 (Council Bill R-05-297).

You and I have discussed the issues in this Resolution and the actual intent regarding zone changes not addressing school capacity. Given the need for plat approvals and the significant depth into our project, I wanted to bring the following items to your attention that we consider “vested rights” or entitlements relating to Ventana West LLC as well as our home builder client, Pulte Homes.

1. During our Preliminary Plat process back in August 2005, Albuquerque Public Schools made no comments regarding the Ventana Ranch West development.
2. The Preliminary Plat for Ventana Vista was approved in August 2005 by the City of Albuquerque.
3. An infrastructure list associated with the Preliminary Plat binding both Pulte Homes and Ventana West LLC was reviewed, approved and signed by the City of Albuquerque.
4. The entire set of construction drawings was approved by the City’s Design Review Committee (DRC) for construction and signed off with all fees paid to the City of Albuquerque.
5. Subdivision Improvement Agreements (SIAs) are in place with Ventana West LLC and Pulte Homes with financial guarantees to the City of Albuquerque for final plat.



S A N D I A P R O P E R T I E S L T D . C O .

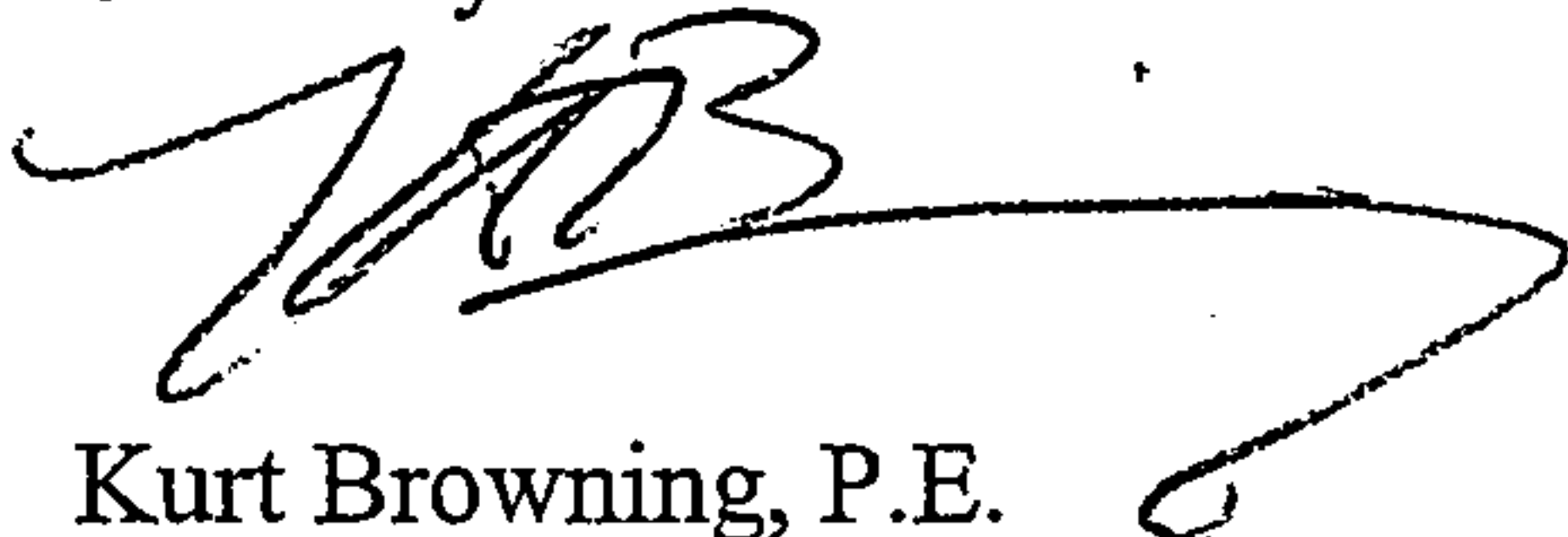
#10 TRAMWAY LOOP NE • ALBUQUERQUE, NEW MEXICO 87122 • (505) 856-6419 • FAX (505) 856-6335
LAND DEVELOPMENT, MANAGEMENT AND BROKERAGE

Mr. Kevin Curran
February 14, 2006
Page 2

6. An Impact Fee Memorandum of Agreement between Ventana West LLC and the City of Albuquerque is also signed and in place.
7. An Offsite Transportation Mitigation Agreement regarding offsite fees between Ventana West LLC and the City of Albuquerque was also signed and is in place and has been executed with all fees paid to the City of Albuquerque.
8. A Work Order (WO) for the above referenced subdivision has been released by the City and the subdivision is nearing construction completion.
9. All of Ventana Ranch West is included in the State of New Mexico's first Public Improvement District (PID) with the appropriate Formation Resolution, Development Agreement, Rate and Method Apportionment, General Plan and Bylaws in place between Ventana West LLC, Ventana West PID and the City of Albuquerque. The Public Improvement District Board membership includes Councilor Michael Cadigan, Ed Adams and other City officials.

I hope this abbreviated listing of the vested rights for both VWLLC and Pulte Homes for this planned community helps the City of Albuquerque in determining that the Planning Department should sign and record this plat. Should you have any questions or need further information, please do not hesitate to call me.

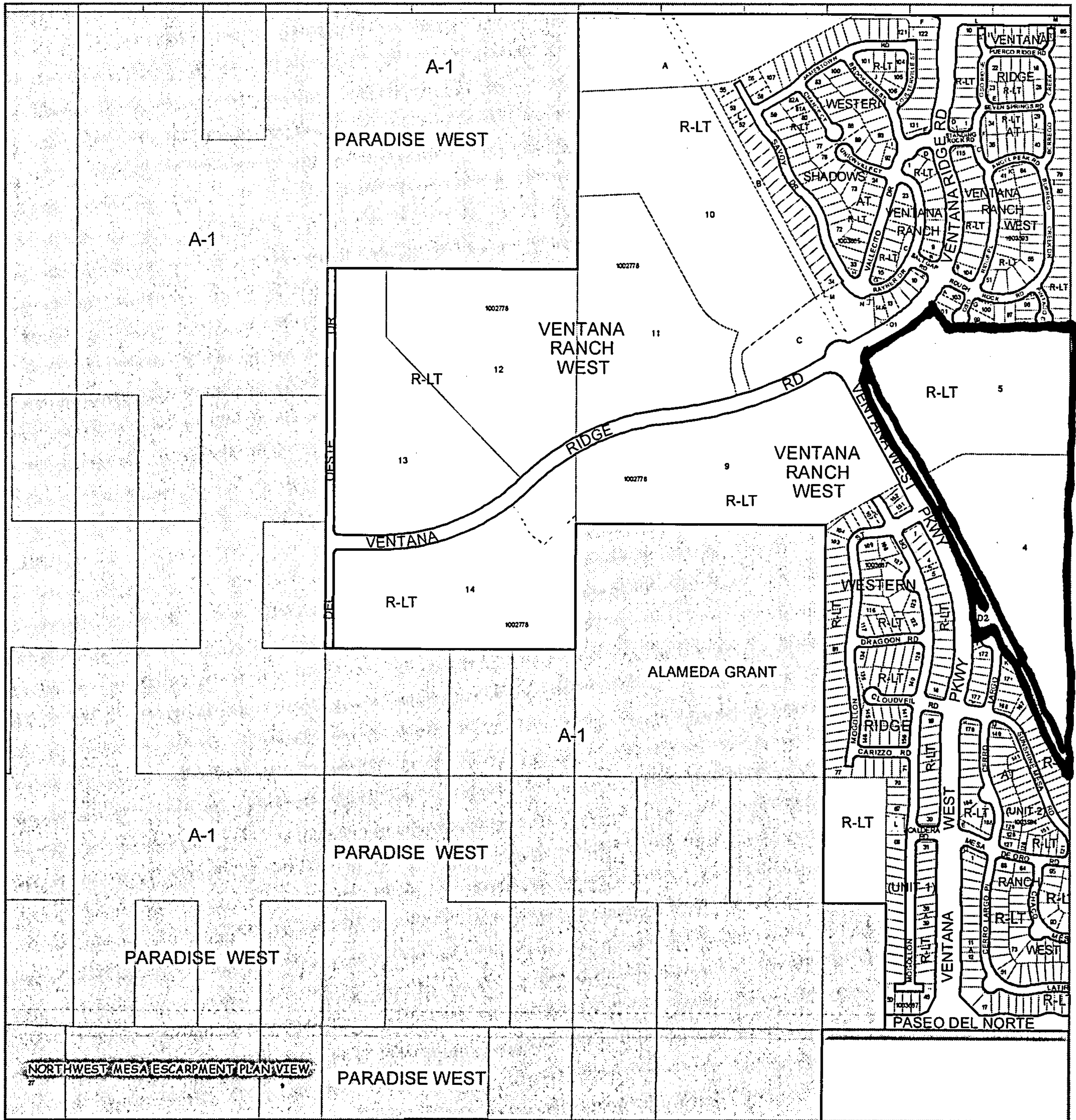
Sincerely



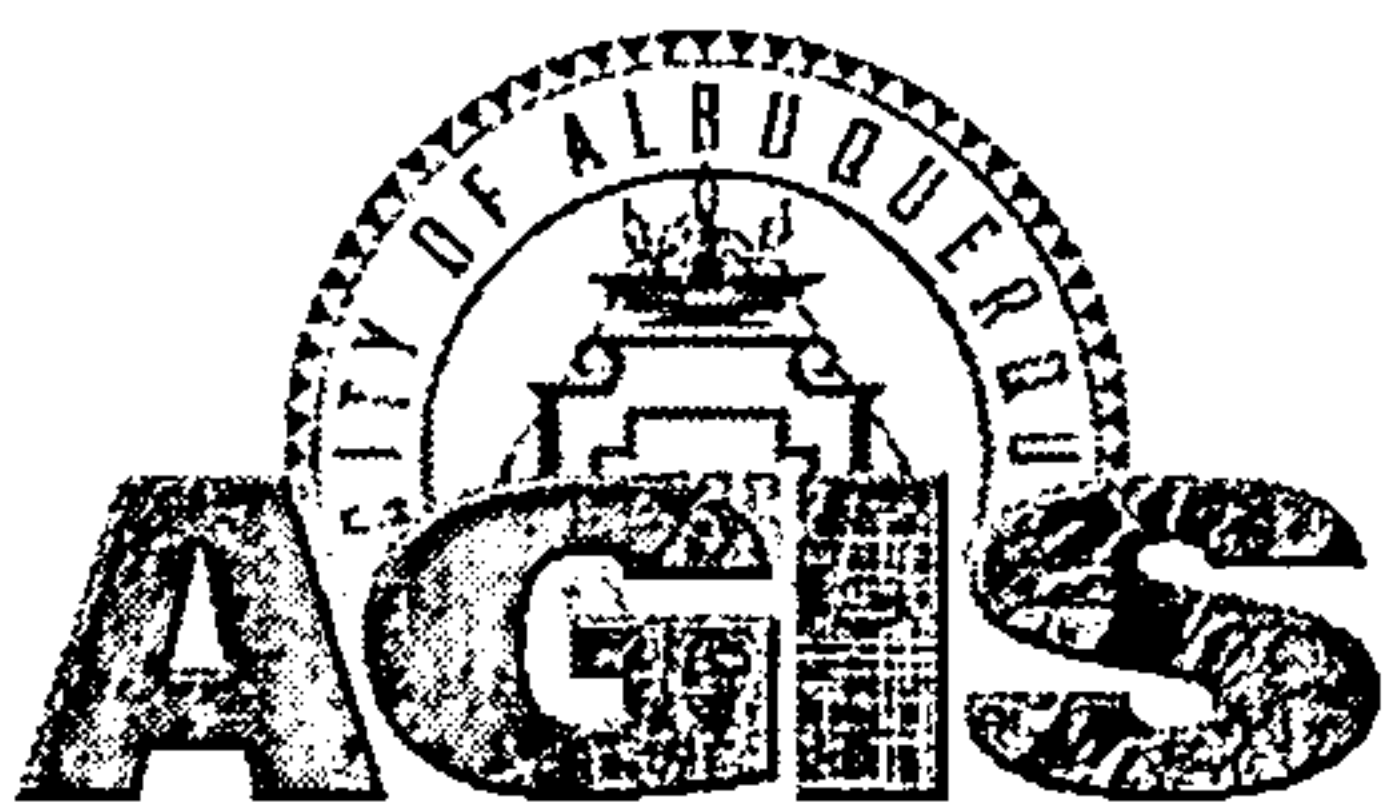
Kurt Browning, P.E.
Vice President
Sandia Properties Ltd., Co.
Managing Member
Ventana West LLC

KB/lk

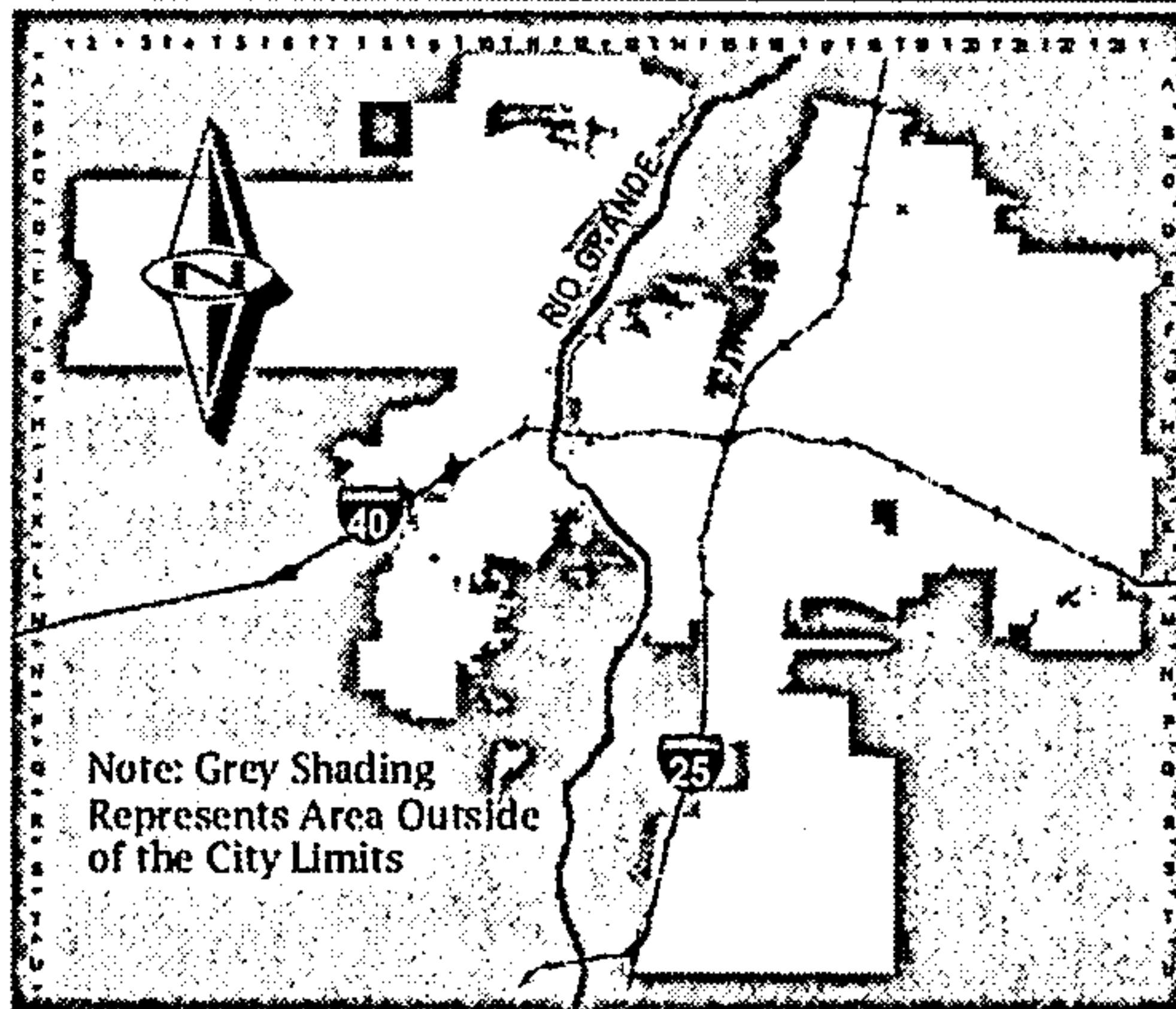
cc: Bob Murphy, Sandia Properties Ltd., Co.
Richard Dineen, City Planning Director
Richard Dourte, City Engineer
Ed Adams, City COO
Sheran Matson, DRB Chair
David Campbell, Vogel, Campbell & Bluer
Gerard Sanchez, Pulte Homes



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



Map amended through: 1/12/2006



Zone Atlas Page:

B-08-Z

Selected Symbols

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



12/28/05 - Stephanie S. BHT

(Proc. B)

AMENDMENT TO AGREEMENT TO
CONSTRUCT SUBDIVISION IMPROVEMENTS
VENTANA VISTA SUBDIVISION

City Project # 7494EE

WHEREAS, the City and the Subdivider entered into an Agreement to Construct Public and/or Private Subdivision Improvements ("Original Agreement") on 10-25-2005, which was recorded on 10-28-2005, in the records of the Bernalillo County Clerk at Book A100, pages 583 thru XX, wherein the Subdivider agreed to satisfactorily construct certain infrastructure improvements.

WHEREAS, the Subdivider has requested final plat approval of its plat identified as VENTANA VISTA SUBDIVISION; and

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

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

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

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

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

Type of Financial Guaranty: Bond # 6384948
Amount: \$ 705,637.99
Name of Financial Institution or Surety providing Guaranty: Safeco Insurance Co of America
Date City first able to call guaranty: JUNE 15, 2007
Construction Completion Deadline: JUNE 15, 2007
If guaranty other than a Bond, last day City is able to call on Guaranty is: AUGUST 15, 2007.
Additional information: _____

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

Mary Herrera
Bern. Co. AMND R 11.00
2005188359
6384413
Page: 1 of 2
12/27/2005 04:48P
Bk-A108 Pg-7847

No. of Lots: 128
Nearest Major Streets
Montana West Parkway &
Irving

FIGURE 19
SIDEWALK DEFERRAL AGREEMENT
PROJECT NO. 4404.88

THIS AGREEMENT is made this 27th day of December, 2005, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P.O. Box 1293 (One Civic Plaza) Albuquerque, New Mexico 87103 and Elite Homes of New Mexico, Inc. ("Developer"), whose address is 3445 San American Highway NE and whose telephone number is 346-6800. a (state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.): Corporation, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

WHEREAS, the Developer is developing certain lands within the City of Albuquerque, County of Bernalillo, State of New Mexico, known as (existing legal description) Tracts 4 & 5 of Montana Ranch West (the "Subdivision"); and

WHEREAS, the Developer has submitted and the City has approved Developer's development plans and (state "preliminary" or "final":) Preliminary plat, to be identified as (state name of plat:) Montana Vista Subdivision; and

WHEREAS, Developer has requested and the City has determined that it is acceptable for the Developer to defer construction of the sidewalks within the Subdivision until after construction of other required infrastructure; and

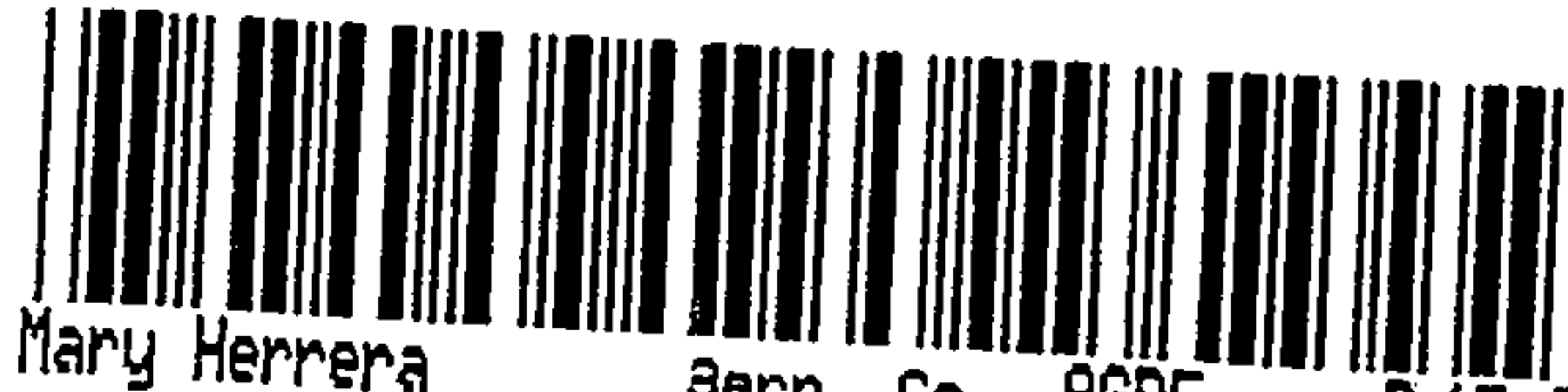
WHEREAS, the Subdivision Ordinance requires all sidewalks to be completed within four (4) years after execution of the Agreement to Construct Subdivision Improvements; and

WHEREAS, the Developer must execute and deliver to the City an Agreement and an acceptable financial guaranty to provide funds for construction of the sidewalk improvements in case the Developer does not complete the construction as required.

THEREFORE, the City and the Developer agree:

1.A. Sidewalk Construction Deadline. Developer has obtained a sidewalk deferral, as shown in the attached Exhibit "A", which is a copy of the Development Review Board's decision regarding the deferral granted. Developer agrees to utilize the City's sidewalk permit process and complete the sidewalk to the satisfaction of the City by JUNE 14, 2008 ("Sidewalk Construction Deadline").

