#9

COMPLETED 04/10/06 SH

DRB CASE ACTION LOG (FINAL PLAT)

REVISED 9/28/05

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

DRB Application No.: **06DRB-00407 (FP)** Project # **1004177**

Project Name: **VENTANA HIGHLANDS, UNIT 3**

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

Your request for ~~(SDP for SUB), (SDP for BP),~~ **(FINAL PLATS), (MASTER DEVELOP. PLAN),** was approved on 4/05/06 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

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

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

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

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

- ☒ PLANNING (Last to sign): Record plat _____
- ~~☒ AGIS DXF~~ — OK
- ☐ _____
- ☐ _____

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

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

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

Project Number 1004177

#9

DRB CASE ACTION LOG (FINAL PLAT)

REVISED 9/28/05

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

DRB Application No.: **06DRB-00407 (FP)** Project # **1004177**

Project Name: **VENTANA HIGHLANDS, UNIT 3**

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

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OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- ☐ TRANSPORTATION:
- ☐
- ☐
- ☐
- ☐
- ☐ UTILITIES:
- ☐
- ☐
- ☐
- ☐ CITY ENGINEER / AMAFCA:
- ☐
- ☐
- ☐
- ☐ PARKS / CIP:
- ☐
- ☐
- ☐
- ☒ PLANNING (Last to sign): Recorded plat — OR
- ~~☒~~ ~~AGIS DXF~~
- ☐
- ☐

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

Project Number 1004177

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1004177 **AGENDA ITEM NO: 9**

SUBJECT:

Final Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No adverse comments.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

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

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: APRIL 5, 2006

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

APRIL 5, 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: 10:40 A.M.
B. Changes and/or Additions to the Agenda
C. New or Old Business

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 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 & 3/15/06 & 4/5/06]* (D-12) **DEFERRED AT THE AGENT'S REQUEST TO 4/19/06.**

SITE DEVELOPMENT PLANS (E[redacted]FINAL SIGN-OFF) AMENDED PLA[redacted]AND MASTER DEVELOPMENT PLANS (CITY COUNCIL FINAL SIGN-OFF)

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

2. Project # 1003125
06DRB-00401 Minor-SiteDev Plan Subd/EPC

DEKKER PERICH SABATINI agent(s) for ECLIPSE AVIATION request(s) the above action(s) for all or a portion of Tract(s) D-1, DOUBLE EAGLE II AIRPORT, **ECLIPSE AVIATION CAMPUS,** zoned SU-1 FOR AIRPORT RELATED FACILITIES, located on AEROSPACE PARKWAY NW, between PASEO DEL VOLCAN NW and SHOOTING RANGE ACCESS RD NW containing approximately 150 acre(s). [REF: 03EPC02054, 04DRB01505, 04DRB01506] **[Stephanie Shumsky, EPC Case Planner]** (F-6) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/5/06 THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR PUBLIC ACCESS EASEMENT BY PLAT OR A PAPER EASEMENT NEEDS TO BE RECORDED AND PLANNING FOR 3 COPIES OF THE SITE PLAN, AND THERE ARE TWO MODIFICATIONS THAT NEED TO BE MADE TO THIS SITE PLAN FOR SUBDIVISION. STEPHANIE SHUMSKY IS IN AGREEMENT ON THESE CHANGES. 1. ON THE SITE PLAN SHEET DIRECTLY UNDER "SITE PLAN FOR SUBDIVISION REQUIRED INFORMATION", THIS STATEMENT SHOULD APPEAR: THIS SITE PLAN FOR SUBDIVISION IS FOR THE ECLIPSE AVIATION CAMPUS ONLY (TRACT D-1) AND SUPERCEDES THAT PORTION OF THE PREVIOUSLY APPROVED AEROSPACE TECHNOLOGY PARK SITE PLAN FOR SUBDIVISION (03EPC-02054) WHICH INCLUDED THE ECLIPSE AVIATION CAMPUS PROPERTY. 2. UNDER #1, FRAMEWORK ON SHEET, THIS CHANGE SHOULD BE MADE: "...FUTURE SITE PLANS FOR BUILDING PERMIT SHALL BE DELEGATED TO THE DEVELOPMENT REVIEW BOARD AND SHALL NOT REQUIRE...."**

3. **Project # 1004784**
06DRB-00402 Minor-SiteDev Plan BldPermit

SANDERS & ASSOCIATES ARCHITECTS agent(s) for MIKE BAKER request(s) the above action(s) for all or a portion of Lot(s) 39, **ALAMEDA BUSINESS PARK,** zoned SU-2/IP-EP, located on CALLE ALAMEDA NE, between PASEO ALAMEDA NE and VISTA ALAMEDA NE containing approximately 1 acre(s).[REF:DRB-98-223] (C-16) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF THE SITE PLAN AND ENVIRONMENTAL HEALTH ISSUES.**

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

4. **Project # 1001685**
06DRB-00405 Minor-Vacation of Private Easements

GREAT BASIN ENGINEERING agent(s) for SMITH'S FOOD & DRUG CENTERS request(s) the above action(s) for all or a portion of Tract(s) 1B-2, PARADISE NORTH (to be known as **GOLF COURSE MARKET PLACE**) zoned C-2 (SC), located on MCMAHON BLVD NW and GOLF COURSE RD NW, containing approximately 8 acre(s). [REF: 04EPC-01348, 04EPC-01349, 04EPC-01590, 04ZHE-01924, 05DRB-01349, 05DRB-01350, 05DRB-01893, 05DRB01894] (A-12) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

5. **Project # 1003483**
06DRB-00400 Minor-Prelim&Final Plat Approval

TERRAMETRICS OF NEW MEXICO agent(s) for SANTOSH MODY request(s) the above action(s) for all or a portion of Lot(s) 17, 18 & 19, Block(s) 12, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B,** zoned SU-2 IP, located on SAN PEDRO NE, between ALAMEDA BLVD NE and SIGNAL AVE NE containing approximately 3 acre(s). [REF: 04DRB-00881, 04DRB-01167] (C-18) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

6. **Project # 1004785**
06DRB-00403 Minor-Prelim&Final Plat Approval

TERRAMETRICS OF NEW MEXICO agent(s) for LLAVE DEVELOPMENT INC request(s) the above action(s) for all or a portion of Lot(s) 18, Block(s) 1, Tract(s) 3, **NORTH ALBUQUERQUE ACRES, UNIT 3,** zoned R-D 3DU/A, located on EAGLE ROCK AVE NE, between VENTURA ST NE and BARSTOW ST NE containing approximately 1 acre(s). *(Indef Deferred from 4/5/06)* (C-20) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

7. **Project # 1003885**
06DRB-00389 Minor-Final Plat Approval

ISAACSON & ARFMAN PA agent(s) for FAMILY HOUSING DEVELOPMENT CORPORATION request(s) the above action(s) for all or a portion of Lot(s) 4-7, 9-12 & 21-24, Block(s) 13, PEREA ADDITION (to be known as **BELL TRADING POST HOMES),** zoned SU-2 TH, located on ROMA AVE NW, between 15TH ST NW and 16TH ST NW containing approximately 1 acre(s). [REF: 05ZHE00271, 05ZHE00273, 05ZHE00274, 05DRB00057, 05DRB01674, 05DRB01675, 05DRB01676] (J-13) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR REVIEW OF CONSTRUCTION PLANS WITH EASEMENT AND CORRECT NOTES N AND P AND PLANNING TO RECORD THE PLAT.**

8. **Project # 1004360**
06DRB-00395 Minor-Final Plat Approval

RIO GRANDE ENGINEERING agent(s) for WASHINGTON INVESTORS request(s) the above action(s) for all or a portion of Lot(s) 313-A-2-A, ACRES ADDITION (to be known as **ENTRADA DEL BOSQUE**) zoned RA-2 residential and agricultural zone, located on MOUNTAIN RD NW, between GABALDON NW and LULAC AVE NW containing approximately 5 acre(s). [REF: 05DRB01737, 06DRB00025, 06DRB00024] (J-12) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR ADA RAMPS IN RIGHT-OF-WAY AND PLANNING FOR RESTRICTIONS AND COVENANTS TO BE RECORDED, AGIS DXF FILE, MRGCD SIGNATURE AND TO RECORD.**

9.	**Project # 1004177** 06DRB-00407 Major-Final Plat Approval	BOHANNAN HUSTON INC agent(s) for D.R. HORTON HOMES INC request(s) the above action(s) for all or a portion of Tract(s) 12-A VENTANA HIGHLANDS, UNIT 1, (to be known as **VENTANA HIGHLANDS, UNIT 3,** zoned R-LT residential zone, located on VENTANA RIDGE RD NW and DEL OESTE DR NW, containing approximately 26 acre(s). [REF:05DRB01122, 06DRB00374, 06DRB00098] (B-8) **FINAL PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**
10.	**Project # 1004788** 06DRB-00408 Minor-Prelim&Final Plat Approval	BOHANNAN HUSTON agent(s) for UNIVERSITY OF NEW MEXICO request(s) the above action(s) for all or a portion of Tract(s) 1E1-A-1 and 1E2-A-1, 1E2-A-2, **UNIVERSITY OF NEW MEXICO, SCIENCE & TECHNOLOGY PARK,** zoned SU-1 PDA, PERMISSIVE USE OF O-1/C-2, IP, located on UNIVERSITY BLVD SE , between AVENIDA CESAR CHAVEZ SE and INTERSTATE 40 SE containing approximately 13 acre(s). *[Deferred from 4/5/06]* (L-15) **DEFERRED AT AGENT'S REQUEST TO 4/12/06.**
11.	**Project # 1004036** 06DRB-00263 Minor-Final Plat Approval	HALL SURVEYING CO agent(s) for MAX CONTRERAS request(s) the above action(s) for all or a portion of Tract(s) A & B, **MAX REPLAT,** zoned R-1 residential zone, located on RIO GRANDE BLVD NW, between LOS ANAYAS RD NW and ZICKERT NW containing approximately 2 acre(s). [REF: 05DRB 00446, 05DRB00922] *[Indef deferred from 3/8/06]* (H-12/H-13) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

12. Project # 1004771 06DRB-00373 Minor-Prelim&Final Plat Approval	RON GARNER agent(s) for GARBAC, LLC request(s) the above action(s) for all or a portion of Lot(s) 4, 5 & 6, Block(s) 41, **RAYNOLDS ADDITION,** zoned SU-2/NCR, located on COAL AVE SW, between 10TH ST SW and 11TH ST SW containing approximately 1 acre(s). *[Deferred from 3/29/06 & 4/5/06]* (K-13) **DEFERRED AT THE AGENT'S REQUEST TO 4/12/06.**
13. Project # 1002176 06DRB-00092 Major-Final Plat Approval	SURVEYS SOUTHWEST LTD agent(s) for MOUNTAIN WEST DEVELOPMENT request(s) the above action(s) for all or a PORTION OF LAND IN SW 1/4 - NW 1/4 SEC 26 TION R4E TOGETHER W/ TRACT E-1, NORTH FOUR HILLS, (to be known as **COVERED WAGON SUBDIVISION**) zoned SU-1, located on FOUR HILLS RD SE, between LANIER DR SE and WATERFALL DR SE containing approximately 7 acre(s).*(Was Indef deferred on 2/1/06) [Deferred from 4/5/06]* (L-23) **DEFERRED AT THE AGENT'S REQUEST TO 4/12/06.**
14. Project # 1004770 06DRB-00372 Minor-Prelim&Final Plat Approval	WAYJOHN SURVEYING INC agent(s) for COE PROPERTIES, STEVE COE request(s) the above action(s) for all or a portion of Lot(s) 9-12, Block(s) 10, **MESA GRANDE ADDITION,** zoned O-R, located on SIERRA DR SE, between SILVER AVE SE and ZUNI RD SE containing approximately 1 acre(s). *[Deferred from 3/29/06 & 4/5/06]* (K-17) **DEFERRED AT THE AGENT'S REQUEST TO 4/12/06.**
15. Project # 1004766 06DRB-00361 Minor-Prelim&Final Plat Approval	LAND DEVELOPMENT CONSULTANTS agent(s) for JESUS & CINDY FRAIRE request(s) the above action(s) for all or a portion of Lot(s) 12 & 13, Block(s) 2, **GREGORIO & RAFAEL APODACA ADDITION,** zoned SU-2 MR, located on JESUS ST SE, between DAN AVE

SE and JESUS ST SE containing approximately 1 acre(s). *[Deferred from 3/29/06] [Indef deferred from 4/5/06]* (L-14) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

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

16. **Project # 1004782**
06DRB-00398 Minor-Sketch Plat or Plan

THOMAS GUITERREZ request(s) the above action(s) for all or a portion of Lot(s) 18, Block(s) 1, **SLOANS ACRES,** zoned R-1, located on ESTANCIA NW, between WAYNE NW and EVERITT NW containing approximately 1 acre(s). (G-11) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

17. **Project # 1004789**
06DRB-00409 Minor-Sketch Plat or Plan

REBECCA LANGTON request(s) the above action(s) for all or a portion of Lot(s) 10A & 10B, **GAUL - RL ADDITION,** zoned R-1 residential zone, located on 4TH ST NW, between GRIEGOS NW and MONTANO NW containing approximately 1 acre(s). (F-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

18. Approval of the Development Review Board Minutes for March 29, 2006. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR MARCH 29, 2006 WERE APPROVED BY THE BOARD.**

ADJOURNED: 10:40 A.M.

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
April 5, 2006
DRB Comments

ITEM # 9

PROJECT # 1004177 APPLICATION # 06-00407

RE: Ventana Highlands, Unit 3 @ Ventana Ranch West/fp

SIA is recorded. Are there any changes from the approved preliminary plat?

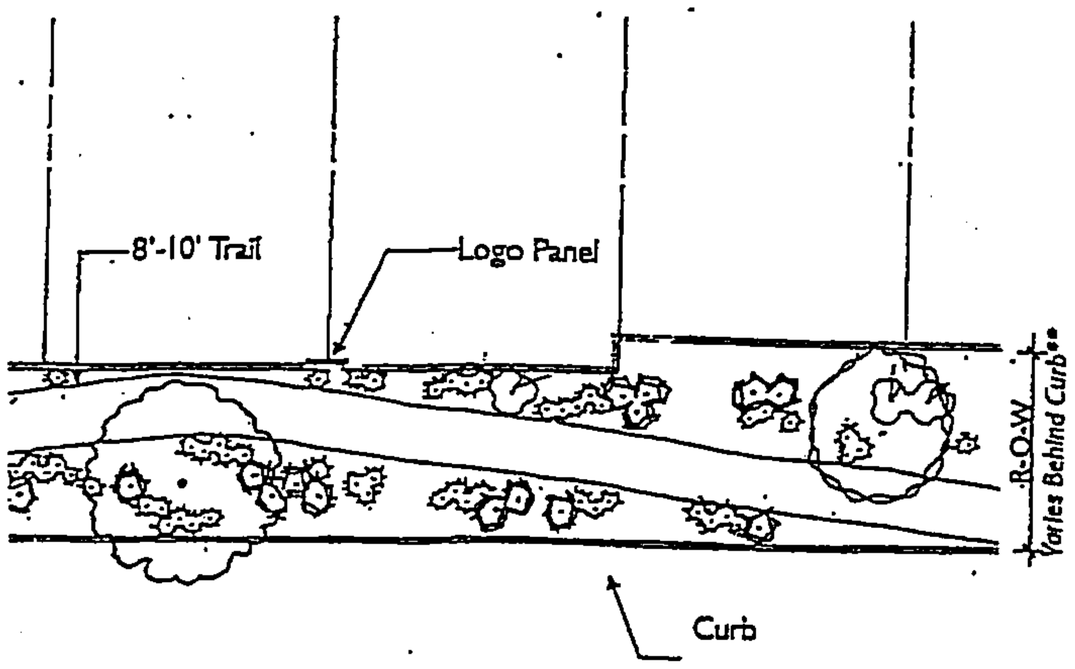
Planning must record the plat. We will take delegation.

AGIS dxf approval is required. Planning will take delegation.

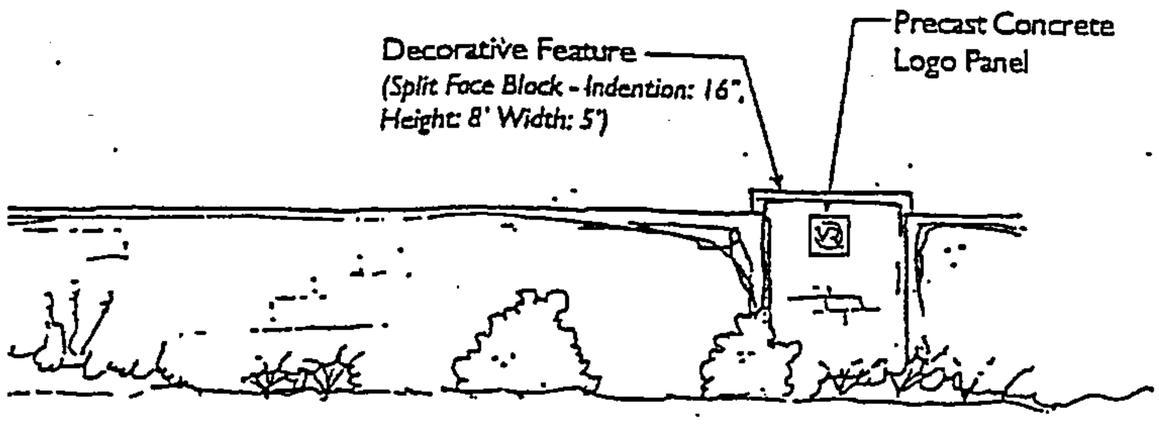
Sheran Matson, AICP, DRB Chair
924-3880 Fax 924-3864 smatson@cabq.gov

0
B08 7
0
LD43
A-1
B08 9
0
DEL OESTE
B8
12A
99999
11A
99999
R-LT
R-LT
COYOTE CANYON
THUNDERBOLT
VENTANA RIDGE
TUSCARORA
R-LT
14
99999
0
LD44
B08 11
0
A-1
B08 24
554ft
VENTANA RIDGE RD + NW DEL OESTE DR

DRAFT



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



LAYOUT - 3 LOTS/3 LOTS

PERIMETER WALL DESIGN

PLANT PALETTE

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

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

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

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

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

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

Groundcovers
Wildflowers (M)
Creeping Rosemary (L+

NOTES

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

Perimeter Wall Approved
DRB Chair
9/07/04
Date

PROJECT # 1003593

VENTANA RANCH WEST

Prepared For:

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

Prepared By:

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

August 30, 2004

March 30, 2006

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

Re: Final Plat – Ventana Highlands 3 at Ventana Ranch West
Project No. 1004177

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, D. R. Horton 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 Highlands was approved in August 2005 by the City of Albuquerque.

3. An infrastructure list associated with the Preliminary Plat binding both D. R. Horton 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 D. R. Horton Homes with financial guarantees to the City of Albuquerque for final plat.

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

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 under construction.

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 D. R. Horton 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 & Blueher
Rick Bressan, D. R. Horton Homes
Kevin Daggett, D. R. Horton Homes

#9

4177

DXF Electronic Approval Form

DRB Project Case #: 1004177

Subdivision Name: VENTANA HIGHLANDS UNIT 3 AT VENTANA RANCH WEST

Surveyor: ROBERT GROMATZKY

Contact Person: MARY COLE

Contact Information: 823-1000

DXF Received: 4/3/2006 Hard Copy Received: 4/3/2006

Coordinate System: NMSP Grid (NAD 27)

Approved

04.03.2006
Date

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

AGIS Use Only

Copied fc **4177** to agiscov on **4/3/2006** Contact person notified on **4/3/2006**

#7

COMPLETED 04/04/06 SH

DRB CASE ACTION LOG (FINAL PLAT)

REVISED 9/28/05

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

DRB Application No.: **06DRB-00374 (FP)** Project # **1004177**

Project Name: **VENTANA HIGHLANDS, UNIT 2 @ VENTANA RANCH WEST**

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

Your request for (**SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN),** was approved on 3/29/06 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.**

Project Number 1004177

7/7

#7

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.

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- ☐ _____
- ☐ _____
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Project Number 1004177

7/7

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

March 29, 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: 10:50 A.M.
B. Changes and/or Additions to the Agenda
C. New or Old Business

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

1. **Project # 1004739**
   06DRB-00291 Major-Preliminary Plat Approval
   06DRB-00292 Minor-Temp Defer SDWK

   SURV-TEK INC agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 4, THE TRAILS, UNIT 2 (to be known as **ESTADOS @ THE TRAILS, UNIT 2**) zoned R-D, located on OAKRIDGE ST NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). (C-9) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 3/29/06 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 2/21/06 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS OF FINAL PLAT: 1) IN ACCORDANCE WITH CITY COUNCIL**

RESOLUTION R-05-297, THIS SUBDIVISION'S EFFECT ON THE DESIGN CAPACITY OF APS AREA SCHOOLS MUST BE RESOLVED PRIOR TO FINAL PLAT APPROVAL. 2) THE PRESIDENT OF THE HOMEOWNERS ASSOCIATION MUST SIGN THE FINAL PLAT. THE OWNER MAY DO SO IF THERE IS NO PRESIDENT AT THE TIME OF FINAL PLAT APPROVAL. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNNG FILE.

2. Project # 1004688
06DRB-00293 Major-Preliminary Plat Approval
06DRB-00294 Minor-Temp Defer SDWK

CLARK CONSULTING ENGINEERS agent(s) for JOHN ABBOTT & BILL H. BURNS request(s) the above action(s) for all or a portion of Tract(s) 2, 2a & 2b, ALVARADO GARDENS ADDITION, UNIT 1 (to be known as **PINON ENCANTADA SUBDIVISION**) zoned RA-2 residential and agricultural zone, located on RIO GRANDE BLVD NW, between MATTHEW AVE NW and CAMPBELL RD NW containing approximately 3 acre(s). [REF: 06DRB00179] (G-12/G-13) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 3/29/06 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 2/6/06 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITION OF FINAL PLAT: THE PRESIDENT OF THE HOMEOWNERS ASSOCIATION MUST SIGN THE FINAL PLAT. THE OWNER MAY DO SO IF THERE IS NO PRESIDENT AT THE TIME OF FINAL PLAT APPROVAL. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

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

RIO GRANDE ENGINEERING agent(s) for PETE DASKALOS, LLAVE HOMES request(s) the above action(s) for all or a portion of Lot(s) 1-4, Block(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 3 (to be known as **LA CUEVITA OESTE**) zoned R-D residential and related uses zone, developing area, located on EAGLE ROCK

AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 4 acre(s). [REF: 04DRB01820] *[Deferred from 1/11/06 & 2/1/06 & 2/15/06 & 3/1/06 & 3/15/06 & 3/29/06]* (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 4/12/06.**

4. Project # 1004464
05DRB-01540 Major-Vacation of Pub Right-of-Way

GARCIA KRAEMER & ASSOCIATES agent(s) for 4120 SILVER LLC & 4200 SILVER LLC, request(s) the above action(s) for Lot(s) 5 & 6, Block(s) 10 and Lot(s) 1, Block(s) 11, **MESA GRANDE ADDITION,** zoned O-R, located on SIERRA DR SE, between SILVER AVE SE and MESA GRANDE PL SE. *[Deferred from 10/26/05 & 1/18/06 & 3/29/06]* (K-17) **DEFERRED AT THE AGENT'S REQUEST TO 9/27/06.**

5. Project # 1004639
06DRB-00254 Major-SiteDev Plan Subd
06DRB-00255 Major-Preliminary Plat Approval
06DRB-00256 Minor-Sidewalk Variance
06DRB-00257 Minor-Temp Defer SDWK

RIO GRANDE ENGINEERING agent(s) for WASHINGTON INVESTORS request(s) the above action(s) for all or a portion of Lot(s) 313-A-2-B, ACRES ADDITION (to be known as **VENTANA DEL BOSQUE SUBDIVISION**) zoned RA-2 residential and agricultural zone, located on MOUNTAIN RD NW, between GABALDON DR NW and LULAC AVE NW containing approximately 5 acre(s). [REF: 06DRB00055] *[Deferred from 3/22/06]* (J-12) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CORRECTION OF RADIUS ON GABALDON AND CORRECTION OF GABALDON ROAD EXHIBIT AND TO PLANNING FOR THE 15-DAY APPEAL PERIOD AND 3 COPIES OF THE SITE PLAN. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 3/29/06 AND APROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 2/20/06 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS OF FINAL PLAT: 1) RESTRICTIONS AND COVENANTS MUST BE SIGNED AND RECORDED. 2) CORRECTION OF RADIUS ON GABALDON AND CORRECTION OF GABALDON ROAD EXHIBIT. 3) ADA RAMPS MUST BE WITHIN THE PUBLIC RIGHT-OF-WAY. 4) THE PRESIDENT OF THE HOMEOWNERS**

ASSOCIATION MUST SIGN THE FINAL PLAT. THE OWNER MAY DO SO IF THERE IS NO PRESIDENT AT THE TIME OF FINAL PLAT APPROVAL. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.

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

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

THERE ARE NO SITE DEVELOPMENT PLANS THIS WEEK . . .

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

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

RON GARNER agent(s) for GARBAC, LLC request(s) the above action(s) for all or a portion of Lot(s) 4, 5 & 6, Block(s) 41, **RAYNOLDS ADDITION,** zoned SU-2/NCR, located on COAL AVE SW, between 10TH ST SW and 11TH ST SW containing approximately 1 acre(s). *[Deferred from 3/29/06]* (K-13) **DEFERRED AT THE AGENT'S REQUEST TO 4/5/06.**

7. Project # 1004177
06DRB-00374 Minor-Final Plat Approval

BOHANNAN HUSTON INC agent(s) for D R HORTON HOMES INC request(s) the above action(s) for all or a portion of Tract(s) 11-A, UNIT 1 (to be known as **VENTANA HIGHLANDS, UNIT 2 @ VENTANA RANCH WEST**) zoned R-LT residential zone, located on IRVING BLVD NW, between VENTANA RIDGE RD NW and COYOTE CANYON NW containing approximately 20 acre(s). [REF: 05DRB01122] (B-8) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNNG TO RECORD THE PLAT.**

8. **Project # 1003666**
06DRB-00371 Minor-Prelim&Final Plat Approval

WAYJOHN SURVEYING INC agent(s) for SAWMILL PARTNERS, SCOTT WHITTINGTON request(s) the above action(s) for all or a portion of Tract(s) B2A2 & B2A3, **LANDS OF FREEWAY-OLD TOWN LIMITED,** zoned S-MI, located on 18TH ST NW, between BELLAMAH AVE NW and MOUNTAIN RD NW containing approximately 1 acre(s). [REF: O4DRB01405, 05DRB00793, 05DRB00970] (J-13) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR PEDESTRIAN EASEMENT.**

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

WAYJOHN SURVEYING INC agent(s) for COE PROPERTIES, STEVE COE request(s) the above action(s) for all or a portion of Lot(s) 9-12, Block(s) 10, **MESA GRANDE ADDITION,** zoned O-R, located on SIERRA DR SE, between SILVER AVE SE and ZUNI RD SE containing approximately 1 acre(s). *[Deferred from 3/29/06]* (K-17) **DEFERRED AT THE AGENT'S REQUEST TO 4/5/06.**

10. **Project # 1004766**
06DRB-00361 Minor-Prelim&Final Plat Approval

LAND DEVELOPMENT CONSULTANTS agent(s) for JESUS & CINDY FRAIRE request(s) the above action(s) for all or a portion of Lot(s) 12 & 13, Block(s) 2, **GREGORIO & RAFAEL APODACA ADDITION,** zoned SU-2 MR, located on JESUS ST SE, between DAN AVE SE and JESUS ST SE containing approximately 1 acre(s). *[Deferred from 3/29/06]* (L-14) **DEFERRED AT THE AGENT'S REQUEST TO 4/5/06.**

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

JACKS HIGH COUNTRY INC agent(s) for DAVID & JENNIFER THORNBURG request(s) the above action(s) for all or a portion of Lot(s) 1, 2 & 18, Block(s) 11, **MONTGOMERY HEIGHTS,** zoned R-1, located on MARS RD NE, between WELLESLY AVE NE and TULANE DR NE containing approximately 1 acre(s). *[Deferred from 3/29/06]* (G-16) **DEFERRED AT THE AGENT'S REQUEST TO 4/12/06.**

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

12. Project # 1004769
06DRB-00370 Minor-Sketch Plat or Plan

KO HOW-CHI request(s) the above action(s) for all or a portion of Lot(s) 25 & 26, Block(s) 109, **SNOWHEIGHTS ADDITION,** zoned C-1, located on MENAUL NE NE, between MORRIS NE and PROSPECT NE containing approximately 1 acre. (H-21) **INDEFINITELY DEFERRED ON A NO SHOW.**

13. Project # 1004772
06DRB-00376 Minor-Sketch Plat or Plan

ISAACSON & ARFMAN PA agent(s) for HOLLY SP LLC, C/O SCM PROPERTY CO LLC request(s) the above action(s) for all or a portion of Lot(s) 14, 15, 18 & 19, Block(s) 18, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B,** zoned SU-2, M-1, located on HOLLY AVE NE, between PASEO DEL NORTE NE and SAN PEDRO DR NE containing approximately 4 acre(s). [REF: Z-1534, ZA-88-217] (C-18) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

14. **Project # 1004773**
06DRB-00377 Minor-Sketch Plat or Plan

ISAACSON & ARFMAN PA agent(s) for PASEO PLACE LLC C/O ARGUS DEVELOPMENT CO request(s) the above action(s) for all or a portion of Lot(s) 12, 13, 20 & 21, Block(s) 18, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B,** zoned SU-2, M-1, located on HOLLY AVE NE, between PASEO DEL NORTE NE and SAN PEDRO DR NE containing approximately 4 acre(s). [REF: ZA-88-217, Z-1534] (C-18) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

15. **Project # 1004774**
06DRB-00379 Minor-Sketch Plat or Plan

JESUS M SANCHEZ request(s) the above action(s) for all or a portion of Lot(s) H1A, Block(s) 2, **MONTOYA 2ND REPLAT,** zoned SU-2 MR, located on ABAJO SE SE, between SAN JOSE DRAIN SE and TOPEKA SE containing approximately 1 acre(s). (M-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

16. Approval of the Development Review Board Minutes for March 22, 2006. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR MARCH 22, 2006 WERE APPROVED BY THE BOARD.**

ADJOURNED: 10:50 A.M.

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1004177 **AGENDA ITEM NO: 7**

SUBJECT:

Final Plat
~~**Preliminary Plat**~~

ACTION REQUESTED:

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

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

ENGINEERING COMMENTS:

No adverse comments.

RESOLUTION:

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: March 29, 2006

CITY OF ALBUQUERQUE
Planning Department
March 29, 2006
DRB Comments

ITEM # 7

PROJECT # 1004177 APPLICATION # 06DRB-00374

RE: Ventana Highlands, Unit 2 @ Vaentana Ranch West/fp

The preliminary plat was approved on August 3, 2005. So the Westside Strategic Plan amendment does not apply.

The two conditions of final plat were met.

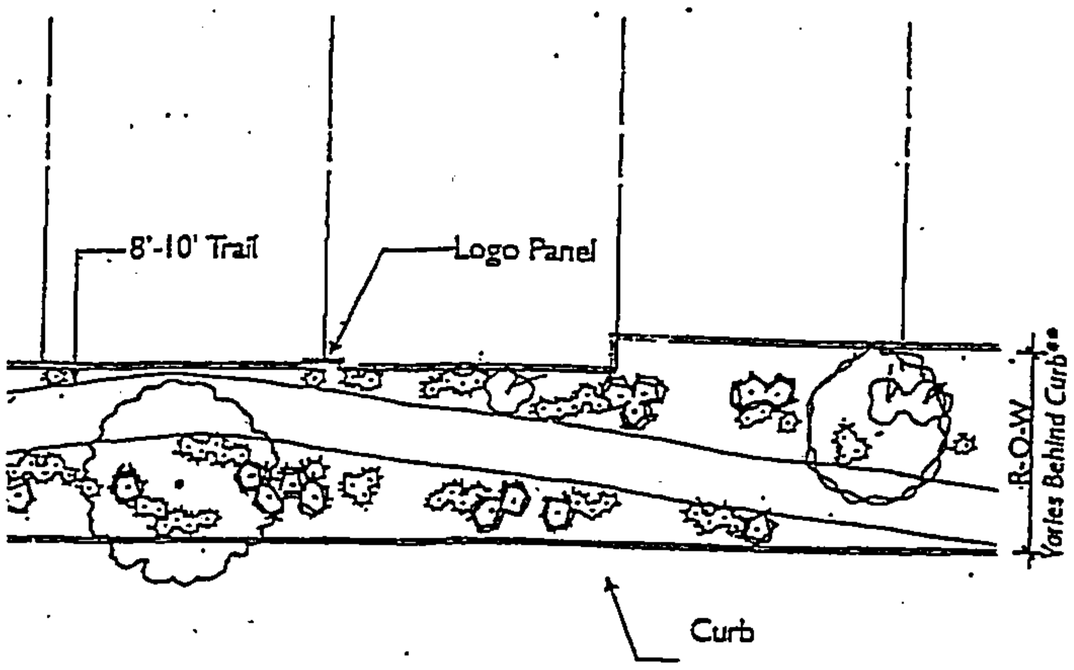
No objection to the request. Planning will record the plat.

for Andrew Garcia, Planning Alternate

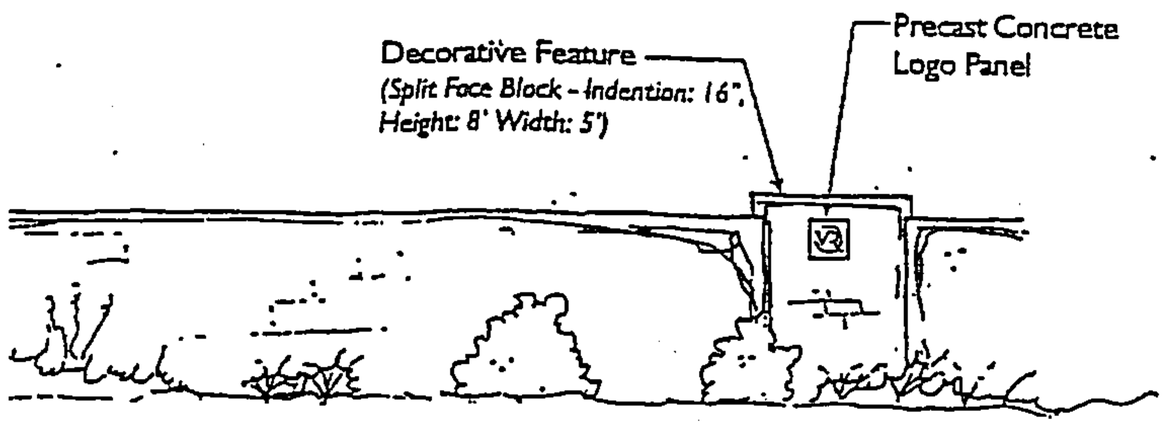
924-3858 fax 924-3864 agarcia@cabq.gov

B08 7
A-1
LD43
DEL OESTE
12A
R-LT
B8
11A
B08 9
COYOTE CANYON
BITTER CREEK
BOX CANYON
SAVOY
VENTANA RIDGE
THUNDERBOLT
TUSCARORA
OSCURA
MOSCA
MOGOLLON
14

DRAFT



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



LAYOUT - 3 LOTS/3 LOTS

PERIMETER WALL DESIGN

PLANT PALETTE

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

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

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

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

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

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

Groundcovers
Wildflowers (M)
Creeping Rosemary (L+

NOTES

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

Perimeter Wall Approved

DRB Chair

9/07/04

Date

PROJECT # 1003593

VENTANA RANCH WEST

Prepared For:

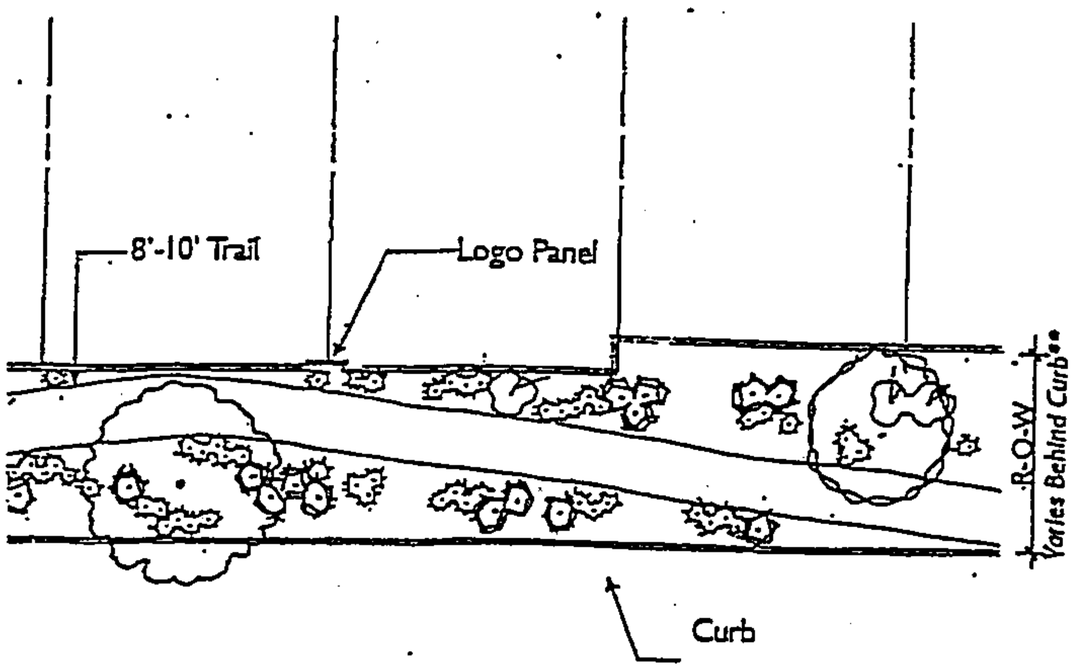
Sandia Properties
No. 10 Tramway Loop NE
Albuquerque, NM 87122

Prepared By:

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

August 30, 2004

DRAFT



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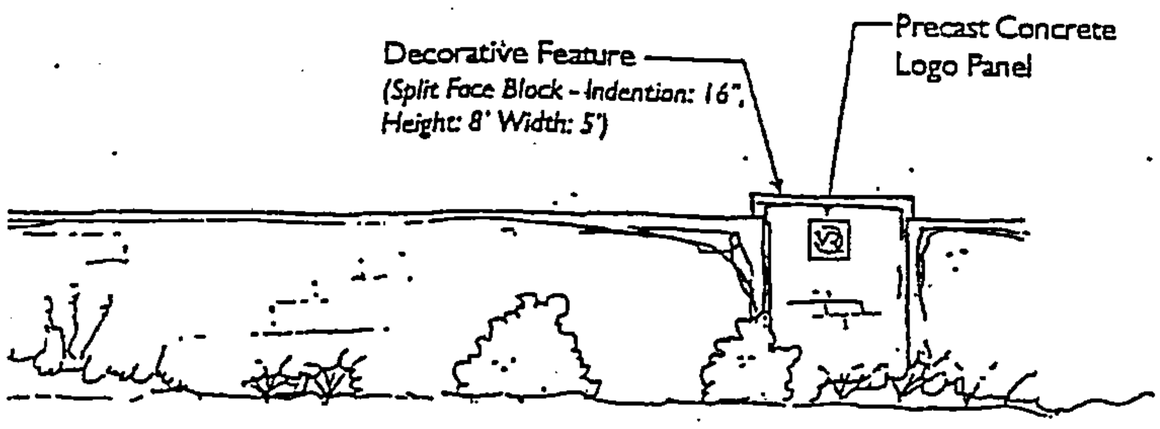
Ventana Ridge Road 18'-29'
(Excess R-O-W has been dedicated to the City on the Bulk Land Plat and will be landscaped - See Bulk Land Plat).



LAYOUT - 3 LOTS/3 LOTS

PERIMETER WALL DESIGN

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

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

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

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

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

Groundcovers
Wildflowers (M)
Creeping Rosemary (L+

NOTES

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

Perimeter Wall Approved
DRB Chair
9/07/04
Date

PROJECT # 1003593

VENTANA RANCH WEST

Prepared For:

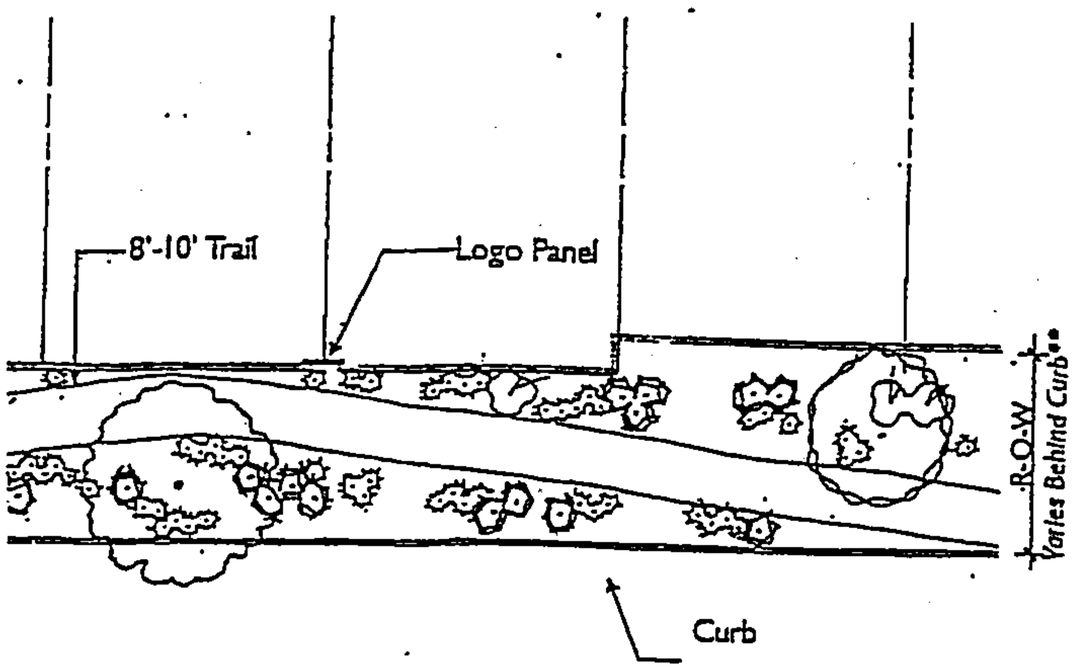
Sandia Properties
No. 10 Tramway Loop NE
Albuquerque, NM 87122

Prepared By:

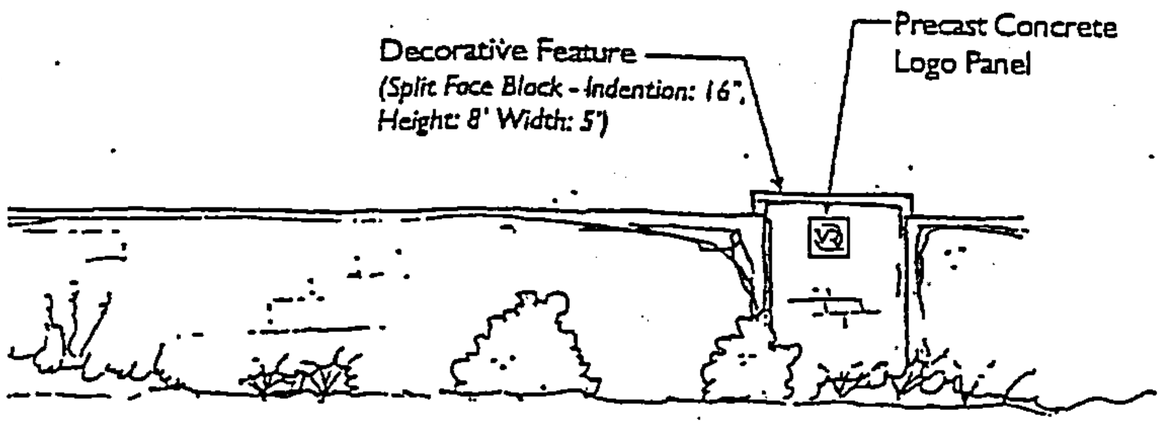
Consensus Planning, Inc.
924 Park Avenue SW
Albuquerque, NM 87102

August 30, 2004

DRAFT



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



LAYOUT - 3 LOTS/3 LOTS

PERIMETER WALL DESIGN

PLANT PALETTE

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

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

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

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

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

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

Groundcovers
Wildflowers (M)
Creeping Rosemary (L+

NOTES

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

Perimeter Wall Approved
DRB Chair
9/07/04
Date

PROJECT # 1005593

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

#7

4177

DXF Electronic Approval Form

DRB Project Case #: 1004177

Subdivision Name: VENTANA HIGHLANDS UNIT 2 AT VENTANA RANCH WEST

Surveyor: ROBERT GROMATZKY

Contact Person: MARY COLE

Contact Information: 798-7826

DXF Received: 3/27/2006 Hard Copy Received: 3/27/2006

Coordinate System: NMSP Grid (NAD 27)

Approved

03·28·2006
Date

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

AGIS Use Only

Copied fc **4177** to agiscov on **3/28/2006** Contact person notified on **3/28/2006**

DRB CASE ACTION LOG (FINAL PLAT)

REVISED 9/28/05

Comp K's 2/7/06

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

DRB Application No.: **06DRB-00098 (FP)** Project # **1004177**

Project Name: **VENTANA HIGHLANDS UNIT 1 @ VENTANA RANCH WEST**

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

Your request for (**SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN),** was approved on 2-1-06 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): interpretation of Policy 2.5 of the WSSP
- ☐ _____
- ☐ _____
- ☐ _____

02/06/06

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

Project Number 1004177

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

February 1, 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: 10:55 A.M.
B. Changes and/or Additions to the Agenda:
C. New or Old Business:

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

1. **Project # 1002743**
   05DRB-01818 Major-Preliminary Plat Approval

   BORDENAVE DESIGNS agent(s) for HARVEST HOMES LLC request(s) the above action(s) for all or a portion of Tract(s) I & J, **LA LUZ DEL OESTE, UNIT 4,** zoned SU-1 FOR PRD, located on COORS BLVD NW, between WESTERN TRAILS NW and DELLYNE NW containing approximately 4 acre(s). [REF: 03DRB-00989] *[Indefinitely deferred on a no show on 1/4/2006] [Deferred from 2/1/06]* (F-11) **DEFERRED AT THE BOARD'S REQUEST FOR INTERPRETATION OF R-2005-177 OF THE WESTSIDE STRATEGIC PLAN TO 2/8/06.**

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

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

3. **Project # 1004282**
05DRB-01061 Major-Preliminary Plat Approval

GARCIA/KRAEMER & ASSOCIATES agent(s) for PAT MILLIGAN request(s) the above action(s) for all or a portion of Lots(s) A-1, B-1, C-1, D-1, E-1, F-1, H-1, J-1, K-1, **ALAMOSA ADDITION,** zoned R-T residential zone, located on TRUJILLO RD SW, between 62nd ST SW and BATAAN DR SW containing approximately 2 acre(s).*[Deferred from 7/20/05 & 7/27/05 & 1/11/06 & 1/18/06 & 1/25/06]* (K-11) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/1/06 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 8/31/05 THE PRELIMINARY PLAT WAS APPROVED.**

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

WILSON & COMPANY, INC. agent(s) for VISTA VIEJA INVESTMENTS, LLC request(s) the above action(s) for all or a portion of Tract(s) 3 & 4, **VISTA VIEJA SUBDIVISION,** zoned RD, located on SCENIC NW, between 81ST ST NW and ALBERICOQUE PL NW containing approximately 78 acre(s). [REF: 04DRB-00825, 04DRB-01460, 05DRB-01235, 05DRB-01236] *[Deferred from 1/11/06 & 1/18/06 & 1/25/06 & 2/1/06]* (D-9) **DEFERRED AT THE BOARD'S REQUEST FOR INTERPRETATION OF R-2005-177 OF THE WESTSIDE STRATEGIC PLAN TO 2/8/06.**

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.

5. **Project # 1001176**
06DRB-00103 Minor-SiteDev Plan Subd
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] (C-18) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR LOT LINE ADJUSTMENT AND ADDITION OF PARKING BUMPER AND TO PLANNING FOR 3 COPIES OF THE SITE PLAN AND TO DECIDE IF THERE IS AN AMENDED SITE PLAN FOR SUBDIVISION OR NOT.**

THE AMENDED SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR LOT LINE ADJUSTMENT AND ADDITION OF PARKING BUMPER AND TO PLANNING FOR 3 COPIES OF THE SITE PLAN AND TO DECIDE IF THERE IS AN AMENDED SITE PLAN FOR SUBDIVISION OR NOT.

6. **Project # 1004660**
06DRB-00099 Minor-SiteDev Plan BldPermit

CLAUDIO VIGIL ARCHITECTS agent(s) for PREMIER CONCRETE LLC request(s) the above action(s) for all or a portion of Lot(s) 14-A-2-H, **LOOP INDUSTRIAL DISTRICT, UNIT 5,** zoned SU-2 for M-1 Permissive, located on FIRESTONE DR NE, between JEFFERSON ST NE and WILSHIRE AVE NE containing approximately 2 acre(s). [REF: DRB-95-498] (C-17) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR SOLID WASTE APPROVAL, BUILD NOTE AND 3 COPIES OF THE SITE PLAN AND TO UTILITIES DEVELOPMENT FOR FIRE MARSHAL STAMP AND ADEQUATE COVERAGE FOR FIRE.**

7. **Project # 1003445**
06DRB-00075 Minor-SiteDev Plan BldPermit

JLS ARCHITECTS agent(s) for TERRY CORLIS request(s) the above action(s) for all or a portion of Tract(s) E2 and F, **ALBUQUERQUE WEST, UNIT 1,** zoned SU-1 PDA to include C-3, located on EDUCATION PLACE NW, between PARADISE BLVD NW and PASEO DEL NORTE NW containing approximately 5 acre(s). [REF: 05EPC-00022] *[Deferred from 1/25/06]* (C-12) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR PUBLIC ACCESS EASEMENT TO BE RECORDED AND PLANNING FOR 3 COPIES OF THE SITE PLAN.**

8. **Project # 1001275**
06DRB-00076 Minor-SiteDev Plan BldPermit/EPC

CONSENSUS PLANNING INC agent(s) for TEAM RETAIL COTTONWOOD LTD request(s) the above action(s) for all or a portion of Tract(s) 1, LOWE'S, (to be known as **COTTONWOOD COMMONS)** zoned SU-1 FOR C-1, located on OLD AIRPORT RD NW, between COTTONWOOD NW and COORS NW containing approximately 9 acre(s). [REF: CZ-82-4, CSU-88-45, Z-97-106, SC-78-38, AX-97-17] **[Stephanie Shumsky, EPC Case Planner]** *[Deferred from 1/25/06 & 2/1/06]* (A-14) **DEFERRED AT THE AGENT'S REQUEST TO 2/15/06.**

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

9. **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] (B-13) **DEFERRED AT THE BOARD'S REQUEST FOR INTERPRETATION OF R-2005-177 OF THE WESTSIDE STRATEGIC PLAN TO 2/8/06.**

10. **Project # 1001628**
06DRB-00097 Major-Final Plat Approval

BOHANNAN HUSTON INC agent(s) for JUDE BACA request(s) the above action(s) for EQUESTRIAN CENTER, **MESA RIDGE SUBDIVISION**, zoned SU-1 for PRD, located on MONTANO RD NW, between VISTA MONTANO ST NW and EQUESTRIAN DR NW containing approximately 8 acre(s). [REF: 05DRB-01166, 05DRB-01242, 05DRB-01251] (E-11) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR AMAFCA SIGNATURE AND PLANNING FOR INTERPRETATION OF R-2005-177 OF THE WESTSIDE STRATEGIC PLAN.**

11. **Project # 1004177**
06DRB-00098 Major-Final Plat Approval

BOHANNAN HUSTON agent(s) for D. R. HORTON HOMES INC, request(s) the above action(s) for all or a portion of Tract(s) 10, 11, 12 & 13, (to be known as **VENTANA HIGHLANDS UNIT 1 @ VENTANA RANCH WEST**) zoned R-LT, located on IRVING BLVD NW and VENTANA RIDGE RD NW and containing approximately 74 acre(s). (B-8) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR INTERPRETATION OF R-2005-177 OF THE WESTSIDE STRATEGIC PLAN.**

12. **Project # 1002254**
06DRB-00084 Minor-Prelim&Final Plat Approval

JEFF MORTENSEN & ASSOCIATES agent(s) for FREDERICK & ROSEMARY PALMER request(s) the above action(s) for all or a portion of Tract(s) 2A, BUENA VISTA ESTATES, UNIT 1 (to be known as **BEEHIVE VILLAGE**) zoned SU-2 IP, located on SAN PEDRO NE, between WILSHIRE AVE NE and CORONA AVE NE containing approximately 3 acre(s). [REF: 02DRB-01502, 02DRB-01503, 05AA-01702, 05DRB-01643, 05AA-01850] (C-18) **PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

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

SURVEYS SOUTHWEST LTD agent(s) for MOUNTAIN WEST DEVELOPMENT request(s) the above action(s) for all or a PORTION OF LAND IN SW 1/4 - NW 1/4 SEC 26 TION R4E TOGETHER W/ TRACT E-1, **NORTH FOUR HILLS,** zoned SU-1, located on FOUR HILLS RD SE, between LANIER DR SE and WATERFALL DR SE containing approximately 7 acre(s). (L-23) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

14. **Project # 1004246**
06DRB-00091 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for JASON DASKALOS request(s) the above action(s) for all or a portion of Lot(s) 7-10 & 23-26, Block(s) 35, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B,** zoned SU-2 - IP, located on HOLLY AVE NE and PASEO DEL NORTE NE and containing approximately 6 acre(s). *[Deferred from 2/1/06]* (C-18) **DEFERRED AT THE AGENT'S REQUEST TO 2/8/06.**

15. **Project # 1004505**
06DRB-00096 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for JONI MILLER ZYDECO request(s) the above action(s) for all or a portion of Lot(s) 1 THRU 8 and EAST ½ OF Lot(s) 9, Block(s) N, **ATLANTIC & PACIFIC ADDITION,** zoned SU-2 special neighborhood zone, located on COAL AVE SW, between 4TH ST SW and 5TH ST SW containing approximately 1 acre(s). [REF: 05DRB-01622] (K-14) **PRELIMINARY AND FINAL PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR APPROVAL OF DESIGN ELEVATIONS AND CROSS SECTIONS OF PERIMETER WALLS BY THE DRB CHAIR.**

16. **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 ATRSICO 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). (L-10) **FINAL PLAT WAS DEFERRED AT THE BOARD'S REQUEST FOR INTERPRETATION OF R-2005-177 OF THE WESTSIDE STRATEGIC PLAN TO 2/8/06.**

17. **Project # 1003905**
06DRB-00105 Minor-Prelim&Final Plat Approval

ANTHONY DECK agent(s) for LOUIE CASIAS request(s) the above action(s) for all or a portion of Lot(s) 31 & 32, Block(s) B, **SANDALWOOD SUBDIVISION, UNIT 1,** zoned R-D residential and related uses zone, developing area, located on ALLWOOD DR NW, between HANOVER DR NW and INTERSTATE 40 – AMAFCA RIGHT-OF-WAY, containing approximately 1 acre(s). [REF: 05DRB-000134] (J-9) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR CORRECTION OF PROJECT NUMBER TO BE CHANGED TO APPLICATION NUMBER.**

18. **Project # 1004359**
06DRB-00100 Minor-Prelim&Final Plat Approval

MARK SNAPP agent(s) for CALITERRA DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 17, **RICE'S DURANES ADDITION, UNIT 1,** zoned R-2 residential zone, located on RIO GRANDE BLVD NW, between INDIAN SCHOOL RD NW and RICE AVE NW containing approximately 1 acre(s). [REF: 05DRB-01244] *[Deferred from 2/1/06]* (H-12) **DEFERRED AT THE AGENT'S REQUEST TO 2/8/06.**

19. **Project # 1004661**
06DRB-00101 Minor-Prelim&Final Plat Approval

GARY HUBBARD agent(s) for J & S DEVELOPMENT INC request(s) the above action(s) for all or a portion of Lot(s) 5A, 5B, 6A, 6B, 7A & 7B, **EMIL MANN ADDITION,** zoned R-2, located on TRUMBELL AVE NE and BELL AVE NE and containing approximately 1 acre(s). (L-19) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

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

20. **Project # 1002730**
06DRB-00095 Minor-Sketch Plat or Plan

BINGHAM ENGINEERING agent(s) for BETTY BLEA, HOMES BY MARIE request(s) the above action(s) for all or a portion of Lot(s) 13A1, Block(s) 6, Tract(s) 3, **NORTH ALBUQUERQUE ACRES, UNIT 3,** zoned R-D residential and related uses zone, developing area, located on VENTURA ST NE, between CORONA AVE NE and WILSHIRE AVE NE containing approximately 4 acre(s). [REF: DRB-98-123/S-99-40] (C-20) **WITHDRAWN AT THE AGENT'S REQUEST.**

21. **Project # 1004655**
06DRB-00080 Minor-Sketch Plat or Plan

JESUS M. & MARIA D. VIZCAINO request(s) the above action(s) for all or a portion of Lot(s) 8 & 9, Block(s) 10, **LOWER BROADWAY,** zoned SU-2/M-R, located on ALAMO AVE SE, between MECHEM SE and HINKLE SE containing approximately 1 acre(s). (M-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

22. Approval of the Development Review Board Minutes for January 25, 2006. **THE DRB MINUTES FOR JANUARY 25, 2006 WERE APPROVED BY THE BOARD.**

ADJOURNED: 10:55 A.M.

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1004177 **AGENDA ITEM NO: 11**

SUBJECT:

Final Plat

ACTION REQUESTED:

REV/CMT:0 APP:(x) SIGN-OFF:0 EXTN:0 AMEND:0

ENGINEERING COMMENTS:

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

RESOLUTION:

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: February 1, 2006

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

B8
B8
R-LT
R-LT
R-LT
R-LT
R-LT
SAVOY
JAMESTOWN
CHANCE
UNIONVILLE
VALLECITO
RAYNER
VENTANA RIDGE
VENTANA WEST
MOGOLLON
NACIMIENTO
DEL OESTE
VENTANA RIDGE RD + NW DEL OESTE DR NW
99999
10
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11
99999
12
99999
13
99999
14
99999
A-1
B08 24
B08 7
A-1
0
6220

#11

4177

DXF Electronic Approval Form

DRB Project Case #: 1004177

Subdivision Name: VENTANA HIGHLANDS UNIT 1 AT VENTANA RANCH WEST

Surveyor: ROBERT GROMATZKY

Contact Person: MARY COLE

Contact Information:

DXF Received: 1/24/2006 Hard Copy Received: 1/24/2006

Coordinate System: NMSP Grid (NAD 27)

Neal Wemberg — Approved

1/24/06 — Date

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

AGIS Use Only

Copied fc **4177** to agiscov on **1/24/2006** Contact person notified on **1/24/2006**

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

August 31, 2005

13. Project # 1004177
05DRB-01280 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) 10-13, **VENTANA RANCH WEST,** zoned R-LT residential zone, located on IRVING BLVD NW, between VENTANA RIDGE RD NW and containing approximately 74 acre(s). [REF: 05DRB01122, 01123, 01124, 00783] *(Was Indef. Deferred on 8/17/05)* (B-8)

At the August 31, 2005, Development Review Board meeting, a subdivision design variance from minimum DPM design standards was approved as shown on Exhibit C in the Planning file.

Sheran Matson, AICP, DRB Chair

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

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

August 31, 2005 9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

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

Adjourned: 11:53 A.M.

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

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

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

2. **Project #1004289**
05DRB-01246 Major-Vacation of Pub Right-of-Way

WILLIE P. GONZALES request(s) the above action(s) for all or a portion of Lot(s) 4 & 5, Block(s) 5, **JOHN BARON BURG PARK ADDITION,** zoned SR, located on 19TH ST NW, between ZEARING AVE NW and ASPEN AVE NW containing approximately 1 acre(s). [REF: 05DRB-01073] (H-13) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

05DRB-01073 Minor-Prelim&Final Plat Approval

WILLIE P. GONZALES request(s) the above action(s) for all or a portion of Lot(s) 4 & 5, Block(s) 5, **JOHN BARON BURG PARK ADDITION,** zoned SR, located on 19th ST NW, between ZEARING AVE NW and ASPEN AVE NW containing approximately 1 acre(s). *(Was Indef. Deferred 7/13/05)* (H-13) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND 15-DAY APPEAL PERIOD.**

3. **Project #1004368**
05DRB-01267 Major-SiteDev Plan BldPermit

JAMES COOKE agent(s) for RAIN FACTORY LLC request(s) the above action(s) for all or a portion of Tract(s) 4A-2, **NORTH RENAISSANCE CENTER,** zoned SU-1 FOR IP USES, located on CULTURE DR NE, between MONTANO RD NE and RENAISSANCE BLVD NE containing approximately 2 acre(s). [REF: PROJ. #1001118] (F-16) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR A SIDEWALK EASEMENT.**

4. **Project #1003366**
05DRB-01272 Major-Vacation of Pub Right-of-Way
05DRB-01273 Major-Vacation of Public Easements

ADVANCED ENGINEERING & CONSULTING LLC agent(s) for SHARIF (FELIX) RABADI request(s) the above action(s) for all or a portion of Tract(s) T-1-A-2, **TOWN OF ALAMEDA GRANT,** zoned SU-1 FOR PRD, located on GOLF COURSE ROAD NW, between IRVING NW and the CALABACILLAS

ARROYO containing approximately 9 acre(s). [REF: 04EPC-00498. Z-80-74, AX-80-16, Z-85-84, AX-85-20, Z-93-131, DRB-94-146, V-96-89, 04DRB-00596, 04DRB-00912, 04DRB01242] (B-12) **THE VACATION OF PUBLIC RIGHT-OF-WAY AND VACATION OF PUBLIC EASEMENTS WERE APPROVED AS SHOWN ON EXHIBITS B-1, B-2 AND B-3 IN THE PLANNING FILE. CONDITIONS OF FINAL PLAT: A SANITARY SEWER LINE HAS BEEN RELOCATED AND ACCEPTED AND REEVALUATE GOLF COURSE ROAD RIGHT-OF-WAY.**

5. **Project # 1004355**
05DRB-01235 Major-Preliminary Plat Approval
05DRB-01236 Minor-Temp Defer SDWK

WILSON & COMPANY INC agent(s) for SCOTT SCHIABOR, SPS, LLC request(s) the above action(s) for all or a portion of Tract(s) 2, **VISTA VIEJA SUBDIVISION, UNIT 2,** zoned R-1 residential zone, located on SCENIC RD NW, between 81ST ST NW and ALBERICOQUE PL NW containing approximately 41 acre(s). [REF: 04DRB00825, 04DRB01460] *[Deferred from 8/24/05]* (D-9) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/31/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 8/30/05 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS OF FINAL PLAT: THE HOME OWNER'S ASSOCIATION PRESIDENT MUST SIGN THE FINAL PLAT. IF NO SUCH PERSON IS AVAILABLE, THEN THE OWNER OF THE PROPERTY CAN SIGN. DRAINAGE EASEMENTS IN PARCELS B, C AND E SHALL BE VACATED AND REPLACED WITH THE NEW ALIGNMENT. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALK ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

6. **Project # 1003189**
05DRB-01127 Major-Preliminary Plat Approval
05DRB-01129 Minor-Temp Defer SDWK

RIO GRANDE ENGINEERING agent(s) for FULLER HOMES, INC request(s) the above action(s) for all or a portion of Tract(s) 355, 356 TRACTS A & B, LANDS OF HECTOR ROJO, TOWN OF ATRISCO GRANT (to be known as **AUTUMN VIEW SUBDIVISION**) zoned RD-R1, located on TOWER RD SW, between COORS BLVD SW and STINSON RD SW containing approximately 15 acre(s).*[Deferred from 8/3/05 & 8/17/05 & 8/24/05]* (L-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/31/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 8/15/05 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS OF FINAL PLAT: ALL TERMS OF THE ANNEXATION AGREEMENT, INCLUDING APS, MUST BE MET. NEED TO REVISIT THE WIDTH OF THE DRAINAGE AND WATER AND SEWER EASEMENTS IN THE SOUTHEAST CORNER OF THE SUBDIVISION. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALK ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

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

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

7. **Project # 1001685**
05DRB01349 Minor-SiteDev Plan Subd/EPC
05DRB01350 Minor-SiteDev Plan BldPermit/EPC

GREAT BASIN ENGINEERING agent(s) for SMITH'S FOOD & DRUG CENTERS request(s) the above action(s) for all or a portion of Tract(s) 1B, PARADISE NORTH (to be known as **GOLF COURSE MARKET PLACE**) zoned C-2 (SC) community commercial zone, located on GOLF COURSE RD NW and MCMAHON RD NW containing approximately 9 acre(s). [REF: Z-85-119,04EPC01348, 04EPC01349, 04EPC01590] **[Carmen Marrone, EPC Case Planner]** (A-12) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