B. Request for Extension. If this Sidewalk Deferral Agreement establishes a Sidewalk Construction Deadline which is less than four (4) years after execution of the Subdivision Improvements Agreement, the Developer may request an extension from the Project Review Section for an additional period of time, which shall not exceed a total of four years after execution of the Subdivision Improvements Agreement. The form of the Financial Guaranty extension and the amount must be approved by the City, but shall not exceed 125% of the City's estimate of the cost of construction at the time Developer requests an extension. If the Developer will need more than four (4) years after execution of the Subdivision Improvements Agreement to construct the sidewalks, the Developer must request and obtain an extension from the Development Review Board and submit the required documentation to the Design Review Section before expiration of the four (4) years.



2. Financial Guaranty. Developer will provide a financial guaranty in an amount of not less than 125% of the cost of constructing the sidewalk improvements within the Subdivision, as determined by the City. The financial guaranty must be irrevocable and may be in the form of a City-approved bond, letter of credit, escrow deposit or loan reserve letter issued by a federally insured financial institution; a bond issued by a surety qualified to do business in New Mexico; or other pledge of liquid assets which meets all City requirements. The City must be able to call the financial guaranty at any time within the sixty (60) days immediately following the Sidewalk Construction Deadline. To meet the Subdivision Ordinance requirements, the Developer has provided the following "Financial Guaranty":

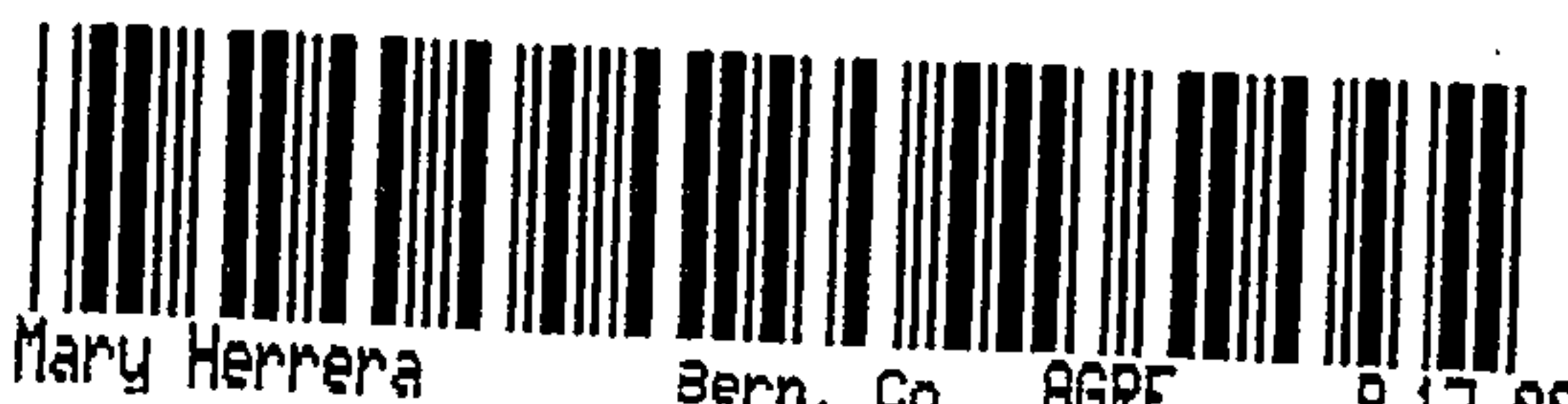
Type of Financial Guaranty: Bond # 6384949
Amount: \$94,500.00 Name of Financial Institution or
Surety providing Guaranty: Safeco Insurance Co of America
Date City first able to call Guaranty (Sidewalk Construction
Deadline): JUNE 17, 2008.
If Guaranty other than a Bond, last day City able to call
Guaranty is: AUGUST 17, 2008.
Additional Information: _____

3. Completion, Acceptance and Release. The Developer shall report completion of sidewalk construction in writing to the City. The City shall inspect the sidewalks to verify completion. Upon acceptance of the improvements, the City shall promptly release the financial guaranty and Sidewalk Deferral Agreement.

4. Conveyance of Property Rights. When the sidewalks have been constructed, if the City does not own the real property upon which the sidewalks are constructed, the Developer shall convey to the City the real property rights required by the City together with the improvements, free and clear of all claims, encumbrances and liens, before the City will release the Financial Guaranty and Sidewalk Variance Agreement. Conveyance may be by dedication on the final plat of the Subdivision.

5. Indemnification. Until the sidewalks are accepted by the City, the Developer shall be solely responsible for maintaining the premises upon which the sidewalks are being constructed in a safe condition. The Developer agrees to defend, indemnify and hold harmless the City and its officers, agents and employees from and against all suits, actions or claims of any kind brought because of any injury or damage arising out of the design or construction of the sidewalks, or by reason of any act, omission or misconduct of the Developer, its agents or employees. The indemnification required hereunder shall not be limited as a result of the specifications of any applicable insurance coverage. Nothing herein is intended to impair any right or immunity under the laws of the State of New Mexico. Provided, however, to the extent, if at all, Section 56-7-1 NMSA 1978 is applicable to this Agreement, this Agreement to indemnify will not extend to liability, claims, damages, losses or expenses, including attorney fees, arising out of (1) the preparation or approval of maps, drawings, opinions, reports, surveys, change orders, designs or specifications by the City, or the agents or employees of the City; or (2) the giving of or the failure to give directions or instructions by the City, where such giving or failure to give directions or instructions is the primary cause of bodily injury to persons or damage to property.

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



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

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

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

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

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

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

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

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

15. Form not Changes. Developer agrees that changes to this form are not binding unless initialed by the Developer and signed by the City's Legal Department on this form.

16. Authority to Execute. If the Developer signing below is not the Owner of the Subdivision, the owner must provide a Power of Attorney or other evidence of authority to execute this Agreement which is acceptable to the City.



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

DEVELOPER:

CITY OF ALBUQUERQUE:

By (Signature) [Signature]
Name: Garret Price
Title: VP-Land
Dated: 12/7/05

[Signature]
City Engineer
Dated: 12-23-05

12/22/05

on 12-19-05

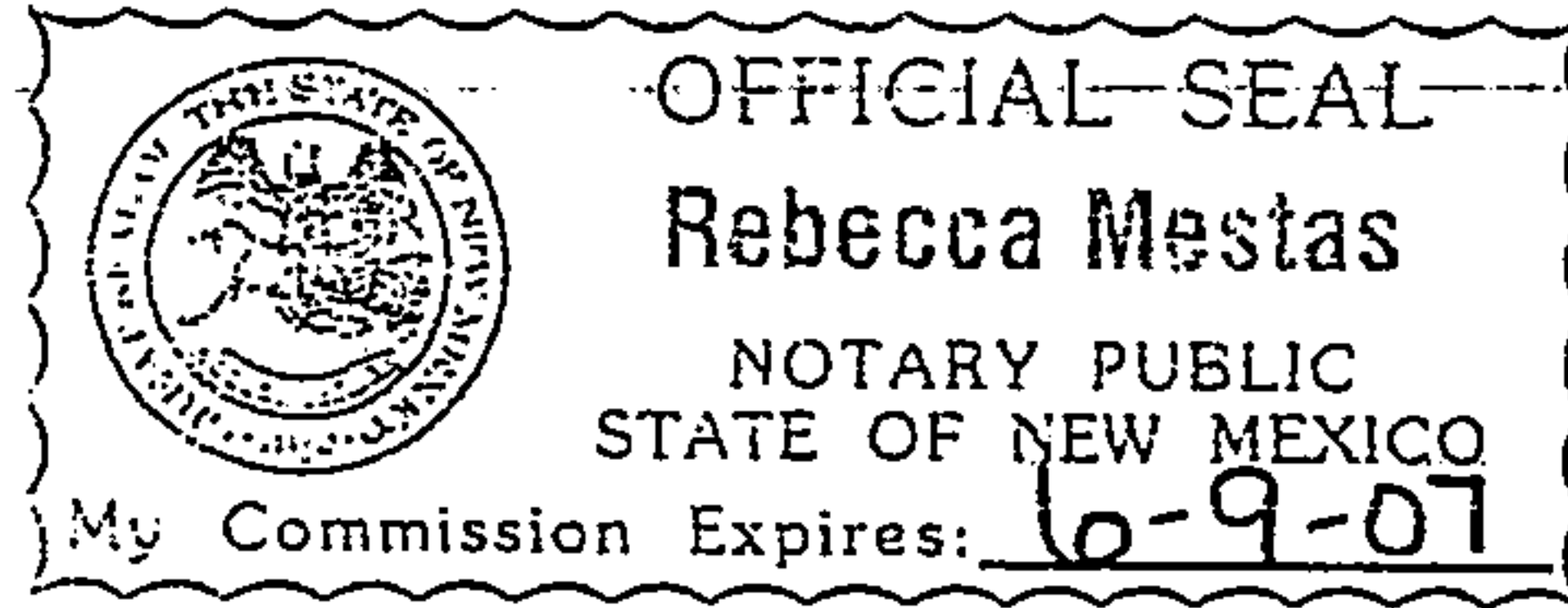
DEVELOPER'S NOTARY

STATE OF _____)
) ss.
COUNTY OF _____)

This instrument was acknowledged before me on 7 day of December, 2005 by (name of person:) Garret Price, (title or capacity, for instance, "President" or "Owner":) Vice president of Land of (Developer:) Pulte Homes of New Mexico

[Signature]
Notary Public

My Commission Expires: 6-9-2007



CITY'S NOTARY

STATE OF New Mexico)
) ss.
COUNTY OF Bernalillo)

This instrument was acknowledged before me on 27th day of December, 2005 by Richard Bourto, City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

[Signature]
Notary Public

My Commission Expires: 11-25-2007

EXHIBIT "A" ATTACHED

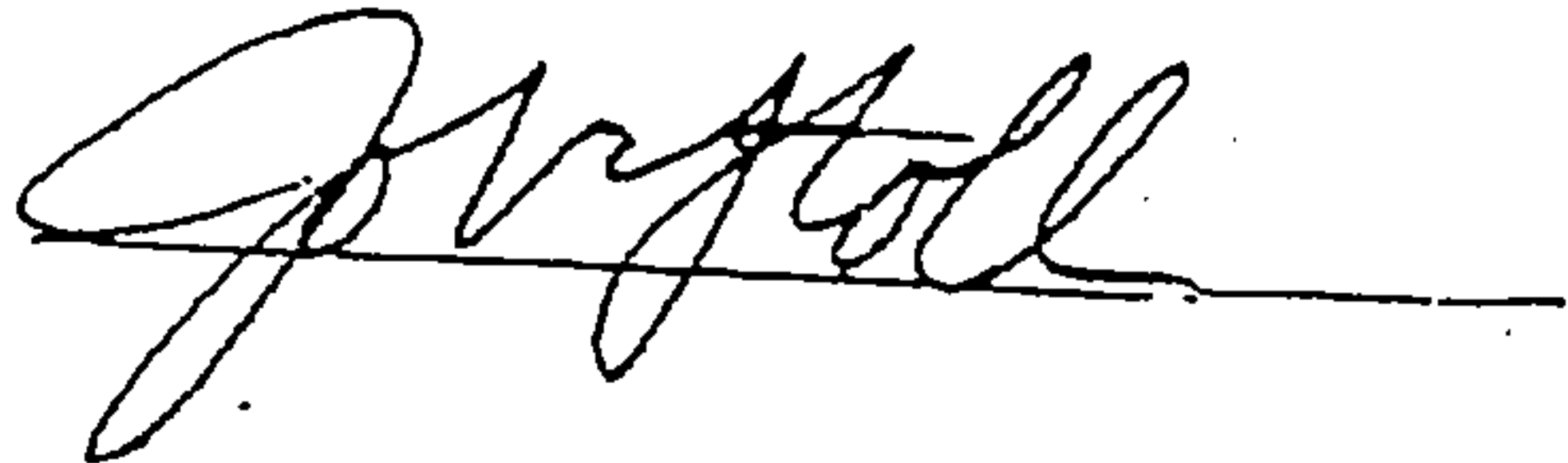

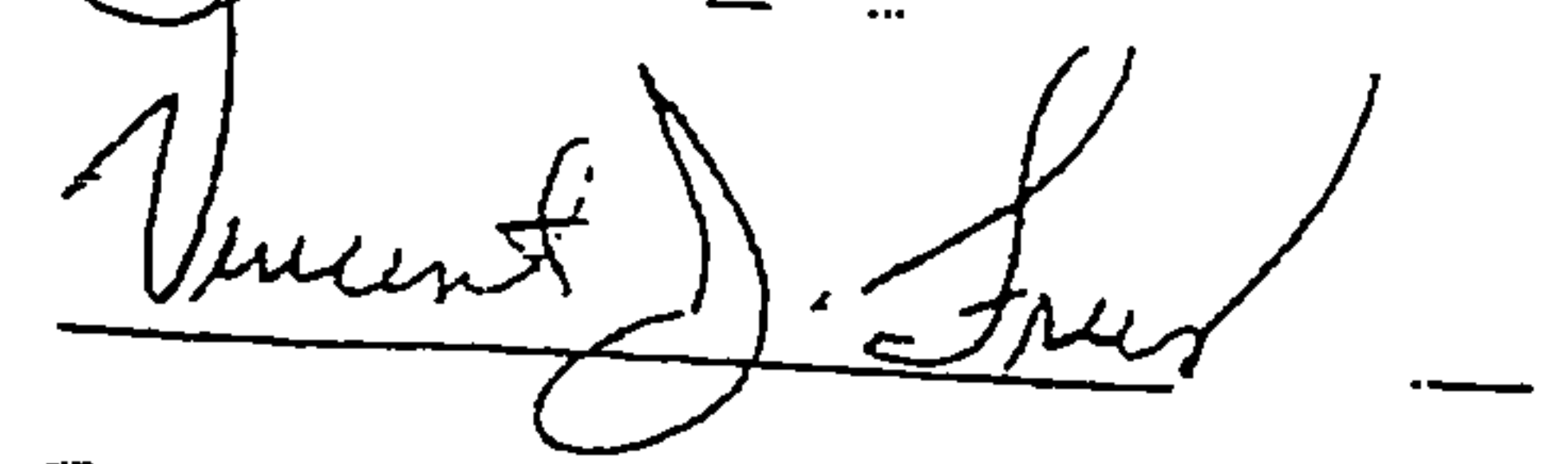


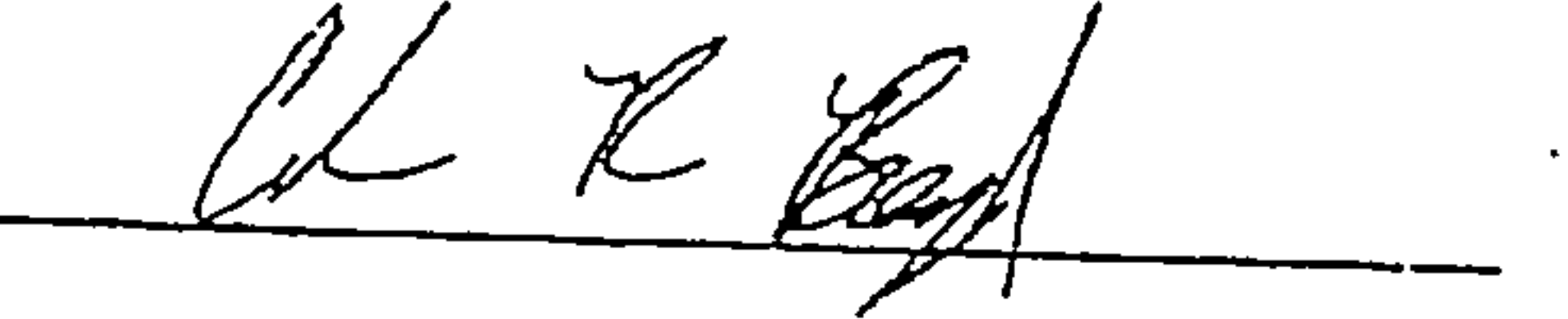
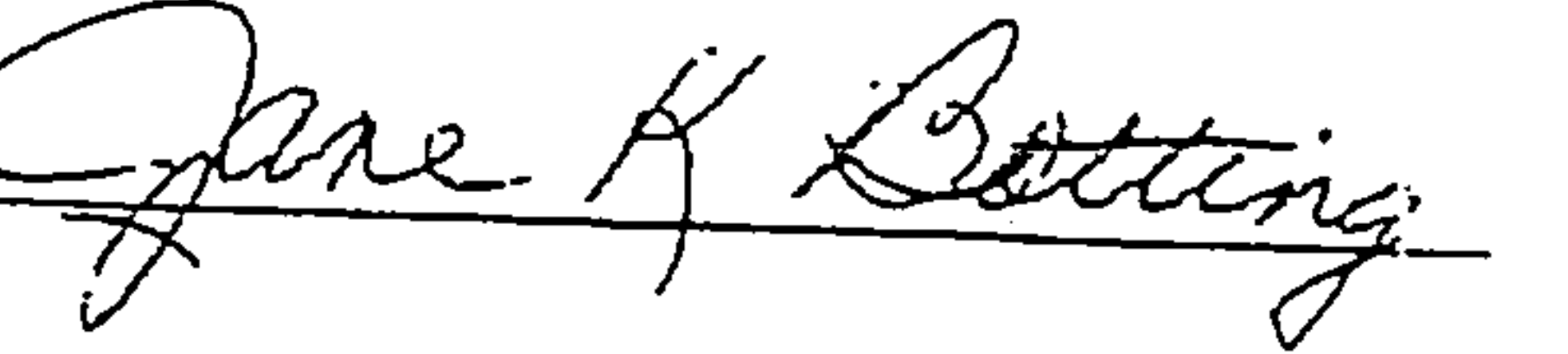
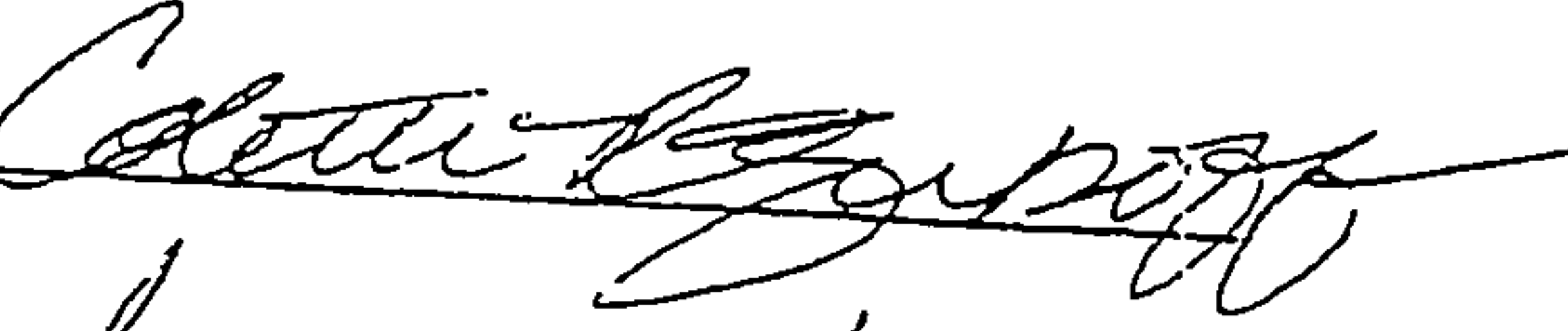




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Page: 4 of 5
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INCUMBENCY CERTIFICATE

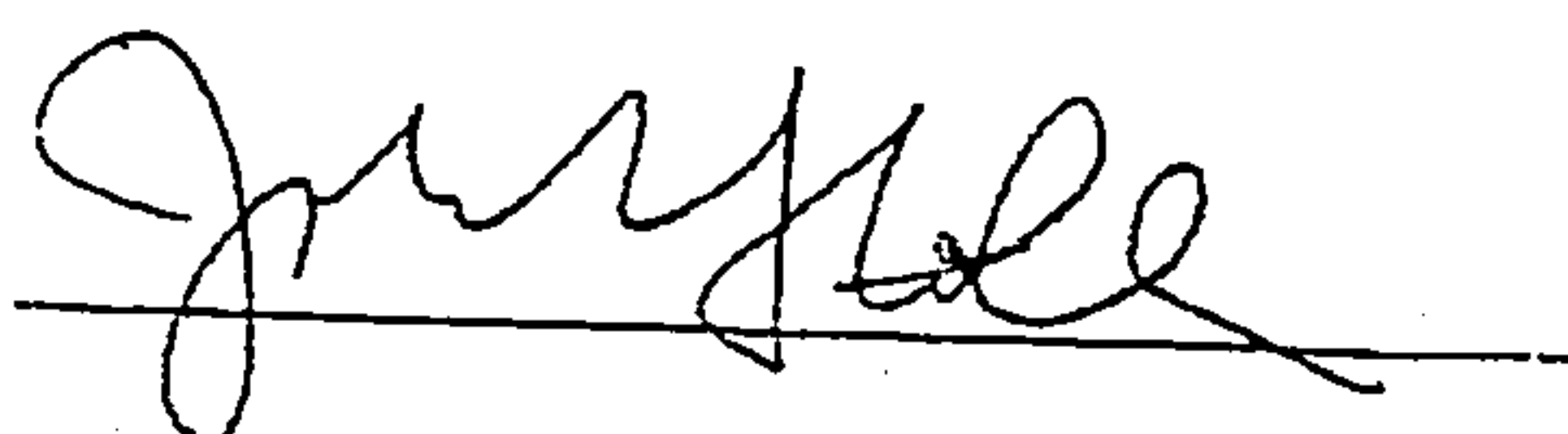
The undersigned hereby certifies that he is a duly elected and qualified officer of Pulte Homes, Inc., a Michigan corporation ("Company").

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

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

Dated: March 8, 2004

Signature:



John R. Stoller

Secretary

incucru/HP3000



Name:
2005188360
6384414
Page: 5 of 5
12/27/2005 04:48P
Bk-A108 Pg-7848

TOTAL P.02

Scott Steffen, P.E.
Fax: 798-7988

FINANCIAL GUARANTY AMOUNT

11/18/2005

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

Project Description:

Project ID #: 749488, Ventana Vista Subdivision, Phase/Unit #: 1

Requested By: Scott Steffen, P.E. - Bohannon Huston, Inc.

Approved estimate amount:		\$500,740.00
Contingency Amount:	0.00%	\$.00
Subtotal:		\$500,740.00
NMGRT	6.75%	\$33,799.95
Subtotal:		\$534,539.95
Engineering Fee	6.60%	\$35,279.64
Testing Fee	2.00%	\$10,690.80
Subtotal:		\$580,510.39
FINANCIAL GUARANTY RATE		1.25
Retainage Amount:		\$.00
TOTAL FINANCIAL GUARANTY REQUIRED		\$725,637.99

APPROVAL:

DATE:

SS

11/18/05

Notes: A grading and drainage certification of the approved G&D plan is required prior to ROFG

ORIGINAL

Figure 12

INFRASTRUCTURE LIST

EXHIBIT "A"
TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST
VENTANA VISTA SUBDIVISION AT VENTANA RANCH WEST (TRACTS 4 AND 5)
PRELIMINARY PLAT

Date Submitted: July 22, 2005
Date Site Plan Approved: N/A
Date Preliminary Plat Approved: 08/17/05
Date Preliminary Plat Expires: 08/17/06

DRB Project No. 1004173
APPLICATION NO. 05 DRB-0196

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
ONSITE PRIVATE ROADWAY IMPROVEMENTS									
		54' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON NORTH SIDE ONLY*	AVENIDA VISTA VENTANA	VENTANA WEST PARKWAY	AVENIDA VISTA CERROS	/	/	/
		32' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON BOTH SIDES*	AVENIDA VISTA VENTANA	AVENIDA VISTA CERROS	AVENIDA VISTA SOL	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON BOTH SIDES*	AVENIDA VISTA SOL	AVENIDA VISTA VENTANA	SOUTH CUL-DE-SAC TERMINUS	/	/	/
		26' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON WEST SIDE ONLY*	AVENIDA GERRADA VISTA CERROS HAMMERHEAD	NORTH STUB TERMINUS	SOUTH STUB TERMINUS	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON BOTH SIDES*	AVENIDA GERRADA VISTA CERROS	AVENIDA GERRADA VISTA CERROS HAMMERHEAD	AVENIDA VISTA VENTANA	/	/	/
		32' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON BOTH SIDES*	AVENIDA VISTA CERROS	AVENIDA VISTA VENTANA	CALLE VISTA ESTE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON BOTH SIDES*	AVENIDA VISTA CERROS	CALLE VISTA ESTE	SOUTH CUL-DE-SAC TERMINUS	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON BOTH SIDES*	VIA GERRADA VISTA PARQUE	AVENIDA VISTA VENTANA	VIA GERRADA VISTA PARQUE HAMMERHEAD	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON SOUTH SIDE ONLY*	VIA GERRADA VISTA PARQUE HAMMERHEAD	WEST STUB TERMINUS	EAST STUB TERMINUS	/	/	/

SIA Sequence #	COA DRG Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
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ONSITE PRIVATE ROADWAY IMPROVEMENTS (CONT.)

28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON BOTH SIDES*	VIA CERRADA VISTA MESA	CUL-DE-SAC TERMINUS	AVENIDA VISTA CERROS	/	/	/
28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON BOTH SIDES*	VIA CERRADA VISTA NORTE	CUL-DE-SAC TERMINUS	AVENIDA VISTA CERROS	/	/	/
26' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON BOTH SIDES*	CALLE VISTA ESTE	AVENIDA VISTA CERROS	AVENIDA VISTA SOL	/	/	/

* SIDEWALKS TO BE DEFERRED PER DEFERRAL EXHIBIT 'B'.
 WAIVER OF SIDEWALK ON SOUTH SIDE OF AVENIDA VISTA VENTANA BETWEEN VENTANA WEST PARKWAY AND AVENIDA VISTA CERROS, EAST SIDE OF CERRADA VISTA CERROS HAMMERHEAD, EAST SIDE OF CERRADA VISTA PARQUE, AND THE NORTH SIDE OF CERRADA VISTA PARQUE HAMMERHEAD

STREET LIGHTS AS PER COA DPM

ONSITE PUBLIC STORM DRAIN IMPROVEMENTS

18"-24" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	AVENIDA VISTA VENTANA	AVENIDA VISTA CERROS	AVENIDA VISTA SOL	/	/	/
18-36" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	AVENIDA VISTA SOL	AVENIDA VISTA VENTANA	LOT 32/31	/	/	/
18"-24" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	PUBLIC EASEMENT ON TRACT C	AVENIDA VISTA SOL	EAST BOUNDARY	/	/	/
66" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	AVENIDA VISTA VENTANA	VENTANA WEST PARKWAY	EAST BOUNDARY	/	/	/

*THIS ITEM HAS BEEN CONSTRUCTED WITH COA CPN 617683

NOTES: A GRADING AND DRAINAGE CERTIFICATION OF THE APPROVED GRADING PLAN IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTEES.

SIA Sequence # COA DRC Project # Size Type of Improvement Location From To Private Inspector City Inspector City Cnstl Engineer

ONSITE PUBLIC (NMU) WATERLINE IMPROVEMENTS

		6-8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	AVENIDA VISTA VENTANA	VENTANA WEST PARKWAY	AVENIDA VISTA SOL	/	/	/
		6-8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	AVENIDA VISTA SOL	AVENIDA VISTA VENTANA	SOUTH CUL-DE-SAC TERMINUS	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	AVENIDA CERRADA VISTA CERROS HAMMERHEAD	NORTH STUB: TERMINUS	AVENIDA VISTA VENTANA	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	CERRADA VISTA CERROS	AVENIDA CERRADA VISTA CERROS HAMMERHEAD	AVENIDA VISTA VENTANA	/	/	/
		6-8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	AVENIDA VISTA CERROS	AVENIDA VISTA VENTANA	SOUTH CUL-DE-SAC TERMINUS	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	VIA CERRADA VISTA NORTE	CUL-DE-SAC TERMINUS	AVENIDA VISTA CERROS	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	VIA CERRADA VISTA MESA	CUL-DE-SAC TERMINUS	AVENIDA VISTA CERROS	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	VIA CERRADA VISTA PARQUE	AVENIDA VISTA VENTANA	VIA CERRADA VISTA PARQUE HAMMERHEAD	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	VIA CERRADA VISTA PARQUE HAMMERHEAD	WEST STUB TERMINUS	VIA CERRADA VISTA PARQUE	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	CALLE VISTA ESTE	AVENIDA VISTA CERROS	AVENIDA VISTA SOL	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	EASEMENT ON LOT 24	NORTH BOUNDARY	AVENIDA VISTA VENTANA	/	/	/

SIA
Sequence #

COA DRC
Project #

Size Type of Improvement Location Front To

ONSITE PUBLIC (NMUI) SANITARY SEWER IMPROVEMENTS

Private
Inspector

City
Inspector

City Cnst
Engineer.

8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	AVENIDA VISTA VENTANA	VENTANA WEST PARKWAY	AVENIDA VISTA SOL
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	AVENIDA VISTA SOL	AVENIDA VISTA VENTANA	SOUTH CUL-DE-SAC TERMINUS
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	AVENIDA GERRADA VISTA CERROS HAMMERHEAD	NORTH STUB TERMINUS	SOUTH STUB TERMINUS
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	CERRADA VISTA CERROS	AVENIDA GERRADA VISTA CERROS HAMMERHEAD	AVENIDA VISTA VENTANA
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	AVENIDA VISTA CERROS	AVENIDA VISTA VENTANA	SOUTH CUL-DE-SAC TERMINUS
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	VIA CERRADA VISTA NORTE	CUL-DE-SAC TERMINUS	AVENIDA VISTA CERROS
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	VIA GERRADA VISTA MESA	CUL-DE-SAC TERMINUS	AVENIDA VISTA CERROS
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	VIA GERRADA VISTA PARQUE	AVENIDA VISTA VENTANA	VIA GERRADA VISTA PARQUE HAMMERHEAD
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	VIA GERRADA VISTA PARQUE HAMMERHEAD	WEST STUB TERMINUS	EAST STUB TERMINUS
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	EASEMENT ON TRACT B	AVENIDA VISTA SOL	EAST BOUNDARY
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	EASEMENT ON TRACT C	AVENIDA VISTA SOL	KENTWOOD AVENUE (CANTABRIA SUBDIVISION)

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NOTES

1 OFFSITE TRAFFIC MITIGATION IS NOT REQUIRED AND HAS BEEN MET VIA THE APPROVED OFF SITE TRANSPORTATION IMPROVEMENTS CONSTRUCTION AGREEMENT BETWEEN VENTANA WEST LLC AND COA (FOR VENTANA RANCH WEST) DOC #2003138316. SEE CITY LEGAL OR CITY ENGINEER FOR FUTHER DETAILS.

2 PERIMETER WALL ALONG VENTANA RIDGE ROAD PER DRB APPROVED PERIMETER WALL DESIGN

3 VENTANA WEST LLC OFFSITE IMPROVEMENTS CONSTRUCTED VIA PUBLIC IMPROVEMENT DISTRICT PHASE 1 ROADWAY AND STORM DRAIN IMPROVMENTS - COA CPN 617683, SIA RECORD 2005-01-8237 WATER AND SANITARY SEWER IMPROVEMENTS - COA CPN 817684, SIA RECORD _____

BOND NO. 6384948

Contact Person's Name: _____

SUBDIVISION IMPROVEMENTS BOND

Know all men by these presents: That we, Pulte Homes of New Mexico, Inc., a Michigan corporation, 7445 Pan American Freeway NE, Albuquerque, NM 87109 as "Principal" and Safeco Insurance Company of America, a corporation organized and existing under and by virtue of the laws of the State of Washington and authorized to do business in the State of New Mexico, as "Surety," whose address is 2800 W. Higgins Road, Suite 1100, Hoffman Estates, IL 60159 and whose telephone number is 847-490-2900 are held and firmly bound unto the City of Albuquerque in the penal sum of seven hundred twenty five thousand six hundred thirty seven and 99/100 (\$725,637.99) as amended by change orders approved by the Surety or changes to the infrastructure list approved by the City Development Review Board, the payment of which is well and truly to be made, and each of us bind ourselves, our and each of our heirs, executors, administrators, successors and assigns, jointly and severally, and firmly by these presents.

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

Whereas, the Principal is the owner of and/or is interested in or is developing land and premises known as Ventana Vista, Project #7494.88; and

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

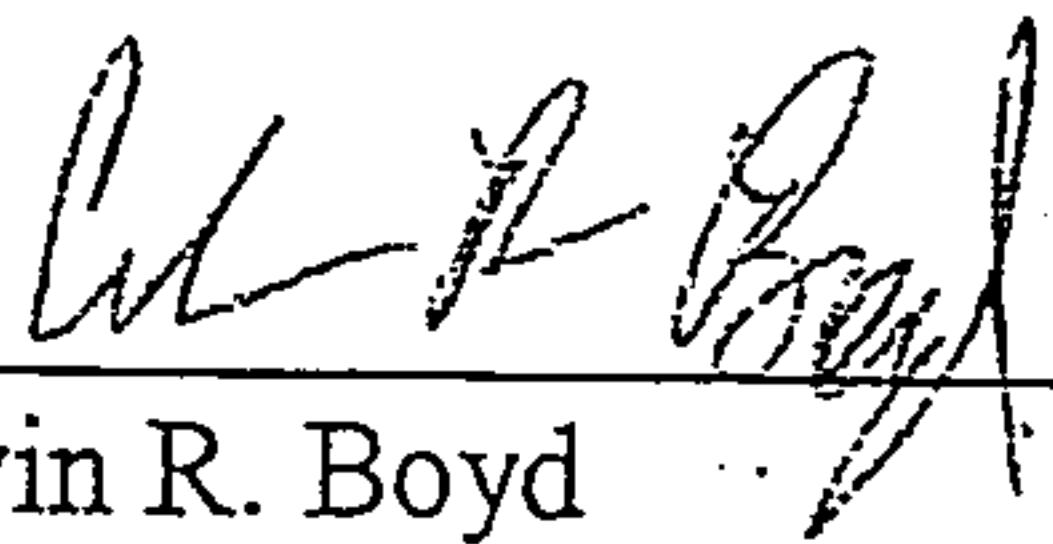
Whereas, the subdivision Ordinance also requires the Principal to install and construct the following improvements at the subdivision: Public and/or Private Infrastructure ("Improvements").

All construction shall be performed in accordance with the Agreement to Construct Public and/or Private Subdivision Improvements Agreement entered into between Pulte Homes of New Mexico, Inc. and the City of Albuquerque, as recorded in the office of the Clerk of the City of Albuquerque, as recorded in the office of the Clerk of Bernalillo County, New Mexico, in Book A108, Pages 7847 through XXX-7847, as amended by change orders or amendments to the Agreement.

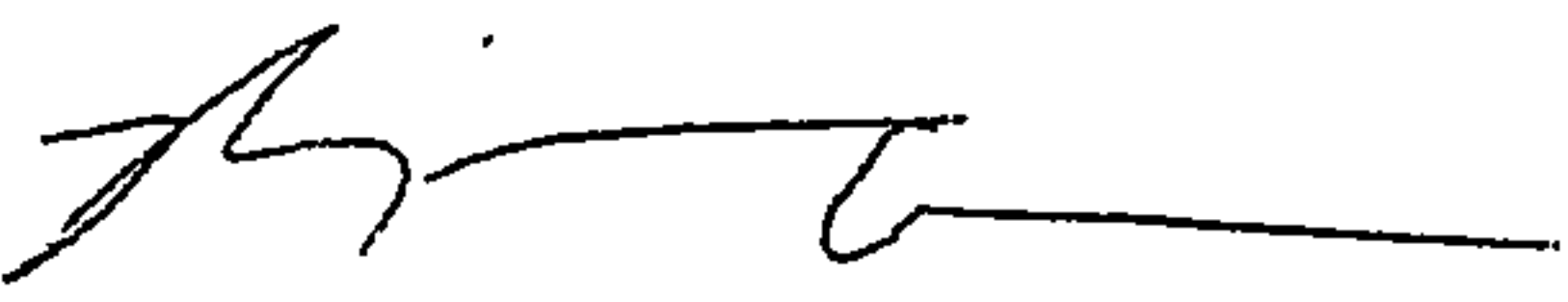
Now, therefore, if the Principal completes construction of the Improvements and facilitates and performs the work herein above specified to be performed, all on or before June 15, 2007 ("the Construction Completion deadline"), then this obligation shall be null and void; if the Principal does not complete construction by or before the Construction Completion Deadline, the City may call on this obligation until released by the City.

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

Subdivider: Pulte Homes of New Mexico, Inc.

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

Surety: Safeco Insurance Company of America

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

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

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

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

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

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



LIMITED POWER OF ATTORNEY

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

No. 8011

KNOW ALL BY THESE PRESENTS:

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

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

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

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

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

this 15th day of March, 2005

Christine Mead
CHRISTINE MEAD, SECRETARY

Mike McGavick
MIKE MCGAVICK, PRESIDENT

CERTIFICATE

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

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

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

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

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

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

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

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

this 8TH day of DECEMBER, 2005



Christine Mead
CHRISTINE MEAD, SECRETARY

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

PAID RECEIPT

APPLICANT NAME

Pulte Homes of New Mexico

AGENT

Bohannan Huston Inc

ADDRESS

7500 Jefferson NE.

PROJECT & APP #

1004173 / 06 DEB 00218

PROJECT NAME

Venture Ranch West

\$ 20.00 441032/3424000 Conflict Management Fee

\$ 0 441006/4983000 DRB Actions

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

\$ 441018/4971000 Public Notification

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

\$ 20.00 TOTAL AMOUNT DUE

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

City Of Albuquerque
Treasury Division

2/14/2006 12:26PM LOC: ANNX
RECEIPT# 00057564 WSH 007 TRANSH 0011
Account 441032 Fund 0110
Activity 3424000 TRSKAL
Trans Amt \$20.00
J24 Misc

VI
CHANGE

\$20.00

\$20.00
\$0.00

Thank You

ORIGINAL

Date Submitted: July 22, 2005
 Date Site Plan Approved: N/A
 Date Preliminary Plat Approved: 08/17/05
 Date Preliminary Plat Expires: 08/17/06

Figure 12
INFRASTRUCTURE LIST

EXHIBIT "A"
 TO SUBDIVISION IMPROVEMENTS AGREEMENT
 DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST
**VENTANA VISTA SUBDIVISION AT VENTANA RANCH WEST (TRACTS 4 AND 5)
 PRELIMINARY PLAT**

DRB Project No. 1004173
 APPLICATION NO. 05DRB-01196

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.

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		32' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON BOTH SIDES*	AVENIDA VISTA VENTANA	AVENIDA VISTA CERROS	AVENIDA VISTA SOL	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON BOTH SIDES*	AVENIDA VISTA SOL	AVENIDA VISTA VENTANA	SOUTH CUL-DE-SAC TERMINUS	/	/	/
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		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON BOTH SIDES*	VIA GERRADA VISTA PARQUE	AVENIDA VISTA VENTANA	VIA GERRADA VISTA PARQUE HAMMERHEAD	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON SOUTH SIDE ONLY*	VIA GERRADA VISTA PARQUE HAMMERHEAD	WEST STUB TERMINUS	EAST STUB TERMINUS	/	/	/

ORIGINAL

SIA
Sequence #

COA DRC
Project #

Size

Type of Improvement

Location

From

To

Private
Inspector

City
Inspector

City Cnst
Engineer

ONSITE PRIVATE ROADWAY IMPROVEMENTS (CONT.)

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* SIDEWALKS TO BE DEFERRED PER DEFERRAL EXHIBIT 'B'.
WAIVER OF SIDEWALK ON SOUTH SIDE OF AVENIDA VISTA VENTANA BETWEEN VENTANA WEST PARKWAY AND AVENIDA VISTA CERROS, EAST SIDE OF CERRADA VISTA CERROS HAMMERHEAD, EAST SIDE OF CERRADA VISTA PARQUE, AND THE NORTH SIDE OF CERRADA VISTA PARQUE HAMMERHEAD

STREET LIGHTS AS PER COA DPM

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ONSITE PUBLIC STORM DRAIN IMPROVEMENTS

18"-24" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	AVENIDA VISTA VENTANA	AVENIDA VISTA CERROS	AVENIDA VISTA SOL
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66" DIA	* RCP W/ NEC. MH'S, LATERALS & INLETS	AVENIDA VISTA VENTANA	VENTANA WEST PARKWAY	EAST BOUNDARY

*THIS ITEM HAS BEEN CONSTRUCTED WITH COA CPN 617683

NOTES: A GRADING AND DRAINAGE CERTIFICATION OF THE APPROVED GRADING PLAN IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTEES.

/	/	/
/	/	/
/	/	/
/	/	/

ORIGINAL

SIA
Sequence #

COA DRC
Project #

Size

Type of Improvement

Location

From

To

Private
Inspector

City
Inspector

City Cnst
Engineer

ONSITE PUBLIC (NMUI) WATERLINE IMPROVEMENTS

6-8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	AVENIDA VISTA VENTANA	VENTANA WEST PARKWAY	AVENIDA VISTA SOL
6-8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	AVENIDA VISTA SOL	AVENIDA VISTA VENTANA	SOUTH CUL-DE-SAC TERMINUS
6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	CERRADA VISTA AVENIDA CERROS HAMMERHEAD	NORTH STUB TERMINUS	AVENIDA VISTA VENTANA
6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	CERRADA VISTA CERROS	CERRADA VISTA AVENIDA CERROS HAMMERHEAD	AVENIDA VISTA VENTANA
6-8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	AVENIDA VISTA CERROS	AVENIDA VISTA VENTANA	SOUTH CUL-DE-SAC TERMINUS
6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	CERRADA VISTA VIA NORTE	CUL-DE-SAC TERMINUS	AVENIDA VISTA CERROS
6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	CERRADA VISTA VIA MESA	CUL-DE-SAC TERMINUS	AVENIDA VISTA CERROS
6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	CERRADA VISTA VIA PARQUE	AVENIDA VISTA VENTANA	CERRADA VISTA VIA PARQUE HAMMERHEAD
6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	CERRADA VISTA VIA PARQUE HAMMERHEAD	WEST STUB TERMINUS	CERRADA VISTA VIA PARQUE
6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	CALLE VISTA ESTE	AVENIDA VISTA CERROS	AVENIDA VISTA SOL
8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	EASEMENT ON LOT 24	NORTH BOUNDARY	AVENIDA VISTA VENTANA

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ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	AVENIDA VISTA VENTANA	VENTANA WEST PARKWAY	AVENIDA VISTA SOL	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	AVENIDA VISTA SOL	AVENIDA VISTA VENTANA	SOUTH CUL-DE-SAC TERMINUS	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	AVENIDA GERRADA VISTA CERROS HAMMERHEAD	NORTH STUB TERMINUS	SOUTH STUB TERMINUS	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	CERRADA VISTA CERROS	AVENIDA GERRADA VISTA CERROS HAMMERHEAD	AVENIDA VISTA VENTANA	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	AVENIDA VISTA CERROS	AVENIDA VISTA VENTANA	SOUTH CUL-DE-SAC TERMINUS	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	VIA CERRADA VISTA NORTE	CUL-DE-SAC TERMINUS	AVENIDA VISTA CERROS	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	VIA CERRADA VISTA MESA	CUL-DE-SAC TERMINUS	AVENIDA VISTA CERROS	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	VIA CERRADA VISTA PARQUE	AVENIDA VISTA VENTANA	VIA GERRADA VISTA PARQUE HAMMERHEAD	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	VIA GERRADA VISTA PARQUE HAMMERHEAD	WEST STUB TERMINUS	EAST STUB TERMINUS	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	EASEMENT ON TRACT B	AVENIDA VISTA SOL	EAST BOUNDARY	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	EASEMENT ON TRACT C	AVENIDA VISTA SOL	KENTWOOD AVENUE (CANTABRIA SUBDIVISION)	/	/	/

- NOTES:
- 1 OFFSITE TRAFFIC MITIGATION IS NOT REQUIRED AND HAS BEEN MET VIA THE APPROVED OFFSITE TRANSPORTATION IMPROVEMENTS CONSTRUCTION AGREEMENT BETWEEN VENTANA WEST LLC AND COA (FOR VENTANA RANCH WEST) DOC #2003138316. SEE CITY LEGAL OR CITY ENGINEER FOR FUTHER DETAILS.
 - 2 PERIMETER WALL ALONG VENTANA RIDGE ROAD PER DRB APPROVED PERIMETER WALL DESIGN
 - 3 VENTANA WEST LLC OFFSITE IMPROVEMENTS CONSTRUCTED VIA PUBLIC IMPROVEMENT DISTRICT PHASE 1 ROADWAY AND STORM DRAIN IMPROVMENTS - COA CPN 617683, SIA RECORD 2005-01-8837 WATER AND SANITARY SEWER IMPROVEMENTS - COA CPN 617684, SIA RECORD _____

ORIGINAL

SCOTT STEFFEN PREPARED BY: PRINT NAME	07/22/05 DATE	<i>[Signature]</i> DRB CHAIR	8/17/05 DATE	Christina Sandoral PARKS & RECREATION DEPARTMENT	8/17/05 DATE
BOHANNAN HUSTON INC. FIRM:		<i>[Signature]</i> TRANSPORTATION DEVELOPMENT	8-17-05 DATE		AMAFCA DATE
<i>[Signature]</i> SIGNATURE	7/22/05 DATE	<i>[Signature]</i> UTILITY DEVELOPMENT	8/17/05 DATE	<i>[Signature]</i> CITY ENGINEER	8/17/05 DATE
MAXIMUM TIME ALLOW TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION		<i>[Signature]</i> NEW MEXICO UTILITIES INC.	8-3-05 DATE		DATE

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER



SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

Supplemental form

S

V

P

L

Supplemental form

ZONING & PLANNING

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

APPEAL / PROTEST of...