8. **Project # 1003991**
05DRB-01293 Minor-SiteDev Plan Subd/EPC
05DRB-01294 Minor-SiteDev Plan BldPermit/EPC

TIERRA WEST LLC agent(s) for WAL MART STORES EAST LP request(s) the above action(s) for all or a portion of Tract(s) A-1, **TOWN OF ATRISCO GRANT, UNIT 7,** zoned SU-1 FOR C-1 WITH DRIVE UP PHARMACY & RLT, located on SNOW VISTA BLVD SW, between SAGE RD SW and BENAVIDES RD SW containing approximately 14 acre(s). [REF: 05EPC00365, 05EPC00366, 05EPC00367] **[Russell Brito for Elvira Lopez, EPC Case Planner]** *[Deferred from 8/17/05 & 8/31/05]* (M-9) **DEFERRED AT THE AGENT'S REQUEST TO 9/7/05.**

9. **Project # 1001946**
05DRB-01047 Minor-SiteDev Plan BldPermit

DEKKER PERICH SABATINI agent(s) for OFFICE DEPOT request(s) the above action(s) for all or a portion of Tract(s) A-1-D, **LOS ANGELES CENTER,** zoned M-1, located on PASEO DEL NORTE NE, between SAN PEDRO NE and INTERSTATE 25 containing approximately 3 acre(s). [REF: DRB-97-224, DRB-97-372; Z-1534] *[Deferred from 6/29/05 & 7/13/05 & 7/20/05 & 7/27/05 & 8/3/05 & indef deferred on a no show 8/17/05]* (D-18) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO ADDRESS PLANNING COMMENTS AND 3 COPIES OF THE SITE PLAN.**

05DRB01348 Minor-SiteDev Plan Subd/EPC

DENISH & KLINE ASSOCIATES agent(s) for LOWE'S INC request(s) the above action(s) for all or a portion of Lot(s) 27R, 28R, Block(s) 2, NORTH ALBUQUERQUE ACRES, UNIT A, Tract(s) A-1-A-1, A-1-B, A-1-C, A-1-D AND A-1-E-1, **LOS ANGELES CENTER ADDITION**, Lot(s) 5, 6, 7, 28 and 27, Block(s) 3, NORTH ALBUQUERQUE ACRES, UNIT A, zoned M-1 light manufacturing zone, located on PASEO DEL NORTE NE, between SAN PEDRO NE and I-25 containing approximately 38 acre(s). [REF: ZHE-99-025, 04EPC01032] **[Makita Hill, EPC Case Planner]** (D-18) **SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR ENVIRONMENTAL HEALTH SIGNATURE, EPC CASE PLANNER INITIALS AND 3 COPIES OF THE SITE PLAN.**

10. Project # 1004100
05DRB-01290 Minor-SiteDev Plan BldPermit/EPC

QUIK DRAW ENGINEERING LLC agent(s) for SPRINGSTONE CHILDRENS LEARNING CENTER request(s) the above action(s) for all or a portion of Tract(s) F, **LA CUEVA VILLAGE - UNIT 1,** zoned C-2 (SC), located on CARMEL AVE NE, between WYOMING BLVD NE and BARSTOW NE containing approximately 1 acre(s). [REF: 05EPC00582] **[Carmen Marrone for Elvira Lopez, EPC Case Planner]** *(Deferred from 8/24/05)* (C-19) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CROSS ACCESS EASEMENT AND 3 COPIES OF THE SITE PLAN.**

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

11. Project # 1001946
05DRB01347 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, B, C & D, **HISE LANDS**, zoned M-1 (SC), located on PASEO DEL NORTE BLVD NE, between I-25 and SAN PEDRO BLVD NE containing approximately 6 acre(s). [Listed under Project #1004391 in error.] (D-18) **PRELIMINARY PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR PRIVATE WATER AND SANITARY SEWER SERVICE EASEMENT FOR TRACT C AND CROSS-LOT DRAINAGE EASEMENT.**

12. Project # 1000351
05DRB-01303 Minor-Prelim&Final Plat Approval

CARTESIAN SURVEYS agent(s) for BOB KITTS request(s) the above action(s) for all or a portion of Tract(s) 3, 7 & 8, **LANDS OF ZIA TRADING COMPANY,** zoned SU-1 FOR IP, located on OSUNA BLVD NE, between BNSF RR TRACKS and EDITH BLVD NE containing approximately 4 acre(s). [REF: Z-99-99, AX-99-10] *(Deferred from 8/24/05 & 8/31/05)* (E-15) **DEFERRED AT THE BOARD'S REQUEST TO 9/7/05.**

13. **Project # 1004177**
05DRB-01280 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) 10-13, **VENTANA RANCH WEST,** zoned R-LT residential zone, located on IRVING BLVD NW, between VENTANA RIDGE RD NW and containing approximately 74 acre(s). [REF: 05DRB01122, 01123, 01124, 00783] *(Was Indef. Deferred on 8/17/05)* (B-8) **A SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM DESIGN STANDARDS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

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

14. **Project # 1004390**
05DRB01346 Minor-Sketch Plat or Plan

BOHANNAN HUSTON INC. agent(s) for LOFLAND COMPANY request(s) the above action(s) for all or a portion of Lot(s) 1A, D and 10 through 23, Block(s) 12 and 13, **FRANCISCAN ADDITION**, zoned M-2 heavy manufacturing zone, located on 1ST ST NW, between I-40 and MENUAL BLVD NW containing approximately 4 acre(s). (H-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

15. Approval of the Development Review Board Minutes for August 17, 2005. **THE DRB MINUTES FOR AUGUST 17, 2005 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:53 A.M.

CITY OF ALBUQUERQUE

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1004177 **AGENDA ITEM NO: 13**

SUBJECT:

Subdivision Design (DPM) Variance

ACTION REQUESTED:

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

ENGINEERING COMMENTS:
No adverse comments.

RESOLUTION:

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

SIGNED-OFF: **(SEC-PLN) (SP-SUB) (SP-BP) (FP)** BY: **(UD) (CE) (TRANS) (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 31, 2005

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

August 17, 2005 9:00 a.m.

MEMBERS:

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

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

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

Adjourned: 12:15 P.M.

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

1. 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) **A TWO-YEAR SUBDIVISION IMPROVEMENTS AGREEMENT WAS APPROVED.**

2. 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) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/17/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 7/11/05 THE PRELIMINARY PLAT WAS APPROVED. A SUBDIVISION DESIGN VARIANCE FROM MINIMUM DESIGN STANDARDS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

05DRB-01275 Minor-SiteDev Plan Subd/EPC

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] **[Russell Brito for Elvira Lopez, EPC Case Planner]** (E-16) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR CORRECTION OF NORTH ARROW.**

3. 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 0-R, located on SILVER AVE SE, between ALISO AVE SE and MORNINGSIDE AVE SE containing approximately 2 acre(s). [REF: 05DRB00737] *[Deferred from 8/17/05]* (K-17) **DEFERRED AT THE AGENT'S REQUEST TO 8/24/05.**

4. Project # 1002861
05DRB-01202 Major-Preliminary Plat Approval

ABQ 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] *[Deferred from 8/17/05]* (K-13) **DEFERRED AT THE AGENT'S REQUEST TO 8/24/05.**

5. 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) **WITHDRAWN AT THE AGENT'S REQUEST.**

6. 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) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/17/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 7/19/05 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITION: A PERIMETER WALL DESIGN SHALL BE APPROVED PRIOR TO FINAL PLAT. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

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

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.**

8. **Project # 1004353**
05DRB-01119 Major-Preliminary Plat Approval
05DRB-01120 Minor-Temp Defer SDWK

SURV-TEK, INC agent(s) for LONGFORD AT THE TRAILS, LLS request(s) the above action(s) for all or a portion of Tract(s) 6, **THE TRAILS, UNIT 2,** zoned R-LT residential zone, located on OAKRIDGE ST NW, between WOODMONT AVE NW and TREELINE AVE NW containing approximately 17 acre(s). [REF: 04DRB01322] *[Listed under Project #1002962 in error] [Deferred from 8/3/05]* (C-9) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/17/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 7/7/05 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS: USE OF A**

HAMMERHEAD REQUIRES FIRE AND SOLID WASTE APPROVAL. A PERIMETER WALL DESIGN SHALL BE APPROVED PRIOR TO FINAL PLAT. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.

9. Project # 1003189
05DRB-01127 Major-Preliminary Plat Approval
05DRB-01129 Minor-Temp Defer SDWK

RIO GRANDE ENGINEERING agent(s) for FULLER HOMES, INC request(s) the above action(s) for all or a portion of Tract(s) 355, 356 TRACTS A & B, LANDS OF HECTOR ROJO, TOWN OF ATRISCO GRANT (to be known as **AUTUMN VIEW SUBDIVISION**) zoned RD-R1, located on TOWER RD SW, between COORS BLVD SW and STINSON RD SW containing approximately 15 acre(s).*[Deferred from 8/3/05 & 8/17/05]* (L-10) **DEFERRED AT THE AGENT'S REQUEST TO 8/24/05.**

10. Project # 1004300
05DRB-01080 Minor-SiteDev Plan BldPermit

JIM MEDLEY, Architect AIA agent(s) for ROBERT NAVARRETTE request(s) the above action(s) for all or a portion of Lot(s) 31, 32, Block(s) 9, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B,** zoned SU-2, M-1, located on EAGLE ROCK AVE NE and SAN MATEO BLVD NE containing approximately 2 acre(s). *[Deferred from 7/27/05 and 8/10/05 & 8/17/05]* (C-18) **DEFERRED AT THE AGENT'S REQUEST TO 8/24/05.**

05DRB-01286 Minor-Prelim&Final Plat Approval

WAYJOHN SURVEYING INC agent(s) for ROBERT NAVARRETTE, ELITE DRI-WALL request(s) the above action(s) for all or a portion of Lot(s) 31, 32, Block(s) 9, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B,** zoned SU-2, M-1, located on EAGLE ROCK AVE NE and SAN MATEO BLVD NE containing approximately 2 acre(s). [REF: 05DRB01080] *[Deferred from 8/17/05]* (C-18) **DEFERRED AT THE AGENT'S REQUEST TO 8/24/05.**

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

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

11. Project # 1000631
05DRB-01287 Minor-SiteDev Plan Subd/EPC
05DRB-01288 Minor-SiteDev Plan BldPermit/EPC

GEORGE RAINHART ARCHITECT & ASSOCIATES, agent(s) for JEROME BETTMAN request(s) the above action(s) for all or a portion of Tract(s) A-2B and B-1, **JEANNEDALE, UNIT 5,** zoned SU-3 special center zone, located on UPTOWN BLVD NE, between SAN PEDRO DR NE and LOUISIANA BLVD NE containing approximately 5 acre(s). [REF: AA-96-118, Z-72-65, 03EPC02043, 03EPC02042, 1002442] **[Carmen Marrone, EPC Case Planner]** (H-18) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT TO SHOW WATERLINE EASEMENT AND TRANSPORTATION DEVELOPMENT FOR INTERNAL COMMENT SHEET MARKED UP AND ENTRANCE ON UPTOWN LOOP ROAD AND 3 COPIES OF THE SITE PLAN. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILTIES DEVELOPMENT TO SHOW WATERLINE EASEMENT, TO SHOW NEW 2-INCH METERBOX WITHIN RIGHT-OF-WAY AND TO TRANSPORTATION DEVELOPMENT FOR INTERNAL COMMENT SHEET MARKED UP AND ENTRANCE ON UPTOWN LOOP ROAD AND 3 COPIES OF THE SITE PLAN.**

05DRB-01282 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST agent(s) for 6401 UPTOWN, LLC request(s) the above action(s) for all or a portion of Tract(s) A-2B and B-1, **DALE J BELLAMAH'S JEANNEDALE UNIT 5,** zoned SU-3 special center zone, located on AMERICAS PARKWAY NE, between UPTOWN BLVD NE and JEANNEDALE DR NE containing approximately 5 acre(s). [REF: AA-96-118 03EPC02043, 03EPC020] (H-18) **PRELIMINARY PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILTIES DEVELOPMENT TO ADD 20-FOOT WATERLINE EASEMENT, CHANGE STREET NAME, MAY NEED PRIVATE WATER/SEWER SERVICE EASEMENTS FOR BUILDING TO THE WEST AND TO TRANSPORTATION DEVLEOPMNT FOR RADIUS DEDICATION @ INTERSECTIONS, ADA EASEMENTS AND CROSS-ACCESS (WEST)(NORTH).**

12. **Project # 1003991**
05DRB-01293 Minor-SiteDev Plan Subd/EPC
05DRB-01294 Minor-SiteDev Plan BldPermit/EPC

TIERRA WEST LLC agent(s) for WAL MART STORES EAST LP request(s) the above action(s) for all or a portion of Tract(s) A-1, **TOWN OF ATRISCO GRANT, UNIT 7,** zoned SU-1 FOR C-1 WITH DRIVE UP PHARMACY & RLT, located on SNOW VISTA BLVD SW, between SAGE RD SW and BENAVIDES RD SW containing approximately 14 acre(s). [REF: 05EPC00365, 05EPC00366, 05EPC00367] **[Russell Brito for Elvira Lopez, EPC Case Planner]** *[Deferred from 8/17/05]* (M-9) **DEFERRED AT THE AGENT'S REQUEST TO 8/31/05.**

13. **Project # 1004353**
05DRB-01285 Minor-SiteDev Plan Subd/EPC

CONSENSUS PLANNING agent(s) for LONGFORD HOMES request(s) the above action(s) for all or a portion of Tract(s) 6, **SANTA FE @ THE TRAILS UNIT 2,** zoned R-D residential and related uses zone, developing area, located on WOODMONT NW, between RAINBOW BLVD NW and OAKRIDGE NW containing approximately 20 acre(s). [Listed under Project #1002962 in error] (C-9) **SITE PLAN FOR SUBDIVISION WS APPROVED AND SIGNED OFF BY THE BOARD.**

14. **Project # 1001946**
05DRB-01047 Minor-SiteDev Plan BldPermit

DEKKER PERICH SABATINI agent(s) for OFFICE DEPOT request(s) the above action(s) for all or a portion of Tract(s) A-1-D, **LOS ANGELES CENTER,** zoned M-1, located on PASEO DEL NORTE NE, between SAN PEDRO NE and INTERSTATE 25 containing approximately 3 acre(s). [REF: DRB-97-224, DRB-97-372; Z-1534] *[Deferred from 6/29/05 & 7/13/05 & 7/20/05 & 7/27/05 & 8/3/05 & indef deferred on a no show 8/17/05]* (D-18) **INDEFINITELY DEFERRED ON A NO SHOW.**

15. **Project # 1003358**
04DRB-00478 Minor-SiteDev Plan BldPermit

KEN HOVEY agent(s) for COMMERCIAL ENTERPRISES INC request(s) the above action(s) for all or a portion of Tract(s) 49, **CLIFFORD INDUSTRIAL PARK,** zoned SU-2 / M-1, located on WASHINGTON PL NE and ANAHEIM NE and containing approximately 3 acre(s). *[Was Indef Deferred on 4/7/04 on a no show] [Deferred from 8/10/05]* (C-17) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO DETERMINE IF ENVIRONMENTAL HEALTH HAS APPROVED THE ABATEMENT MEASURES FOR THE LANDFILL.**

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

16. **Project # 1004177**
05DRB-01280 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) 10-13, **VENTANA RANCH WEST,** zoned R-LT residential zone, located on IRVING BLVD NW, between VENTANA RIDGE RD NW and containing approximately 74 acre(s). [REF: 05DRB01122, 01123, 01124, 00783] (B-8) **INDEFINITELY DEFERRED ON A NO SHOW.**

17. **Project # 1002960**
05DRB-01284 Major-Final Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for WESTLAND DEVELOPMENT CO INC request(s) the above action(s) for all or a portion of Tract(s) K, **SUNDORO SOUTH, UNIT 2,** zoned SU-2 FOR RLT, located on 98TH STREET NW, between LADERA BLVD NW and I-40 NW containing approximately 6 acre(s). [REF: 05DRB-00109] (J-8/9) **FINAL PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR EXCHANGE WITH NMDOT AND TO RECORD PLAT AND TO PARKS FOR MAINTENANCE OF PCD EASEMENT.**

18. **Project # 1003982**
05DRB-01283 Minor-Prelim&Final Plat Approval

WILKS CO. agent(s) for TAIHI & MARYANN JONES request(s) the above action(s) for Tract(s) A-15-M5-17 and A-15-M5-16, **LANDS OF TAIHI & MARYANN JONES,** zoned SU-2 NCR, located on WALTER NE, between MOUNTAIN RD NE and KINLEY AVE NE containing approximately 1 acre(s). [REF: 05DRB00338] (J-15) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

19. **Project # 1004058**
05DRB-01268 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for SANDIA FOUNDATION, PATRICK GLENNON request(s) the above action(s) for all or a portion of Tract(s) A & B, LOMAS & BROADWAY and Tract(s) P-1, LANDS OF NEW MEXICO CREDIT CORP., UNIT 2 (to be known as **LANDS OF SANDIA FOUNDATION**) zoned SU-2 M-1, located on MARBLE AVE NE, between BROADWAY BLVD NE and LOMAS BLVD NE containing approximately 4 acre(s). [REF: ZA-87-241, DRB-93-164, DRB-90-186, 05DRB00486] (J-14) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

20. **Project # 1003672**
05DRB-00704 Minor-Final Plat Approval

RIO GRANDE ENGINEERING agent(s) for ERIMY PROPERTIES LTD request(s) the above action(s) for all or a portion of Lot(s) 6 & 7, Block(s) 3, Tract(s) 3, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **ESTRADA COURT)** zoned R-D residential and related uses zone, developing area, located on OAKLAND AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 3 acre(s). [REF: 04DRB01423] *(Deferred from 5/4/05 & 5/18/05 & 5/25/05) [Final Plat Indef Deferred for SIA]* (C-20) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR EASEMENT LANGUAGE ACROSS LOT 6-P1 AND TO PLANNING TO RECORD.**

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

21. Project # 1004361
05DRB-01247 Minor-Sketch Plat or Plan

G. DONALD DUDLEY ARCHITECT agent(s) for RIVER HORSE INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) 2, 3, 4 and 5, Block(s) 001, MONTGOMERY HEIGHTS (to be known as **TULANE TOWNHOUSES**) zoned R-3, located on TULANE NE, between CARLISLE NE and WELLESLY NE containing approximately 1 acre(s). (G-16) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

22. Project # 1004369
05DRB-01279 Minor-Sketch Plat or Plan

RICHARD L GONZALES request(s) the above action(s) for all or a portion of Lot(s) 24-39, Block(s) 3, WEST PARK (to be known as **COUNTRY CLUB TOWNHOMES**) zoned C-2 community commercial zone, located on CENTRAL SW, between NEW YORK SW and GOLF COURSE containing approximately 2 acre(s). (J-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

23. Approval of the Development Review Board Minutes for August 3, 2005. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR AUGUST 3, 2005 WERE APPROVED BY THE BOARD.**

ADJOURNED: 12:15 P.M.

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

THREE HUNDRED YEARS 1706 * 2006 ALBUQUERQUE Making History

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1004177 **AGENDA ITEM NO: 16**

SUBJECT:

Subd Design (DPM) Variance

ACTION REQUESTED:

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

ENGINEERING COMMENTS:
No objection.

P.O. Box 1293

RESOLUTION:

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

Albuquerque

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

New Mexico 87103 DELEGATED: **(SEC-PLN) (SP-SUB) (SP-BP) (FP)** TO: **(UD) (CE) (TRANS) (PRKS) (PLNG)**

FOR:

www.cabq.gov

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: August 17, 2005

CITY OF ALBUQUERQUE
Planning Department
August 17, 2005
DRB Comments

ITEM # 16

PROJECT # 1004177 APPLICATION # 05-01280

Re: Tracts 10-13, Ventana Ranch West/sdv

Planning has no objections to the subdivision design variance. Defer to Traffic Engineer.

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

CITY OF ALBUQUERQUE

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1004177 **AGENDA ITEM NO: 16**

SUBJECT:

Subd Design (DPM) Variance

ACTION REQUESTED:

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

ENGINEERING COMMENTS:
No objection.

RESOLUTION:

Indef (No Show)

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

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 # 16

PROJECT # 1004177 APPLICATION # 05-01280

Re: Tracts 10-13, Ventana Ranch West/sdv

Planning has no objections to the subdivision design variance. Defer to Traffic Engineer.

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

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

August 3, 2005

4. Project # 1004177
05DRB-01122 Major-Preliminary Plat Approval
05DRB-01124 Minor-Temp Defer SDWK
05DRB-01123 Minor-Sidewalk Waiver

BOHANNAN HUSTON INC. agent(s) for SANDIA PROPERTIES LTD. CO. request(s) the above action(s) for TRACTS 10, 11, 12 & 13 VENTANA RANCH WEST, **(to be known as VENTANA HIGHLANDS SUBDIVISION)** zoned R-LT residential zone, located on VENTANA RIDGE RD NW and containing approximately 74 acre(s). (B-8)

At the August 3, 2005, Development Review Board meeting, with the signing of the infrastructure list dated 8/3/05 and approval of the grading plan engineer stamp dated 7/25/05 the preliminary plat was approved with the following conditions:

A public drainage easement is required on Tract A. Tract A must be excluded from the P.U.E.

A block length subdivision design variance shall be applied for prior to final plat.

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

If you wish to appeal this decision, you must do so by August 18, 2005, in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal. If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

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

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

Sheran Matson, AICP, DRB Chair

Cc: 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

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1004177 **AGENDA ITEM NO: 4**

SUBJECT:

Preliminary Plat
Sidewalk Waiver
Sidewalk Deferral

ACTION REQUESTED:

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

ENGINEERING COMMENTS:
No objection to Sidewalk Waiver or Sidewalk Deferral request.
Minor plat comments.
An approved infrastructure list is required for Preliminary Plat approval.
Approved Drainage report dated 7/25/05.
Exclude Tract A from Blanket PUE (see note 11)

RESOLUTION: Signed IL

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

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 **DATE:** August 3, 2005
City Engineer / AMAFCA Designee

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

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1004177 AGENDA#: 4 DATE: 8/3/05

1. Name: KEVIN PATTON Address: Courtyard I 7500 Jefferson St Zip: 87109

2. Name: _____ Address: _____ Zip: _____

3. Name: _____ Address: _____ Zip: _____

4. Name: _____ Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

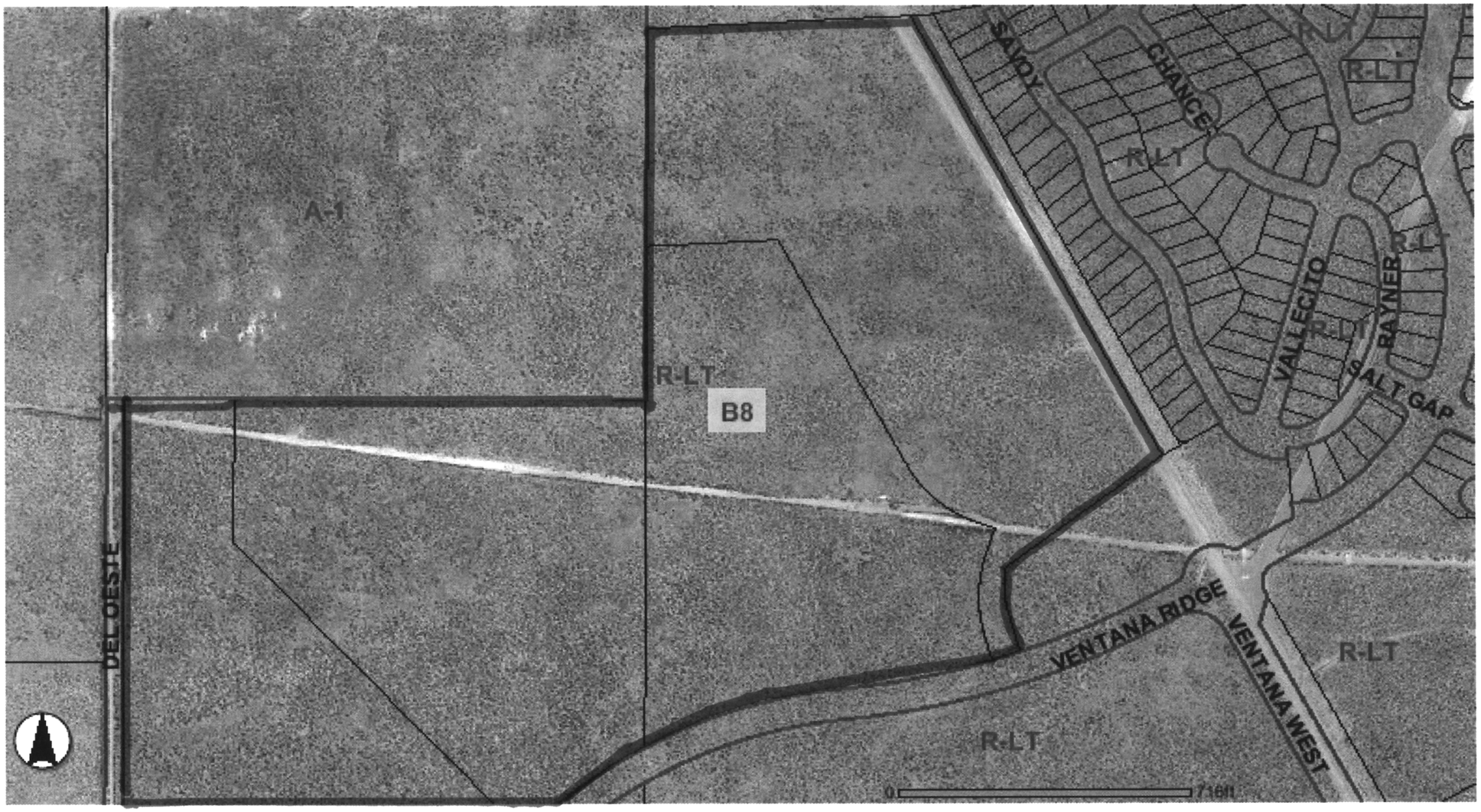
10. Name: _____ Address: _____ Zip: _____

11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____


A-1
R-LT
B8
SAVOY
CHANCE
R-LT
R-LT
VALLECITO
R-LT
RAYNER
R-LT
SALT GAP
DEL OESTE
VENTANA RIDGE
VENTANA WEST
R-LT
R-LT
0
716ft

PLANNING TRACKING LOG

Date	Project Name & #	Action Request	Action Taken
5/18/05	Ventana Ranch West Proj 1004177	Sketch	Reviewed & Comments Given
8/3/05	Same	Prel Plat Temp def of SW Sidewalk Waiver	Approved 8/3/05

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

August 3, 2005

Project # 1004177
05DRB-01122 Major-Preliminary Plat Approval
05DRB-01124 Minor-Temp Defer SDWK
05DRB-01123 Minor-Sidewalk Waiver

BOHANNAN HUSTON INC. agent(s) for SANDIA PROPERTIES LTD. CO. request(s) the above action(s) for TRACTS 10, 11, 12 & 13 VENTANA RANCH WEST (to be known as **VENTANA HIGHLANDS SUBDIVISION**) zoned R-LT residential zone, located on VENTANA RIDGE RD NW and containing approximately 74 acre(s). (B-8)

AMAFCA — No objection to requested actions. AMAFCA approved the storm drain outfalls to the water quality ponds with the P.I.D. project.

COG — MRCOG has no comment on this particular development proposal. This develop is occurring in an area where the long range transportation infrastructure planning is yet to be identified in the Metropolitan Transportation Plan by MRCOG. 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 — Transit had difficulty evaluating the sidewalk waiver request without an exhibit and with unclear notations in the infrastructure list (many footnote notations with no corresponding footnotes). Based on the list, Transit suggests sidewalks on both sides of Box Canyon Place (Unit 1) and Pony Hills Place (Unit 2). ADA accessible ramps seem to be lacking for crossing Truchas Peak Drive at the traffic circle and for crossing both Sand Springs Road (both sides of intersection) and Coyote Canyon Place (south side) at the traffic circle. No objection to the other requests.

Zoning Enforcement — No adverse comments.

Neighborhood Coordination — Letter sent to Ventana Ranch NA (R).

APS — No comments received.

Police Department — No CPTED or crime prevention comments at this time.

Fire Department — All required fire hydrants shall be installed and made serviceable prior to and during construction of subdivision.

PNM Electric & Gas — Approves.

Comcast — No comments received.

QWEST — No comments received.

Environmental Health — 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

For **Unit 1**: Doesn't the entrance require 6' sidewalks with a 6' setback per major local street standards? Why is there sidewalk along the westside of Box Canyon? Both sides? Where is the Knucle for lots 110 – 105? **Unit 2**: Entrance requires 6' sidewalks with a 6' setback per major local street standards. Why is there sidewalk along the westside of Pony Hills Place? Both sides? The Chicanes need to be added to the infrastructure list for Corn Mountain and Pony Hills. **Unit 3**: Entrance requires 6' sidewalks with a 6' setback per major local street standards. Why does Sand Springs (North) only have sidewalk on one side? Del Oeste should be described from Ventana Ridge to the north property line. Has the offsite mitigation fee been paid?

Parks & Recreation

The Park Dedication and Development Requirements have been met through an existing agreement as stated on the plat. No objection to the sidewalk requests.

Utilities Development — NMUI must sign the Infrastructure List.

Planning Department

(tbk Ventana Highlands Subdivision). Perimeter walls previously approved.

The sidewalk waiver & deferral exhibit has no identifying subdivision information. Please re-submit.

Planning Department

Planning has no objection to approval of the plat or the sidewalk actions once a new sidewalk exhibit is submitted.

Impact Fee Administrator

Construction of a new single family residence within the proposed subdivision will require payment of Impact Fees. Based on a house size between 1,500 square feet and 2,499 square feet, it is estimated that impact fees will total approximately $2,734 if a building permit is obtained by December 30, 2005, $5,387 if a permit is obtained prior to December 29, 2006, and the full impact fee of $8,041 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
Bohannan Huston Inc., 7500 Jefferson St NE, 87109

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 3, 2005,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1001926 05DRB-01125 Major-Two Year SIA	TIERRA WEST LLC agent(s) for JD HOME, INC., request(s) the above action(s) for all or a portion of Lots 1 – 34 **MUSTANG MESA**, zoned R-2, located on72nd PL NW, between INTERSTATE 40 WEST and GLENRIO RD NW containing approximately 5 acre(s). [REF: 03DRB-01224; 03DRB-01225; 04DRB-01358; 04DRB-1393; 04DRB-01394] (J-10)
Project # 1002962 05DRB-01119 Major-Preliminary Plat Approval 05DRB-01120 Minor-Temp Defer SDWK	SURV-TEK, INC agent(s) for LONGFORD AT THE TRAILS, LLS request(s) the above action(s) for all or a portion of Tract(s) 6, **THE TRAILS, UNIT 2,** zoned R-LT residential zone, located on OAKRIDGE ST NW, between WOODMONT AVE NW and TREELINE AVE NW containing approximately 17 acre(s). [REF: 04DRB01322] (C-9)
Project # 1003189 05DRB-01127 Major-Preliminary Plat Approval 05DRB-01129 Minor-Temp Defer SDWK	RIO GRANDE ENGINEERING agent(s) for FULLER HOMES, INC request(s) the above action(s) for all or a portion of Tract(s) 355, 356 TRACTS A & B, LANDS OF HECTOR ROJO, **TOWN OF ATRISCO GRANT,** zoned RD-R1, located on TOWER RD SW, between COORS BLVD SW and STINSON RD SW containing approximately 15 acre(s). (L-10)
Project # 1004177 05DRB-01122 Major-Preliminary Plat Approval 05DRB-01124 Minor-Temp Defer SDWK 05DRB-01123 Minor-Sidewalk Waiver	BOHANNAN HUSTON INC. agent(s) for SANDIA PROPERTIES LTD. CO. request(s) the above action(s) for TRACTS 10, 11, 12 & 13 **VENTANA RANCH WEST,** zoned R-LT residential zone, located on VENTANA RIDGE RD NW and containing approximately 74 acre(s). (B-8)
Project # 1004315 05DRB-01121 Major-Vacation of Public Easements	BOHANNAN HUSTON, INC., agent(s) for ALTURA WEST DEVELOPMENT LLC, request(s) the above action(s) for Lot(s) 33, **OXBOW BLUFF SUBDIVISION,** zoned SU-3, located on SILVERY MINOW LN NW, between WATERWILLOW LN NW and GREY HAWK LN NW. (G-11)

Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays INDIVIDUALS WITH DISABILITIES who need special assistance to participate at this hearing should contact Claire Senova, Planning Department, at 924-3946 (VOICE) or teletypewriter (TTY) 924-3361 – TTY users may also access the Voice number via the New Mexico Relay Network by calling toll-free 1-800-659-8331.