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

Z

A

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

APPLICANT INFORMATION:

NAME: SANDIA PROPERTIES LTD. CO.

ADDRESS: 10 TRAMWAY LP NE

CITY: ALBUQUERQUE

STATE NM

ZIP 87111

PHONE: 856-6419

FAX: 856-6335

E-MAIL: _____

Proprietary interest in site: OWNER

AGENT (if any): BOHANNAN HUSTON INC.

ADDRESS: 7500 JEFFERSON NE

CITY: ALBUQUERQUE

STATE NM

ZIP 87109

PHONE: 823-1000

FAX: 798-7988

E-MAIL: _____

DESCRIPTION OF REQUEST: SUBDIVISION DESIGN VARIANCE

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

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

Lot or Tract No. TRACTS 4, 5, & D-2

Block: _____

Unit: _____

Subdiv. / Addn. VENTANA RANCH WEST

Current Zoning: R-LT

Proposed zoning: _____

Zone Atlas page(s): B8

No. of existing lots: 1

No. of proposed lots: 128

Total area of site (acres): 30.6

Density if applicable: dwellings per gross acre: _____

dwellings per net acre: _____

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

Within 1000FT of a landfill? NO

UPC No. 100806546545510140

MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: VENTANA PARKWAY NW

Between: VENTANA RIDGE RD. N W

and IRVING BLVD. NW

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): DRB1004173

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: 5/18/05

SIGNATURE

Scott Steffen

8/4/05

DATE 8/4/2005

(Print) SCOTT STEFFEN

Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 10/03

INTERNAL ROUTING

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

Application case numbers

05 DRB - 01281

Action

SDV
CMF

S.F.

X

Fees

\$ 0

\$ 20.00

\$

\$

\$

\$

Total \$ 20.00

Hearing date 08/17/05

Sander Handley 08/08/05
Planner signature / date

Project # 1004173

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.

SCOTT J. STEFFEN
Applicant name (print)
Scott J. Steffen 8/4/05
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- _____ -01281
_____- _____ -_____
_____- _____ -_____

Sandy Handley 08/08/05
Planner signature / date
Project # 1004173

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

August 4, 2005

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

Re: Design Standards Variance Request, Ventana Vista Subdivision - DRB#1004173

Dear Sheran:

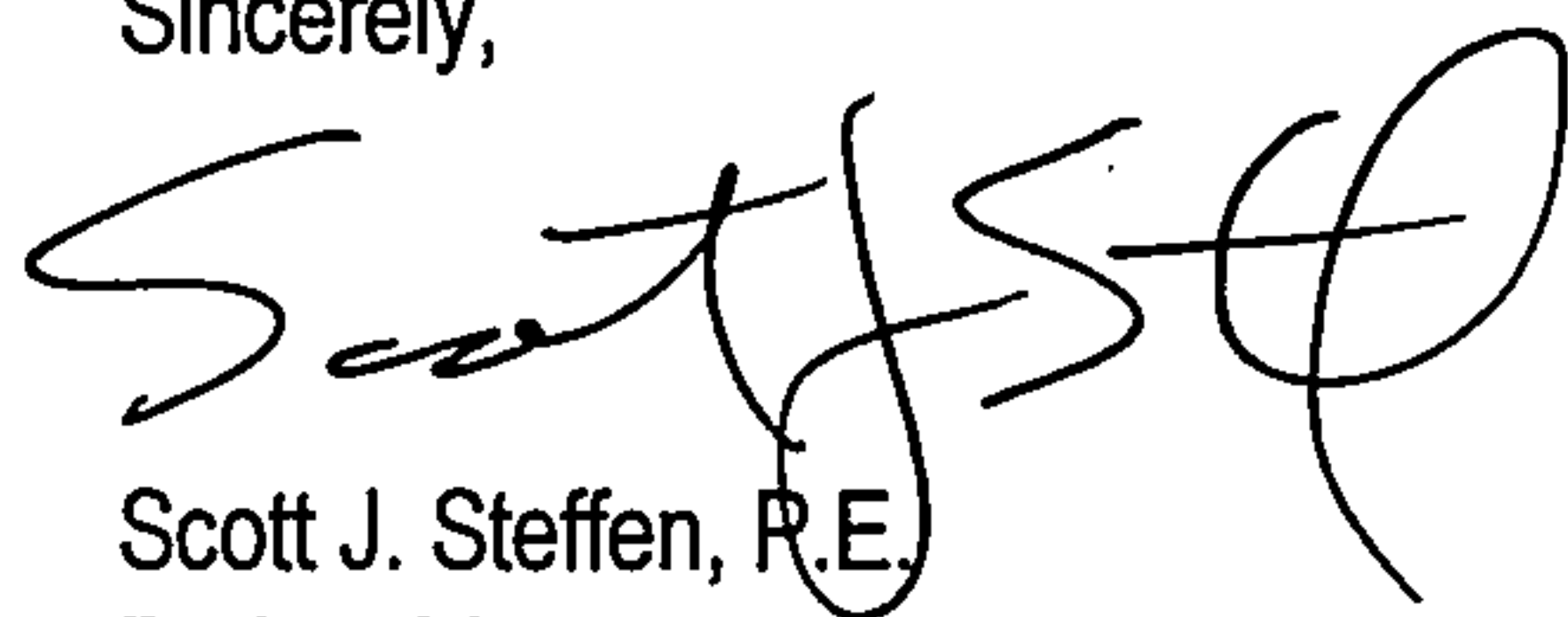
The Ventana Vista Subdivision has been submitted to the Development Review Board (DRB) for preliminary plat review and approval. After reviewing the proposed street layout with Transportation Development, a design standards variance request is being submitted for the Ventana Vista Subdivision as described in Exhibit "D".

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

- Application for Development Review
- Six (6) copies of the Reason/Location of Request for Design Standards Variance (Exhibit "D")

Please place this item on the August 17, 2005 DRB Agenda to be heard concurrently with the preliminary plat application. If you have any questions or require further information, please call me at 823-1000.

Sincerely,



Scott J. Steffen, P.E.
Project Manager
Community Development and Planning Group

cc: Kurt Browning, Sandia Properties
Russ Grayson, Pulte Homes

Enclosures

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

PAID RECEIPT

APPLICANT NAME SANDIA PROPERTIES LTR. CO.
AGENT BOHANNAN HUSTON INC.
ADDRESS 7500 JEFFERSON NE
PROJECT & APP # 1004173/05DRB01281
PROJECT NAME VENTANA VISTA SUBDIVISION

\$ 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.

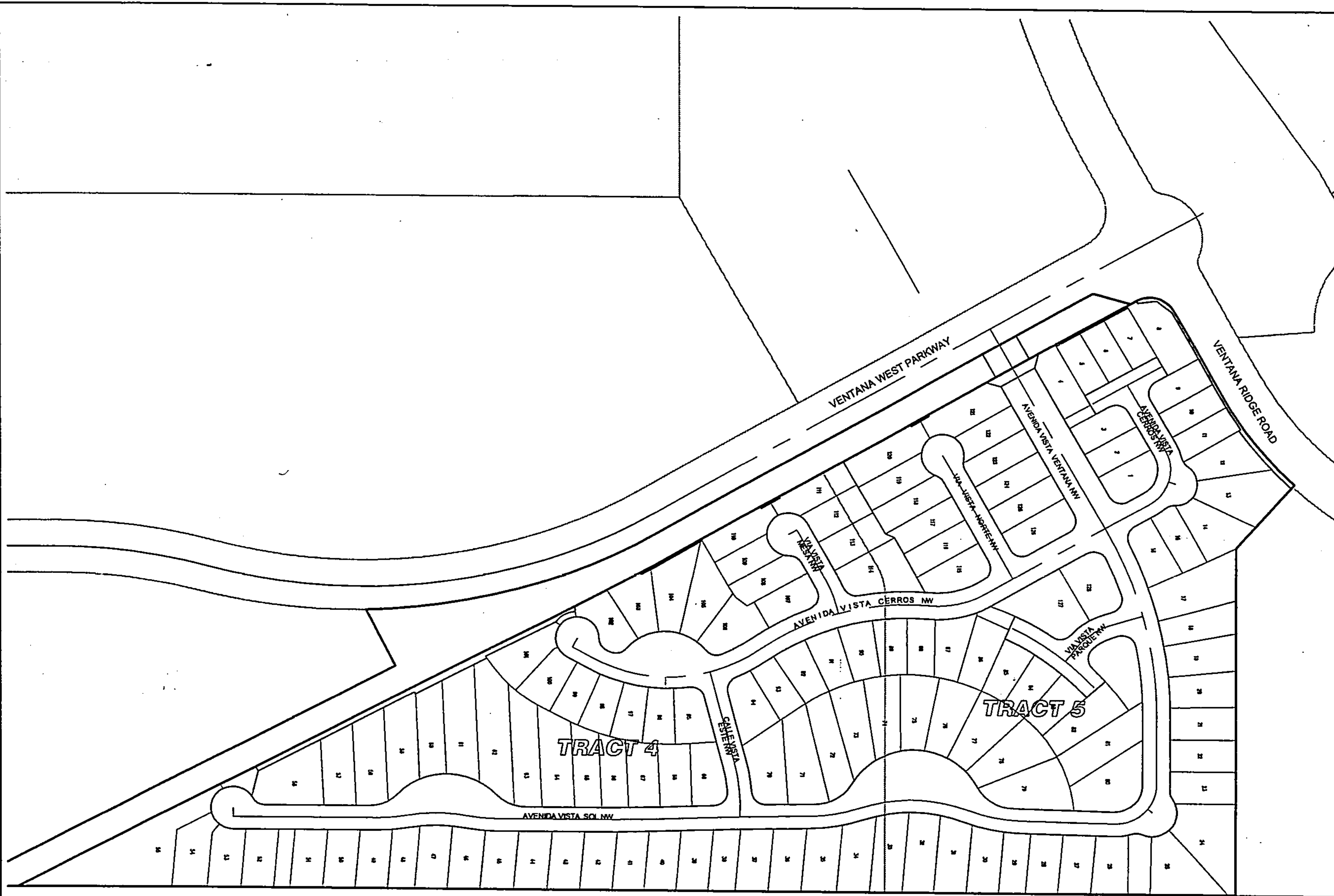
DUPLICATE
City Of Albuquerque
Treasury Division

Counterreceipt.doc 6/21/04

8/8/2005 4:13PM LOC: ANNX
RECEIPT# 00047486 WSH 007 TRANSH 0031
Account 441032 Fund 0110
Activity 3424000 TRSLJS
Trans Amt \$40.00
J24 Misc

\$20.00
CA \$40.00
CHANGE \$0.00

Thank You



NOT TO SCALE

A DESIGN STANDARDS VARIANCE IS REQUESTED FOR THE LOCAL STREET BLOCK LENGTH DESIGN CRITERIA, 600 FEET, (CHAPTER 23, SECTION 5, SUBSECTION F), AND THE MAXIMUM CUL-DE-SAC LENGTH CRITERIA, 700 FEET, (CHAPTER 23, SECTION 5, SUBSECTION D) AS IT RELATES TO THOSE REACHES OF AVENIDA VISTA SOL DESCRIBED BELOW. THE GEOMETRY OF THE UNDERLYING PARCELS (TRACTS 4 AND 5, VENTANA WEST) LIMITS THE LAYOUT POSSIBILITIES OF THE VENTANA VISTA SUBDIVISION. CALLE VISTA ESTE WAS MOVED AS FAR SOUTH AS PRACTICAL TO BALANCE THE BLOCK LENGTH BETWEEN AVENIDA VENTANA VISTA AND CALLE VISTA ESTE AND THE LENGTH OF THE CUL-DE-SAC SOUTH OF CALLE VISTA ESTE.

THE BLOCK LENGTH FOR AVENIDA VISTA SOL BETWEEN AVENIDA VISTA VENTANA AND CALLE VISTA ESTE IS APPROXIMATELY 780 FEET. THE VARIANCE REQUEST IS REASONABLE DUE TO THE PRESENCE OF THE ONE-WAY BULB IN THIS BLOCK, WHICH BREAKS UP THE BLOCK LENGTH AND ACTS AS A TRAFFIC CALMING DEVICE. IN ADDITION, THE STREET IS NOT A THROUGH STREET TO OTHER PARTS OF THE SUBDIVISION, SERVING ONLY 54 LOTS. THIS WILL LIMIT TRAFFIC VOLUMES IN THIS REACH.

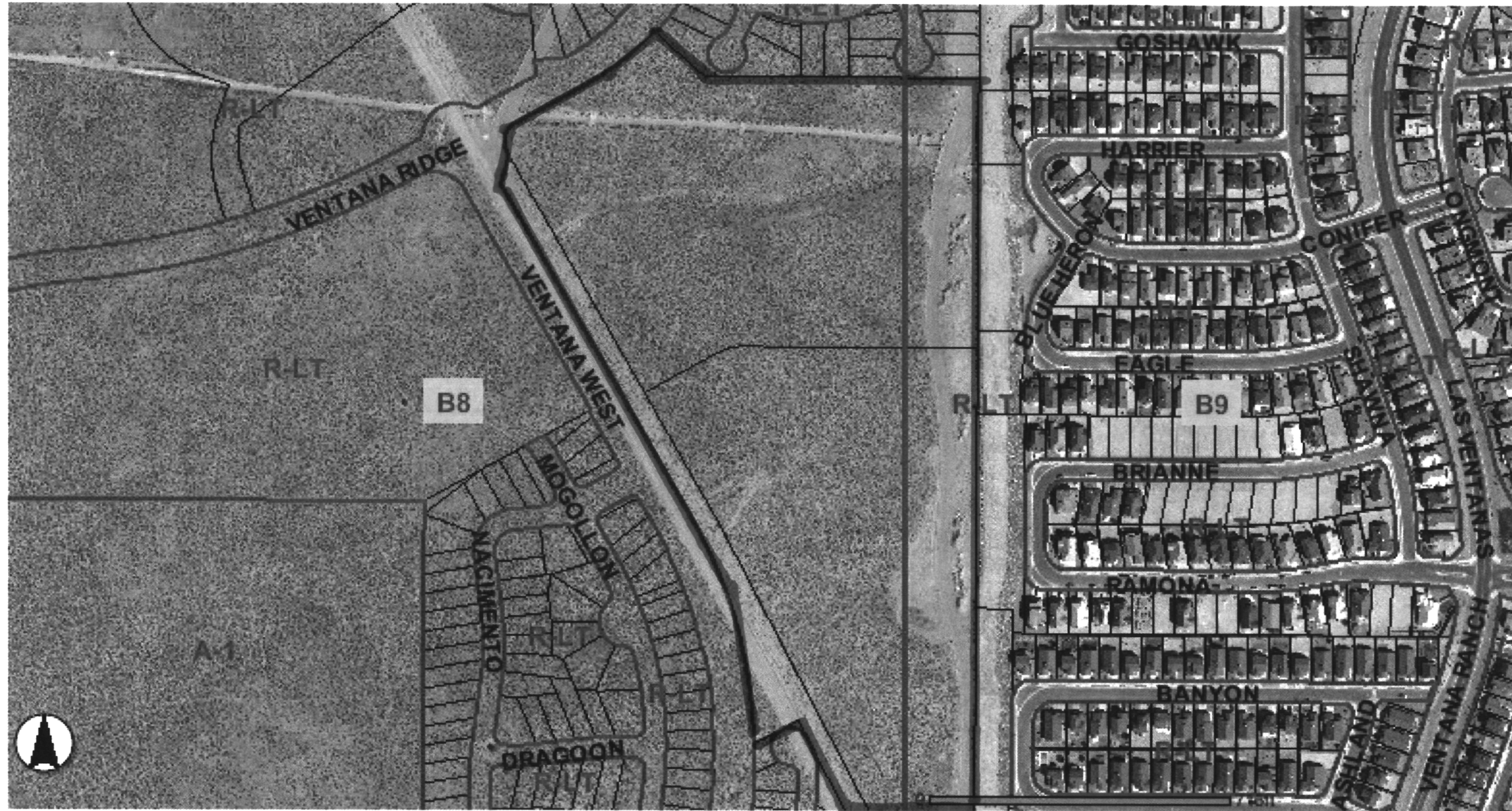
THE CUL-DE-SAC LENGTH FOR AVENIDA VISTA SOL IS APPROXIMATELY 950 FEET. THE VARIANCE REQUEST IS REASONABLE DUE TO THE PRESENCE OF THE ONE-WAY BULB IN THE CUL-DE-SAC, WHICH BREAKS UP THE CUL-DE-SAC LENGTH, PROVIDING A TURN AROUND 600 FEET FROM THE CALLE VISTA ESTE INTERSECTION. IN ADDITION, THE CUL-DE-SAC SERVES 32 LOTS, BELOW THE MAXIMUM OF 50 LOTS.

EXHIBIT "D"
VENTANA VISTA SUBDIVISION
SUBDIVISION DESIGN STANDARDS
VARIANCE EXHIBIT
AUGUST, 2005

EXHIBIT D
 Date ~~8/17/05~~ 8/17/05

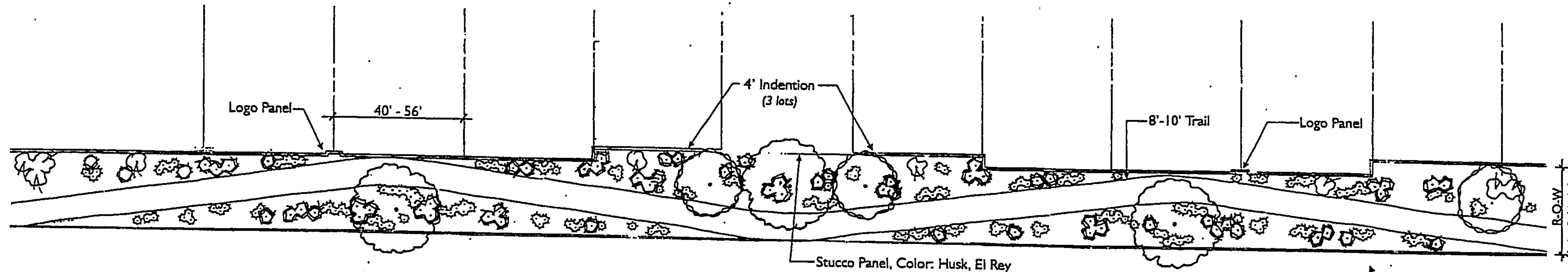
Bohannon & Huston
 inc.
 Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
 ENGINEERING & SPATIAL DATA & ADVANCED TECHNOLOGIES

P:\060091\cdp\general\Exhibits\060091_Variance.dwg
 Aug 04, 2005 - 7:33am



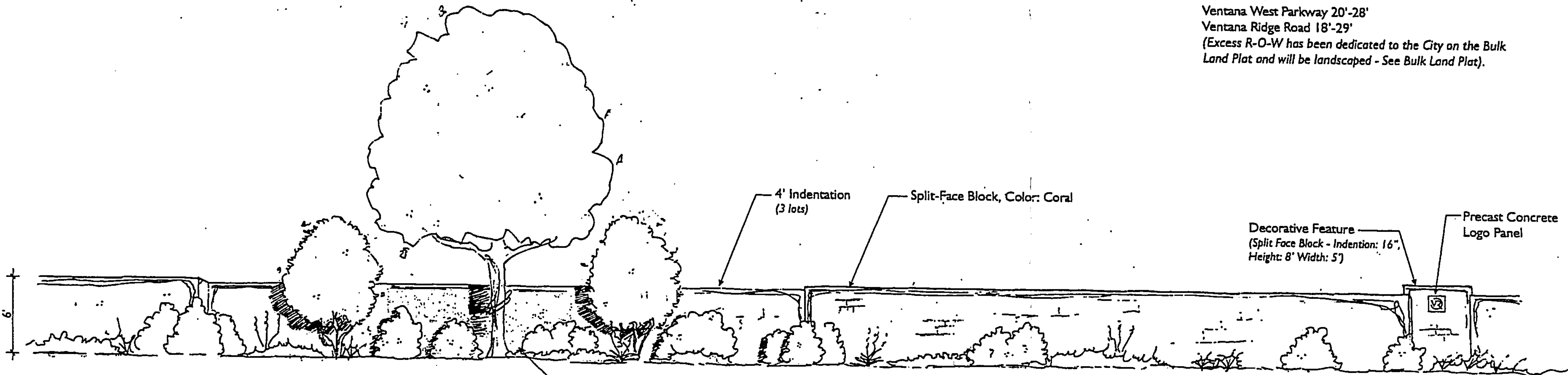
PERIMETER WALL DESIGN

DRAFT



PLAN VIEW
Scale: 1" = 20'

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



ELEVATION

LAYOUT - 3 LOTS/3 LOTS

PLANT PALETTE

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

- | | | |
|---|--|--|
| <p>Shade Trees
Ash species (M+)
Honey Locust (M+)
Sycamore (M+)</p> <p>Evergreen Trees
Austrian Pine (M)
Curleaf Mountain Mahogany (L+)</p> <p>Ornamental Trees
Chitalpa (M)
Desert Willow (L+)
Flowering Pear (M+)
Goldenrain Tree (M)
New Mexico Olive (M)
Purpleleaf Plum (M)
Redbud (M)
Vitex (M)
Washington Hawthorn (M+)</p> <p>Shrubs and Grasses
Apache Plume (L)
Arp Rosemary (L+)
Autumn Sage (M)</p> | <p>Barberry (M)
Blue Mist (M)
Dwarf Butterfly Bush (M)
Chamisa (L)
Cotoneaster (M)
Heavenly Bamboo (M+)
Honeysuckle (M)
India Hawthorn (M)
Santolina (L)
Lena's Broom (M)
Maiden Grass (M+)
Mahonia (M)
Potentilla (M+)
Powis Castle Sage (L+)
Red Tip Photinia (M+)
Red Yucca (L)
Regal Mist Grass (M)
Russian Sage (L)
Scotch Broom (M)
Silverberry (M)
Threadgrass (L+)
Three Leaf Sumac (L+)</p> | <p>Vines
Lady Banks Rose (M)
Boston Ivy (M)
Honeysuckle (M)
Trumpet Vine (M)
Virginia Creeper (M)</p> <p>Groundcovers
Wildflowers (M)
Creeping Rosemary (L+)</p> |
|---|--|--|

NOTES

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

PROJECT #

VENTANA RANCH WEST

Prepared For:

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

August 30, 2004

Prepared By:

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



ORIGINAL

Figure 12
INFRASTRUCTURE LIST

EXHIBIT "A"
TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST
**VENTANA VISTA SUBDIVISION AT VENTANA RANCH WEST (TRACTS 4 AND 5)
PRELIMINARY PLAT**

Date Submitted: July 22, 2005

Date Site Plan Approved: _____

Date Preliminary Plat Approved: _____

Date Preliminary Plat Expires: _____

DRB Project No. 1004173

APPLICATION NO. _____

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
ONSITE PRIVATE ROADWAY IMPROVEMENTS									
		54' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON NORTH SIDE ONLY*	AVENIDA VISTA VENTANA	VENTANA WEST PARKWAY	AVENIDA VISTA CERROS	/	/	/
		32' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON BOTH SIDES*	AVENIDA VISTA VENTANA	AVENIDA VISTA CERROS	AVENIDA VISTA SOL	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON BOTH SIDES*	AVENIDA VISTA SOL	AVENIDA VISTA VENTANA	SOUTH CUL-DE-SAC TERMINUS	/	/	/
		26' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON WEST SIDE ONLY*	CERRADA VISTA CERROS HAMMERHEAD	NORTH STUB TERMINUS	SOUTH STUB TERMINUS	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON BOTH SIDES*	CERRADA VISTA CERROS	CERRADA VISTA CERROS HAMMERHEAD	AVENIDA VISTA VENTANA	/	/	/
		32' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON BOTH SIDES*	AVENIDA VISTA CERROS	AVENIDA VISTA VENTANA	CALLE VISTA ESTE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON BOTH SIDES*	AVENIDA VISTA CERROS	CALLE VISTA ESTE	SOUTH CUL-DE-SAC TERMINUS	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON BOTH SIDES*	CERRADA VISTA PARQUE	AVENIDA VISTA VENTANA	CERRADA VISTA PARQUE HAMMERHEAD	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON SOUTH SIDE ONLY*	CERRADA VISTA PARQUE HAMMERHEAD	WEST STUB TERMINUS	EAST STUB TERMINUS	/	/	/

SIA
Sequence #

COA DRC
Project #

Size

Type of Improvement

Location

From

To

Private
Inspector

City
Inspector

City Cnst
Engineer

ONSITE PRIVATE ROADWAY IMPROVEMENTS (CONT.)

28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON BOTH SIDES*	CERRADA VISTA MESA	CUL-DE-SAC TERMINUS	AVENIDA VISTA CERROS
28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON BOTH SIDES*	CERRADA VISTA NORTE	CUL-DE-SAC TERMINUS	AVENIDA VISTA CERROS
26' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON BOTH SIDES*	CALLE VISTA ESTE	AVENIDA VISTA CERROS	AVENIDA VISTA SOL

* SIDEWALKS TO BE DEFERRED PER DEFERRAL EXHIBIT 'B'.
 WAIVER OF SIDEWALK ON SOUTH SIDE OF AVENIDA VISTA VENTANA BETWEEN VENTANA WEST PARKWAY AND AVENIDA VISTA CERROS, EAST SIDE OF CERRADA VISTA CERROS HAMMERHEAD, EAST SIDE OF CERRADA VISTA PARQUE, AND THE NORTH SIDE OF CERRADA VISTA PARQUE HAMMERHEAD

STREET LIGHTS AS PER COA DPM

/	/	/
/	/	/
/	/	/
/	/	/

ONSITE PUBLIC STORM DRAIN IMPROVEMENTS

18"-24" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	AVENIDA VISTA VENTANA	AVENIDA VISTA CERROS	AVENIDA VISTA SOL
18-36" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	AVENIDA VISTA SOL	AVENIDA VISTA VENTANA	LOT 32/31
18"-24" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	PUBLIC EASEMENT ON TRACT C	AVENIDA VISTA SOL	EAST BOUNDARY
66" DIA	* RCP W/ NEC. MH'S, LATERALS & INLETS	AVENIDA VISTA VENTANA	VENTANA WEST PARKWAY	EAST BOUNDARY

*THIS ITEM HAS BEEN CONSTRUCTED WITH COA CPN 617683

NOTES: A GRADING AND DRAINAGE CERTIFICATION OF THE APPROVED GRADING PLAN IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTEES.

/	/	/
/	/	/
/	/	/
/	/	/

SIA
Sequence #

COA DRC
Project #

Size

Type of Improvement

Location

From

To

Private
Inspector

City
Inspector

City Cnst
Engineer

ONSITE PUBLIC (NMUI) WATERLINE IMPROVEMENTS

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		6-8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	AVENIDA VISTA VENTANA	VENTANA WEST PARKWAY	AVENIDA VISTA SOL	/	/	/
		6-8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	AVENIDA VISTA SOL	AVENIDA VISTA VENTANA	SOUTH CUL-DE-SAC TERMINUS	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	CERRADA VISTA CERROS HAMMERHEAD	NORTH STUB TERMINUS	AVENIDA VISTA VENTANA	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	CERRADA VISTA CERROS	CERRADA VISTA CERROS HAMMERHEAD	AVENIDA VISTA VENTANA	/	/	/
		6-8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	AVENIDA VISTA CERROS	AVENIDA VISTA VENTANA	SOUTH CUL-DE-SAC TERMINUS	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	CERRADA VISTA NORTE	CUL-DE-SAC TERMINUS	AVENIDA VISTA CERROS	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	CERRADA VISTA MESA	CUL-DE-SAC TERMINUS	AVENIDA VISTA CERROS	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	CERRADA VISTA PARQUE	AVENIDA VISTA VENTANA	CERRADA VISTA PARQUE HAMMERHEAD	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	CERRADA VISTA PARQUE HAMMERHEAD	WEST STUB TERMINUS	CERRADA VISTA PARQUE	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	CALLE VISTA ESTE	AVENIDA VISTA CERROS	AVENIDA VISTA SOL	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	EASEMENT ON LOT 24	NORTH BOUNDARY	AVENIDA VISTA VENTANA	/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
ONSITE PUBLIC (NMU) SANITARY SEWER IMPROVEMENTS									
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	AVENIDA VISTA VENTANA	VENTANA WEST PARKWAY	AVENIDA VISTA SOL	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	AVENIDA VISTA SOL	AVENIDA VISTA VENTANA	SOUTH CUL-DE-SAC TERMINUS	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	CERRADA VISTA CERROS HAMMERHEAD	NORTH STUB TERMINUS	SOUTH STUB TERMINUS	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	CERRADA VISTA CERROS	CERRADA VISTA CERROS HAMMERHEAD	AVENIDA VISTA VENTANA	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	AVENIDA VISTA CERROS	AVENIDA VISTA VENTANA	SOUTH CUL-DE-SAC TERMINUS	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	CERRADA VISTA NORTE	CUL-DE-SAC TERMINUS	AVENIDA VISTA CERROS	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	CERRADA VISTA MESA	CUL-DE-SAC TERMINUS	AVENIDA VISTA CERROS	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	CERRADA VISTA PARQUE	AVENIDA VISTA VENTANA	CERRADA VISTA PARQUE HAMMERHEAD	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	CERRADA VISTA PARQUE HAMMERHEAD	WEST STUB TERMINUS	EAST STUB TERMINUS	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	EASEMENT ON TRACT B	AVENIDA VISTA SOL	EAST BOUNDARY	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	EASEMENT ON TRACT C	AVENIDA VISTA SOL	KENTWOOD AVENUE (CANTABRIA SUBDIVISION)	/	/	/

- NOTES:
- 1 OFFSITE TRAFFIC MITIGATION IS NOT REQUIRED AND HAS BEEN MET VIA THE APPROVED OFFSITE TRANSPORTATION IMPROVEMENTS CONSTRUCTION AGREEMENT BETWEEN VENTANA WEST LLC AND COA (FOR VENTANA RANCH WEST) DOC #2003138316. SEE CITY LEGAL OR CITY ENGINEER FOR FUTHER DETAILS.
 - 2 PERIMETER WALL ALONG VENTANA RIDGE ROAD PER DRB APPROVED PERIMETER WALL DESIGN
 - 3 VENTANA WEST LLC OFFSITE IMPROVEMENTS CONSTRUCTED VIA PUBLIC IMPROVEMENT DISTRICT PHASE 1 ROADWAY AND STORM DRAIN IMPROVMENTS - COA CPN 617683, SIA RECORD _____
WATER AND SANITARY SEWER IMPROVEMENTS - COA CPN 617684, SIA RECORD _____

SCOTT STEFFEN 07/22/05
 PREPARED BY: PRINT NAME DATE DRB CHAIR DATE PARKS & RECREATION DEPARTMENT DATE

BOHANNAN HUSTON INC.
 FIRM: TRANSPORTATION DEVELOPMENT DATE AMAFCA DATE

Scott Steffen 7/22/05
 SIGNATURE DATE UTILITY DEVELOPMENT DATE CITY ENGINEER DATE

MAXIMUM TIME ALLOW TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION
 NEW MEXICO UTILITIES INC. DATE DATE



DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER



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

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

APPLICANT INFORMATION:

NAME: SANDIA PROPERTIES LTD. CO.
 ADDRESS: 10 TRAMWAY LP NE
 CITY: ALBUQUERQUE STATE NM ZIP 87111
 Proprietary interest in site: OWNER
 AGENT (if any): BOHANNAN HUSTON INC.
 ADDRESS: 7500 JEFFERSON NE
 CITY: ALBUQUERQUE STATE NM ZIP 87109

PHONE: 856-6419
 FAX: 856-6335
 E-MAIL: _____
 PHONE: 823-1000
 FAX: 798-7988
 E-MAIL: _____

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

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

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

Lot or Tract No. TRACTS 4, 5, & D-2 Block: _____ Unit: _____
 Subdiv. / Addn. VENTANA RANCH WEST
 Current Zoning: R-LT Proposed zoning: _____
 Zone Atlas page(s): B8 No. of existing lots: 1 No. of proposed lots: 128
 Total area of site (acres): 30.6 Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____
 Within city limits? Yes. No , but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? NO
 UPC No. 100806546545510140 MRGCD Map No. _____

*TBK
Ventana Vista @
Ventana Ranch West*

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

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.): DRB1004173

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: 5/18/05

SIGNATURE Scott Steffen DATE 7/22/05
 (Print) SCOTT STEFFEN Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 10/03

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>05DRB - - 01192</u>	<u>VPE</u>	<u>(V)</u>	\$ <u>90.00</u>
<input checked="" type="checkbox"/> All fees have been collected	<u>- - -</u>	<u>-</u>	<u>QMT</u>	\$ <u>20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	<u>05DRB - - 01196</u>	<u>✓</u>	<u>PP</u>	\$ <u>3435.00</u>
<input checked="" type="checkbox"/> AGIS copy has been sent	<u>05DRB - - 01199</u>	<u>✓</u>	<u>SW</u>	\$ <u>0.60</u>
<input checked="" type="checkbox"/> Case history #s are listed	<u>05DRB - - 01200</u>	<u>IDS</u>	<u>✓</u>	\$ <u>0.00</u>
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	Hearing date <u>08/17/2005</u>			Total <u>75.00</u>
<input checked="" type="checkbox"/> F.H.D.P. density bonus				\$ <u>3620.00</u>
<input checked="" type="checkbox"/> F.H.D.P. fee rebate				

N/A
Vi Sins 07/22/05
 Planner signature / date

Project # 1004173

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.

Scott Steffen

 Applicant name (print)
 Scott Steffen
 Applicant signature / date
 7/22/05



Form revised 4/03, 10/03 and JUNE 2005

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

Application case numbers
 05DRB - 0192
 05DRB - 0199
 05DRB - 01260

 Planner signature / date
 Tim Sims 07/22/05
 Project # 1004173

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)
 - 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
 - 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.**

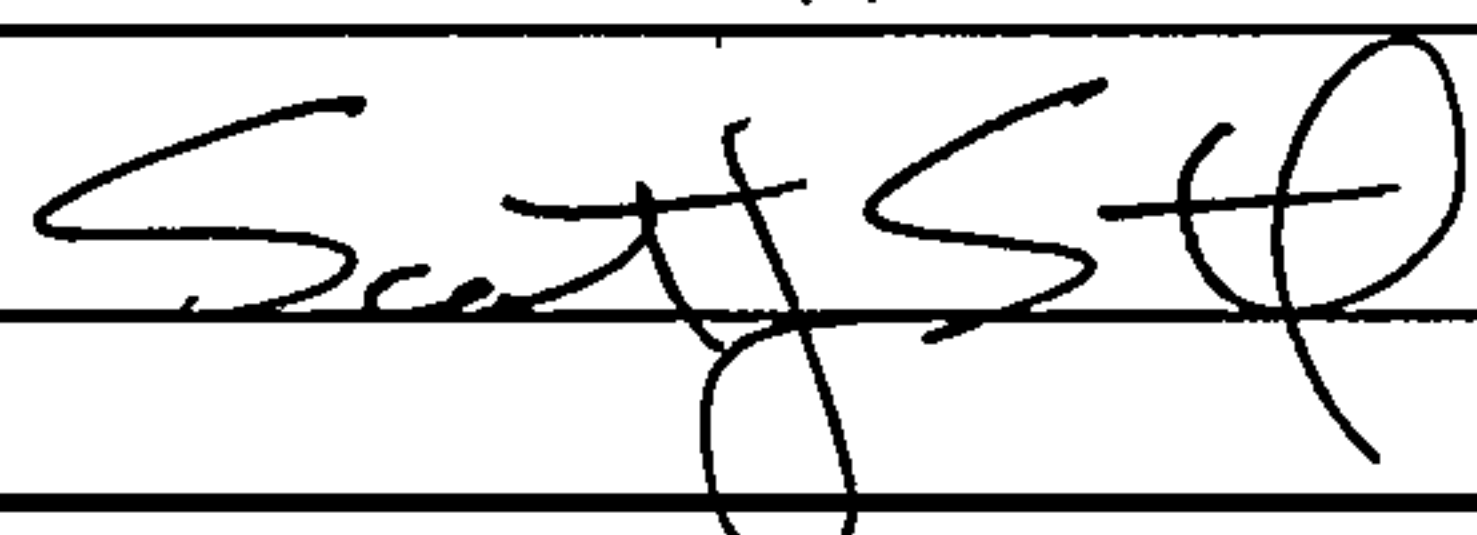
MAJOR SUBDIVISION EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT (Temporary sidewalk deferral uses FORM-V)

- 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.

Scott Steffen

 Applicant name (print)



 Applicant signature / date
 7/22/05



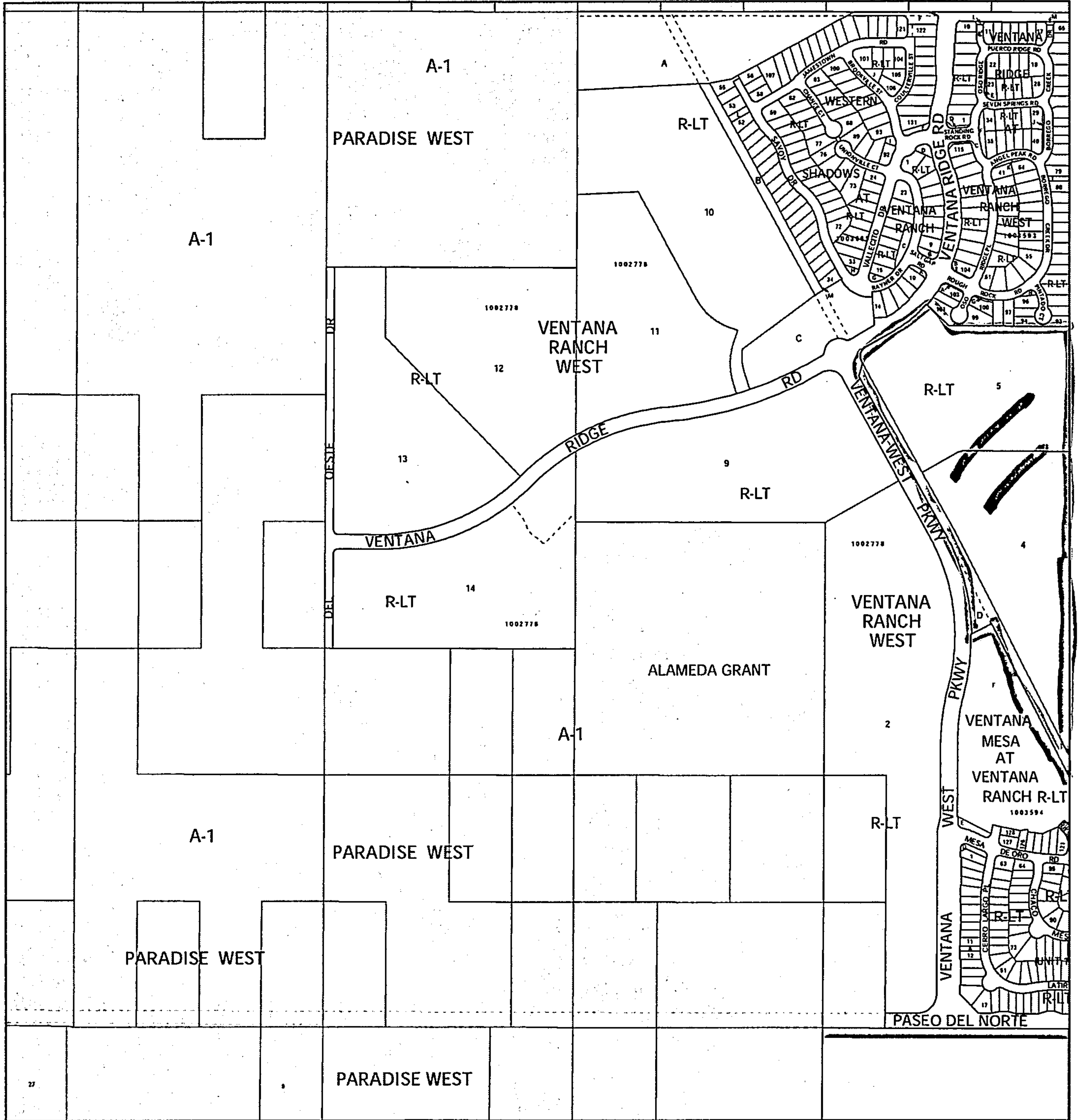
Form revised 11/04 and JUNE 05

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

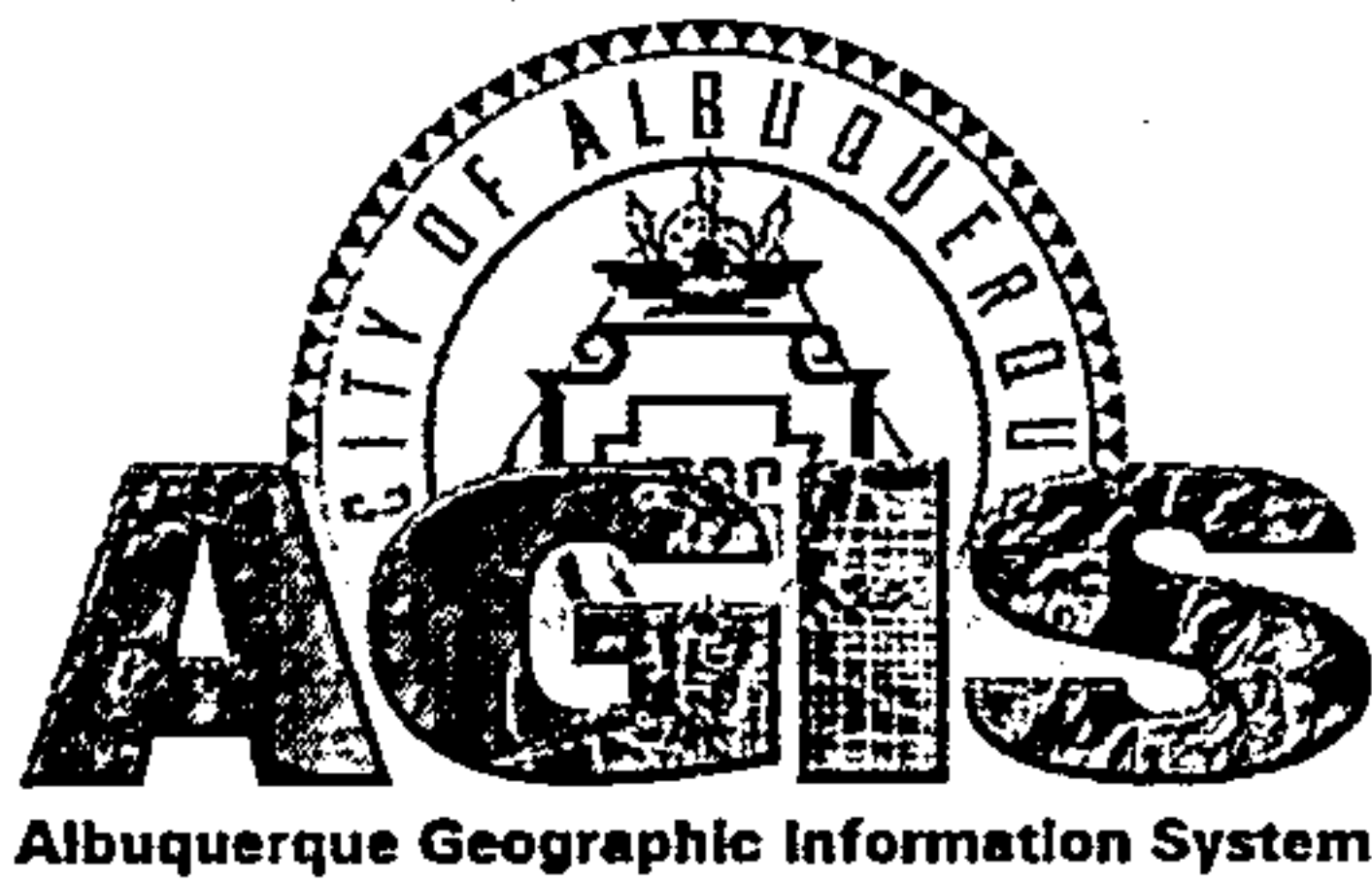
Application case numbers
 _____ - _____ - 01196
 _____ - _____ - _____
 _____ - _____ - _____