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, July 18, 2005.

CITY OF ALBUQUERQUE

FYI

THREE HUNDRED YEARS 1706 • 2006 ALBUQUERQUE Making History

NOTIFICATION OF HEARING for the DEVELOPMENT REVIEW BOARD

July 15, 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 seventy-four (74) acre(s): Major Preliminary Plat Approval; Minor Temporary Deferral of Sidewalks and Minor Sidewalk Waiver for the proposed Highlands Subdivision.**

Proposed by: **Bohannan Huston, Inc. at 823-1000**
Agent for: **Sandia Properties Ltd., Company**

P.O. Box 1293

For property located: **On or near Ventana Ridge Road NW and Del Oeste Drive NW and Western Shadows NW.**

Albuquerque

The case number(s) assigned is: **05DRB- 01122, 01124 and 01123, Project # 1004177.**

City Planning accepted application for this request on **July 8, 2005**.

New Mexico 87103

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.*

www.cabq.gov

Please be advised that this application is scheduled for a hearing before the Development Review Board (DRB) at **9 a.m.** on **Wednesday, August 3, 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 I. Winklepleck

Stephani I. Winklepleck
Neighborhood Program Coordinator
OFFICE OF NEIGHBORHOOD COORDINATION
PLANNING DEPARTMENT

cc: Claire Senova, DRB Administrative Assistant

CITY OF PLANNING
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST

Meeting Date: AUGUST 3, 2005
Zone Atlas Page: B-8-Z
Notification Radius: 100 Ft.

Project# 1004177
App# 05DRB-01122
App# 05DRB-01123
App# 05DRB-01124

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 15, 2005

Signature: KYLE TSETHLIKAI

100806506540720110 LEGAL: TR O F LA ND IN PORTION W1/2 W1/2 NW1/4 SEC 8 T11N R LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: PARADISE WEST INC
OWNER ADDR: 05016 LA FIESTA DR NE ALBUQUERQUE NM 87109

100806519846020130 LEGAL: NE1/ 4 NW 1/4 SEC 8 11N 2E 40.00AC LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: KALOS ARNOLD
OWNER ADDR: 04266 DESTE CT LAKE WORTH FL 33467

100806531649710107 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE

100806539546510106 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE

100806535542210103 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE

100806532741210102 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE

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

100806529035610101 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE

100806516029620120 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE

100806521334020121 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE

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

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

100806511529620104 LEGAL: TR O F LA ND IN SEC 8 T11N R2E IN E1/2 SE1/4 SW1/4 N LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: BARBER VAN
OWNER ADDR: 05201 CENTRAL AV NW ALBUQUERQUE NM 87105

100806520121630165 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE

100806511523030123 LEGAL: TR O F LD WITHIN E/2 NE NW SW SEC 8 T11N R2E CONT 5 LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: PARADISE WEST INC
OWNER ADDR: 05016 LA FIESTA DR NE ALBUQUERQUE NM 87109

2UPBLU.FRM

100806529035610101	LEGAL: TRACT 11 BULK PLAT FOR VENTANA RANCH WEST PROPERTY ADDR: 00000 OWNERS NAME: VENTANA WEST, LLC OWNERS ADDR: 10 TRAMWAY LOOP NE ALBUQUERQUE NM 87122
100806532741210102	LEGAL: TRACT 10 BULK PLAT FOR VENTANA RANCH WEST PROPERTY ADDR: 00000 OWNERS NAME: VENTANA WEST, LLC OWNERS ADDR: 10 TRAMWAY LOOP NE ALBUQUERQUE NM 87122
100806535542210103	LEGAL: TRACT B BULK LAND PLAT FOR VENTANA RANCH WEST PROPERTY ADDR: 00000 OWNERS NAME: VENTANA WEST, LLC OWNERS ADDR: 10 TRAMWAY LOOP NE ALBUQUERQUE NM 87122
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
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
100806539546510106	LEGAL: TRACT 7 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
100806531649710107	LEGAL: TRACT A 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

100806516029620120	LEGAL: TRACT 13 BULK LAND PLAT FOR VENTANA RANCH WEST	
	PROPERTY ADDR:	00000
	OWNERS NAME:	VENTANA WEST, LLC
	OWNERS ADDR:	10 TRAMWAY LOOP NE
		ALBUQUERQUE NM 87122
100806521334020121	LEGAL: TRACT 12 BULK LAND PLAT FOR VENTANA RANCH WEST	
	PROPERTY ADDR:	00000
	OWNERS NAME:	VENTANA WEST, LLC
	OWNERS ADDR:	10 TRAMWAY LOOP NE
		ALBUQUERQUE NM 87122
100806520121630165	LEGAL: TRACT 14 BULK LAND PLAT FOR VENTANA RANCH WEST	
	PROPERTY ADDR:	00000
	OWNERS NAME:	VENTANA WEST, LLC
	OWNERS ADDR:	10 TRAMWAY LOOP NE
		ALBUQUERQUE NM 87122

"Attachment A"

Date of Request: June 30, 2005
Name: Yolanda Padilla, BHI
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.

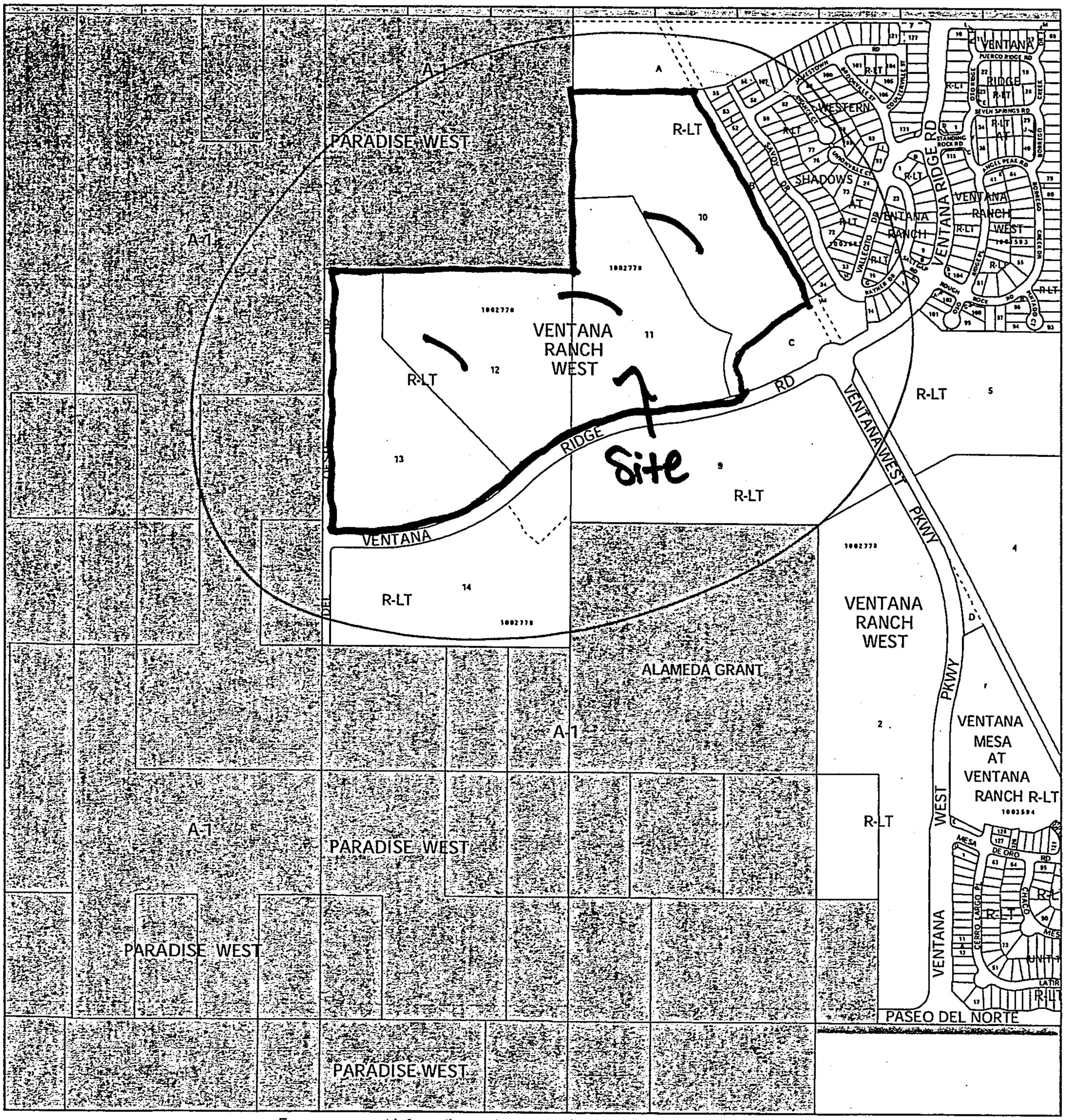
WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

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)

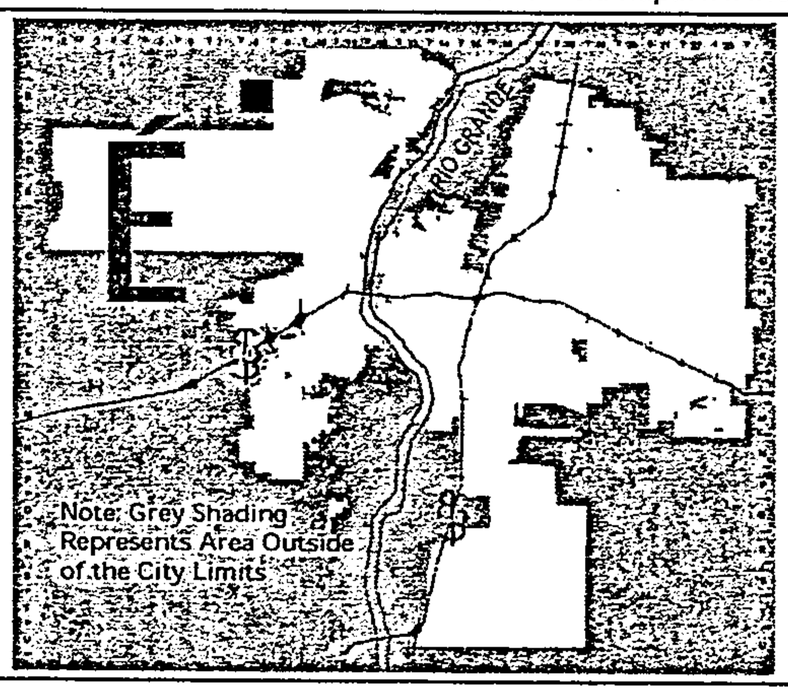
Date of Inquiry: **06/30/05** Time Entered: **9:15 a.m.** ONC Rep. Initials: **SW**



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

CITY OF ALBUQUERQUE
AGIS
Albuquerque Geographic Information System

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
- KKK H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

0 750 1,500 Feet

Current DRC
Project No. _____

Date Submitted: _____
Date Site Plan Approved: N/A
Date Preliminary Plat Approved: _____
Date Preliminary Plat Explrs: _____

DRB Project No. _____

Figure 12

INFRASTRUCTURE LIST

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

UNITS 1, 2 & 3 OF VENTANA HIGHLANDS SUBDIVISION
(TRACTS 10-13, VENTANA RANCH WEST)

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			UNIT 1 - PUBLIC ROADWAY IMPROVEMENTS - ON-SITE *(DR HORTON)*						
		22' F-F (IN) 24' F-F (OUT) W/ 8' MEDIAN	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES	COYOTE CANYON PLACE	VENTANA RIDGE ROAD	SAND SPRINGS ROAD	/	/	/
		32' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	COYOTE CANYON PLACE	SAND SPRINGS ROAD	BITTER CREEK DRIVE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	COYOTE CANYON PLACE	BITTER CREEK DRIVE	NORTH CUL-DE-SAC TERMINUS	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	BITTER CREEK DRIVE	COYOTE CANYON PLACE	SAND SPRINGS ROAD	/	/	/
		32' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON WEST SIDE ONLY	BOX CANYON PLACE	NORTH CUL-DE-SAC TERMINUS	SAND SPRINGS ROAD (SOUTH END LOT 1)	/	/	/
		26' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES* †	CORN MOUNTAIN PLACE	LOT 111	BOX CANYON PLACE	/	/	/
		32' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES* †	PONY HILLS PLACE	LOT 113	COYOTE CANYON PLACE	/	/	/
		32' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES* †	SAND SPRINGS ROAD	LOT 115	BOX CANYON PLACE (SOUTH END LOT 1)	/	/	/
							/	/	/

*SIDEWALKS TO BE DEFERRED WHEN FRONTING A LOT; SIDEWALKS TO BE BUILT WHEN ADJACENT TO HOA TRACTS.
†SIDEWALK TO BE WAIVED FRONTING LOTS 110-105
4 FT SIDEWALK TO BE CONSTRUCTED W/IN TRACTS O & N
STREET LIGHTS AS PER COA DPM

File

March 24, 2006

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

Re: Final Plat – Ventana Highlands 2 at Ventana Ranch West
Project No. 1004177

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, D. R. Horton 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 Highlands was approved in August 2005 by the City of Albuquerque.

3. An infrastructure list associated with the Preliminary Plat binding both D. R. Horton 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 D. R. Horton Homes with financial guarantees to the City of Albuquerque for final plat.

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

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 under construction.

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 D. R. Horton 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
Rick Bressan, D. R. Horton Homes
Kevin Daggett, D. R. Horton Homes

Current DRC
Project No. _____

Claire 9

Date Submitted: 8-3-05
Date Site Plan Approved: N/A
Date Preliminary Plat Approved: 8/03/05
Date Preliminary Plat Expiers: 8/03/07
DRB Project No. E/004177
Application # 05-01122

ORIGINAL

Figure 12

INFRASTRUCTURE LIST

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

UNITS 1, 2 & 3 OF VENTANA HIGHLANDS SUBDIVISION
(TRACTS 10-13, VENTANA RANCH WEST)

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			UNIT 1 - PUBLIC ROADWAY IMPROVEMENTS - ON-SITE *(DR HORTON)*						
		22' F-F (IN) 24' F-F (OUT) W/ 8' MEDIAN	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES	COYOTE CANYON PLACE	VENTANA RIDGE ROAD	SAND SPRINGS ROAD	/	/	/
		32' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	COYOTE CANYON PLACE	SAND SPRINGS ROAD	BITTER CREEK DRIVE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*†	COYOTE CANYON PLACE	BITTER CREEK DRIVE	NORTH CUL-DE-SAC TERMINUS	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	BITTER CREEK DRIVE	COYOTE CANYON PLACE	SAND SPRINGS ROAD	/	/	/
		32' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	BOX CANYON PLACE	NORTH CUL-DE-SAC TERMINUS	SAND SPRINGS ROAD (SOUTH END LOT 1)	/	/	/
		26' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	CORN MOUNTAIN PLACE	LOT 111	BOX CANYON PLACE	/	/	/
		32' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	PONY HILLS PLACE	LOT 113	COYOTE CANYON PLACE	/	/	/
		32' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	SAND SPRINGS ROAD	LOT 115	BOX CANYON PLACE (SOUTH END LOT 1)	/	/	/

*SIDEWALKS TO BE DEFERRED WHEN FRONTING A LOT; SIDEWALKS TO BE BUILT WHEN ADJACENT TO HOA TRACTS.
†SIDEWALK TO BE WAIVED FRONTING LOTS 110-105
4 FT SIDEWALK TO BE CONSTRUCTED W/IN TRACTS O & N
STREET LIGHTS AS PER COA DPM

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		UNIT 1 - PUBLIC ROADWAY IMPROVEMENTS - BACKBONE *(VENTANA WEST LLC) (SEE NOTES)*							
		25' F-F	ARTERIAL PAVING W/ PCC STD & MED CURB & GUTTER & ACC 8' WIDE PATH ON NORTH SIDE	VENTANA RIDGE ROAD	WEST BNDY UNIT 1 (LOT 116)	VENTANA WEST PARKWAY	/	/	/
		NOTE:	THE BACKBONE INFRASTRUCTURE IMPROVEMENTS ARE CONSTRUCTED W/ COA CPN 617683, 617684, 617685 & 617686 UNDER THE PUBLIC IMPROVEMENT DISTRICT (PID)				/	/	/
		UNIT 1 - PUBLIC (NMUI) WATERLINE IMPROVEMENTS - ON-SITE *(DR HORTON)*							
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	COYOTE CANYON PLACE	NORTH CUL-DE-SAC TERMINUS	CORN MOUNTAIN PLACE	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	COYOTE CANYON PLACE	CORN MOUNTAIN PLACE	VENTANA RIDGE ROAD	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	BITTER CREEK DRIVE	COYOTE CANYON PLACE	SAND SPRINGS ROAD	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	BOX CANYON PLACE	NORTH CUL-DE-SAC TERMINUS	TRACT N	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	BOX CANYON PLACE	TRACT N	CORN MOUNTAIN PLACE	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	BOX CANYON PLACE	CORN MOUNTAIN PLACE	SAND SPRINGS ROAD (SOUTH END LOT 1)	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	CORN MOUNTAIN PLACE	LOT 111	BOX CANYON PLACE	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	PONY HILLS PLACE	LOT 113	COYOTE CANYON PLACE	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	SAND SPRINGS ROAD	LOT 115	BOX CANYON PLACE (SOUTH END LOT 1)	/	/	/
		UNIT 1 - PUBLIC (NMUI) WATERLINE IMPROVEMENTS - BACKBONE *(VENTANA WEST LLC)*							
		12" - 20" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S & PUMP STATION	VENTANA RIDGE RD & PUBLIC EASEMENTS	VENTANA WEST PARKWAY	WELL # 7 PUMP STATION	/	/	/
		NOTE:	THE BACKBONE INFRASTRUCTURE IMPROVEMENTS ARE CONSTRUCTED W/ COA CPN 617683, 617684, 617685 & 617686				/	/	/

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
UNIT 1 - PUBLIC (NMUI) SANITARY SEWER IMPROVEMENTS - ON-SITE *(DR HORTON)*									
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	COYOTE CANYON PLACE	NORTH CUL-DE-SAC TERMINUS	SAND SPRINGS ROAD	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	BITTER CREEK DRIVE	COYOTE CANYON PLACE	SAND SPRINGS ROAD	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	BOX CANYON PLACE	NORTH CUL-DE-SAC TERMINUS	SAND SPRINGS ROAD (SOUTH END LOT 1)	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	PONY HILLS PLACE	LOT 113	COYOTE CANYON PLACE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	SAND SPRINGS ROAD	LOT 115	COYOTE CANYON PLACE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	TRACT O	COYOTE CANYON PL CUL-DE SAC	BOX CANYON CUL-DE SAC	/	/	/
UNIT 1 - PUBLIC (NMUI) SANITARY SEWER IMPROVEMENTS - BACKBONE *(VENTANA WEST LLC)*									
		10" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	IRVING BLVD	VENTANA RIDGE ROAD	VENTANA RANCH WEST EAST BDRY	/	/	/
		NOTE:	THE BACKBONE INFRASTRUCTURE IMPROVEMENTS ARE CONSTRUCTED W/ COA CPN 617683, 617684, 617685 & 617686				/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
UNIT 1 - PUBLIC STORM DRAIN IMPROVMENTS - ON-SITE *(DR HORTON)*									
		18-36" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	COYOTE CANYON PLACE	BITTER CREEK DRIVE	NORTH CUL-DE-SAC TERMINUS	/	/	/
		18-36" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	COYOTE CANYON PLACE	SAND SPRINGS ROAD	VENTANA RIDGE ROAD	/	/	/
		18-24" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	BITTER CREEK DRIVE	TRACT L	COYOTE CANYON PLACE	/	/	/
		36" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	BOX CANYON PLACE	NORTH CUL-DE-SAC TERMINUS	TRACT O	/	/	/
		NOTE:	A GRADING AND DRAINAGE CERTIFICAITON OF THE APPROVED GRADING PLAN FOR UNIT 1 IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTEES				/	/	/
UNIT 1 - PUBLIC STORM SEWER IMPROVEMENTS - BACKBONE *(VENTANA WEST LLC)*									
		60" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS & HEADWALL	VENTANA RIDGE ROAD	COYOTE CANYON PLACE	VENTANA PARKWAY	/	/	/
		66" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS & HEADWALL	VENTANA PARKWAY	VENTANA RIDGE ROAD	PINON POINTE POND VENTANA RANCH	/	/	/
		NOTE:	THE BACKBONE INFRASTRUCTURE IMPROVEMENTS ARE CONSTRUCTED W/ COA CPN 617683, 617684, 617685 & 617686 UNDER THE PUBLIC IMPROVEMENT DISTRICT (PID)				/	/	/

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		UNIT 2 - PUBLIC ROADWAY IMPROVEMENTS - ON-SITE *(DR HORTON)*							
		22' F-F (IN) 24' F-F (OUT) W/ 8' MEDIAN	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES	TRUCHAS PEAK DRIVE	VENTANA RIDGE ROAD	SAND SPRINGS ROAD	/	/	/
		32' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	TRUCHAS PEAK DRIVE	CORN MOUNTAIN PLACE	SAND SPRINGS ROAD	/	/	/
		32' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	CORN MOUNTAIN PLACE	LOT 205	LOT 193	/	/	/
		32' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	PONY HILLS PLACE	LOT 179	LOT 166	/	/	/
		32' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	SAND SPRINGS ROAD	LOT 150	LOT 134	/	/	/
		32' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	LONG MESA PLACE	LOT 149	TRUCHAS PEAK DRIVE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	TALL ROCK COURT	SAND SPRINGS ROAD	SOUTH CUL-DE-SAC TERMINUS	/	/	/
							/	/	/

*SIDEWALKS TO BE DEFERRED WHEN FRONTING A LOT; SIDEWALKS TO BE BUILT WHEN ADJACENT TO HOA TRACTS.
4 FT SIDEWALK TO BE CONSTRUCTED W/IN TRACTS P
STREET LIGHTS AS PER COA DPM

UNIT 2 - PUBLIC ROADWAY IMPROVEMENTS - BACKBONE *(VENTANA WEST LLC) (SEE NOTES)*

		25' F-F	ARTERIAL PAVING W/ PCC STD & MED CURB & GUTTER & ACC 8' WIDE PATH ON NORTH SIDE	VENTANA RIDGE ROAD	WEST BNDY UNIT 2 (LOT 149)	COYOTE CANYON PLACE	/ / /
							/ / /

NOTE: THE BACKBONE INFRASTRUCTURE IMPROVEMENTS ARE CONSTRUCTED W/ COA CPN 617683, 617684, 617685 & 617686 UNDER THE PUBLIC IMPROVEMENT DISTRICT (PID)
STREET LIGHTS AS PER COA DPM

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
UNIT 2 - PUBLIC (NMUI) WATERLINE IMPROVEMENTS - ON-SITE *(DR HORTON)*									
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	CORN MOUNTAIN PLACE	LOT 205	TRUCHAS PEAK DRIVE	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	CORN MOUNTAIN PLACE	TRUCHAS PEAK DRIVE	LOT 193	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	PONY HILLS PLACE	LOT 179	LOT 166	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	SAND SPRINGS ROAD	LOT 150	LOT 134	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	TRUCHAS PEAK DRIVE	CORN MOUNTAIN PLACE	VENTANA RIDGE ROAD	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	TALL ROCK COURT	SAND SPRINGS ROAD	SOUTH CUL-DE-SAC TERMINUS	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	LONG MESA PLACE	LOT 149	TRUCHAS PEAK DRIVE	/	/	/
UNIT 2 - PUBLIC (NMUI) WATERLINE IMPROVEMENTS - BACKBONE *(VENTANA WEST LLC)*									
		12" - 20" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S & PUMP STATION	VENTANA RIDGE RD & PUBLIC EASEMENTS	VENTANA WEST PARKWAY	WELL # 7 PUMP STATION	/	/	/
		NOTE:	THE BACKBONE INFRASTRUCTURE IMPROVEMENTS ARE CONSTRUCTED W/ COA CPN 617683, 617684, 617685 & 617686				/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
UNIT 2 - PUBLIC (NMUI) SANITARY SEWER IMPROVEMENTS - ON-SITE *(DR HORTON)*									
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	CORN MOUNTAIN PLACE	LOT 205	LOT 193	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	PONY HILLS PLACE	LOT 179	LOT 166	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	SAND SPRINGS ROAD	LOT 150	LOT 134	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	TRUCHAS PEAK DRIVE	CORN MOUNTAIN PLACE	VENTANA RIDGE ROAD	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	TALL ROCK COURT	SAND SPRINGS ROAD	SOUTH CUL-DE-SAC TERMINUS	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	LONG MESA PLACE	LOT 149	TRUCHAS PEAK DRIVE	/	/	/
UNIT 2- PUBLIC (NMUI) SANITARY SEWER IMPROVEMENTS - BACKBONE *(VENTANA WEST LLC)*									
		10" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	IRVING BLVD	VENTANA RIDGE ROAD	VENTANA RANCH WEST EAST BDRY	/	/	/
		10" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	VENTANA RIDGE ROAD	TRUCHAS PEAK DRIVE	IRVING BLVD	/	/	/
		NOTE:	THE BACKBONE INFRASTRUCTURE IMPROVEMENTS ARE CONSTRUCTED W/ COA CPN 617683, 617684, 617685 & 617686				/	/	/

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			UNIT 2 - PUBLIC STORM DRAIN IMPROVMENTS - ON-SITE *(DR HORTON)*						
		18"-42" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	TRUCHAS PEAK DRIVE	SAND SPRINGS ROAD	VENTANA RIDGE ROAD	/	/	/
							/	/	/
		NOTE:	A GRADING AND DRAINAGE CERTIFICAITON OF THE APPROVED GRADING PLAN FOR UNIT 2 IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTEES						
			UNIT 2 - PUBLIC STORM SEWER IMPROVEMENTS - BACKBONE *(VENTANA WEST LLC)*						
		60" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS & HEADWALL	VENTANA RIDGE ROAD	TRUCHAS PEAK DRIVE	VENTANA PARKWAY	/	/	/
		66" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS & HEADWALL	VENTANA PARKWAY	VENTANA RIDGE ROAD	PINON POINTE POND VENTANA RANCH	/	/	/
							/	/	/
		NOTE:	THE BACKBONE INFRASTRUCTURE IMPROVEMENT ARE CONSTRUCTED W/ COA CPN 617683, 617684, 617685 & 617686 UNDER THE PUBLIC IMPROVEMENT DISTRICT (PID)						
			UNIT 3 - PUBLIC ROADWAY IMPROVEMENTS - ON-SITE *(DR HORTON)*						
		22' F-F (IN) 24' F-F (OUT) W/ 8' MEDIAN	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES	CORNERSTONE DRIVE	LONG MESA PLACE	VENTANA RIDGE ROAD	/	/	/
		32' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	CORN MOUNTAIN PLACE	WEST CUL-DE-SAC TERMINUS	LOT 205	/	/	/
		32' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	PONY HILLS PLACE	WEST CUL-DE-SAC TERMINUS	LOT 232	/	/	/
		32' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	SAND SPRINGS CIRCLE (NORTH LOOP)	LOT 271	LOT 258	/	/	/
		32' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	SAND SPRINGS CIRCLE (SOUTH LOOP)	LOT 271	LOT 286	/	/	/
		32' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	LONG MESA PLACE	WEST CUL-DE-SAC TERMINUS	LOT 294	/	/	/
							/	/	/

*SIDEWALKS TO BE DEFERRED WHEN FRONTING A LOT; SIDEWALKS TO BE BUILT WHEN ADJACENT TO HOA TRACTS.
STREET LIGHTS AS PER COA DPM

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			UNIT 3 - PUBLIC ROADWAY IMPROVEMENTS - BACKBONE *(VENTANA WEST LLC)(SEE NOTES)*						
		25' F-F	ARTERIAL PAVING W/ PCC STD & MED CURB & GUTTER & ACC 8' WIDE PATH ON NORTH SIDE	VENTANA RIDGE ROAD	DEL OESTE DRIVE	TRUCHAS PEAK DRIVE	/	/	/
		NOTE:	* THE DEL OESTE DRIVE INFRASTRUCTURE IMPROVEMENTS (FROM VENTANA RIDGE ROAD TO NORTH PROPERTY LINE) SHALL BE PROVIDED TO THE COA VIA A SIA PROCEDURE C. (MODIFIED 'C') [30' F-E C+G G' SW]				/	/	/
		NOTE:	THE BACKBONE INFRASTRUCTURE IMPROVEMENTS ARE CONSTRUCTED W/ COA CPN 617683, 617684, 617685 & 617686 UNDER THE PUBLIC IMPROVEMENT DISTRICT (PID)				/	/	/
			UNIT 3 - PUBLIC (NMUI) WATERLINE IMPROVEMENTS - ON-SITE *(DR HORTON)*						
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	CORN MOUNTAIN PLACE	WEST CUL-DE-SAC TERMINUS	LOT 205	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	PONY HILLS PLACE	WEST CUL-DE-SAC TERMINUS	LOT 232	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	SAND SPRINGS CIRCLE (NORTH LOO)	LOT 271	LOT 258	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	SAND SPRINGS CIRCLE (SOUTH LOOP)	LOT 271	LOT 286	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	LONG MESA PLACE	WEST CUL-DE-SAC TERMINUS	CORNERSTONE DRIVE	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	LONG MESA PLACE	CORNERSTONE DRIVE	LOT 294	/	/	/

			UNIT 3 - PUBLIC (NMUI) WATERLINE IMPROVEMENTS - BACKBONE *(VENTANA WEST LLC)*						
		12" - 20" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S & PUMP STATION	VENTANA RIDGE RD & PUBLIC EASEMENTS	VENTANA WEST PARKWAY	WELL # 7 PUMP STATION	/	/	/
		NOTE:	THE BACKBONE INFRASTRUCTURE IMPROVEMENTS ARE CONSTRUCTED W/ COA CPN 617683, 617684, 617685 & 617686				/	/	/
			UNIT 3 - PUBLIC (NMUI) SANITARY SEWER IMPROVEMENTS - ON-SITE *(DR HORTON)*						
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	CORN MOUNTAIN PLACE	WEST CUL-DE-SAC TERMINUS	LOT 205	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	PONY HILLS PLACE	WEST CUL-DE-SAC TERMINUS	LOT 232	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	SAND SPRINGS CIRCLE (NORTH LOOP)	LOT 271	LOT 258	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	SAND SPRINGS CIRCLE (SOUTH LOOP)	LOT 271	LOT 286	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	LONG MESA PLACE	WEST CUL-DE-SAC TERMINUS	LOT 294	/	/	/

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			UNIT 3- PUBLIC (NMUI) SANITARY SEWER IMPROVEMENTS - BACKBONE *(VENTANA WEST LLC)*						
		10" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	IRVING BLVD	VENTANA RIDGE ROAD	VENTANA RANCH WEST EAST BDRY	/	/	/
		10" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	VENTANA RIDGE ROAD	CORNERSTONE DRIVE	IRVING BLVD	/	/	/
							/	/	/
		NOTE:	THE BACKBONE INFRASTRUCTURE IMPROVEMENTS ARE CONSTRUCTED W/ COA CPN 617683, 617684, 617685 & 617686						
			UNIT 3 - PUBLIC STORM DRAIN IMPROVMENTS - ON-SITE *(DR HORTON)*						
		NOTE:	A GRADING AND DRAINAGE CERTIFICAITON OF THE APPROVED GRADING PLAN FOR UNIT 3 IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTEES				/	/	/
			UNITS 1, 2, & 3 - PUBLIC IMPROVEMENTS *(VENTANA WEST LLC)*						
		NOTE:	OFFSITE TRAFFIC MITIGATION IS NOT REQUIRED AND HAS BEEN MET VIA THE APPROVED OFFSITE TRANSPORTATION IMPROVEMENTS CONSTRUCTION AGREEMENT BETWEEN VENTANA WEST LLC AND COA (FOR VENTANA RANCH WEST) **DOC #2003138316.** SEE CITY LEGAL OR CITY ENGINEER FOR FUTHER DETAILS.				/	/	/
							/	/	/

AGENT/OWNER

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

BOHANNAN HUSTON INC.
FIRM

SIGNATURE

MAXIMUM TIME ALLOW TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DRB CHAIR	8/08/05 DATE	Christina Sandoval PARKS & GENERAL SERVICES	8/3/05 DATE
TRANSPORTATION DEVELOPMENT	8-3-05 DATE	AMAFCA	DATE
UTILITY DEVELOPMENT	8/3/05 DATE	NEW MEXICO UTILITIES INCORPORATED	7-21-05 DATE
CITY ENGINEER	8/3/05 DATE		DATE

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER
1	3-17-06			Yolanda Padilla

City of Albuquerque

DEVELOPMENT PLAN REVIEW APPLICATION

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

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

APPLICANT INFORMATION:

NAME: D.R. HORTON HOMES, INC. PHONE: 797-4245
ADDRESS: 4400 ALAMEDA NE SUITE B FAX: ____
CITY: ALBUQUERQUE STATE NM ZIP87109 E-MAIL: ____
Proprietary interest in site: OWNER
AGENT (if any): BOHANNAN HUSTON INC. PHONE: 823-1000
ADDRESS: 7500 JEFFERSON NE FAX: 798-7988
CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: ____

DESCRIPTION OF REQUEST: FINAL PLAT APPROVAL

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

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

Lot or Tract No. TRACT 12-A, UNIT 1(TBKA- VENTANA HIGHLANDS UNIT 3) Block: ____ Unit: ____

Subdiv. / Addn. VENTANA HIGHLANDS

Current Zoning: R-LT Proposed zoning: ____

Zone Atlas page(s): B8 No. of **existing** lots: 1 No. of **proposed** lots: 122

Total area of site (acres): 25.2633 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. 100806516029620120 MRGCD Map No. ____

LOCATION OF PROPERTY BY STREETS: On or Near: VENTANA RIDGE ROAD NW
Between: DEL OESTE DRIVE NW and ____

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): DRB#1004177

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

SIGNATURE Stephanie Walton DATE 3/28/2006

(Print) KEVIN PATTON ☐ Applicant ☒ Agent

FOR OFFICIAL USE ONLY Form revised 10/03

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
☑ All checklists are complete	06DRB - ____ - 00407	FP	5(3)	$ -0-
☑ All fees have been collected	____ - ____ - ____	CMF	____	$ 20.00
☑ All case #s are assigned	____ - ____ - ____	____	____	$ ____
☑ AGIS copy has been sent	____ - ____ - ____	____	____	$ ____
☑ Case history #s are listed	____ - ____ - ____	____	____	$ ____
☑ Site is within 1000ft of a landfill				Total
☐ F.H.D.P. density bonus	Hearing date 4-5-06			$ 20.00
☐ F.H.D.P. fee rebate				

K. Sis 3/28/06
Planner signature / date

Project # 1004177

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
N/A 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 Walton 3-28-06
Applicant signature / date

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

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

Application case numbers
06DRB - ____ - 00407
____ - ____ - ____
____ - ____ - ____

3/28/06
Planner signature / date

Project # 1004177

Bohannan Huston INC.