 07/22/05

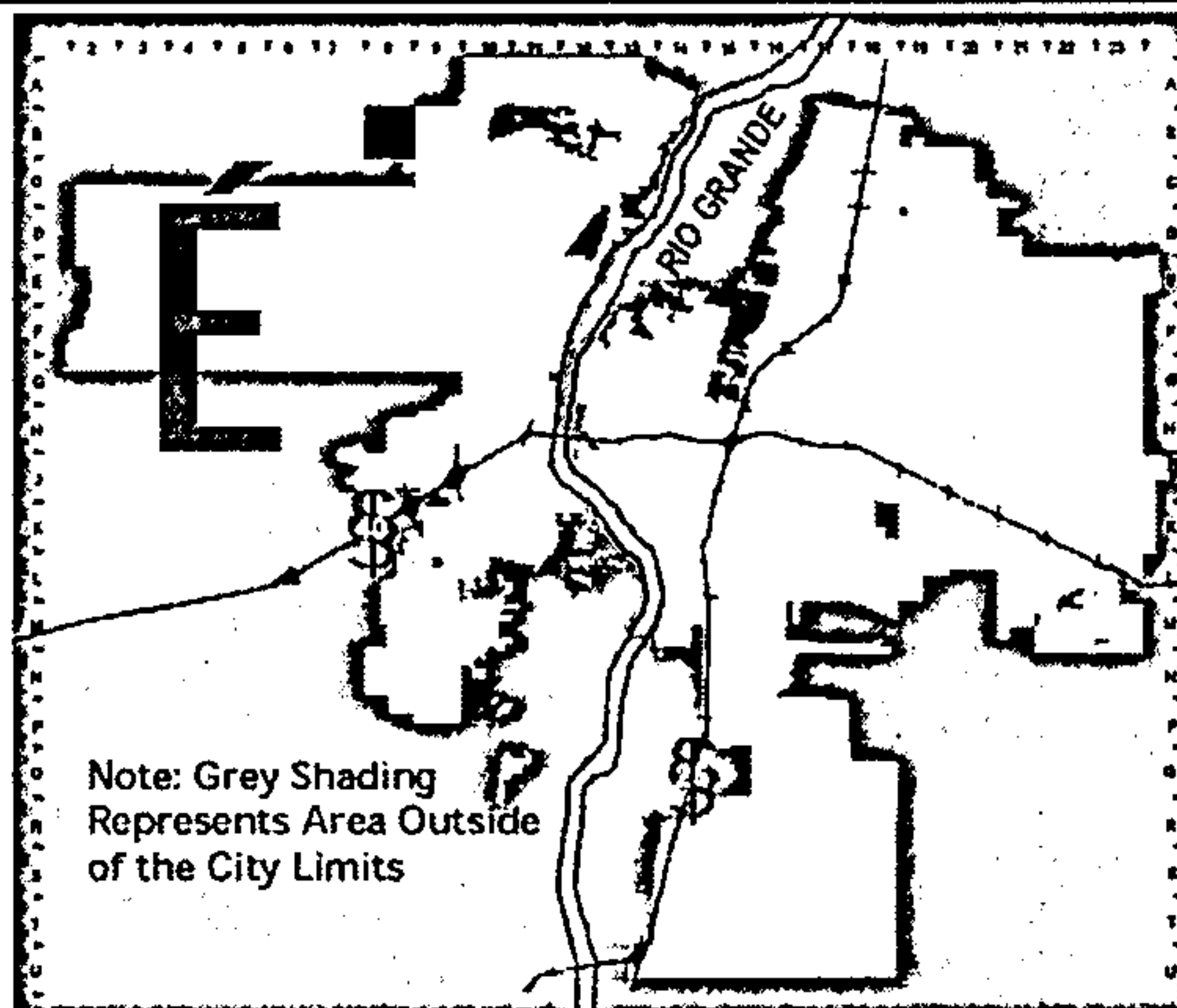
 Planner signature / date
 Project # 1004173



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



Map amended through: Apr 22, 2005

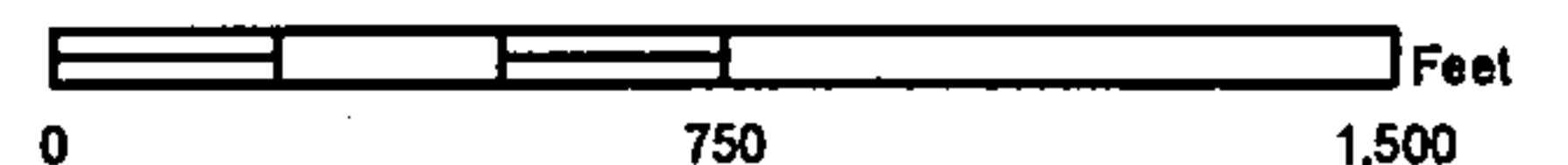


Zone Atlas Page:

B-8-Z

Selected Symbols

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



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7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

July 20, 2005

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

Re: Preliminary Plat, Sidewalk Deferral and Waiver, and Vacation of Public Easements
Ventana Vista Subdivision (Tracts 4, 5, & D-2 Ventana Ranch West) - DRB#1004173

Dear Sheran:

The above referenced project is being submitted to the Development Review Board (DRB) for preliminary plat review and approval. The project site is approximately 30.6 acres on in Ventana Ranch West at the southeast corner of Ventana West Parkway and Ventana Ridge Road. In addition to the Preliminary Plat approval, we are requesting waiver and deferral of sidewalk (Exhibit B), and vacation of public easements (Exhibit C).

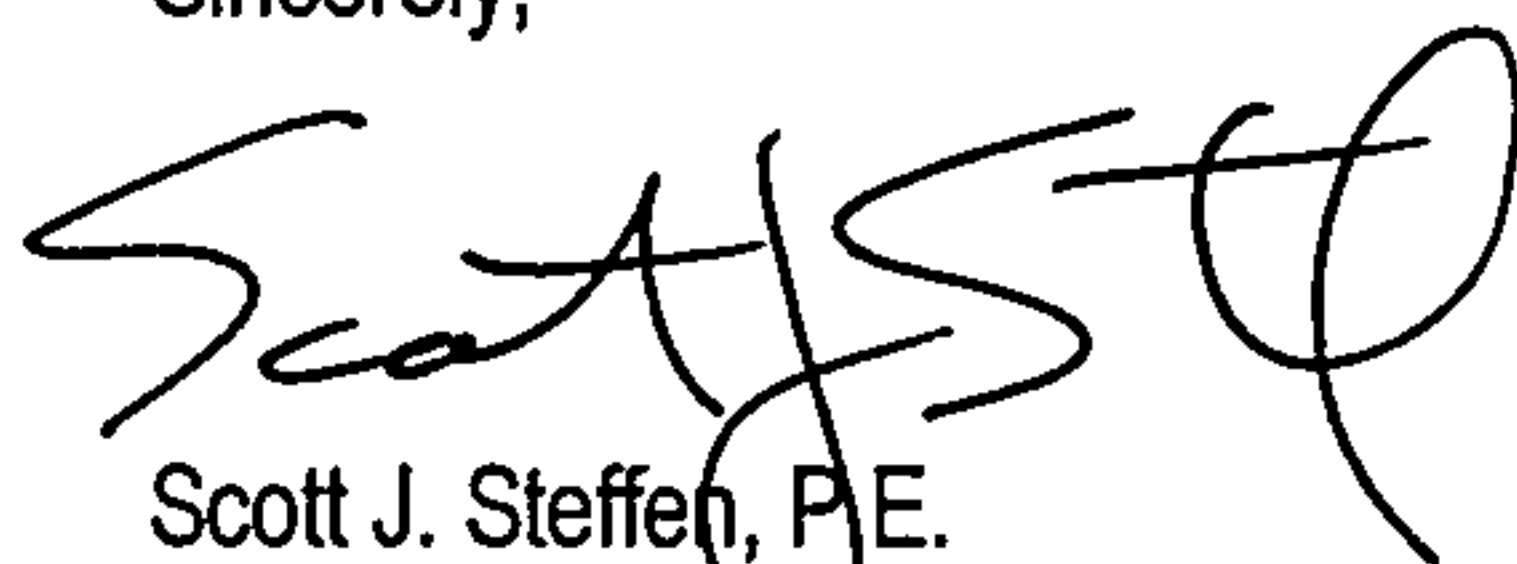
The proposed subdivision consists of 128 single-family residential lots, with a minimum dimension of 50 feet wide by 105 feet deep. Access to the site will be from Ventana West Parkway. The subdivision is planned to be a gated community, with private streets. Water and sanitary sewer service will be provided by New Mexico Utilities. A grading drainage plan has been submitted to Hydrology Development for their review and approval.

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

- Applications for Development Review
- Twenty-four (24) copies of each of the Preliminary Plat and Grading Plan
- One (1) copy of the Infrastructure List (Exhibit "A")
- Six (6) copies of the Reason/Location of Request for Sidewalk Deferral, Design Variance and Waiver(Exhibit"B")
- Twenty-four (24) copies of the Reason/Location of Request for easement vacation (Exhibit "C")
- Letter from the Office of Neighborhood Coordination
- Forms DRWS and TIS
- Fee in the amount of \$ 4950.00
- Design elevations & cross sections of perimeter walls

Please place this item on the DRB Agenda to be heard on August 17, 2005. If you have any questions or require further information, please call me at 823-1000.

Sincerely,



Scott J. Steffen, P.E.
Project Manager
Community Development and Planning Group

cc: Kurt Browning, Sandia Properties
Russ Grayson, Pulte Homes

Enclosures

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) / AIR QUALITY IMPACT ASSESSMENT (AQIA) FORM

APPLICANT: Sandia Properties DATE OF REQUEST: 7-22-05 ZONE ATLAS PAGE(S): B8

CURRENT: ZONING R-LT

LEGAL DESCRIPTION: Ventana Ranch West

PARCEL SIZE (AC/SQ. FT.) 30.6

LOT OR TRACT # 4540-2 BLOCK # _____

SUBDIVISION NAME Ventana Vista

REQUESTED CITY ACTION(S):

- | | | | |
|----------------|---------------------|-------------------------|---------------------|
| ANNEXATION [] | SECTOR PLAN [] | SITE DEVELOPMENT PLAN: | |
| COMP. PLAN [] | ZONE CHANGE [] | A) SUBDIVISION [] | BUILDING PERMIT [] |
| AMENDMENT [] | CONDITIONAL USE [] | B) BUILD'G PURPOSES [] | ACCESS PERMIT [] |
| | | C) AMENDMENT [] | OTHER [] |

PROPOSED DEVELOPMENT:

GENERAL DESCRIPTION OF ACTION: ¹

- | | |
|--|--------------------------------|
| NO CONSTRUCTION/DEVELOPMENT [] | # OF UNITS: <u>108</u> |
| NEW CONSTRUCTION <input checked="" type="checkbox"/> | BUILDING SIZE: _____ (sq. ft.) |
| EXPANSION OF EXISTING DEVELOPMENT [] | |

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

APPLICANT OR REPRESENTATIVE: Stephanie Shotton DATE: 7-22-05
(TO BE SIGNED UPON COMPLETION OF PROCESSING BY TRAFFIC ENGINEER AND ENVIRONMENTAL HEALTH)

Planning Department, Development & Building Services Division, Transportation Development Section -
2ND Floor West, 600 2ND St. NW, Plaza del Sol Building, City, 87102, phone 924-3994

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

THRESHOLDS MET? YES [] NO MITIGATING REASONS FOR NOT REQUIRING TIS: PREVIOUSLY STUDIED:

Notes: PART of VENTANA RANCH WEST

If a TIS is required: a scoping meeting (as outlined in the development process manual) must be held to define the level of analysis needed and the parameters of the study. **Any subsequent changes to the development proposal identified above may require an update or new TIS.**

[Signature]
TRAFFIC ENGINEER

7-22-05
DATE

Air Quality Impact Analysis (AQIA) May Be Required:

Section 14-16-3-14 of the COA Comprehensive Zoning Code contains threshold requirements for air quality studies. Criteria and thresholds contained in the Zoning Code specify which land use or plan actions will require preparation of an AQIA. Please refer to this section in order to determine if your proposal merits study for air quality impacts. An AQIA is not required, if a TIS is not required by the City or an associated TIS shows all signalized intersections functioning at Level of Service (LOS) C or better. An AQIA will only be required for a Sector Development Plan or Sector Development Plan Amendment if it meets AQIA thresholds in the Zoning Code.

AIR QUALITY IMPACT ANALYSIS (AQIA) REQUIRED: YES [] NO []

Contact an Air Quality Planner at 768-2660 to insure that input is received from the Air Quality Division during the scoping of the companion TIS. **Any subsequent changes to the development proposal identified above may require an update or new AQIA.**

APPLICANT _____

DATE _____

Required TIS and/or AQIA 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 _____

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

July 20, 2005

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

RE: Preliminary plat approval, Sidewalk waiver and deferral and Vacation of public easements
Tracts 4, 5, & D-2 at Ventana Ranch West

Dear Ms. Horton:

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

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

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

Sincerely,

for Stephanie Stratton

Scott Steffen, P.E.,
Project Engineer
Community Development and Planning Group

SS
Enclosure

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

July 20, 2005

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

RE: Preliminary plat approval, Sidewalk waiver and deferral and Vacation of public easements
Tracts 4, 5, & D-2 at Ventana Ranch West

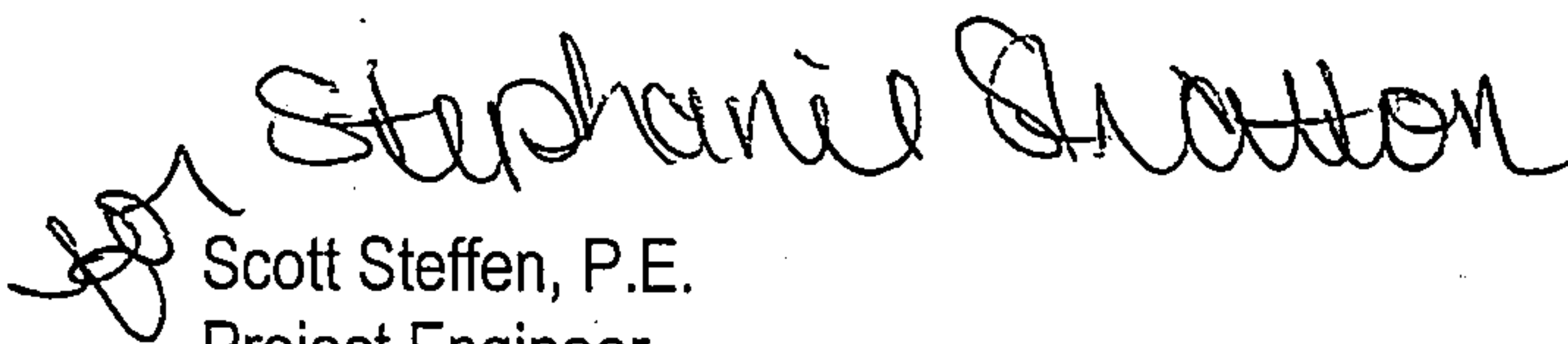
Dear Mr. Nyberg:

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

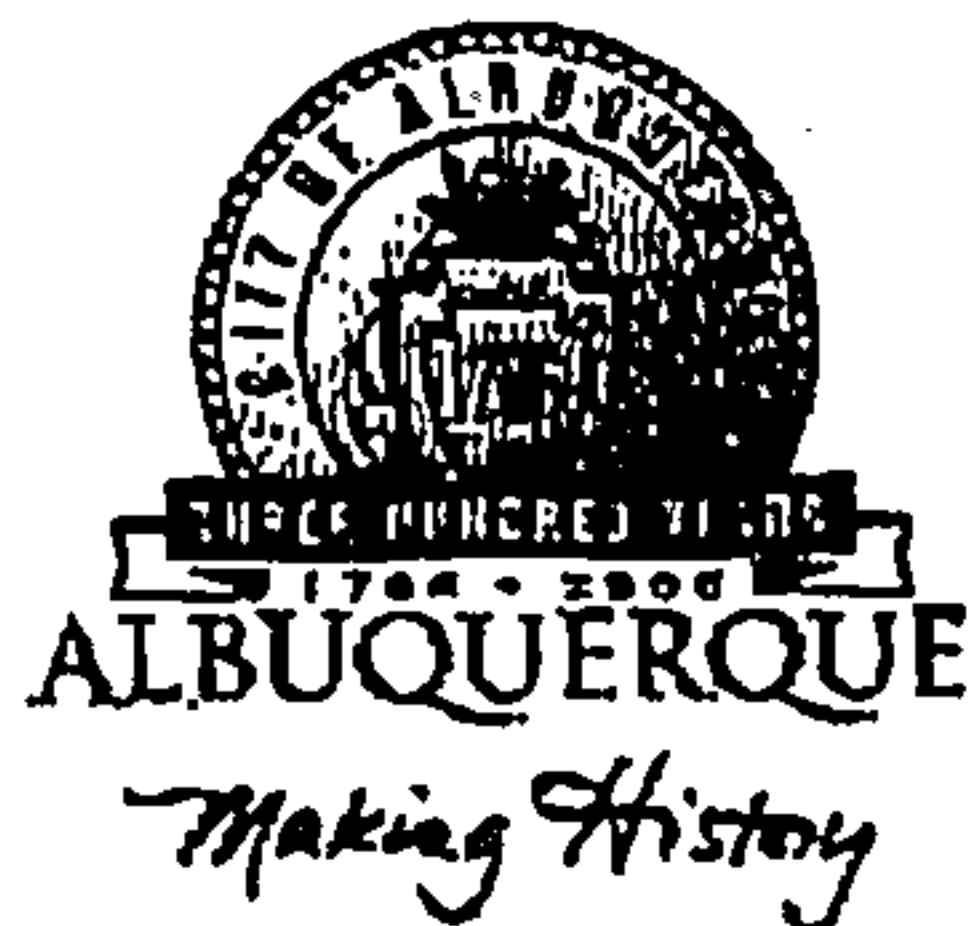
This letter is to advise you that Bohannon Huston, Inc., agent for Ventana West LLC, is seeking Preliminary plat approval, Sidewalk waiver and deferral and Vacation of public easements. This project is for the City of Albuquerque's Development Review Board (DRB).

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

Sincerely,


Scott Steffen, P.E.
Project Engineer
Community Development and Planning Group

SS
Enclosure



City of Albuquerque

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

July 18, 2005

Stephanie Stratton
Bohannon, Houston Inc.
7500 Jefferson St. NE / 87109
Phone: 823-1000 / Fax: 798-7988

Dear Stephanie:

Thank you for your inquiry of July 18, 2005 requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **TRACTS 4, 5, & D-2 VENTANA RANCH WEST zone map B-8.**

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

SEE "ATTACHMENT A" FOR NEIGHBORHOOD INFORMATION.

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

Sincerely,


OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

"Attachment A"

Date of Request: July 18, 2005
Name: Stephanie Stratton
Phone: 823-1000 Fax: 798-7988
Zone Map: B-8

VENTANA RANCH N.A. (VTR) "R"

***Laura Horton**

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

Bruce Nyberg

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

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

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

NOTICE TO APPLICANTS

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

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

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

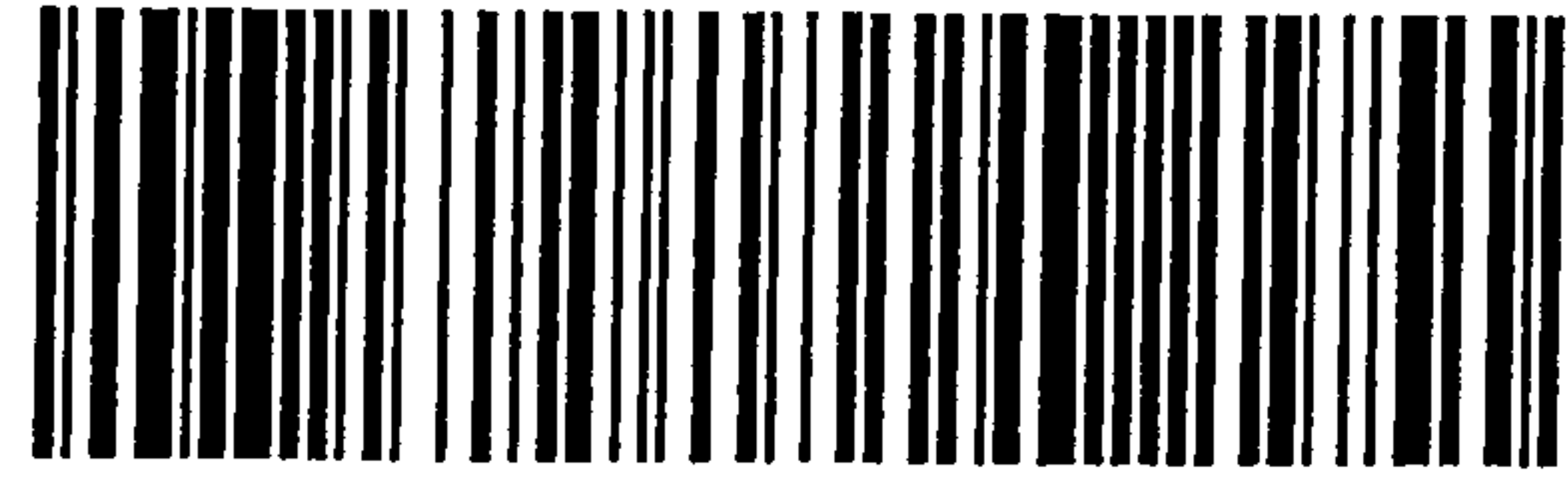
1. The street address of the subject property.
2. The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.
3. A physical description of the location, referenced to streets and existing land uses.
4. A complete description of the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

(Below this line for ONC use only)

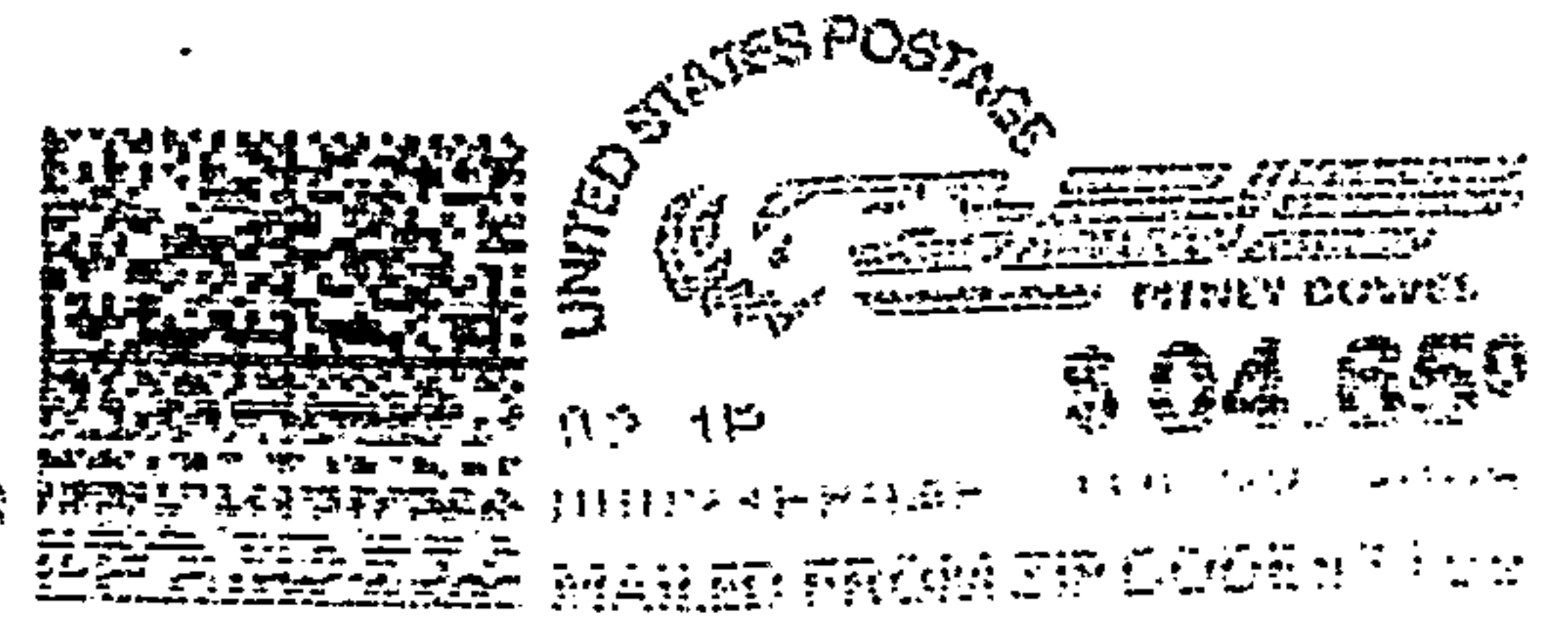
Date of Inquiry: 7/18/05 Time Entered: 10:35am ONC Rep. Initials: SW

CERTIFIED MAIL

HUSTON, INC.
PERSON NE
UE, NM 87109

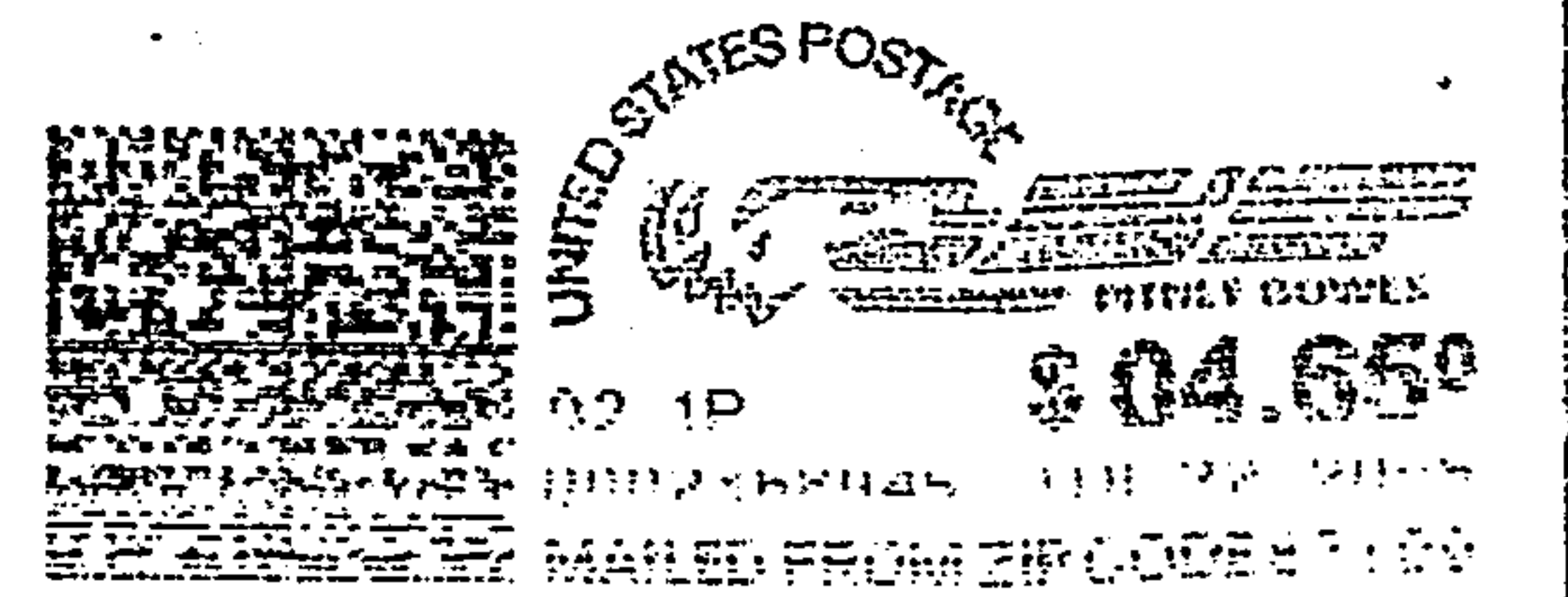
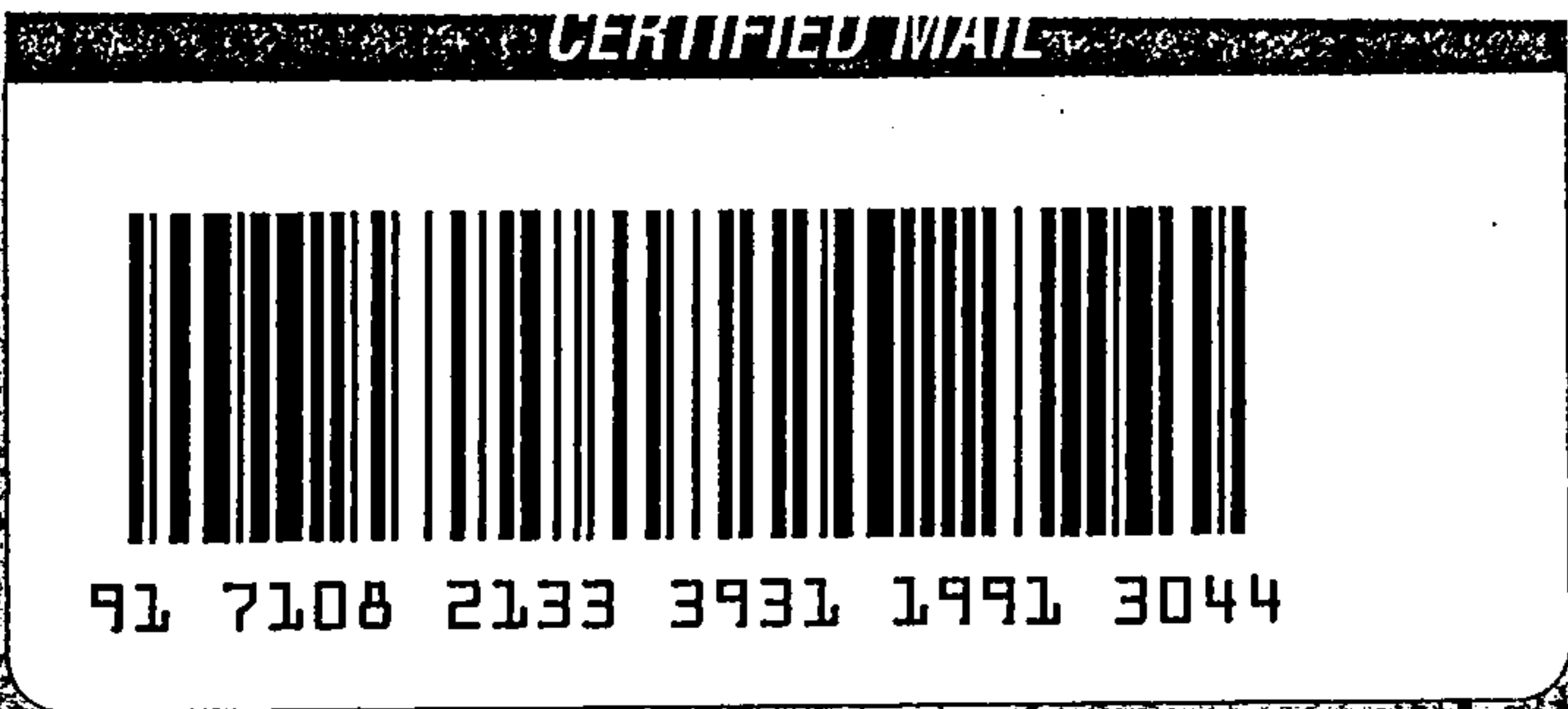


91 7108 2133 3931 1991 3051



SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 		<p>A. Signature <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>X</p>	
<p>1. Article Addressed to:</p> <p>Laura Hutton 7224 Cascada Rd. NW Albuquerque, NM 87114</p>		<p>B. Received by (<i>Printed Name</i>)</p>	<p>C. Date of Delivery</p>
<p>2. Article Number (Transfer from service label)</p>		<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes if YES, enter delivery address below: <input type="checkbox"/> No</p>	
<p>PS Form 3811, August 2001</p>		<p>3. Service Type</p> <p><input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input checked="" type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p>	
<p>Domestic Return Receipt</p>		<p>4. Restricted Delivery? (<i>Extra Fee</i>) <input type="checkbox"/> Yes</p>	
<p>2ACPRI-03-P-4081</p>		<p>91 7108 2133 3931 1991 3051</p>	

HUSTON, INC.
PERSON NE
NM 87109



SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:
 Bruce Nyberg
 6824 Birchfield Rd. NW
 Albuquerque, NM 87114

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 X Addressee

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

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

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

4. Restricted Delivery? (*Extra Fee*) Yes

2. Article Number (Transfer from service label) 91 7108 2133 3931 1991 3044

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

PAID RECEIPT

APPLICANT NAME
AGENT
ADDRESS
PROJECT & APP #
PROJECT NAME

Linda Propestea
Bhanna Huston

1004173 / 05 PRB 01192, 01196, 01199
Ventana Ranch West 01200

\$ 20.00 441032/3424000 Conflict Management Fee

\$ 3525.00 441006/4983000 DRB Actions

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

\$ 75.00 441018/4971000 Public Notification

\$ 1330.00 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

\$ 4950⁰⁰ 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

7/22/2005 10:30AM LOC: ANNX
RECEIPT# 00043586 WSH 008 TRANSH 0006
Account 441018 Fund 0110
Activity 4971000 TRSCCS
Trans Amt \$4,950.00
J24 Misc \$75.

Thank You

CHARGE
\$4,950.00
\$1,330.
\$4,950.00
TRSCCS
Fund 0110
00043587 WSH 008 TRANSH 0006
LOC: ANNX
10:30AM
7/22/2005

7/22/2005 10:29AM LOC: ANNX
RECEIPT# 00043585 WSH 008 TRANSH 0006
Account 441006 Fund 0110
Activity 4983000 TRSCCS
Trans Amt \$4,950.00
J24 Misc \$3,525.
Counterreceipt.doc 6/21/05

DUPLICATE
City of Albuquerque
Treasury Division

DUPLICATE
City Of Albuquerque
Treasury Division

7/22/2005 10:29AM LOC: ANNX
RECEIPT# 00043584 WSH 008 TRANSH 0006
Account 441032 Fund 0110
Activity 3424000 TRSCCS
Trans Amt \$4,950.00
J24 Misc \$20.
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 AUGUST 02 To AUGUST 17, 2005

5. REMOVAL

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

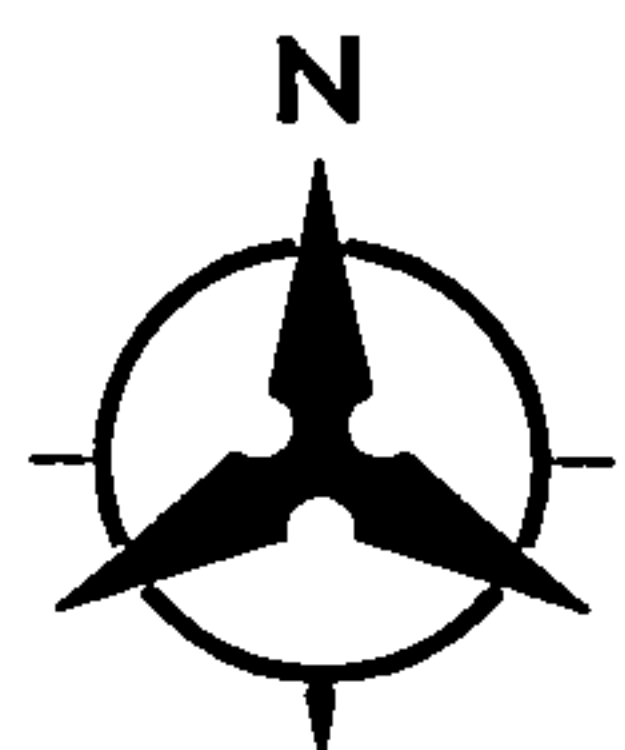
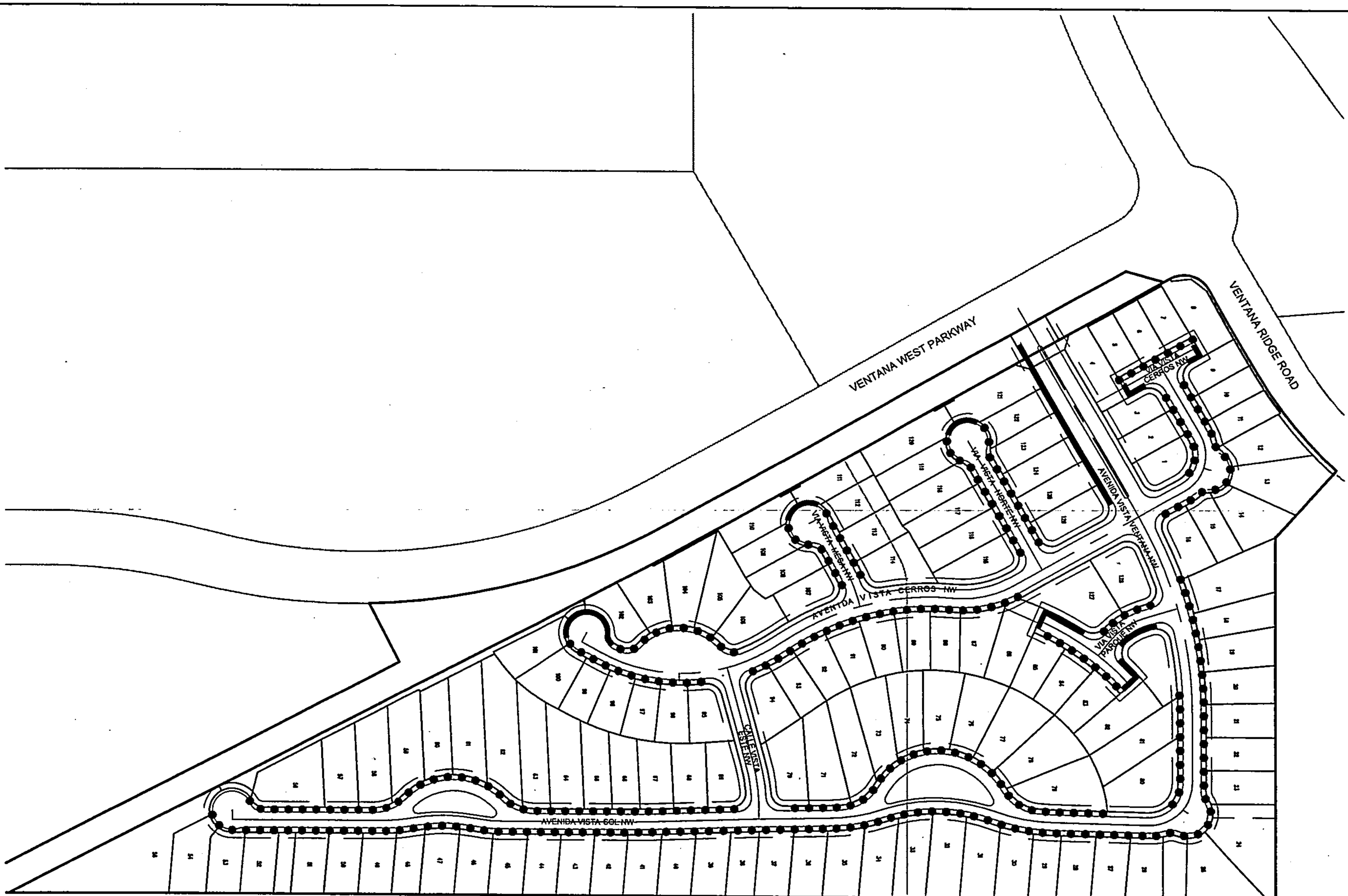
I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

Stephanie Gauthier
(Applicant or Agent)

7-22-05
(Date)

I issued 2 signs for this application, 07/22/05, Sandy Landley
(Date) (Staff Member)

DRB PROJECT NUMBER: 1004173



NOT TO SCALE



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



WAIVED sidewalks are requested

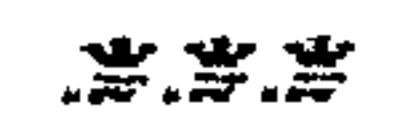
EXHIBIT
Date 8/17/05

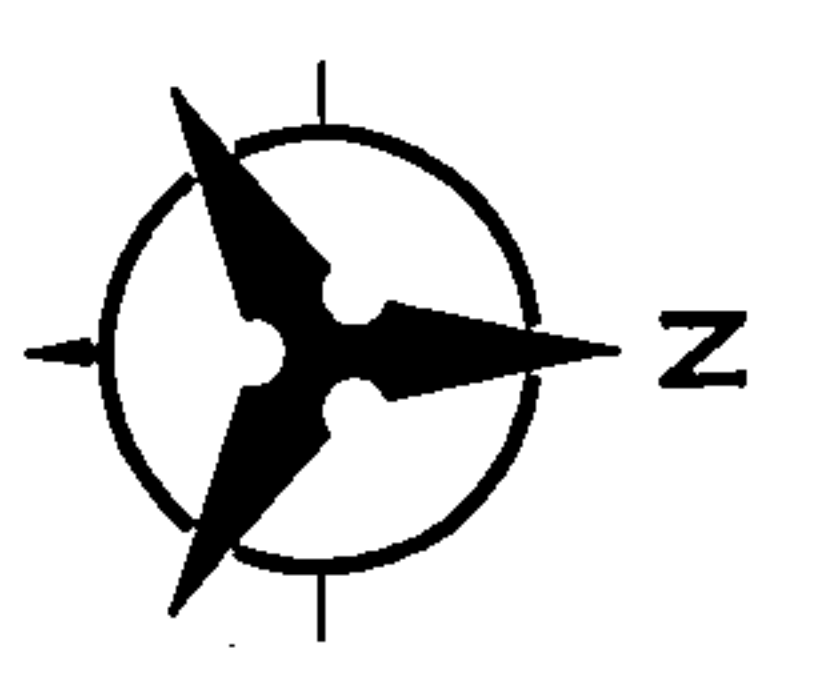
EXHIBIT

**VENTANA VISTA SUBDIVISION
SIDEWALK DEFERRAL/WAIVER
JULY, 2005**

Bohannon  Huston INC.