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

March 28, 2006

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

Re: Final Plat Approval
Ventana Highlands Unit 3 DRB# 1004177

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
- Letter briefly describing request

The final plat is in accordance with approved preliminary plat as specify in the official notification.

Please place this item on the DRB Agenda to be heard on April 5, 2006. If you have any questions or require additional information, please contact me.

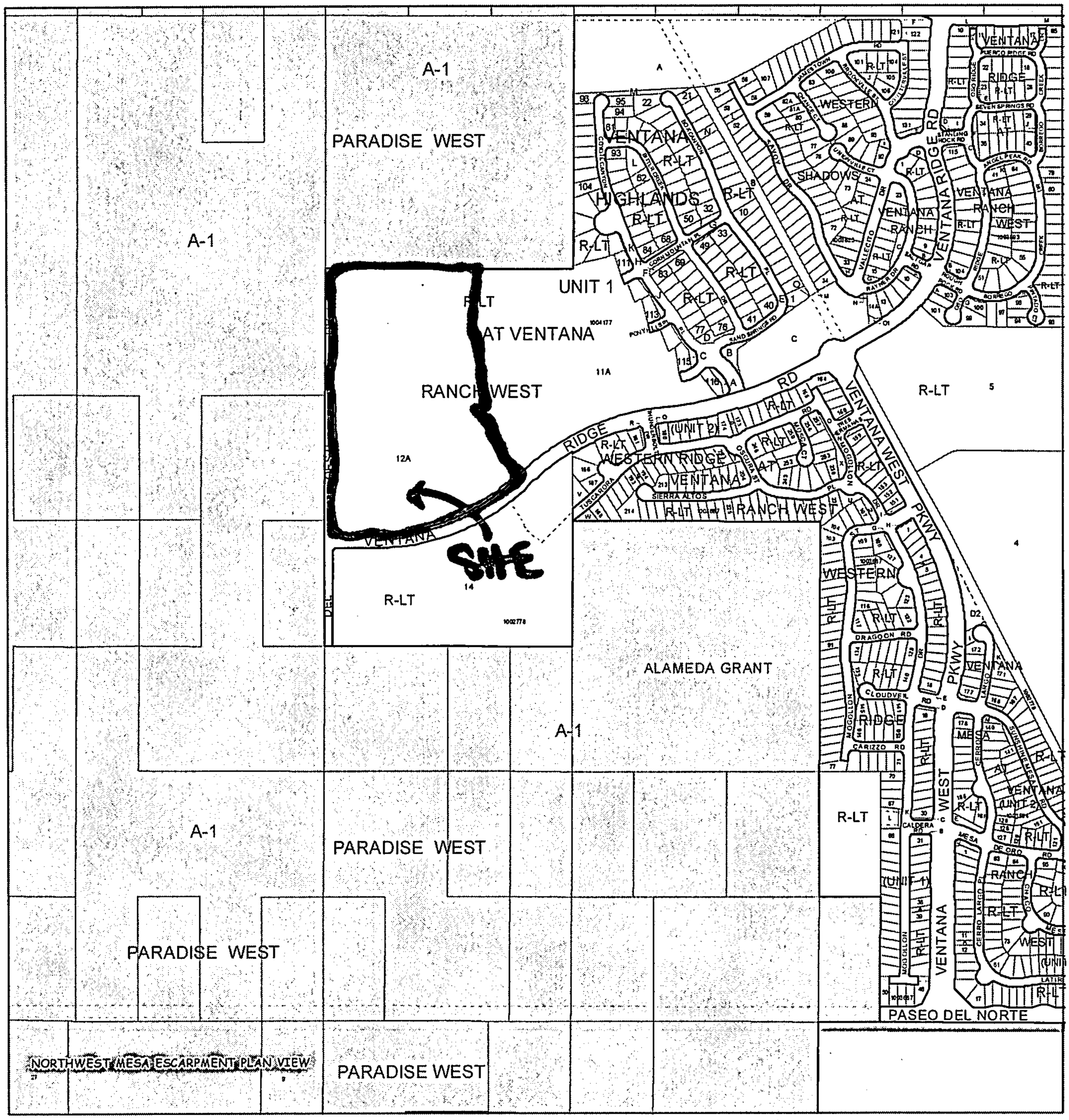
Sincerely,

Stephanie Walton

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

SW
Enclosure

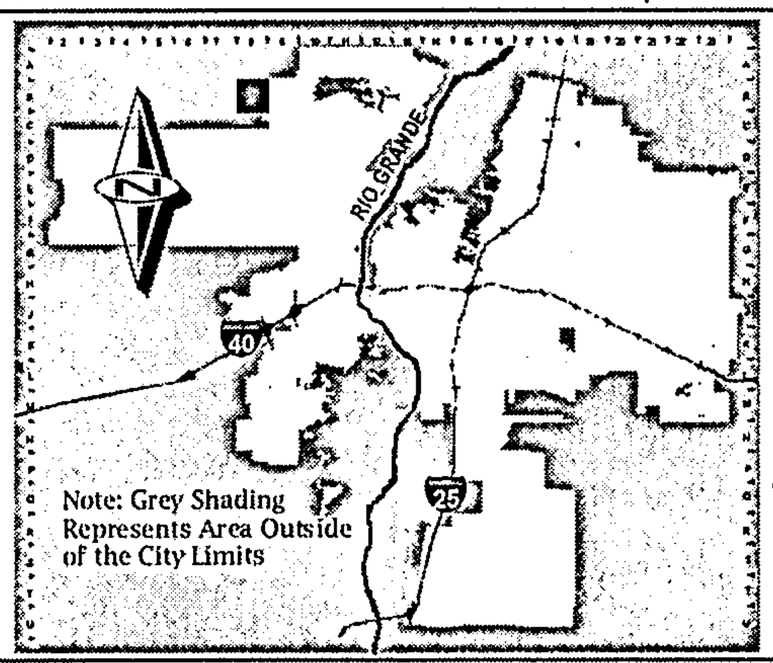
P:\060040\cdp\corres\01003-unit_3_process\FINAL.PLAT.DRB.doc



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

Albuquerque Geographic Information System

Map amended through: 3/14/2006



Zone Atlas Page:

B-08-Z

Selected Symbols

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

0 — 750 — 1,500 Feet

REC'D AUG 0 8 2005

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

August 3, 2005

4. Project # 1004177
05DRB-01122 Major-Preliminary Plat Approval
05DRB-01124 Minor-Temp Defer SDWK
05DRB-01123 Minor-Sidewalk Waiver

BOHANNAN HUSTON INC. agent(s) for SANDIA PROPERTIES LTD. CO. request(s) the above action(s) for TRACTS 10, 11, 12 & 13 VENTANA RANCH WEST, (**to be known as VENTANA HIGHLANDS SUBDIVISION**) zoned R-LT residential zone, located on VENTANA RIDGE RD NW and containing approximately 74 acre(s). (B-8)

At the August 3, 2005, Development Review Board meeting, with the signing of the infrastructure list dated 8/3/05 and approval of the grading plan engineer stamp dated 7/25/05 the preliminary plat was approved with the following conditions:

A public drainage easement is required on Tract A. Tract A must be excluded from the P.U.E.

A block length subdivision design variance shall be applied for prior to final plat.

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

If you wish to appeal this decision, you must do so by August 18, 2005, in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal. If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

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

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

Sheran Matson, AICP, DRB Chair

Cc: 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

19th

Vent. Highlands Unit 3

No. of Lots:
Nearest Major Streets

FIGURE 12

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

AGREEMENT TO CONSTRUCT
PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS

THIS AGREEMENT is made this 24th day of March, 20 06, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P. O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, and D.R. Horton Homes, Inc. ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] Corporation, whose address is 4400 Alameda NE Alb. NM 87113 and whose telephone number is 797-4245, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [existing legal description:] Tracts 10,11,12 & 13 Ventana Ranch West, recorded on March 11, 2004 in the records of the Bernalillo County Clerk at Book 2004C, pages 84 through XXXXXXXX (the "Subdivision"). The Subdivider certifies that the Subdivision is owned by [state the name of the present real property owner exactly as shown on the real estate document conveying title in the Subdivision to the present owner:] D.R. Horton Homes, Inc. ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as Ventana Highlands Unit 3 describing Subdivider's Property.

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

2. Improvements and Construction Deadline. The Subdivider agrees to install and complete the public and/or private improvements described in Exhibit A, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the 3 day of August, 20 07 ("Construction Completion Deadline"), at no cost to the City. The Improvements are shown in greater detail on the Subdivider's proposed and approved plans, which have been filed with the City Engineer and are identified as Project No. 6176.88.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Type of Financial Guaranty: Subdivision Bond #0883487-2-28-06 Fidelity and Deposit Company of Maryland
Amount: $ 421,958.31 Name of Financial Institution or Surety
Date City first able to call Guaranty: August 3, 2007
[Construction Completion Deadline]: August 3, 2007 20____
If Guaranty other than a Bond, last day City able to call Guaranty is:
_____, 20____
Additional information: _____

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

SUBDIVIDER:

By [Signature]: J Mark Ferguson
Name: J Mark Ferguson
Title: Division President
Dated: 3-1-06

CITY OF ALBUQUERQUE

City Engineer
Dated: 3-24-06

VJE 3/23/06

JM 3-22-06

SUBDIVIDER'S NOTARY

STATE OF New Mexico
COUNTY OF Bernalillo ss.

This instrument was acknowledged before me on 1st day of March, 20 06 by [name of person:] J. Mark Ferguson, [title or capacity, for instance, "President" or "Owner":] Division president of [Subdivider:] DR Horton Inc.

OFFICIAL SEAL
MELODY MORONES
Notary Public
State of New Mexico
My Comm. Expires 8-31-09

Melody Morones
Notary Public

My Commission Expires:
8-31-09

CITY'S NOTARY

STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on 24th day of, March, 20 06 by Richard Dourte, City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

Gloria S. Saavedra
Notary Public

My Commission Expires:
11-25-2007

EXHIBIT A AND POWER OF ATTORNEY ATTACHED

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Current DRC
Project No. _____

060040

ORIGINAL

Date Submitted: 8-3-05
Date Site Plan Approved: N/A
Date Preliminary Plat Approved: 8/23/05
Date Preliminary Plat Expires: 8/23/07

DRB Project No. 1004177

Application # 05-01122

Figure 12

INFRASTRUCTURE LIST

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

UNITS 1, 2 & 3 OF VENTANA HIGHLANDS SUBDIVISION
(TRACTS 10-13, VENTANA RANCH WEST)

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			UNIT 1 - PUBLIC ROADWAY IMPROVEMENTS - ON-SITE *(DR HORTON)*						
		22' F-F (IN) 24' F-F (OUT) W/ 8' MEDIAN	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES	COYOTE CANYON PLACE	VENTANA RIDGE ROAD	SAND SPRINGS ROAD	/	/	/
		32' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	COYOTE CANYON PLACE	SAND SPRINGS ROAD	BITTER CREEK DRIVE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*†	COYOTE CANYON PLACE	BITTER CREEK DRIVE	NORTH CUL-DE-SAC TERMINUS	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	BITTER CREEK DRIVE	COYOTE CANYON PLACE	SAND SPRINGS ROAD	/	/	/
		32' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	BOX CANYON PLACE	NORTH CUL-DE-SAC TERMINUS	SAND SPRINGS ROAD (SOUTH END LOT 1)	/	/	/
		26' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	CORN MOUNTAIN PLACE	LOT 111	BOX CANYON PLACE	/	/	/
		32' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	PONY HILLS PLACE	LOT 113	COYOTE CANYON PLACE	/	/	/
		32' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	SAND SPRINGS ROAD	LOT 115	BOX CANYON PLACE (SOUTH END LOT 1)	/	/	/

*SIDEWALKS TO BE DEFERRED WHEN FRONTING A LOT; SIDEWALKS TO BE BUILT WHEN ADJACENT TO HOA TRACTS
†SIDEWALK TO BE WAIVED FRONTING LOTS 110-105
4 FT SIDEWALK TO BE CONSTRUCTED W/IN TRACTS O & N
STREET LIGHTS AS PER COA DPM

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
UNIT 1 - PUBLIC ROADWAY IMPROVEMENTS - BACKBONE *(VENTANA WEST LLC) (SEE NOTES)*									
		25' F-F	ARTERIAL PAVING W/ PCC STD & MED CURB & GUTTER & ACC 8' WIDE PATH ON NORTH SIDE	VENTANA RIDGE ROAD	WEST BNDY UNIT 1 (LOT 116)	VENTANA WEST PARKWAY	/	/	/
		NOTE:	THE BACKBONE INFRASTRUCTURE IMPROVEMENTS ARE CONSTRUCTED W/ COA CPN 617683, 617684, 617685 & 617686 UNDER THE PUBLIC IMPROVEMENT DISTRICT (PID)				/	/	/
UNIT 1 - PUBLIC (NMUI) WATERLINE IMPROVEMENTS - ON-SITE *(DR HORTON)*									
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	COYOTE CANYON PLACE	NORTH CUL-DE-SAC TERMINUS	CORN MOUNTAIN PLACE	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	COYOTE CANYON PLACE	CORN MOUNTAIN PLACE	VENTANA RIDGE ROAD	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	BITTER CREEK DRIVE	COYOTE CANYON PLACE	SAND SPRINGS ROAD	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	BOX CANYON PLACE	NORTH CUL-DE-SAC TERMINUS	TRACT N	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	BOX CANYON PLACE	TRACT N	CORN MOUNTAIN PLACE	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	BOX CANYON PLACE	CORN MOUNTAIN PLACE	SAND SPRINGS ROAD (SOUTH END LOT 1)	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	CORN MOUNTAIN PLACE	LOT 111	BOX CANYON PLACE	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	PONY HILLS PLACE	LOT 113	COYOTE CANYON PLACE	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	SAND SPRINGS ROAD	LOT 115	BOX CANYON PLACE (SOUTH END LOT 1)	/	/	/
UNIT 1 - PUBLIC (NMUI) WATERLINE IMPROVEMENTS - BACKBONE *(VENTANA WEST LLC)*									
		12" - 20" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S & PUMP STATION	VENTANA RIDGE RD & PUBLIC EASEMENTS	VENTANA WEST PARKWAY	WELL # 7 PUMP STATION	/	/	/
		NOTE:	THE BACKBONE INFRASTRUCTURE IMPROVEMENTS ARE CONSTRUCTED W/ COA CPN 617683, 617684, 617685 & 617686				/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
UNIT 1 - PUBLIC (NMUI) SANITARY SEWER IMPROVEMENTS - ON-SITE *(DR HORTON)*									
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	COYOTE CANYON PLACE	NORTH CUL-DE-SAC TERMINUS	SAND SPRINGS ROAD	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	BITTER CREEK DRIVE	COYOTE CANYON PLACE	SAND SPRINGS ROAD	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	BOX CANYON PLACE	NORTH CUL-DE-SAC TERMINUS	SAND SPRINGS ROAD (SOUTH END LOT 1)	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	PONY HILLS PLACE	LOT 113	COYOTE CANYON PLACE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	SAND SPRINGS ROAD	LOT 115	COYOTE CANYON PLACE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	TRACT O	COYOTE CANYON PL CUL-DE SAC	BOX CANYON CUL-DE SAC	/	/	/
UNIT 1 - PUBLIC (NMUI) SANITARY SEWER IMPROVEMENTS - BACKBONE *(VENTANA WEST LLC)*									
		10" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	IRVING BLVD	VENTANA RIDGE ROAD	VENTANA RANCH WEST EAST BDRY	/	/	/
		NOTE:	THE BACKBONE INFRASTRUCTURE IMPROVEMENTS ARE CONSTRUCTED W/ COA CPN 617683, 617684, 617685 & 617686				/	/	/
UNIT 1 - PUBLIC STORM DRAIN IMPROVMENTS - ON-SITE *(DR HORTON)*									
		18-36" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	COYOTE CANYON PLACE	BITTER CREEK DRIVE	NORTH CUL-DE-SAC TERMINUS	/	/	/
		18-36" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	COYOTE CANYON PLACE	SAND SPRINGS ROAD	VENTANA RIDGE ROAD	/	/	/
		18-24" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	BITTER CREEK DRIVE	TRACT L	COYOTE CANYON PLACE	/	/	/
		36" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	BOX CANYON PLACE	NORTH CUL-DE-SAC TERMINUS	TRACT O	/	/	/
		NOTE:	A GRADING AND DRAINAGE CERTIFICAITON OF THE APPROVED GRADING PLAN FOR UNIT 1 IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTEES				/	/	/
UNIT 1 - PUBLIC STORM SEWER IMPROVEMENTS - BACKBONE *(VENTANA WEST LLC)*									
		60" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS & HEADWALL	VENTANA RIDGE ROAD	COYOTE CANYON PLACE	VENTANA PARKWAY	/	/	/
		66" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS & HEADWALL	VENTANA PARKWAY	VENTANA RIDGE ROAD	PINON POINTE POND VENTANA RANCH	/	/	/
		NOTE:	THE BACKBONE INFRASTRUCTURE IMPROVEMENTS ARE CONSTRUCTED W/ COA CPN 617683, 617684, 617685 & 617686 UNDER THE PUBLIC IMPROVEMENT DISTRICT (PID)				/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		UNIT 2 - PUBLIC ROADWAY IMPROVEMENTS - ON-SITE *(DR HORTON)*							
		22' F-F (IN) 24' F-F (OUT) W/ 8' MEDIAN	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES	TRUCHAS PEAK DRIVE	VENTANA RIDGE ROAD	SAND SPRINGS ROAD	/	/	/
		32' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	TRUCHAS PEAK DRIVE	CORN MOUNTAIN PLACE	SAND SPRINGS ROAD	/	/	/
		32' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	CORN MOUNTAIN PLACE	LOT 205	LOT 193	/	/	/
		32' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	PONY HILLS PLACE	LOT 179	LOT 166	/	/	/
		32' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	SAND SPRINGS ROAD	LOT 150	LOT 134	/	/	/
		32' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	LONG MESA PLACE	LOT 149	TRUCHAS PEAK DRIVE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	TALL ROCK COURT	SAND SPRINGS ROAD	SOUTH CUL-DE-SAC TERMINUS	/	/	/
							/	/	/

*SIDEWALKS TO BE DEFERRED WHEN FRONTING A LOT; SIDEWALKS TO BE BUILT WHEN ADJACENT TO HOA TRACTS.
4 FT SIDEWALK TO BE CONSTRUCTED W/IN TRACTS P
STREET LIGHTS AS PER COA DPM

UNIT 2 - PUBLIC ROADWAY IMPROVEMENTS - BACKBONE *(VENTANA WEST LLC) (SEE NOTES)*

		25' F-F	ARTERIAL PAVING W/ PCC STD & MED CURB & GUTTER & ACC 8' WIDE PATH ON NORTH SIDE	VENTANA RIDGE ROAD	WEST BNDY UNIT 2 (LOT 149)	COYOTE CANYON PLACE	/	/	/
							/	/	/

NOTE: THE BACKBONE INFRASTRUCTURE IMPROVEMENTS ARE CONSTRUCTED W/ COA CPN 617683, 617684, 617685 & 617686 UNDER THE PUBLIC IMPROVEMENT DISTRICT (PID)
STREET LIGHTS AS PER COA DPM

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		UNIT 2 - PUBLIC (NMUI) WATERLINE IMPROVEMENTS - ON-SITE *(DR HORTON)*							
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	CORN MOUNTAIN PLACE	LOT 205	TRUCHAS PEAK DRIVE	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	CORN MOUNTAIN PLACE	TRUCHAS PEAK DRIVE	LOT 193	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	PONY HILLS PLACE	LOT 179	LOT 166	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	SAND SPRINGS ROAD	LOT 150	LOT 134	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	TRUCHAS PEAK DRIVE	CORN MOUNTAIN PLACE	VENTANA RIDGE ROAD	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	TALL ROCK COURT	SAND SPRINGS ROAD	SOUTH CUL-DE-SAC TERMINUS	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	LONG MESA PLACE	LOT 149	TRUCHAS PEAK DRIVE	/	/	/
		UNIT 2 - PUBLIC (NMUI) WATERLINE IMPROVEMENTS - BACKBONE *(VENTANA WEST LLC)*							
		12" - 20" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S & PUMP STATION	VENTANA RIDGE RD & PUBLIC EASEMENTS	VENTANA WEST PARKWAY	WELL # 7 PUMP STATION	/	/	/
		NOTE:	THE BACKBONE INFRASTRUCTURE IMPROVEMENTS ARE CONSTRUCTED W/ COA CPN 617683, 617684, 617685 & 617686				/	/	/
		UNIT 2 - PUBLIC (NMUI) SANITARY SEWER IMPROVEMENTS - ON-SITE *(DR HORTON)*							
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	CORN MOUNTAIN PLACE	LOT 205	LOT 193	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	PONY HILLS PLACE	LOT 179	LOT 166	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	SAND SPRINGS ROAD	LOT 150	LOT 134	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	TRUCHAS PEAK DRIVE	CORN MOUNTAIN PLACE	VENTANA RIDGE ROAD	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	TALL ROCK COURT	SAND SPRINGS ROAD	SOUTH CUL-DE-SAC TERMINUS	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	LONG MESA PLACE	LOT 149	TRUCHAS PEAK DRIVE	/	/	/
		UNIT 2- PUBLIC (NMUI) SANITARY SEWER IMPROVEMENTS - BACKBONE *(VENTANA WEST LLC)*							
		10" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	IRVING BLVD	VENTANA RIDGE ROAD	VENTANA RANCH WEST EAST BDRY	/	/	/
		10" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	VENTANA RIDGE ROAD	TRUCHAS PEAK DRIVE	IRVING BLVD	/	/	/
		NOTE:	THE BACKBONE INFRASTRUCTURE IMPROVEMENTS ARE CONSTRUCTED W/ COA CPN 617683, 617684, 617685 & 617686				/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			UNIT 2 - PUBLIC STORM DRAIN IMPROVMENTS - ON-SITE *(DR HORTON)*						
		18"-42" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	TRUCHAS PEAK DRIVE	SAND SPRINGS ROAD	VENTANA RIDGE ROAD	/	/	/
		NOTE:	A GRADING AND DRAINAGE CERTIFICAITON OF THE APPROVED GRADING PLAN FOR UNIT 2 IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTEES				/	/	/
			UNIT 2 - PUBLIC STORM SEWER IMPROVEMENTS - BACKBONE *(VENTANA WEST LLC)*						
		60" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS & HEADWALL	VENTANA RIDGE ROAD	TRUCHAS PEAK DRIVE	VENTANA PARKWAY	/	/	/
		66" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS & HEADWALL	VENTANA PARKWAY	VENTANA RIDGE ROAD	PINON POINTE POND - VENTANA RANCH	/	/	/
		NOTE:	THE BACKBONE INFRASTRUCTURE IMPROVEMENT ARE CONSTRUCTED W/ COA CPN 617683, 617684, 617685 & 617686 UNDER THE PUBLIC IMPROVEMENT DISTRICT (PID)				/	/	/
			UNIT 3 - PUBLIC ROADWAY IMPROVEMENTS - ON-SITE *(DR HORTON)*						
B-1/SW-1	617688	22' F-F (IN) 24' F-F (OUT) W/ 8' MEDIAN	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES	CORNERSTONE DRIVE	LONG MESA PLACE	VENTANA RIDGE ROAD	/	/	/
		32' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	CORN MOUNTAIN PLACE	WEST CUL-DE-SAC TERMINUS	LOT 205	/	/	/
		32' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	PONY HILLS PLACE	WEST CUL-DE-SAC TERMINUS	LOT 232	/	/	/
		32' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	SAND SPRINGS CIRCLE (NORTH LOOP)	LOT 271	LOT 258	/	/	/
		32' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	SAND SPRINGS CIRCLE (SOUTH LOOP)	LOT 271	LOT 286	/	/	/
		32' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	LONG MESA PLACE	WEST CUL-DE-SAC TERMINUS	LOT 294	/	/	/
							/	/	/

*SIDEWALKS TO BE DEFERRED WHEN FRONTING A LOT; SIDEWALKS TO BE BUILT WHEN ADJACENT TO HOA TRACTS. STREET LIGHTS AS PER COA DPM

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			UNIT 3 - PUBLIC ROADWAY IMPROVEMENTS - BACKBONE *(VENTANA WEST LLC)(SEE NOTES)*						
		25' F-F	ARTERIAL PAVING W/ PCC STD & MED CURB & GUTTER & ACC 8' WIDE PATH ON NORTH SIDE	VENTANA RIDGE ROAD	DEL OESTE DRIVE	TRUCHAS PEAK DRIVE	/	/	/
MC-1		NOTE:	THE DEL OESTE DRIVE INFRASTRUCTURE IMPROVEMENTS (FROM VENTANA RIDGE ROAD TO NORTH PROPERTY LINE) SHALL BE PROVIDED TO THE COA VIA A SIA PROCEDURE C.				/	/	/
		NOTE:	THE BACKBONE INFRASTRUCTURE IMPROVEMENTS ARE CONSTRUCTED W/ COA CPN 617683, 617684, 617685 & 617686 UNDER THE PUBLIC IMPROVEMENT DISTRICT (PID)				/	/	/
			UNIT 3 - PUBLIC (NMUI) WATERLINE IMPROVEMENTS - ON-SITE *(DR HORTON)*						
NMUI	LOT 680	6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	CORN MOUNTAIN PLACE	WEST CUL-DE-SAC TERMINUS	LOT 205	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	PONY HILLS PLACE	WEST CUL-DE-SAC TERMINUS	LOT 232	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	SAND SPRINGS CIRCLE (NORTH LOO)	LOT 271	LOT 258	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	SAND SPRINGS CIRCLE (SOUTH LOOP)	LOT 271	LOT 286	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	LONG MESA PLACE	WEST CUL-DE-SAC TERMINUS	CORNERSTONE DRIVE	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	LONG MESA PLACE	CORNERSTONE DRIVE	LOT 294	/	/	/
			UNIT 3 - PUBLIC (NMUI) WATERLINE IMPROVEMENTS - BACKBONE *(VENTANA WEST LLC)*						
		12" - 20" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S & PUMP STATION	VENTANA RIDGE RD & PUBLIC EASEMENTS	VENTANA WEST PARKWAY	WELL # 7 PUMP STATION	/	/	/
		NOTE:	THE BACKBONE INFRASTRUCTURE IMPROVEMENTS ARE CONSTRUCTED W/ COA CPN 617683, 617684, 617685 & 617686				/	/	/
			UNIT 3 - PUBLIC (NMUI) SANITARY SEWER IMPROVEMENTS - ON-SITE *(DR HORTON)*						
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	CORN MOUNTAIN PLACE	WEST CUL-DE-SAC TERMINUS	LOT 205	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	PONY HILLS PLACE	WEST CUL-DE-SAC TERMINUS	LOT 232	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	SAND SPRINGS CIRCLE (NORTH LOOP)	LOT 271	LOT 258	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	SAND SPRINGS CIRCLE (SOUTH LOOP)	LOT 271	LOT 286	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	LONG MESA PLACE	WEST CUL-DE-SAC TERMINUS	LOT 294	/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			UNIT 3- PUBLIC (NMUI) SANITARY SEWER IMPROVEMENTS - BACKBONE *(VENTANA WEST LLC)*						
NMUI	617688	10" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	IRVING BLVD	VENTANA RIDGE ROAD	VENTANA RANCH WEST EAST BDRY	/	/	/
		10" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	VENTANA RIDGE ROAD	CORNERSTONE DRIVE	IRVING BLVD	/	/	/
		NOTE:	THE BACKBONE INFRASTRUCTURE IMPROVEMENTS ARE CONSTRUCTED W/ COA CPN 617683, 617684, 617685 & 617686				/	/	/
			UNIT 3 - PUBLIC STORM DRAIN IMPROVMENTS - ON-SITE *(DR HORTON)*						
	617688	NOTE:	A GRADING AND DRAINAGE CERTIFICAITON OF THE APPROVED GRADING PLAN FOR UNIT 3 IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTEES				/	/	/
			UNITS 1, 2, & 3 - PUBLIC IMPROVEMENTS *(VENTANA WEST LLC)*						
		NOTE:	OFFSITE TRAFFIC MITIGATION IS NOT REQUIRED AND HAS BEEN MET VIA THE APPROVED OFFSITE TRANSPORTATION IMPROVEMENTS CONSTRUCTION AGREEMENT BETWEEN VENTANA WEST LLC AND COA (FOR VENTANA RANCH WEST) DOC #2003138316. SEE CITY LEGAL OR CITY ENGINEER FOR FUTHER DETAILS.				/	/	/
							/	/	/

AGENT/OWNER

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

BOHANNAN HUSTON INC.
FIRM

SIGNATURE

MAXIMUM TIME ALLOW TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DRB CHAIR	8/03/05	PARKS & GENERAL SERVICES	8/3/05
TRANSPORTATION DEVELOPMENT	8-3-05	AMAFCA	
UTILITY DEVELOPMENT	8/3/05	NEW MEXICO UTILITIES INCORPORATED	7-21-05
CITY ENGINEER	8/3/05		

DATE

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

Attn Yolanda
Padilla
Fax 798-7988

FINANCIAL GUARANTY AMOUNT

02/16/2006

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

Project Description:

Project ID #: 617688, Ventana Highlands Subd., Unit 3 @VRW, Phase/Unit

Requested By: **Yolanda Padilla, P.E. - Bohannan Huston, Inc.**

Approved estimate amount:		$264,709.24
Contingency Amount:	10.00%	$26,470.93
Subtotal:		$291,180.16
NMGRT	6.75%	$19,654.66
Subtotal:		$310,834.82
Engineering Fee	6.60%	$20,515.10
Testing Fee	2.00%	$6,216.70
Subotal:		$337,566.65
FINANCIAL GUARANTY RATE		1.25
Retainage Amount:		$.00
TOTAL FINANCIAL GUARANTY REQUIRED		**$421,958.31**

APPROVAL: DATE: 2/16/06

Notes: 10% Contingency, project not yet approved; An approved grading certification is required prior to ROFG

SUBDIVISION BOND

Bond No. 08837887

KNOW ALL MEN BY THESE PRESENTS, that we D.R. Horton, Inc.

4400 Alameda NE, Suite B Albuquerque, NM 87113

as Principal, and Fidelity and Deposit Company of Maryland

authorized to do business in the State of NM , as Surety, are held and firmly bound unto

City of Albuquerque

as Obligee, in the penal sum of Four Hundred Twenty One Thousand Nine Hundred Fifty Eight Dollars and Thirty One Cents ($ 421,958.31) DOLLARS, lawful money of the United States of America, for the payment of which well and truly to be made, we bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, D.R. Horton, Inc.

has agreed to construct in Ventana Highlands Unit 3

the following improvements: Water, Sewer, Paving and Storm Drain

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH, that if the said Principal shall construct, or have constructed, the improvements herein described and shall save the Obligee harmless from any loss, cost or damage by reason of its failure to complete said work. then this obligation shall be null and void; otherwise to remain in full force and effect.

Signed, sealed and dated this 28th day of February . 2006 .

D.R. Horton, Inc.

Principal

By: _____

Fidelity and Deposit Company of Maryland

By: _____

M.L. Gray

Attorney-in-Fact

C/O WILLIS OF FLORIDA
3000 BAYPORT DRIVE, #300
TAMPA, FL 33607
INQUIRIES: (813) 281-2095

Power of Attorney
FIDELITY AND DEPOSIT COMPANY OF MARYLAND

KNOW ALL MEN BY THESE PRESENTS: That the FIDELITY AND DEPOSIT COMPANY OF MARYLAND, a corporation of the State of Maryland, by FRANK E. MARTIN JR., Vice President, and GERALD F. HALEY, Assistant Secretary, in pursuance of authority granted by Article Vl, Section 2, of the By-Laws of said Company, which are set forth on the reverse side hereof and are hereby certified to be in full force and effect on the date hereof, does hereby nominate, constitute and appoint **James W. DUNN, David H. CARR, Anett CARDINALE and M.L. GRAY, all of Tampa, Florida, EACH** its true and lawful agent and Attorney-in-Fact, to make, execute, seal and deliver, for, and on its behalf as surety, and as its act and deed: **any and all bonds and undertakings,** and the execution of such bonds or undertakings in pursuance of these presents, shall be as binding upon said Company, as fully and amply, to all intents and purposes, as if they had been duly executed and acknowledged by the regularly elected officers of the Company at its office in Baltimore, Md., in their own proper persons. This power of attorney revokes that issued on behalf of James W. DUNN, David H. CARR, Kimberly A. TAVERNIER, Anett CARDINALE, Denise TAYLOR, dated November 1, 2004.

FOR YOUR PROTECTION LOOK FOR THE ZURICH WATERMARK

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

IN WITNESS WHEREOF, the said Vice-President and Assistant Secretary have hereunto subscribed their names and affixed the Corporate Seal of the said FIDELITY AND DEPOSIT COMPANY OF MARYLAND, this 21st day of February, A.D. 2006.

ATTEST:

FIDELITY AND DEPOSIT COMPANY OF MARYLAND

By:

Gerald F. Haley *Assistant Secretary* *Frank E. Martin Jr.* *Vice President*

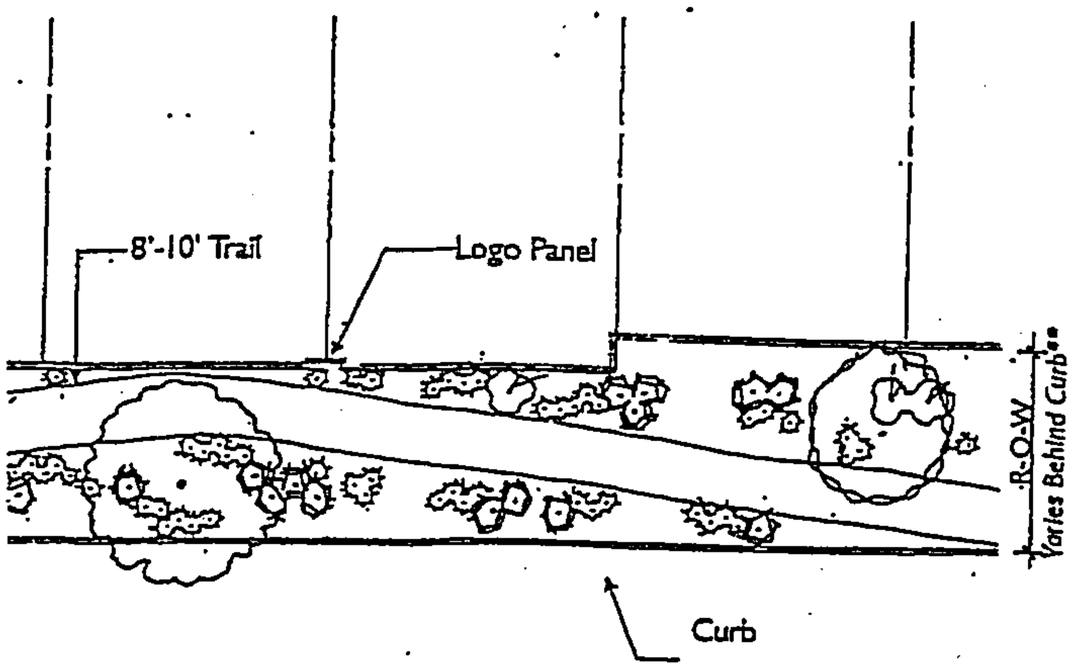
State of Maryland }
City of Baltimore } ss:

On this 21st day of February, A.D. 2006, before the subscriber, a Notary Public of the State of Maryland, duly commissioned and qualified, came FRANK E. MARTIN JR., Vice President, and GERALD F. HALEY, Assistant Secretary of the FIDELITY AND DEPOSIT COMPANY OF MARYLAND, to me personally known to be the individuals and officers described in and who executed the preceding instrument, and they each acknowledged the execution of the same, and being by me duly sworn, severally and each for himself deposeth and saith, that they are the said officers of the Company aforesaid, and that the seal affixed to the preceding instrument is the Corporate Seal of said Company, and that the said Corporate Seal and their signatures as such officers were duly affixed and subscribed to the said instrument by the authority and direction of the said Corporation.

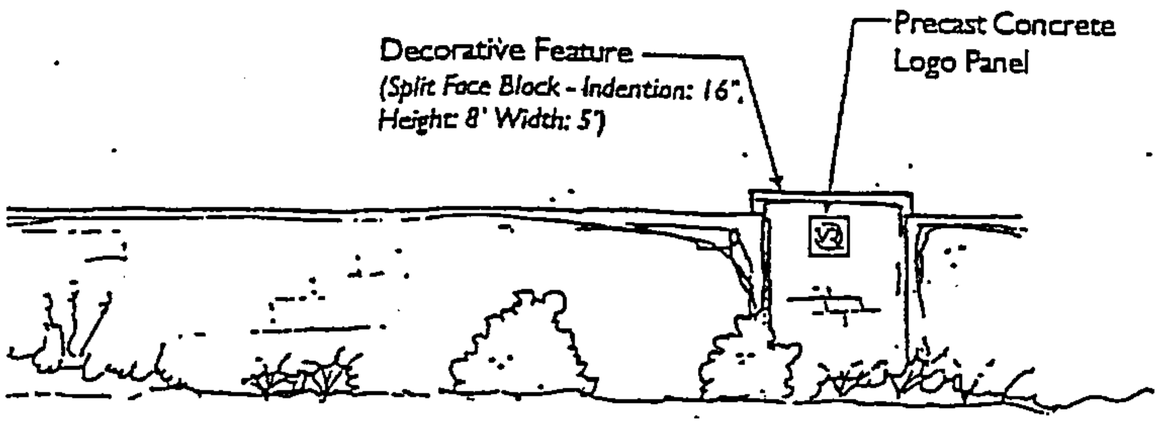
IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my Official Seal the day and year first above written.

Constance A. Dunn *Notary Public*
My Commission Expires: July 14, 2007

DRAFT



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



LAYOUT - 3 LOTS/3 LOTS

PERIMETER WALL DESIGN

PLANT PALETTE

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

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

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

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

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

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

Groundcovers
Wildflowers (M)
Creeping Rosemary (L+

NOTES

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

Perimeter Wall Approved

DRB Chair

9/09/04

Date

PROJECT # 1003593

VENTANA RANCH WEST

Prepared For:

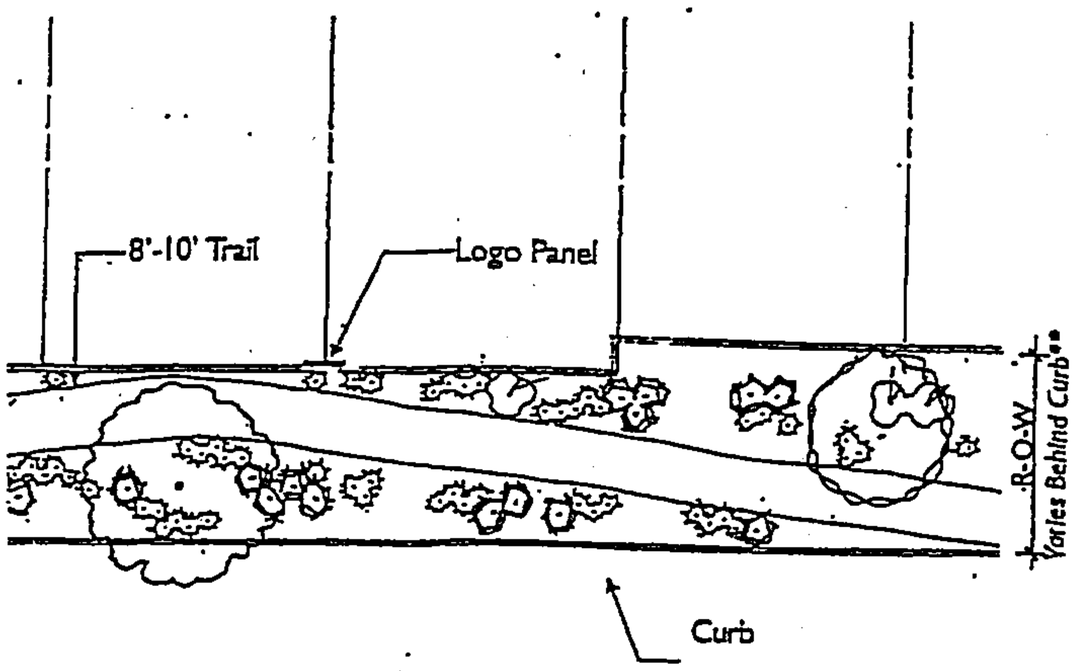
Sandia Properties
No. 10 Tramway Loop NE
Albuquerque, NM 87122

Prepared By:

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

August 30, 2004

DRAFT



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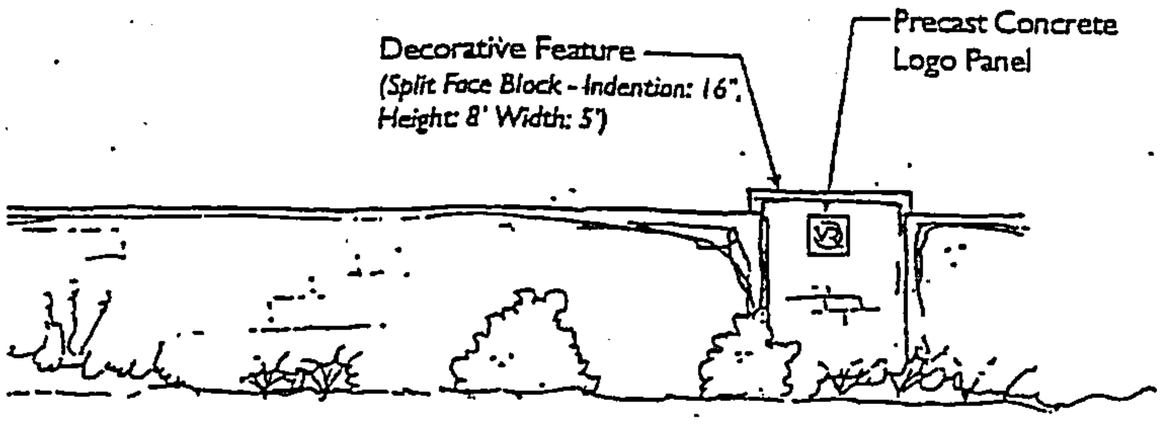

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DRB Chair
9/07/04
Date

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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

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

PAID RECEIPT

APPLICANT NAME D.R HORTON

AGENT BOHANNAN HUSTON

ADDRESS _____

PROJECT & APP # 1004177 / 06 DRB - 00407

PROJECT NAME VENTANA HIGHLANDS

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

$ _____ **441006/4983000 DRB Actions**

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

$ _____ **441018/4971000 Public Notification**

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

$ 20.00 **TOTAL AMOUNT DUE**

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

Counterreceipt.doc 6/21/04

City Of Albuquerque
Treasury Division

3/28/2006 10:52AM LOC: ANNX
RECEIPT# 00057484 WS# 006 TRANS# 0005
Account 441032 Fund 0110
Activity 3424000 TRSEJA
Trans Amt $20.00
J24 Misc
$20.00
VI $20.00
CHANGE $0.00
Thank You

Rec'd 3-27-06 gds

March 24, 2006

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

Re: Final Plat – Ventana Highlands 2 at Ventana Ranch West
Project No. 1004177

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, D. R. Horton 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 Highlands was approved in August 2005 by the City of Albuquerque.

3. An infrastructure list associated with the Preliminary Plat binding both D. R. Horton 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 D. R. Horton Homes with financial guarantees to the City of Albuquerque for final plat.

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

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 under construction.

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 D. R. Horton 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
Rick Bressan, D. R. Horton Homes
Kevin Daggett, D. R. Horton Homes

City of Albuquerque

DEVELOPMENT PLAN REVIEW APPLICATION

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

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

APPLICANT INFORMATION:

NAME: D.R. HORTON HOMES INC. PHONE: 797-4245
ADDRESS: 4400 ALAMEDA NE SUITE B FAX: 797-9881
CITY: ALBUQUERQUE STATE NM ZIP87113 E-MAIL: ____
Proprietary interest in site: OWNER
AGENT (if any): BOHANNAN HUSTON INC. PHONE: 823-1000
ADDRESS: 7500 JEFFERSON NE FAX: 798-7988
CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: ____

DESCRIPTION OF REQUEST: FINAL PLAT APPROVAL
Is the applicant seeking incentives pursuant to the Family Housing Development Program? ☐ Yes. ☒ No.

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

Lot or Tract No. TRACTS 11-A UNIT 1 Block: ____ Unit: ____
Subdiv. / Addn. TBKA- VENTANA HIGHLANDS UNIT 2 AT VENTANA RANCH WEST
Current Zoning: R-LT - Proposed zoning: ____
Zone Atlas page(s): B8 No. of **existing** lots: 1 No. of **proposed** lots: 97
Total area of site (acres): 19.7487 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. 100806521334020121, 100806529035610101 MRGCD Map No. ____
LOCATION OF PROPERTY BY STREETS: On or Near: IRVING BLVD. NW
Between: VENTANA RIDGE RD. N W and Cajote Canyon 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# 1004177

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

SIGNATURE _____ DATE 3/21/2006

(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	Action	S.F.	Fees
06DRB - ____ - 00374	EP	S(3)	$ 0.00
____ - ____ - ____	CME	____	$ 20.00
____ - ____ - ____	____	____	$ ____
____ - ____ - ____	____	____	$ ____
____ - ____ - ____	____	____	$ ____
			Total
Hearing date 03/29/06			$ 20.00

Sandy Handley 03/21/06
Planner signature / date

Project # 1004177

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.** pending

☐ **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)

Applicant signature / date 3-21-2006

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

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

Application case numbers
06DRB-_____-00374
_____-_____-_____
_____-_____-_____

Sandy Handley 03/21/06
Planner signature / date

Project # 1004177

Bohannan ▲ Huston INC.

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

March 21, 2006

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

Re: Final Plat Approval
Ventana Highlands Unit 2 DRB# 1004177

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
- Letter briefly describing request

The final plat is in accordance with approved preliminary plat as specify in the official notification.

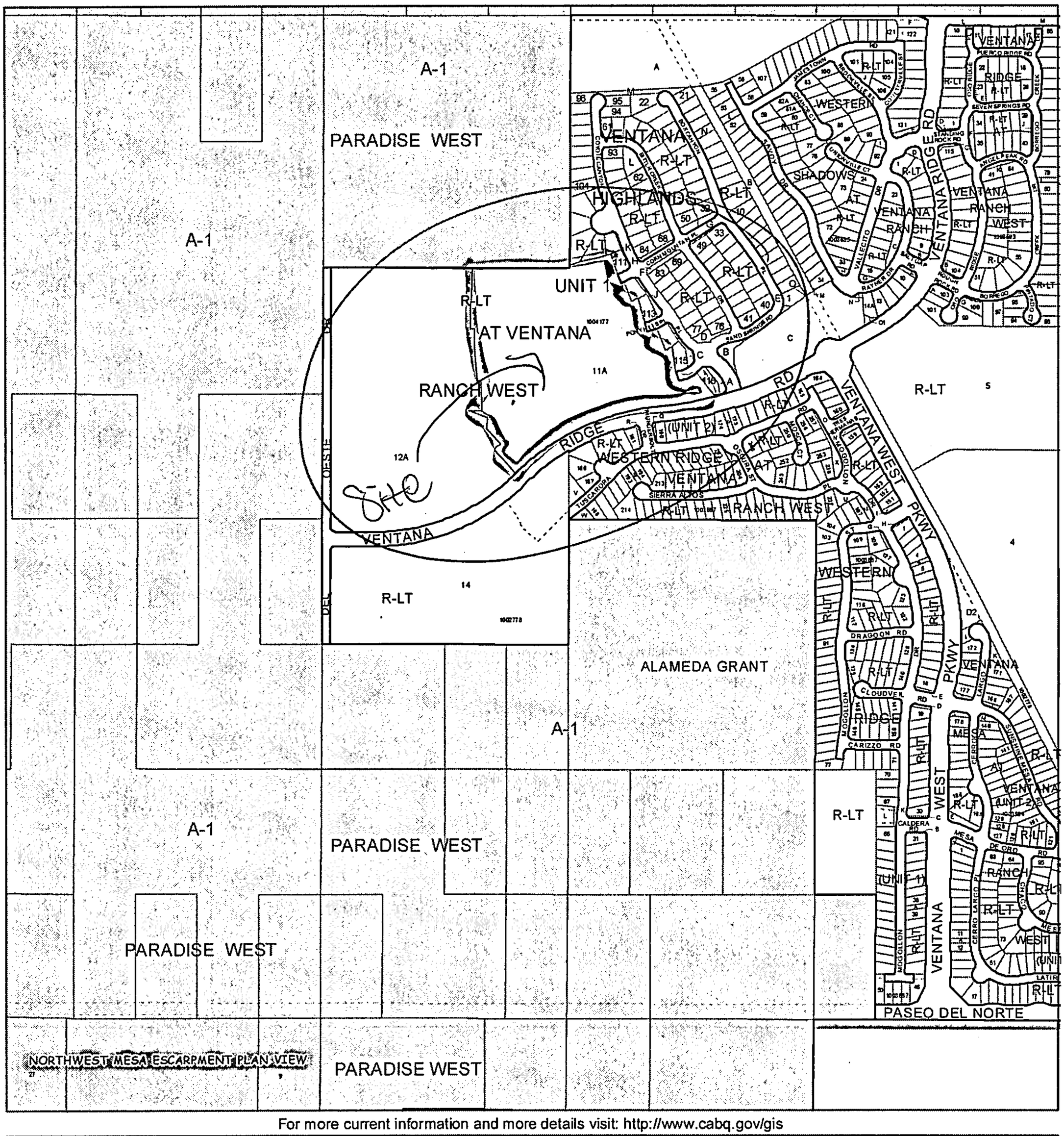
Please place this item on the DRB Agenda to be heard on March 29, 2006. If you have any questions or require additional information, please contact me.

Sincerely,

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

SW
Enclosure

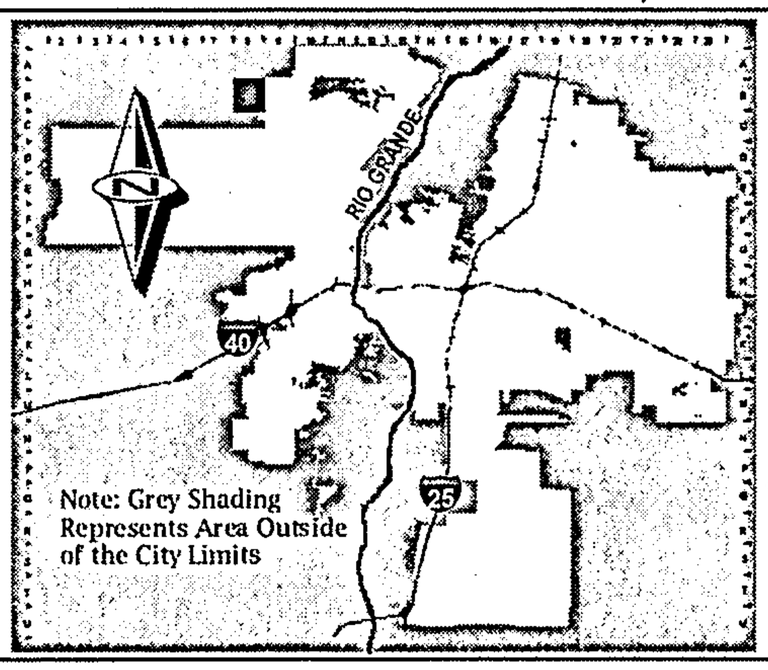
P:\060040\cdp\corres\01002-unit_2_process\FINAL.PLAT.DRB.doc



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

Albuquerque Geographic Information System

Map amended through: 3/14/2006



Zone Atlas Page:

B-08-Z

Selected Symbols

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

0 750 1,500 Feet

REC'D AUG 0 8 2005

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

August 3, 2005

4. Project # 1004177
05DRB-01122 Major-Preliminary Plat Approval
05DRB-01124 Minor-Temp Defer SDWK
05DRB-01123 Minor-Sidewalk Waiver

BOHANNAN HUSTON INC. agent(s) for SANDIA PROPERTIES LTD. CO. request(s) the above action(s) for TRACTS 10, 11, 12 & 13 VENTANA RANCH WEST, **(to be known as VENTANA HIGHLANDS SUBDIVISION)** zoned R-LT residential zone, located on VENTANA RIDGE RD NW and containing approximately 74 acre(s). (B-8)

At the August 3, 2005, Development Review Board meeting, with the signing of the infrastructure list dated 8/3/05 and approval of the grading plan engineer stamp dated 7/25/05 the preliminary plat was approved with the following conditions:

A public drainage easement is required on Tract A. Tract A must be excluded from the P.U.E.

A block length subdivision design variance shall be applied for prior to final plat.

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

If you wish to appeal this decision, you must do so by August 18, 2005, in the manner described below.

- Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal. If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

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

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

Sheran Matson, AICP, DRB Chair

Cc: 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

Stephanie

AMENDMENT TO AGREEMENT TO CONSTRUCT SUBDIVISION IMPROVEMENTS

Meadow B
Vernana Highlands Unit 2 3/9/06
City Project #3494.89

WHEREAS, the City and the Subdivider entered into an Agreement to Construct Public and/or Private Subdivision Improvements ("Original Agreement") on ~~Livermore~~ which was recorded on 2/17/2006, in the records of the Bernalillo County Clerk at Book A112, pages 3105 thru XXX wherein the Subdivider agreed to satisfactorily construct certain infrastructure improvements.

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

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

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

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

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

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

Type of Financial Guaranty: Subdivision Bond #0863884
Amount: $447,956.34
Name of Financial Institution or Surety providing Guaranty: Fidelity and Deposit Company of Maryland
Date City first able to call guaranty: August 3, 2007
Construction Completion Deadline: August 3, 2007
If guaranty other than a Bond, last day City is able to call on Guaranty is: _____, 20__.
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.

07/02

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Page: 1 of 2
03/14/2006 03:52P
Bk-A113 Pg-6080
Maru Herrera Bern. Co. AMND R 11.00

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

SUBDIVIDER:

By [Signature]: J. Mark Ferguson
Name: J. Mark Ferguson
Title: Division President
Dated: 3-1-06

CITY OF ALBUQUERQUE

City Engineer
Dated: 3-09-06

LGL 3/7/06

3-7-06

SUBDIVIDER'S NOTARY

STATE OF New Mexico
COUNTY OF Bernalillo ss.

OFFICIAL SEAL
MELODY MORONES
Notary Public
State of New Mexico
My Comm. Expires 8-31-06

This instrument was acknowledged before me on 1st day of March, 20 06 by [name of person:] J. Mark Ferguson, [title or capacity, for instance, "President" or "Owner":] Division President of [Subdivider:] DR Horton, Inc.

Melody Morones
Notary Public

My Commission Expires:
8-31-09

CITY'S NOTARY

STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on 9th day of March, 20 06 by Richard Dourte, City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

Gloria D. Saavedra
Notary Public

My Commission Expires:
11-25-2007

EXHIBIT A AND POWER OF ATTORNEY ATTACHED

Maru Herrera Bern. Co. AMND R 11.00
2006036204
6423765
Page: 2 of 2
03/14/2006 03:52P
Bk-A113 Pg-6080

Attn: Yolanda Padilla
FAX: 798-7988

FINANCIAL GUARANTY AMOUNT

02/16/2006

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

Project Description:

Project ID #: 749489, Ventana Highland Subd., Unit 2 @V.R.W., Phase/Uni

Requested By: **Yolanda Padilla, P.E. - Bohannan Huston, Inc.**

Approved estimate amount:		$329,824.05
Contingency Amount:	0.00%	$.00
Subtotal:		$329,824.05
NMGRT	6.75%	$22,263.12
Subtotal:		$352,087.17
Engineering Fee	6.60%	$23,237.75
Testing Fee	2.00%	$7,041.74
Subotal:		$382,366.67
FINANCIAL GUARANTY RATE		1.25
Retainage Amount:		$.00
TOTAL FINANCIAL GUARANTY REQUIRED		**$477,958.34**

APPROVAL: DATE: 2/16/06

Notes: An approved grading and drainage certification of the approved grading plan for Unit 2 is required prior to ROFG

SUBDIVISION BOND

Bond No. 08837884

KNOW ALL MEN BY THESE PRESENTS, that we D.R. Horton, Inc.

4400 Alameda NE, Suite B Albuquerque, NM 87113

as Principal, and Fidelity and Deposit Company of Maryland

authorized to do business in the State of NM , as Surety, are held and firmly bound unto

City of Albuquerque

as Obligee, in the penal sum of Four Hundred Seventy Seven Thousand Nine Hundred Fifty Eight Dollars and Thirty Four Cents ($ 477,958.34) DOLLARS, lawful money of the United States of America, for the payment of which well and truly to be made, we bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, D.R. Horton, Inc.

has agreed to construct in Ventana Highlands Unit 2

the following improvements: Water, Sewer, Paving and Storm Drain

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH, that if the said Principal shall construct, or have constructed, the improvements herein described and shall save the Obligee harmless from any loss, cost or damage by reason of its failure to complete said work, then this obligation shall be null and void; otherwise to remain in full force and effect.

Signed, sealed and dated this 28th day of February . 2006 .

D.R. Horton, Inc.

Principal

By: _____

Fidelity and Deposit Company of Maryland

By: _____

M.L. Gray

Attorney-in-Fact

C/O WILLIS OF FLORIDA
3000 BAYPORT DRIVE, #300
TAMPA, FL 33607
INQUIRIES: (813) 281-2095

Power of Attorney
FIDELITY AND DEPOSIT COMPANY OF MARYLAND

KNOW ALL MEN BY THESE PRESENTS: That the FIDELITY AND DEPOSIT COMPANY OF MARYLAND, a corporation of the State of Maryland, by FRANK E. MARTIN JR., Vice President, and GERALD F. HALEY, Assistant Secretary, in pursuance of authority granted by Article VI, Section 2, of the By-Laws of said Company, which are set forth on the reverse side hereof and are hereby certified to be in full force and effect on the date hereof, does hereby nominate, constitute and appoint **James W. DUNN, David H. CARR, Anett CARDINALE and M.L. GRAY, all of Tampa, Florida, EACH** its true and lawful agent and Attorney-in-Fact, to make, execute, seal and deliver, for, and on its behalf as surety, and as its act and deed: **any and all bonds and undertakings,** and the execution of such bonds or undertakings in pursuance of these presents, shall be as binding upon said Company, as fully and amply, to all intents and purposes, as if they had been duly executed and acknowledged by the regularly elected officers of the Company at its office in Baltimore, Md., in their own proper persons. This power of attorney revokes that issued on behalf of James W. DUNN, David H. CARR, Kimberly A. TAVERNIER, Anett CARDINALE, Denise TAYLOR, dated November 1, 2004.

FOR YOUR PROTECTION DO NOT ACCEPT THIS POWER OF ATTORNEY WITHOUT THE ZURICH WATERMARK

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

IN WITNESS WHEREOF, the said Vice-President and Assistant Secretary have hereunto subscribed their names and affixed the Corporate Seal of the said FIDELITY AND DEPOSIT COMPANY OF MARYLAND, this 21st day of February, A.D. 2006.

ATTEST:

FIDELITY AND DEPOSIT COMPANY OF MARYLAND

By:

Gerald F. Haley *Assistant Secretary* *Frank E. Martin Jr.* *Vice President*

State of Maryland }
City of Baltimore } ss:

On this 21st day of February, A.D. 2006, before the subscriber, a Notary Public of the State of Maryland, duly commissioned and qualified, came FRANK E. MARTIN JR., Vice President, and GERALD F. HALEY, Assistant Secretary of the FIDELITY AND DEPOSIT COMPANY OF MARYLAND, to me personally known to be the individuals and officers described in and who executed the preceding instrument, and they each acknowledged the execution of the same, and being by me duly sworn, severally and each for himself deposeth and saith, that they are the said officers of the Company aforesaid, and that the seal affixed to the preceding instrument is the Corporate Seal of said Company, and that the said Corporate Seal and their signatures as such officers were duly affixed and subscribed to the said instrument by the authority and direction of the said Corporation.

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

Constance A. Dunn *Notary Public*
My Commission Expires: July 14, 2007

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

PAID RECEIPT

APPLICANT NAME D.R. HORTON HOMES INC

AGENT BOHANNAH HUSTON INC

ADDRESS 7500 JEFFERSON NE

PROJECT & APP # 1004177/06DRB00374

PROJECT NAME VENTANA HIGHLANDS, UNIT 2 @ VENTANA RANCH WEST

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

$ _____ **441006/4983000 DRB Actions**

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

$ _____ **441018/4971000 Public Notification**

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

$ 20.00 **TOTAL AMOUNT DUE**

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

Counterreceipt.doc 6/21/04

City Of Albuquerque
Treasury Division

3/21/2006 10:57AM LOC: ANNX
RECEIPT# 00057209 WS# 006 TRANS# 0016
Account 441032 Fund 0110
Activity 3424000 TRSEJA
Trans Amt $20.00
J24 Misc
$20.00
MC $20.00
CHANGE $0.00
Thank You

File

February 1, 2006

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

Re: Final Plat – Ventana Highlands Unit 1 at Ventana Ranch West
Project No. 1004177 and 06DRB-00098

Dear Kevin:

As you are aware, our final plat for the above referenced subdivision was heard before the Development Review Board (DRB) on February 1, 2006. During the Hearing, the plat was approved and signed by all City Departments but was then delegated for final approval and signature to the Planning Department. We understand this delegation occurred because of 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 intent and disagreement regarding school design capacity referenced in the last paragraph of this Resolution. As such, 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, D. R. Horton 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 Highlands was approved in August 2005 by the City of Albuquerque.

3. An infrastructure list associated with the Preliminary Plat binding both D. R. Horton 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.

5. Subdivision Improvement Agreements (SIAs) are in place with Ventana West LLC and D. R. Horton Homes with financial guarantees to the City of Albuquerque for final plat.