Courtyard | 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING  SPATIAL DATA  ADVANCED TECHNOLOGIES





NOT TO SCALE

1. TRACT 5 IS SUBJECT TO AN EXISTING THIRTY (30') WIDE FLOATING PUBLIC STORM DRAIN EASEMENT (TO BE LOCATED PERPENDICULAR TO EXISTING PIPELINES) THAT HAS BEEN GRANTED TO THE CITY OF ALBUQUERQUE. THIS EASEMENT SHALL BE DEFINED AND CONFINED TO WITHIN FUTURE PUBLIC RIGHT-OF-WAY DEDICATED BY FUTURE PLATTING. FILED: MARCH 11, 2004 IN BOOK 2004C, PAGE 84. EASEMENT SHALL BE CONFINED TO THE PUBLIC RIGHT-OF-WAY DEDICATED WITH THE FINAL PLAT. TO BE VACATED WITH THE FILING OF THIS PLAT.
2. TRACT 5 IS SUBJECT TO AN EXISTING THIRTY (30') WIDE FLOATING PUBLIC SANITARY SEWER EASEMENT GRANTED TO NEW MEXICO UTILITIES INC. AND THE CITY OF ALBUQUERQUE. FILED: MARCH 11, 2004 IN BOOK 2004C, PAGE 84. EASEMENT SHALL BE CONFINED TO THE PUBLIC RIGHT-OF-WAY DEDICATED WITH THE FINAL PLAT. TO BE VACATED WITH THE FILING OF THIS PLAT.

NOTE: THE TWO FLOATING EASEMENTS ON TRACT 5 ARE BEING VACATED BECAUSE THE LANGUAGE ON THE PLAT THAT GRANTED THE EASEMENTS NOTED THAT THE EASEMENTS SHALL BE CONFINED TO PUBLIC RIGHT-OF-WAY WITH THE FILING OF FUTURE PLATS. THERE IS NO PUBLIC RIGHT-OF-WAY IN THE VENTANA VISTA SUBDIVISION FOR THE EASEMENTS TO BE CONFINED TO. PUBLIC SANITARY SEWER AND PUBLIC DRAINAGE EASEMENTS SHALL BE GRANTED ACROSS TRACT "A" (PRIVATE STREET) TO REPLACE THE VACATED EASEMENTS.

EXHIBIT "A"
VENTANA VISTA SUBDIVISION
VACATION EXHIBIT
JULY, 2005

EXHIBIT

Date ~~8/10~~ 17/05

Bohannon & Huston
 Courtyard | 7500 Jefferson St. NE Albuquerque, NM 87109-4335
 ENGINEERING ▴ SPATIAL DATA ▴ ADVANCED TECHNOLOGIES



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

Development Review Board Comments

Project Number: 1004173

Application Number: 05DRB-00777

DRB Date: 5/18/2005

Item Number: 27

Subdivision:

Tracts 4 & 5, Ventana Ranch West

Zoning: RLT

Zone Page: B-08

New Lots (or units) : 128

Request for:

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

Parks and Recreation Comments:

Add maintenance notes for the easements between lots 100 & 101, 72 & 73, 74 & 75.

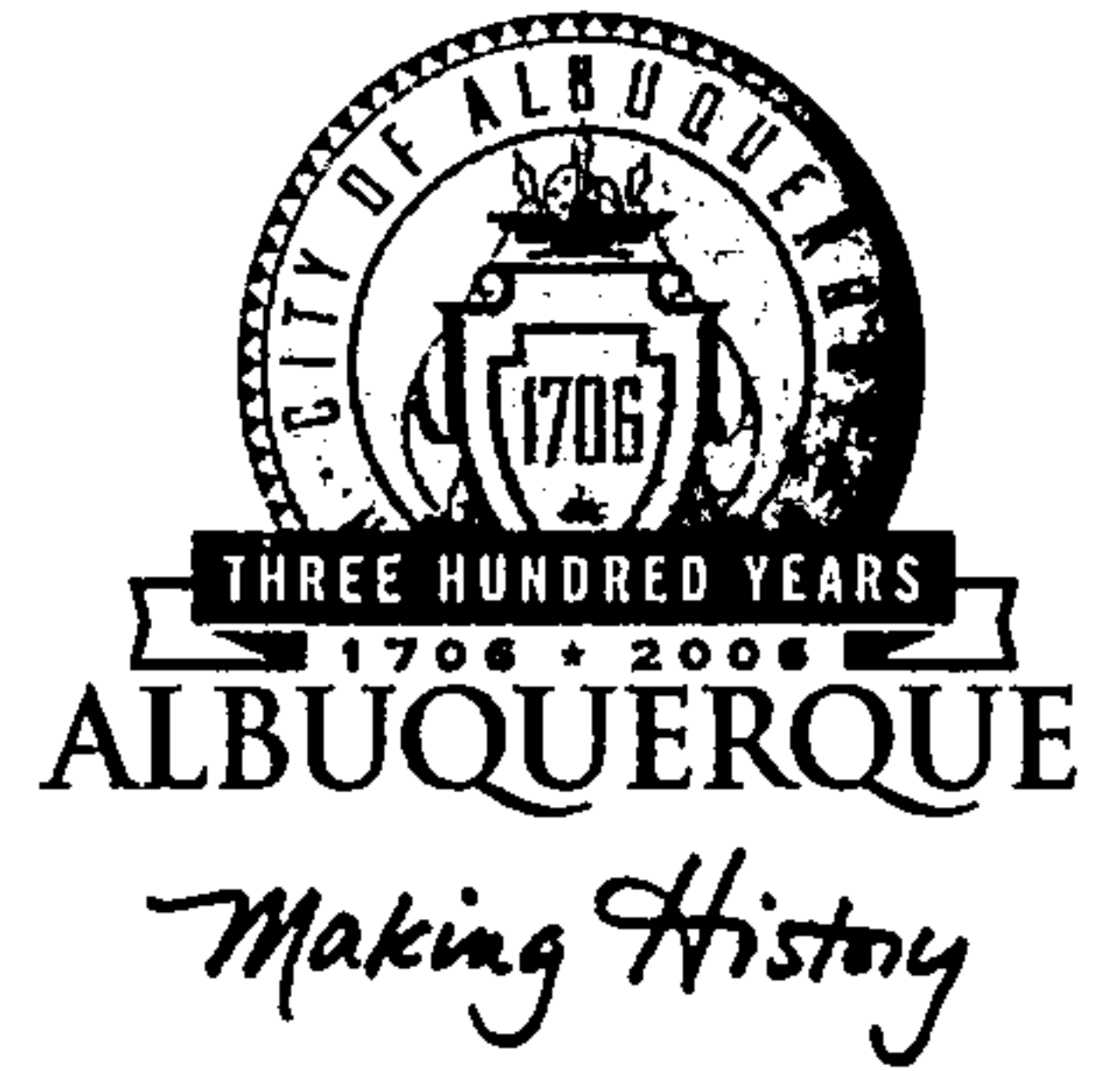
Signed:

A handwritten signature in black ink, appearing to be "CS", written over a horizontal line.

Christina Sandoval, (DMD)

Phone: 768-3808

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1004173

AGENDA ITEM NO: 27

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 discussed X; WITHDRAWN

www.cabq.gov

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: May 18, 2005

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
May 18, 2005
DRB Comments

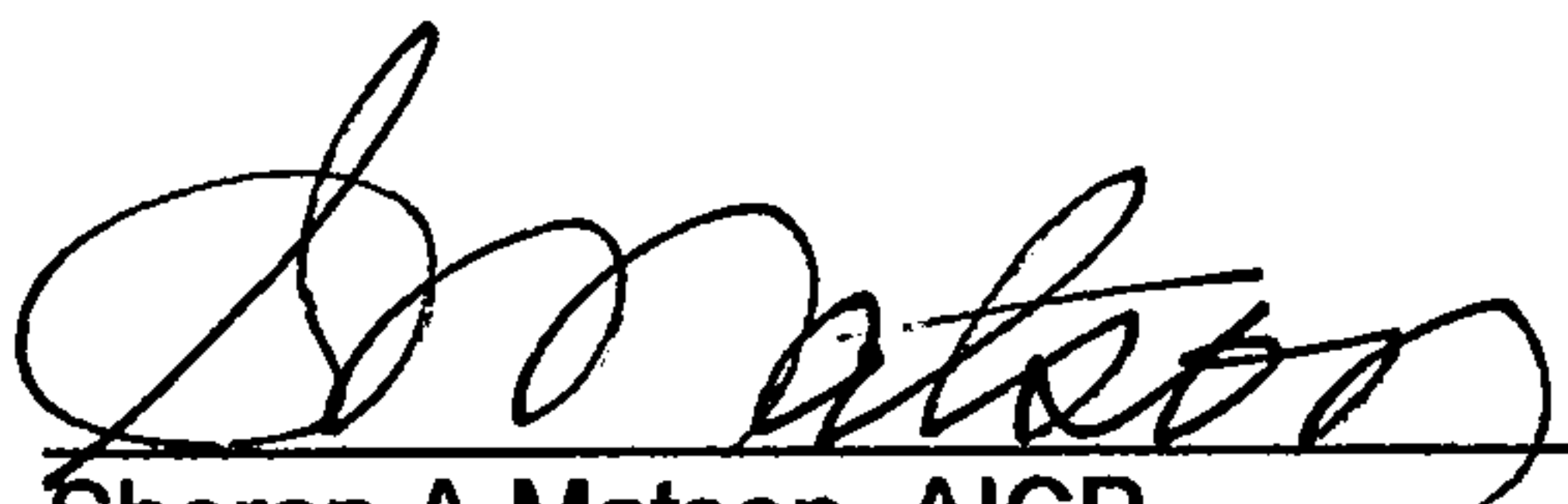
ITEM # 27

PROJECT # 1004173

APPLICATION # 05-00777

RE: Tracts 4 & 5, Ventana Ranch West/sketch

Planning has no adverse comments at this time.



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



SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

Supplemental form

S

V

P

L

Supplemental form

ZONING & PLANNING

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

APPEAL / PROTEST of...

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

Z

A

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

APPLICANT INFORMATION:

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

STATE NM ZIP 87109

STATE NM ZIP 87109

PHONE: 341-6800
 FAX: _____
 E-MAIL: _____

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

DESCRIPTION OF REQUEST: SKETCH PLAT APPROVAL

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

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

Lot or Tract No. TRACTS 4 & 5 Block: _____ Unit: _____

Subdiv. / Addn. VENTANA RANCH WEST

Current Zoning: R-LT Proposed zoning: _____

Zone Atlas page(s): B8 No. of existing lots: 2 No. of proposed lots: 128

Total area of site (acres): 30.3 Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____

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

UPC No. 100806546329810120 MRGCD Map No. _____

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

CASE HISTORY:

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

1002778

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

SIGNATURE

DATE 5/5/2005

(Print) KEVIN PATTON

Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 10/03

INTERNAL ROUTING

- All checklists are complete
- All fees have been collected
- All case #s are assigned
- AGIS copy has been sent
- Case history #s are listed
- 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>05 DRB - 00777</u>	<u>SK</u>	<u>503</u>	\$ <u>0</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
Hearing date <u>5-18-05</u>			Total \$ <u>0</u>

Kevin Patton 5-9-05
 Planner signature / date

Project # 1004173

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

SKETCH PLAT REVIEW AND COMMENT

YOUR ATTENDANCE IS REQUIRED.

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

MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT

Your attendance is required.

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

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

MAJOR SUBDIVISION FINAL PLAT APPROVAL

Your attendance is required.

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

MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL

Your attendance is required.

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

AMENDMENT TO PRELIMINARY PLAT (with minor changes)

Your attendance is required.

AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)

AMENDMENT TO GRADING PLAN (with minor changes)

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

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

Amended preliminary plat approval expires after one year

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

Kevin Patton 11a

 Applicant name (print)

 Applicant signature / date



Form revised 11/04

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

Application case numbers
 05DRB - 00777

_____ 5-9-05
 Planner signature / date

Project # 1004173

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May 5, 2005

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

Re: Sketch Plat Review and Comment
Tracts 4 & 5, Ventana Ranch West

Dear Sheran:

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

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

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

Proposed is a single-family development consisting of approximately 128; 50' and 60' min wide x 105' min. depth typical lots. The subject property consists of approximately 30.30 acres. Tracts 4 & 5 are located on the southeast corner of Ventana Ridge Road and Ventana West Parkway and is zoned R-LT.

The grading and drainage for these tracts will be addressed in a separate drainage submittal to the City Hydrology department for their review and approval. Ventana West Parkway and Ventana Ridge Road Infrastructure and the existing 66" storm drain, which ties to the existing pond located in Pinon Pointe at Ventana Ranch, through this site was built with The Backbone Roadway and Storm Drain Improvements Phase 1 (CPN 617683). These plans have also extended sanitary sewer lines from the Ventana Ranch Development at this same location. Design of the waterline and sanitary sewer will be coordinated with Bob Gay of NMUI.

I would appreciate any comments you would have on the enclosed sketch plat and the information I have mentioned above. Please place this item on the DRB Agenda to be heard on May 18, 2005.

Sincerely,



Yolanda Padilla, P.E.
Project Engineer
Community Development and Planning

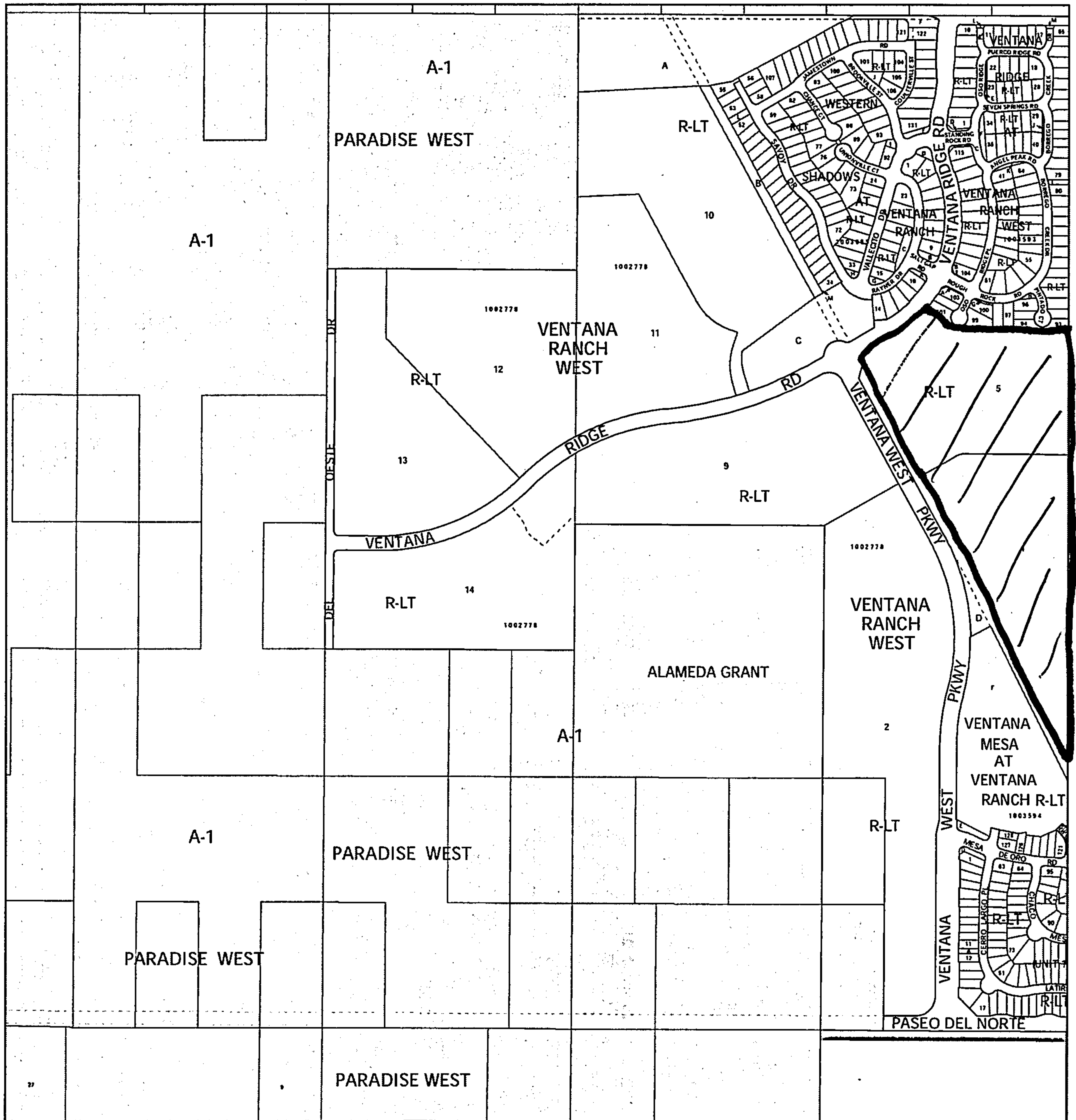
yp
Enclosures

Cc: Kevin Patton, BHI (w/o enclosures)
Kurt Browning, Sandia Properties (w/ enclosures)
Russ Grayson, Pulte Homes (w/ enclosures)

ENGINEERING ▲

SPATIAL DATA ▲

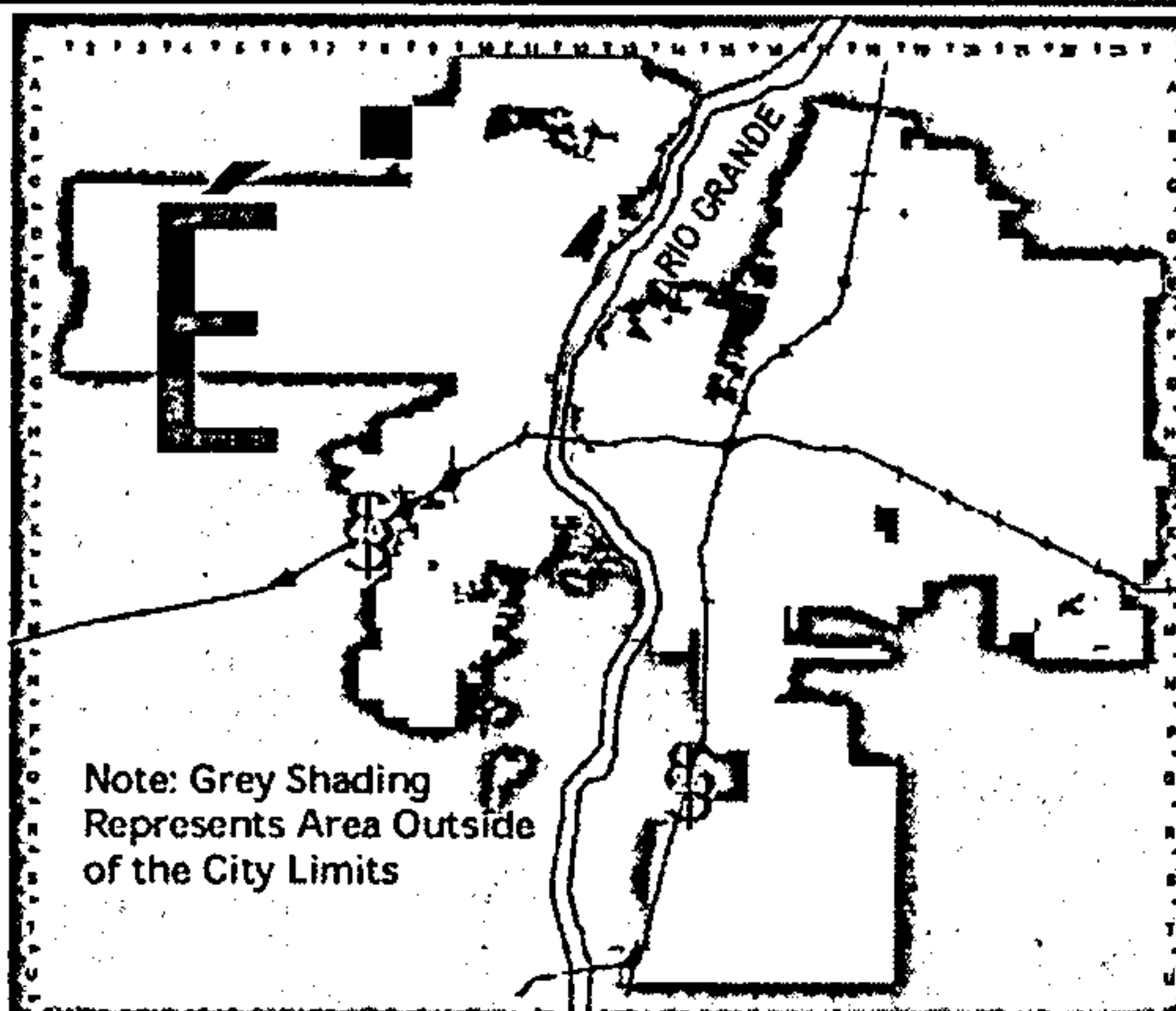
ADVANCED TECHNOLOGIES ▲



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



Map amended through: Apr 22, 2005



Zone Atlas Page:

B-8-Z

Selected Symbols

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