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

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, Ventanna 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 D. R. Horton Homes for this planned community helps the City of Albuquerque in determining that the Planning Department should immediately 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 CAO
Sheran Matson, DRB Chair
David Campbell, Vogel, Campbell & Blueher
Rick Bressan, D. R. Horton Homes

City of Albuquerque

DEVELOPMENT PLAN REVIEW APPLICATION

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

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

APPLICANT INFORMATION:

NAME: D.R. HORTON HOMES INC. PHONE: 797-4245
ADDRESS: 4400 ALAMEDA NE SUITE B FAX: 797-9881
CITY: ALBUQUERQUE STATE NM ZIP87113 E-MAIL: ____
Proprietary interest in site: OWNER
AGENT (if any): BOHANNAN HUSTON INC. PHONE: 823-1000
ADDRESS: 7500 JEFFERSON NE FAX: 798-7988
CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: ____

DESCRIPTION OF REQUEST: FINAL PLAT APPROVAL

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

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

Lot or Tract No. TRACT 10, 11, 12, & 13 Block: ____ Unit: ____

Subdiv. / Addn. TBKA- VENTANA HIGHLANDS UNIT 1 AT VENTANA RANCH WEST

Current Zoning: R-LT Proposed zoning: ____

Zone Atlas page(s): B8 No. of **existing** lots: 4 No. of **proposed** lots: 133

Total area of site (acres): 73.0485 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: IRVING BLVD. NW
Between: VENTANA RIDGE RD. N W and ____

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): DRB# 1004177

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

SIGNATURE Stephanie Walton DATE 1/24/2006

(Print) KEVIN PATTON ☐ Applicant ☒ Agent

FOR OFFICIAL USE ONLY Form revised 10/03

	Application case numbers	Action	S.F.	Fees
☑ INTERNAL ROUTING	06DRB - ____ - 00098	FP	5(3)	$ 0
☑ All checklists are complete	____ - ____ - ____	CMF	____	$ 20.00
☑ All fees have been collected	____ - ____ - ____	____	____	$ ____
☑ All case #s are assigned	____ - ____ - ____	____	____	$ ____
☑ AGIS copy has been sent	____ - ____ - ____	____	____	$ ____
☑ Case history #s are listed	____ - ____ - ____	____	____	$ ____
NA ☐ Site is within 1000ft of a landfill				Total
NA ☐ F.H.D.P. density bonus	Hearing date 02/01/06			$ 20.00
NA ☐ F.H.D.P. fee rebate				

Yvette Bis 1/24/06
Planner signature / date

Project # 1004177

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 Walton
Applicant name (print)

Stephanie Walton 1-24-06
Applicant signature / date

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

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

Application case numbers
06DRB - ____ - 00093
____ - ____ - ____
____ - ____ - ____

Kin Sins 1/24/06
Planner signature / date

Project # 1004177

1560

ASSIGNMENT AND AMENDMENT TO AGREEMENT TO CONSTRUCT SUBDIVISION IMPROVEMENTS
NAME OF PROJECT: Ventana HIghlands Phase 1
ORIGINAL SUBDIVIDER : Sandia Properties Etd. Co.

NEW OWNER: D.R. Horton Homes
CITY PROJECT # 7494.87

THIS AMENDMENT is made this 19th day of January, 2006, by the City of Albuquerque, New Mexico ("City") and the (original subdivider:) Sandia Properties Ltd. Co. ("Assignor") and (new owner:) D.R. Horton Homes ("Assignee") a, (state type of business entity, for instance "New Mexico corporation," "general partnership", "joint venture", "individual," etc.:) Corporation, whose address is 4400 Alameda NE Suite A Alb.NM and whose telephone number is 797-4245, is made in Albuquerque, New Mexico and is entered into as of the date of final execution on this Agreement.

WHEREAS, the Assignor was the developer/subdivider of the (Name of Project:) Ventana Highlands Ph.1; City Project No: 7494.87; and

WHEREAS, the City and Assignor entered into an Agreement ("Original Agreement") on 11-9-2005, which was recorded on 11-10-2005 in the records of the Bernalillo County Clerk at Book A106, Pages 7522 through XXXXX, wherein Assignor agreed to construct certain public and/or private Improvements described in Exhibit A, Required Infrastructure Listing; and

WHEREAS, the Original Agreement provides that if the Subdivision or any part thereof is sold, conveyed or assigned the City will not release the Assignor from its obligations, nor will the City release Assignor's financial guaranty until a successor in interest to the Assignor has entered into a SUBDIVISION IMPROVEMENTS AGREEMENT with the City and posted a substitute financial guaranty satisfactory to the City; and

WHEREAS, Assignee will become the new owner of Ventana HIghlands having acquired its interest by a Warranty Deed, which was recorded on 1-5-2006 in the records of the Bernalillo County Clerk at Book Misc. A110, pages 2082 through XXXX.

THEREFORE, the Assignor, Assignee and the City agree:

1. Assignment: Assignor hereby assigns to Assignee all of Assignor's right, title and interest in and to the original Agreement as amended. Assignee hereby accepts said assignment, and assumes the original Agreement as amended, and all of the duties and obligations of Assignor thereunder. All references in the Original Agreement as amended to the Assignor as "Developer" or "Subdivider" are deleted and the Assignee is substituted hereafter. Assignee agrees that the terms and conditions of the Original Agreement as amended which previously applied to Assignor are hereby ratified and confirmed by, and made applicable to Assignee.

2. Amend "Exhibit A", DRB 1004177 Infrastructure List dated 8-3-2005 of the Original Agreement to include "Exhibit "A-1," DRB _____ Infrastructure List dated _____.

Mary Herrera Bern. Co. AMND R 15.00
2006010040
6397588
Page: 1 of 4
01/24/2006 09:45A
Bk-A110 Pg-9994

3. Financial Guarantee: With this Assignment and Amendment, Assignee has provided the City with the following Financial Guarantee:

Type of Financial Guaranty: Subdivision Bond - 6377193
Amount: $ 755,560.24
Name of Financial Institution or Surety providing Guaranty: Safeco Insurance Company of America
Date City first able to call Guaranty: August 3, 2007
(Construction Completion Deadline): August 3, 2007
If Guaranty other than a Bond, last day City able to call Guaranty is: _____
Additional Information: _____

4. 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 Assignment and First Amendment to Original Agreement will control.

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

6. Changes to Agreement: Changes to this Amendment are not binding unless made in writing, signed by all parties.

7. Form not Changed: Assignor and Assignee agree that changes to this form are not binding unless initialed by all parties on this form.

8. Authority to Execute: If the Assignor signing below was not the prior owner of the subdivision, or the Assignee is not the present owner of the Subdivision, the true past and/or present owner(s) must execute and deliver to the City a Power of Attorney or other evidence of authority which is acceptable to the City, establishing the authority of the Assignor and/or Assignee to sign this Amendment.

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

ASSIGNOR:

By (Signature): _____
Name: BOB MURPHY
Title: PRESIDENT
Dated: 1/10/06

Mary Herrera Bern. Co. AMND R 15.00
2006010040
6397588
Page: 2 of 4
01/24/2006 09:45A
Bk-A110 Pg-9994

ASSIGNEE:

By (Signature): _____
Name: J. Mark Ferguson
Title: Division President
Dated: 12-29-05

ASSIGNOR'S NOTARY

STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO)

OFFICIAL SEAL
STEPHANIE L. STRATTON
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires: 6-24-07

This instrument was acknowledged before me on January 10, 2006 by (name of person:) Bob Murphy, (title or capacity, for instance, "President" or "Owner":) President, on behalf of Sandia Properties Ltd. Co.

_____
Notary Public

My Commission Expires:
6-24-07

ASSIGNEE'S NOTARY

STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO)

OFFICIAL SEAL
MELODY MORONES
Notary Public
State of New Mexico
My Comm. Expires 8-31-09

This instrument was acknowledged before me on December 29, 2005 by (name of person:) J. Mark Ferguson, (title or capacity, for instance, "President" or "Owner":) Division President, on behalf of DR Horton Inc.

_____
Notary Public

My Commission Expires:
8-31-09

Mary Herrera Bern. Co. AMND R 15.00
2006010040
6397588
Page: 3 of 4
01/24/2006 09:45A
Bk-A110 Pg-9994

CITY OF ALBUQUERQUE:

By: _____
Richard Dourte, City Engineer
Date: 1-19-06

1/16/06

1/19/06

CITY'S NOTARY

STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on January 19, 2006 by Richard Dourte, City Engineer, of the City of Albuquerque, a municipal corporation, on behalf of the municipal corporation.

_____
Notary Public

My Commission Expires:

11-25-2007

Mary Herrera Bern. Co. AMND R 15.00

2006010040
6397588
Page: 4 of 4
01/24/2006 09:45A
Bk-A110 Pg-9994

15.00

No. of Lots: 116
Nearest Major Streets
Ventana Ridge Road

FIGURE 19
SIDEWALK DEFERRAL AGREEMENT
PROJECT NO. 7494.87

THIS AGREEMENT is made this 19th day of January, 2006, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P.O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103 and D.R. Horton Homes, Inc. ("Developer"), whose address is 4400 Alameda NE Suite A. Alb. NM 87109 and whose telephone number is 797-4245, a (state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:) 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 10-13, Ventana 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:) Ventana Highlands Unit 1; 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 August 3, 2009 ("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.

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Page: 1 of 4
01/24/2006 09:45A
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Mary Herrera Bern. Co. AGRE R 15.00

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

Type of Financial Guaranty: Subdivision Bond-08621987
Amount: $ 101,376.14 Name of Financial Institution or Surety providing Guaranty: Fidelity & Deposit Company of Maryland
Date City first able to call Guaranty (Sidewalk Construction Deadline): August 3, 2009.
If Guaranty other than a Bond, last day City able to call Guaranty is: _____, 20___.
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.

Mary Herrera Bern. Co. AGRE R 15.00 2006010039 6397587 Page: 2 of 4 01/24/2006 09:45A Bk-A110 Pg-9993

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 meeting 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.

Mary Herrera Bern. Co. AGRE R 15.00
2006010039
6397587
Page: 3 of 4
01/24/2006 09:45A
Bk-A110 Pg-9993

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

DEVELOPER:

By (Signature): J. Mark Ferguson
Name: J. Mark Ferguson
Title: Division President
Dated: 12-29-05

CITY OF ALBUQUERQUE:

City Engineer
Dated: 1-19-06

Upc 1/19/06

or 01-16-06

DEVELOPER'S NOTARY

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

This instrument was acknowledged before me on 29 day of December, 2005 by (name of person:) J. Mark Ferguson, (title or capacity, for instance, "President" or "Owner":) Division President of (Developer:) DR Horton Inc.

Melody Morones
Notary Public

OFFICIAL SEAL
MELODY MORONES
Notary Public
State of New Mexico
My Comm. Expires 8-31-09

My Commission Expires:
8-31-09

CITY'S NOTARY

STATE OF New Mexico
COUNTY OF Bernalillo ss.

This instrument was acknowledged before me on 19th day of January, 2006 by Richard Dourte, City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

Gloria D. Saavedra
Notary Public

My Commission Expires:
11-25-2007 gs

EXHIBIT "A" ATTACHED

Mary Herrera Bern. Co. AGRE R 15.00
2006010039
6397587
Page: 4 of 4
01/24/2006 09:45A
Bk-A110 Pg-9993

Bohannan Huston Inc.

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

January 23, 2006

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

Re: Final Plat Approval
Ventana Highlands Unit 1 DRB# 1004177

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
- Letter briefly describing request

The final plat is in accordance with approved preliminary plat as specify in the official notification.

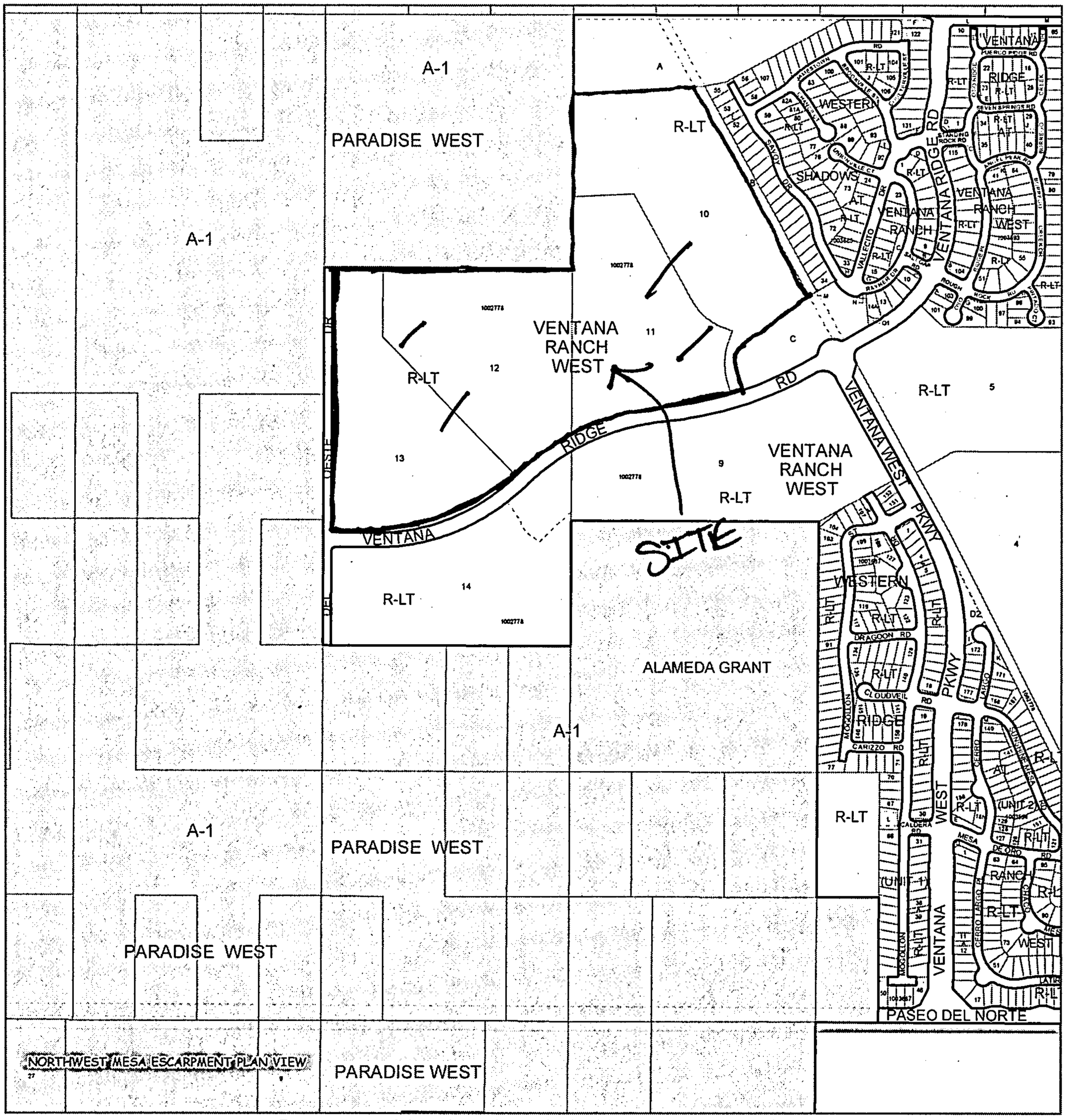
Please place this item on the DRB Agenda to be heard on February 1, 2006. If you have any questions or require additional information, please contact me.

Sincerely,

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

SS
Enclosure

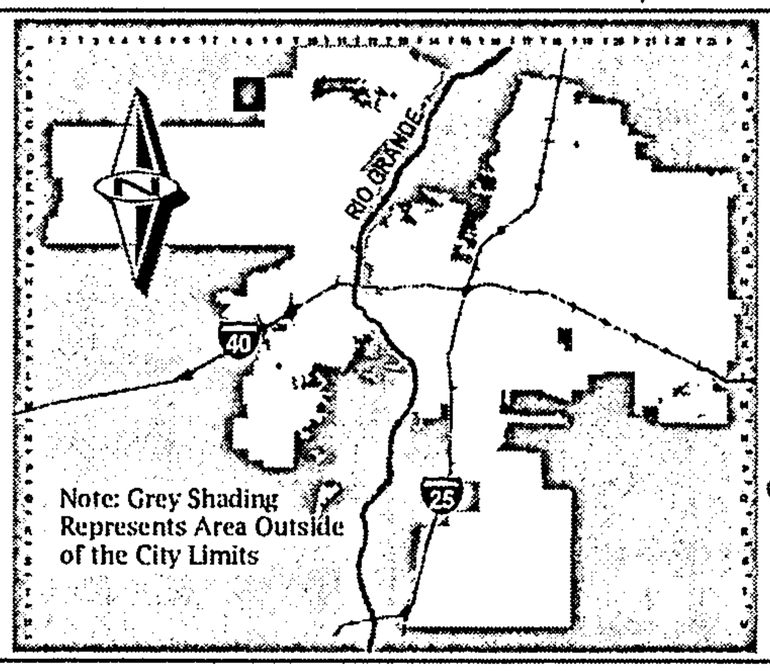
P:\060040\cdp\corres\01001-unit_1_process\FINAL.PLAT.DRB.doc



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

Albuquerque Geographic Information System

Map amended through: 11/2/2005



Zone Atlas Page:

B-08-Z

Selected Symbols

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

0 — 750 — 1,500 Feet

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

PAID RECEIPT

APPLICANT NAME D. R. HORTON

AGENT Bohannan Huston

ADDRESS

PROJECT & APP # 1004177 / 06DRB-00098

PROJECT NAME JUNTA NA HIGHLANDS.

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

$ _____ **441006/4983000 DRB Actions**

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

$ _____ **441018/4971000 Public Notification**

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

$ 20.00 **TOTAL AMOUNT DUE**

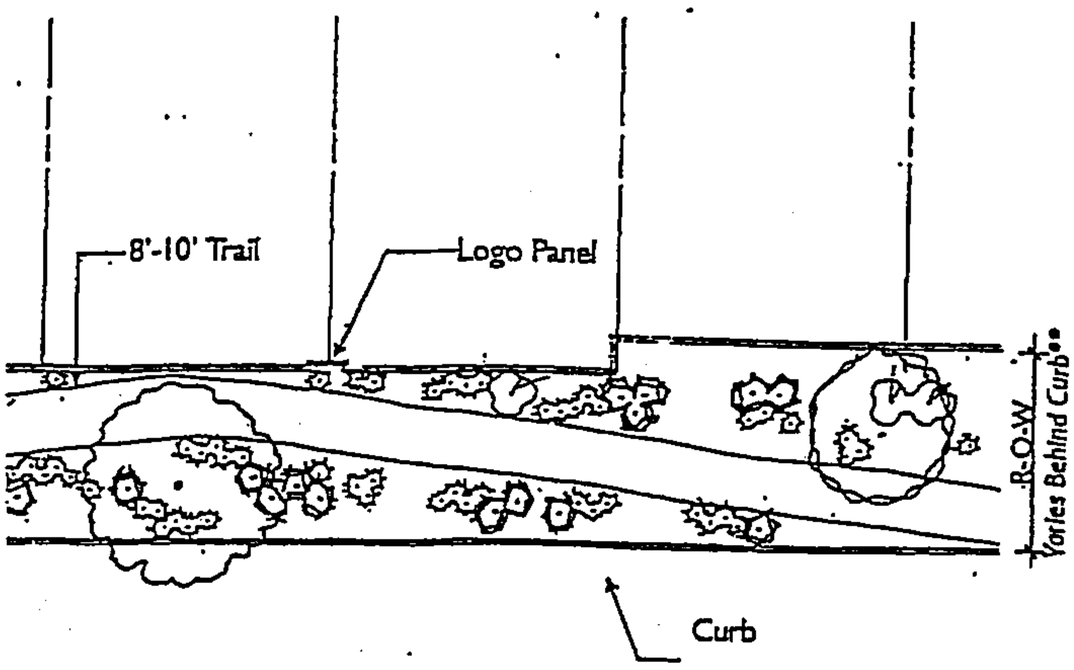
****NOTE: If a subsequent submittal is required, bring a copy of this paid receipt with you to avoid an additional charge.**

Counterreceipt.doc 6/21/04

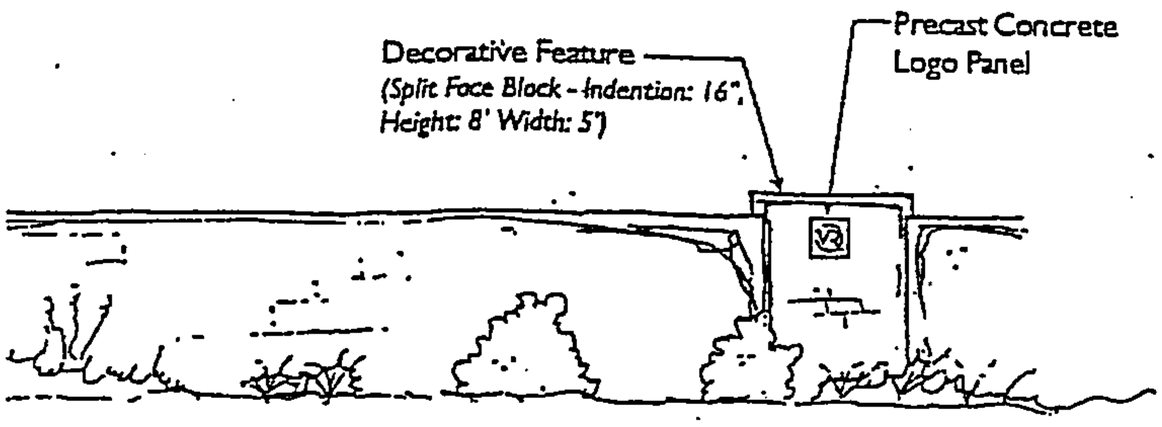
City Of Albuquerque
Treasury Division

1/24/2006 10:17AM LOC: ANNX
RECEIPT# 00051434 WS# 008 TRANS# 0012
Account 441032 Fund 0110
Activity 3424000 TRSCC5
Trans Amt $20.00
J24 Misc
$20.00
VI $20.00
CHANGE $0.00
Thank You

DRAFT



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



LAYOUT - 3 LOTS/3 LOTS

PERIMETER WALL DESIGN

PLANT PALETTE

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

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

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

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

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

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

Groundcovers
Wildflowers (M)
Creeping Rosemary (L+

NOTES

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

Perimeter Wall Approved

DRB Chair

9/07/04

Date

PROJECT # 1003593

VENTANA RANCH WEST

Prepared For:

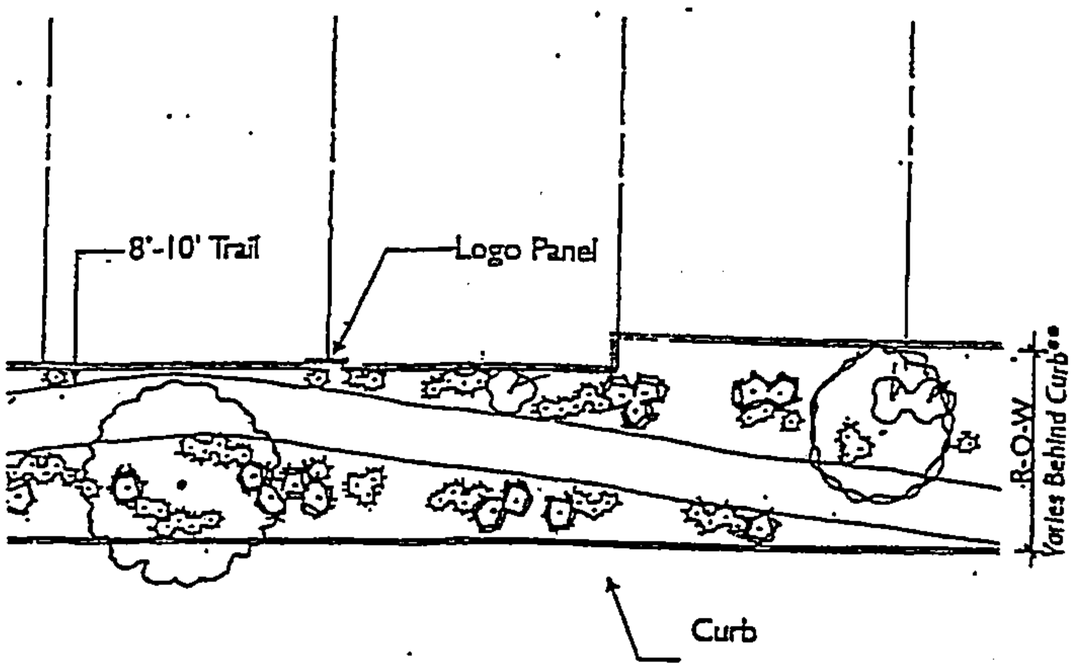
Sandia Properties
No. 10 Tramway Loop NE
Albuquerque, NM 87122

Prepared By:

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

August 30, 2004

DRAFT



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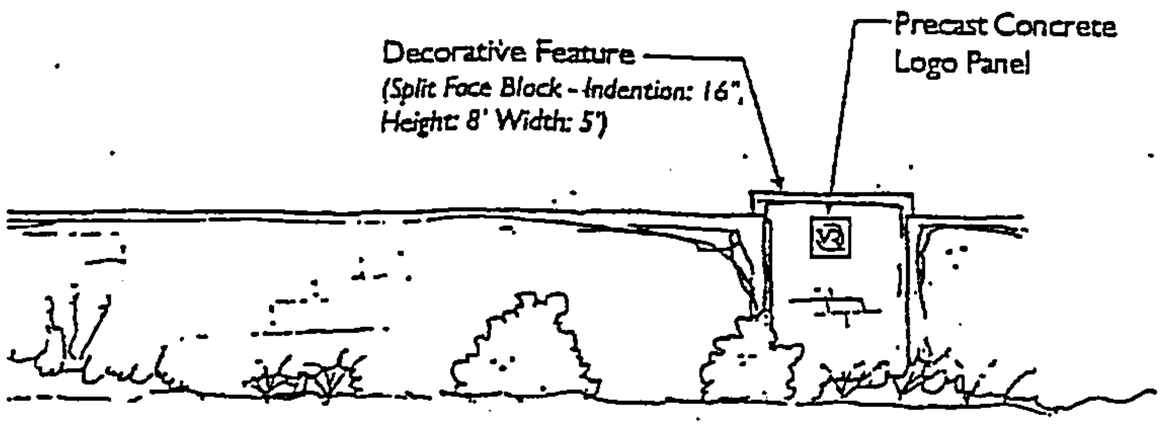

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Austrian Pine (M)
Curlleaf Mountain Mahogany (L+)

<u>Ornamental Trees</u>
Chitalpa (M)
Desert Willow (L+)
Flowering Pear (M+)
Goldenrain Tree (M)
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Purpleleaf Plum (M)
Redbud (M)
Vitex (M)
Washington Hawthorn (M+)

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Apache Plume (L)
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Wildflowers (M)
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Perimeter Wall Approved
DRB Chair
9/09/04
Date

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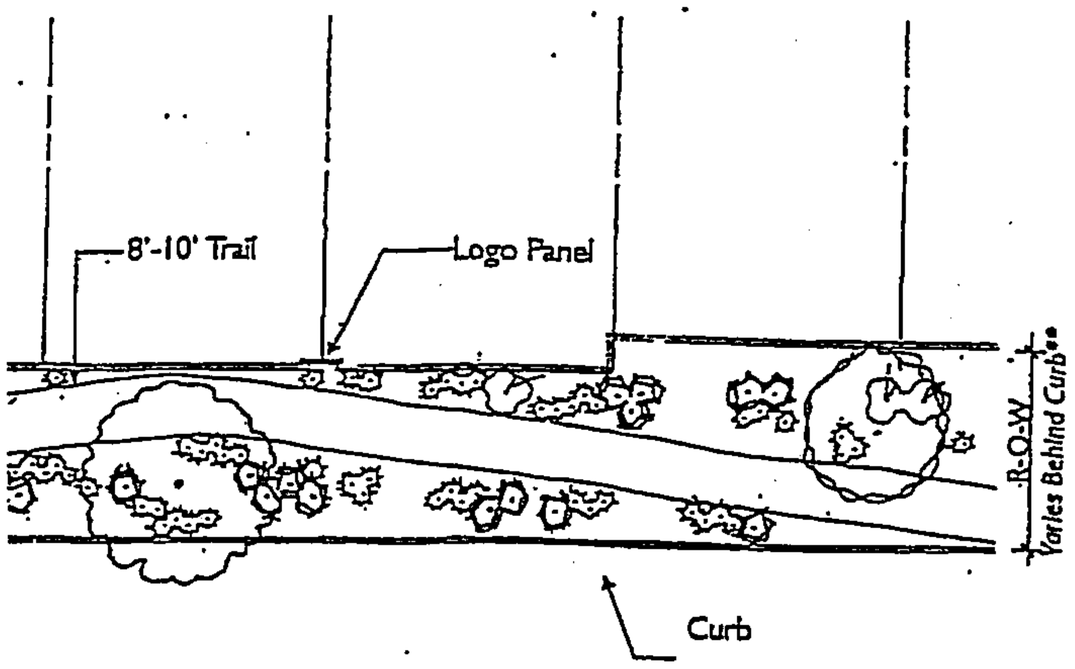

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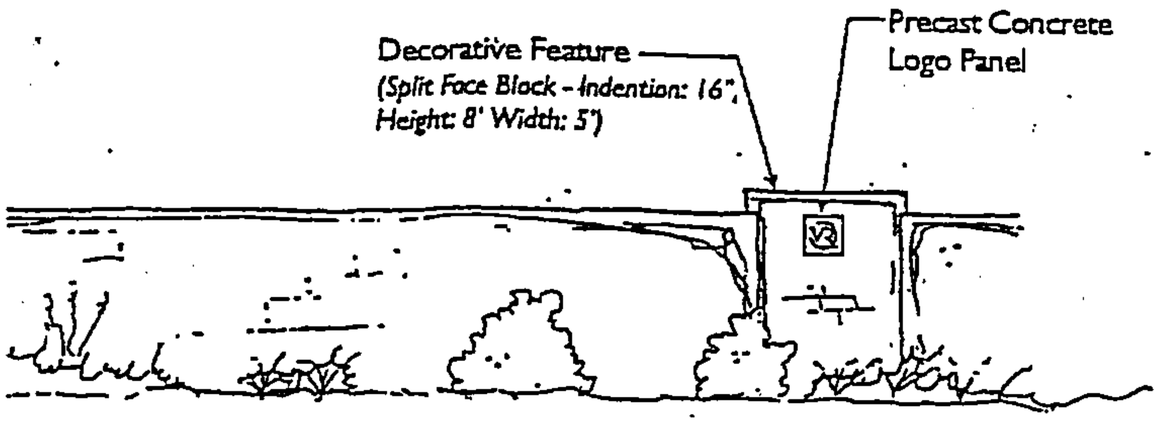

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ONE STOP SHOP
CITY OF ALBUQUERQUE PLANNING DEPARTMENT
Development & Building Services

PAID RECEIPT

APPLICANT NAME Sandia Properties

AGENT Barbara J. Huston

ADDRESS _____

PROJECT & APP # 1004177 - 05-1280

PROJECT NAME Ventana Ranch West

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

$ 50.00 441006/4983000 **DRB Actions** Deferral Fee

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

$ _____ 441018/4971000 **Public Notification**

$ _____ 441006/4983000 **DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY*****

( )**Major/Minor Subdivision** ( )**Site Development Plan** ( )**Bldg Permit**
( ) **Letter of Map Revision** ( )**Conditional Letter of Map Revision**
( ) **Traffic Impact Study**

$ 50.00 **TOTAL AMOUNT DUE**

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

Counterreceipt.doc 6/21/04

DUPLICATE
City Of Albuquerque
Treasury Division

8/19/2005 12:07PM LOC: ANNX
RECEIPT# 00048086 WS# 007 TRANS# 0013
Account 441006 Fund 0110
Activity 4983000 TRSLJS
Trans Amt $50.00
J24 Misc

$50.00

CK $50.00
CHANGE $0.00

Thank You

City of Albuquerque

DEVELOPMENT PLAN REVIEW APPLICATION

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

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

APPLICANT INFORMATION:

NAME: SANDIA PROPERTIES LTD. CO. PHONE: 856-6419
ADDRESS: 10 TRAMWAY LP NE FAX: 856-6335
CITY: ALBUQUERQUE STATE NM ZIP87111 E-MAIL: ____
Proprietary interest in site: OWNER
AGENT (if any): BOHANNAN HUSTON INC. PHONE: 823-1000
ADDRESS: 7500 JEFFERSON NE FAX: 798-7988
CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: ____

DESCRIPTION OF REQUEST: DESIGN STANDARDS VARIANCE REQUEST

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

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

Lot or Tract No. TRACT 10, 11, 12, & 13 Block: ____ Unit: ____

Subdiv. / Addn. VENTANA RANCH WEST

Current Zoning: R-LT Proposed zoning: ____

Zone Atlas page(s): B8 No. of **existing** lots: 4 No. of **proposed** lots: 324

Total area of site (acres): 73.05 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: IRVING BLVD. NW
Between: VENTANA RIDGE RD. N W and ____

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): DRB# 1004177
05DRB01122, 01123, 01124, 00783
Check-off if project was previously reviewed by Sketch Plat/Plan ☒, or Pre-application Review Team ☐. Date of review: ____

SIGNATURE Yolanda Padilla DATE 8-8-05

(Print) YOLANDA PADILLA ☐ Applicant ☒ Agent

FOR OFFICIAL USE ONLY Form revised 10/03

☐ **INTERNAL ROUTING**

	Application case numbers	Action	S.F.	Fees
☑ All checklists are complete	05DRB - ____ - 01280	SDV	____	$ -0-
☑ All fees have been collected	____ - ____ - ____	____	CMF	$ 20.00
☑ All case #s are assigned	____ - ____ - ____	____	____	$ ____
N/A ☑ AGIS copy has been sent	____ - ____ - ____	____	____	$ ____
☑ Case history #s are listed	____ - ____ - ____	____	____	$ ____
☑ Site is within 1000ft of a landfill	____ - ____ - ____	____	____	$ ____
N/A ☐ F.H.D.P. density bonus				Total
N/A ☐ F.H.D.P. fee rebate	Hearing date 8-17-05			$ 20.00

Sandy Handley
Planner signature / date

Project # 1004177

FORM V: SUBDIVISION VARIANCES & VACATIONS

❑ BULK LAND VARIANCE (PUBLIC HEARING CASE)

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

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

❑ VACATION OF PUBLIC RIGHT-OF-WAY
❑ VACATION OF PUBLIC EASEMENT

__ The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24** copies. (Not required for dedicated and City owned public right-of-way.)
__ Drawing showing the easement or right-of-way to be vacated, its relation to existing streets, etc. (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. <u>Your attendance is required.</u>

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

❑ SIDEWALK DESIGN VARIANCE
❑ SIDEWALK WAIVER

__ Scale drawing showing the proposed variance or waiver (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. <u>Your attendance is required.</u>

❑ TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION
❑ EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

__ Drawing showing the sidewalks subject to the proposed deferral or extension (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. <u>Your attendance is required.</u>

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

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

Yolanda Padilla — Applicant name (print)

Yolanda Padilla 8-8-05 — 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
05DRB - _____ - 01280
_____ - _____ - _____
_____ - _____ - _____

Sandy Handley 08/08/05
Planner signature / date

Project # 1004177

Bohannan Huston INC.

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

August 8, 2005

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

Re: Design Standards Variance Request, Ventana Highlands Subdivision - DRB#1004177

Dear Sheran:

The Preliminary Plat for the Ventana Highlands Subdivision was approved at DRB on August 3, 2005 based on the layout enclosed. As a condition of preliminary plat approval, a design variance request must be submitted prior to Final Plat being submitted for the Ventana Highlands. The design associated w/ this variance was approved by Transportation Development w/ the preliminary plat.

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

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,

Yolanda Padilla

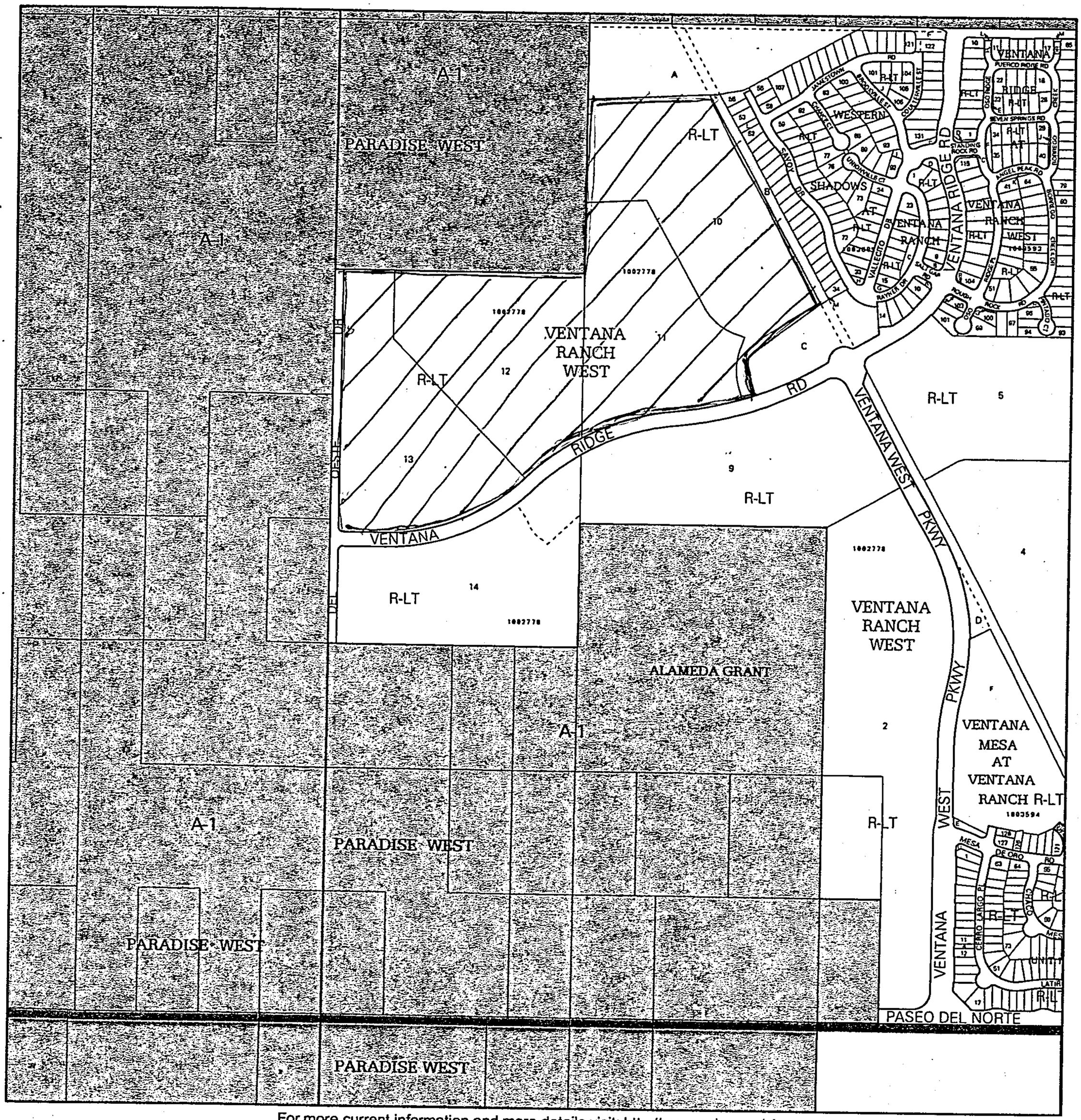
Yolanda Padilla, P.E.
Project Engineer
Community Development and Planning Group

YP

cc: Kurt Browning, Sandia Properties
RP Bohannan Huston Inc.

Enclosures

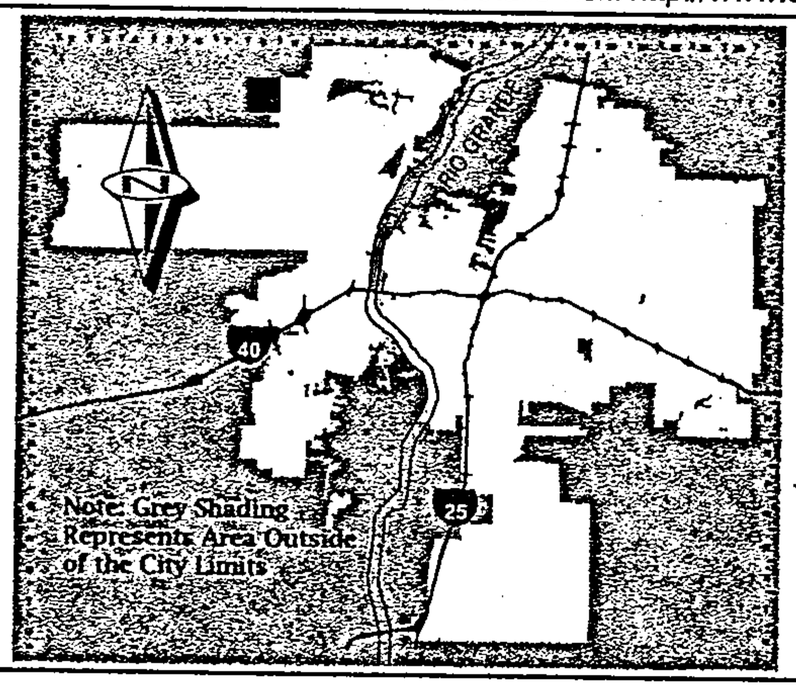
P:\060040\cdp\corres\003-prel_plat_&_infra_list\Design Std Variance.doc



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

Albuquerque Geographic Information System

Map amended through: **Apr 07, 2005**



Zone Atlas Page:

B-8-Z

Selected Symbols

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

0 750 1,500 Feet

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

PAID RECEIPT

APPLICANT NAME SANDIA PROPERTIES LTD. CO.

AGENT BOHANNAN HUSTON INC

ADDRESS 7500 JEFFERSON NE

PROJECT & APP # 1004177/05DRB01280

PROJECT NAME VENTANA HIGHLANDS SUBD. UNITS 1, 2, 3

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

$ _____ **441006/4983000 DRB Actions**

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

$ _____ **441018/4971000 Public Notification**

$ **441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY*****

( )Major/Minor Subdivision ( )Site Development Plan ( )Bldg Permit
( ) Letter of Map Revision ( )Conditional Letter of Map Revision
( ) Traffic Impact Study

$ 20.00 **TOTAL AMOUNT DUE**

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

Counterreceipt.doc 6/21/04

DUPLICATE
City Of Albuquerque
Treasury Division

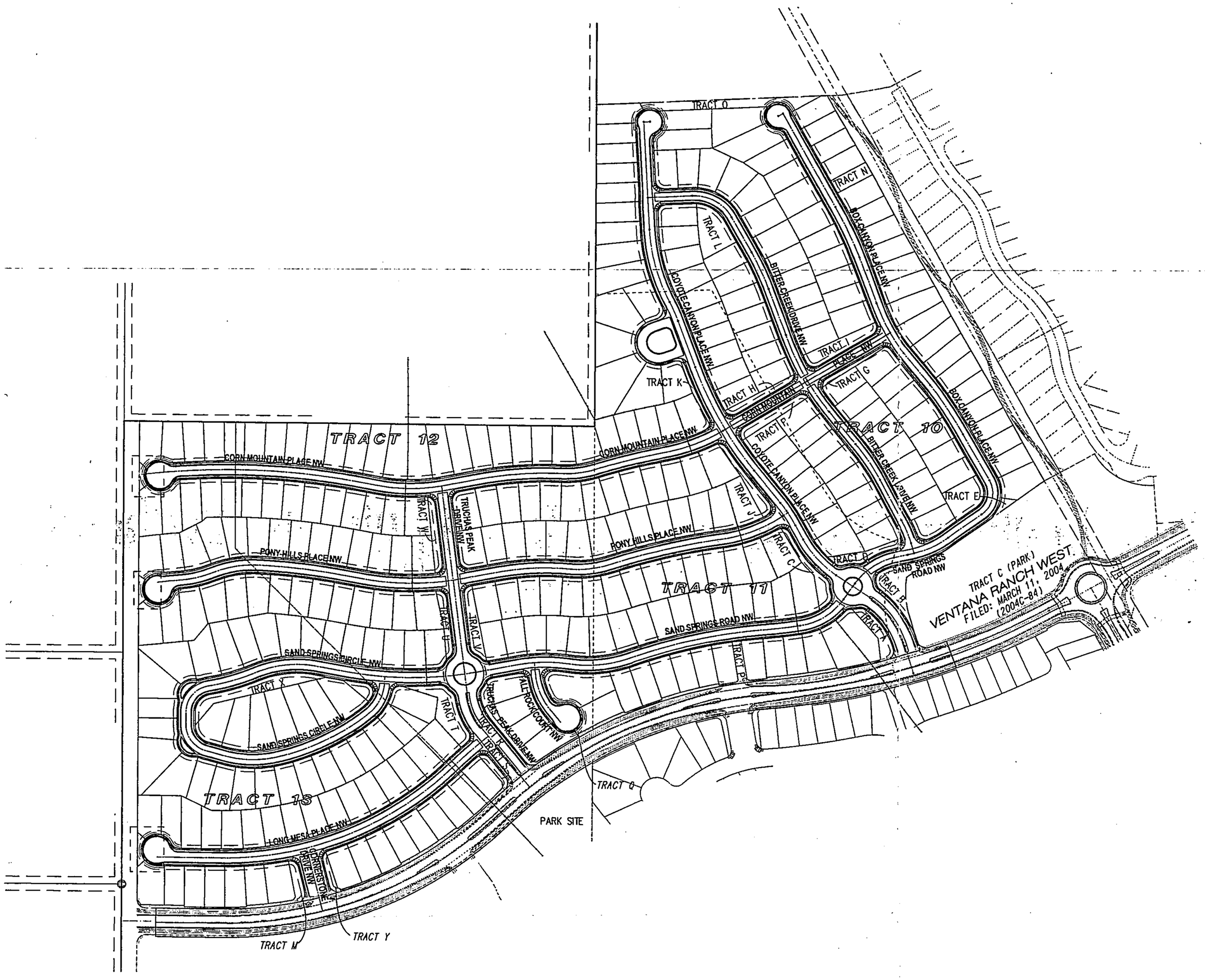
8/8/2005 4:12PM LOC: ANNX
RECEIPT# 00047485 WS# 007 TRANS# 0031
Account 441032 Fund 0110
Activity 3424000 TRSLJS
Trans Amt $40.00
J24 Misc

$20.00
Thank You

DESIGN VARIANCE

VENTANA HIGHLANDS SUBDIVISION
UNIT 1, UNIT 2 & UNIT 3

(REPLAT OF TRACT 10, 11, 12 & 13 AT VENTANA RANCH WEST)



N

NO SCALE

EXHIBIT C
Date 8/31/05

A DESIGN STANDARDS VARIANCE IS REQUESTED FOR THE LOCAL STREET BLOCK LENGTH DESIGN CRITERIA, 600 FEET, (CHAPTER 23, SECTION 5, SUBSECTION F) AS IT PERTAINS TO CORN MOUNTAIN PLACE AND PONY HILL PLACE BETWEEN TRUCHAS PEAK DRIVE AND COYOTE CANYON PLACE.

A DESIGN VARIANCE IS ALSO REQUESTED FOR THE MAXIMUM CUL-DE-SAC LENGTH CRITERIA, 700 FEET, (CHAPTER 23, SECTION 5, SUBSECTION D) AS IT PERTAINS TO CORN MOUNTAIN PLACE AND PONY HILL PLACE WEST OF TRUCHAS PEAK DRIVE.

THE BLOCK LENGTH FOR CORN MOUNTAIN IS APPROXIMATELY 820' AND PONY HILLS IS APPROXIMATELY 968'. THE VARIANCE REQUEST IS REASONABLE DUE TO THE INSTALLATIONS OF CHICANES ON EACH OF THESE ROADWAYS.

THE CUL-DE-SAC LENGTH FOR CORN MOUNTAIN IS APPROXIMATELY 840' AND PONY HILLS IS APPROXIMATELY 794'. THE VARIANCE REQUEST IS REASONABLE DUE TO THAT BOTH CUL-DE-SAC SERVES 28 LOTS EACH AND ARE BOTH BELOW THE MAXIMUM OF 50 LOTS.

Current DRC
Project No. _____

#4

ORIGINAL

Date Submitted: 8-3-05
Date Site Plan Approved: N/A
Date Preliminary Plat Approved: 8/03/05
Date Preliminary Plat Expiers: 8/03/07

DRB Project No. 1004177

Application # 05-01122

Figure 12

INFRASTRUCTURE LIST

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

UNITS 1, 2 & 3 OF VENTANA HIGHLANDS SUBDIVISION
(TRACTS 10-13, VENTANA RANCH WEST)

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		UNIT 1 - PUBLIC ROADWAY IMPROVEMENTS - ON-SITE *(DR HORTON)*							
		22' F-F (IN) 24' F-F (OUT) W/ 8' MEDIAN	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES	COYOTE CANYON PLACE	VENTANA RIDGE ROAD	SAND SPRINGS ROAD	/	/	/
		32' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	COYOTE CANYON PLACE	SAND SPRINGS ROAD	BITTER CREEK DRIVE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*†	COYOTE CANYON PLACE	BITTER CREEK DRIVE	NORTH CUL-DE-SAC TERMINUS	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	BITTER CREEK DRIVE	COYOTE CANYON PLACE	SAND SPRINGS ROAD	/	/	/
		32' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	BOX CANYON PLACE	NORTH CUL-DE-SAC TERMINUS	SAND SPRINGS ROAD (SOUTH END LOT 1)	/	/	/
		26' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	CORN MOUNTAIN PLACE	LOT 111	BOX CANYON PLACE	/	/	/
		32' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	PONY HILLS PLACE	LOT 113	COYOTE CANYON PLACE	/	/	/
		32' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	SAND SPRINGS ROAD	LOT 115	BOX CANYON PLACE (SOUTH END LOT 1)	/	/	/

*SIDEWALKS TO BE DEFERRED WHEN FRONTING A LOT; SIDEWALKS TO BE BUILT WHEN ADJACENT TO HOA TRACTS.
†SIDEWALK TO BE WAIVED FRONTING LOTS 110-105
4 FT SIDEWALK TO BE CONSTRUCTED W/IN TRACTS O & N
STREET LIGHTS AS PER COA DPM

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			UNIT 1 - PUBLIC ROADWAY IMPROVEMENTS - BACKBONE *(VENTANA WEST LLC) (SEE NOTES)*						
		25' F-F	ARTERIAL PAVING W/ PCC STD & MED CURB & GUTTER & ACC 8' WIDE PATH ON NORTH SIDE	VENTANA RIDGE ROAD	WEST BNDY UNIT 1 (LOT 116)	VENTANA WEST PARKWAY	/	/	/
		NOTE:	THE BACKBONE INFRASTRUCTURE IMPROVEMENTS ARE CONSTRUCTED W/ COA CPN 617683, 617684, 617685 & 617686 UNDER THE PUBLIC IMPROVEMENT DISTRICT (PID)				/	/	/
			UNIT 1 - PUBLIC (NMUI) WATERLINE IMPROVEMENTS - ON-SITE *(DR HORTON)*						
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	COYOTE CANYON PLACE	NORTH CUL-DE-SAC TERMINUS	CORN MOUNTAIN PLACE	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	COYOTE CANYON PLACE	CORN MOUNTAIN PLACE	VENTANA RIDGE ROAD	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	BITTER CREEK DRIVE	COYOTE CANYON PLACE	SAND SPRINGS ROAD	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	BOX CANYON PLACE	NORTH CUL-DE-SAC TERMINUS	TRACT N	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	BOX CANYON PLACE	TRACT N	CORN MOUNTAIN PLACE	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	BOX CANYON PLACE	CORN MOUNTAIN PLACE	SAND SPRINGS ROAD (SOUTH END LOT 1)	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	CORN MOUNTAIN PLACE	LOT 111	BOX CANYON PLACE	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	PONY HILLS PLACE	LOT 113	COYOTE CANYON PLACE	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	SAND SPRINGS ROAD	LOT 115	BOX CANYON PLACE (SOUTH END LOT 1)	/	/	/
			UNIT 1 - PUBLIC (NMUI) WATERLINE IMPROVEMENTS - BACKBONE *(VENTANA WEST LLC)*						
		12" - 20" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S & PUMP STATION	VENTANA RIDGE RD & PUBLIC EASEMENTS	VENTANA WEST PARKWAY	WELL # 7 PUMP STATION	/	/	/
		NOTE:	THE BACKBONE INFRASTRUCTURE IMPROVEMENTS ARE CONSTRUCTED W/ COA CPN 617683, 617684, 617685 & 617686				/	/	/

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
UNIT 1 - PUBLIC (NMUI) SANITARY SEWER IMPROVEMENTS - ON-SITE *(DR HORTON)*									
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	COYOTE CANYON PLACE	NORTH CUL-DE-SAC TERMINUS	SAND SPRINGS ROAD	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	BITTER CREEK DRIVE	COYOTE CANYON PLACE	SAND SPRINGS ROAD	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	BOX CANYON PLACE	NORTH CUL-DE-SAC TERMINUS	SAND SPRINGS ROAD (SOUTH END LOT 1)	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	PONY HILLS PLACE	LOT 113	COYOTE CANYON PLACE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	SAND SPRINGS ROAD	LOT 115	COYOTE CANYON PLACE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	TRACT O	COYOTE CANYON PL CUL-DE SAC	BOX CANYON CUL-DE SAC	/	/	/
UNIT 1 - PUBLIC (NMUI) SANITARY SEWER IMPROVEMENTS - BACKBONE *(VENTANA WEST LLC)*									
		10" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	IRVING BLVD	VENTANA RIDGE ROAD	VENTANA RANCH WEST EAST BDRY	/	/	/
		NOTE:	THE BACKBONE INFRASTRUCTURE IMPROVEMENTS ARE CONSTRUCTED W/ COA CPN 617683, 617684, 617685 & 617686				/	/	/
UNIT 1 - PUBLIC STORM DRAIN IMPROVMENTS - ON-SITE *(DR HORTON)*									
		18-36" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	COYOTE CANYON PLACE	BITTER CREEK DRIVE	NORTH CUL-DE-SAC TERMINUS	/	/	/
		18-36" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	COYOTE CANYON PLACE	SAND SPRINGS ROAD	VENTANA RIDGE ROAD	/	/	/
		18-24" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	BITTER CREEK DRIVE	TRACT L	COYOTE CANYON PLACE	/	/	/
		36" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	BOX CANYON PLACE	NORTH CUL-DE-SAC TERMINUS	TRACT O	/	/	/
		NOTE:	A GRADING AND DRAINAGE CERTIFICAITON OF THE APPROVED GRADING PLAN FOR UNIT 1 IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTEES				/	/	/
UNIT 1 - PUBLIC STORM SEWER IMPROVEMENTS - BACKBONE *(VENTANA WEST LLC)*									
		60" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS & HEADWALL	VENTANA RIDGE ROAD	COYOTE CANYON PLACE	VENTANA PARKWAY	/	/	/
		66" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS & HEADWALL	VENTANA PARKWAY	VENTANA RIDGE ROAD	PINON POINTE POND VENTANA RANCH	/	/	/
		NOTE:	THE BACKBONE INFRASTRUCTURE IMPROVEMENTS ARE CONSTRUCTED W/ COA CPN 617683, 617684, 617685 & 617686 UNDER THE PUBLIC IMPROVEMENT DISTRICT (PID)				/	/	/

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		UNIT 2 - PUBLIC ROADWAY IMPROVEMENTS - ON-SITE *(DR HORTON)*							
		22' F-F (IN) 24' F-F (OUT) W/ 8' MEDIAN	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES	TRUCHAS PEAK DRIVE	VENTANA RIDGE ROAD	SAND SPRINGS ROAD	/	/	/
		32' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	TRUCHAS PEAK DRIVE	CORN MOUNTAIN PLACE	SAND SPRINGS ROAD	/	/	/
		32' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	CORN MOUNTAIN PLACE	LOT 205	LOT 193	/	/	/
		32' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	PONY HILLS PLACE	LOT 179	LOT 166	/	/	/
		32' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	SAND SPRINGS ROAD	LOT 150	LOT 134	/	/	/
		32' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	LONG MESA PLACE	LOT 149	TRUCHAS PEAK DRIVE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	TALL ROCK COURT	SAND SPRINGS ROAD	SOUTH CUL-DE-SAC TERMINUS	/	/	/
							/	/	/
							/	/	/

*SIDEWALKS TO BE DEFERRED WHEN FRONTING A LOT; SIDEWALKS TO BE BUILT WHEN ADJACENT TO HOA TRACTS.
4 FT SIDEWALK TO BE CONSTRUCTED W/IN TRACTS P
STREET LIGHTS AS PER COA DPM

		UNIT 2 - PUBLIC ROADWAY IMPROVEMENTS - BACKBONE *(VENTANA WEST LLC) (SEE NOTES)*							
		25' F-F	ARTERIAL PAVING W/ PCC STD & MED CURB & GUTTER & ACC 8' WIDE PATH ON NORTH SIDE	VENTANA RIDGE ROAD	WEST BNDY UNIT 2 (LOT 149)	COYOTE CANYON PLACE	/	/	/
							/	/	/

NOTE: THE BACKBONE INFRASTRUCTURE IMPROVEMENTS ARE CONSTRUCTED W/ COA CPN 617683, 617684, 617685 & 617686 UNDER THE PUBLIC IMPROVEMENT DISTRICT (PID)
STREET LIGHTS AS PER COA DPM

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
UNIT 2 - PUBLIC (NMUI) WATERLINE IMPROVEMENTS - ON-SITE *(DR HORTON)*									
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	CORN MOUNTAIN PLACE	LOT 205	TRUCHAS PEAK DRIVE	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	CORN MOUNTAIN PLACE	TRUCHAS PEAK DRIVE	LOT 193	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	PONY HILLS PLACE	LOT 179	LOT 166	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	SAND SPRINGS ROAD	LOT 150	LOT 134	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	TRUCHAS PEAK DRIVE	CORN MOUNTAIN PLACE	VENTANA RIDGE ROAD	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	TALL ROCK COURT	SAND SPRINGS ROAD	SOUTH CUL-DE-SAC TERMINUS	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	LONG MESA PLACE	LOT 149	TRUCHAS PEAK DRIVE	/	/	/
UNIT 2 - PUBLIC (NMUI) WATERLINE IMPROVEMENTS - BACKBONE *(VENTANA WEST LLC)*									
		12" - 20" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S & PUMP STATION	VENTANA RIDGE RD & PUBLIC EASEMENTS	VENTANA WEST PARKWAY	WELL # 7 PUMP STATION	/	/	/
		NOTE:	THE BACKBONE INFRASTRUCTURE IMPROVEMENTS ARE CONSTRUCTED W/ COA CPN 617683, 617684, 617685 & 617686				/	/	/

UNIT 2 - PUBLIC (NMUI) SANITARY SEWER IMPROVEMENTS - ON-SITE *(DR HORTON)*									
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	CORN MOUNTAIN PLACE	LOT 205	LOT 193	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	PONY HILLS PLACE	LOT 179	LOT 166	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	SAND SPRINGS ROAD	LOT 150	LOT 134	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	TRUCHAS PEAK DRIVE	CORN MOUNTAIN PLACE	VENTANA RIDGE ROAD	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	TALL ROCK COURT	SAND SPRINGS ROAD	SOUTH CUL-DE-SAC TERMINUS	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	LONG MESA PLACE	LOT 149	TRUCHAS PEAK DRIVE	/	/	/
UNIT 2- PUBLIC (NMUI) SANITARY SEWER IMPROVEMENTS - BACKBONE *(VENTANA WEST LLC)*									
		10" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	IRVING BLVD	VENTANA RIDGE ROAD	VENTANA RANCH WEST EAST BDRY	/	/	/
		10" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	VENTANA RIDGE ROAD	TRUCHAS PEAK DRIVE	IRVING BLVD	/	/	/
		NOTE:	THE BACKBONE INFRASTRUCTURE IMPROVEMENTS ARE CONSTRUCTED W/ COA CPN 617683, 617684, 617685 & 617686				/	/	/

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			UNIT 2 - PUBLIC STORM DRAIN IMPROVMENTS - ON-SITE *(DR HORTON)*						
		18"-42" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	TRUCHAS PEAK DRIVE	SAND SPRINGS ROAD	VENTANA RIDGE ROAD	/	/	/
		NOTE:	A GRADING AND DRAINAGE CERTIFICAITON OF THE APPROVED GRADING PLAN FOR UNIT 2 IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTEES				/	/	/
			UNIT 2 - PUBLIC STORM SEWER IMPROVEMENTS - BACKBONE *(VENTANA WEST LLC)*						
		60" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS & HEADWALL	VENTANA RIDGE ROAD	TRUCHAS PEAK DRIVE	VENTANA PARKWAY	/	/	/
		66" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS & HEADWALL	VENTANA PARKWAY	VENTANA RIDGE ROAD	PINON POINTE POND VENTANA RANCH	/	/	/
		NOTE:	THE BACKBONE INFRASTRUCTURE IMPROVEMENT ARE CONSTRUCTED W/ COA CPN 617683, 617684, 617685 & 617686 UNDER THE PUBLIC IMPROVEMENT DISTRICT (PID)				/	/	/
			UNIT 3 - PUBLIC ROADWAY IMPROVEMENTS - ON-SITE *(DR HORTON)*						
		22' F-F (IN) 24' F-F (OUT) W/ 8' MEDIAN	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES	CORNERSTONE DRIVE	LONG MESA PLACE	VENTANA RIDGE ROAD	/	/	/
		32' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	CORN MOUNTAIN PLACE	WEST CUL-DE-SAC TERMINUS	LOT 205	/	/	/
		32' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	PONY HILLS PLACE	WEST CUL-DE-SAC TERMINUS	LOT 232	/	/	/
		32' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	SAND SPRINGS CIRCLE (NORTH LOOP)	LOT 271	LOT 258	/	/	/
		32' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	SAND SPRINGS CIRCLE (SOUTH LOOP)	LOT 271	LOT 286	/	/	/
		32' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	LONG MESA PLACE	WEST CUL-DE-SAC TERMINUS	LOT 294	/	/	/

*SIDEWALKS TO BE DEFERRED WHEN FRONTING A LOT; SIDEWALKS TO BE BUILT WHEN ADJACENT TO HOA TRACTS.
STREET LIGHTS AS PER COA DPM

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
UNIT 3 - PUBLIC ROADWAY IMPROVEMENTS - BACKBONE *(VENTANA WEST LLC)(SEE NOTES)*									
		25' F-F	ARTERIAL PAVING W/ PCC STD & MED CURB & GUTTER & ACC 8' WIDE PATH ON NORTH SIDE	VENTANA RIDGE ROAD	DEL OESTE DRIVE	TRUCHAS PEAK DRIVE	/	/	/
							/	/	/
							/	/	/

NOTE: * THE DEL OESTE DRIVE INFRASTRUCTURE IMPROVEMENTS (FROM VENTANA RIDGE ROAD TO NORTH PROPERTY LINE) SHALL BE PROVIDED TO THE COA VIA A SIA PROCEDURE C.

NOTE: THE BACKBONE INFRASTRUCTURE IMPROVEMENTS ARE CONSTRUCTED W/ COA CPN 617683, 617684, 617685 & 617686 UNDER THE PUBLIC IMPROVEMENT DISTRICT (PID)

UNIT 3 - PUBLIC (NMUI) WATERLINE IMPROVEMENTS - ON-SITE *(DR HORTON)*									
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	CORN MOUNTAIN PLACE	WEST CUL-DE-SAC TERMINUS	LOT 205	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	PONY HILLS PLACE	WEST CUL-DE-SAC TERMINUS	LOT 232	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	SAND SPRINGS CIRCLE (NORTH LOO)	LOT 271	LOT 258	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	SAND SPRINGS CIRCLE (SOUTH LOOP)	LOT 271	LOT 286	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	LONG MESA PLACE	WEST CUL-DE-SAC TERMINUS	CORNERSTONE DRIVE	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	LONG MESA PLACE	CORNERSTONE DRIVE	LOT 294	/	/	/

UNIT 3 - PUBLIC (NMUI) WATERLINE IMPROVEMENTS - BACKBONE *(VENTANA WEST LLC)*									
		12" - 20" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S & PUMP STATION	VENTANA RIDGE RD & PUBLIC EASEMENTS	VENTANA WEST PARKWAY	WELL # 7 PUMP STATION	/	/	/
							/	/	/

NOTE: THE BACKBONE INFRASTRUCTURE IMPROVEMENTS ARE CONSTRUCTED W/ COA CPN 617683, 617684, 617685 & 617686

UNIT 3 - PUBLIC (NMUI) SANITARY SEWER IMPROVEMENTS - ON-SITE *(DR HORTON)*									
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	CORN MOUNTAIN PLACE	WEST CUL-DE-SAC TERMINUS	LOT 205	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	PONY HILLS PLACE	WEST CUL-DE-SAC TERMINUS	LOT 232	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	SAND SPRINGS CIRCLE (NORTH LOOP)	LOT 271	LOT 258	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	SAND SPRINGS CIRCLE (SOUTH LOOP)	LOT 271	LOT 286	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	LONG MESA PLACE	WEST CUL-DE-SAC TERMINUS	LOT 294	/	/	/

ORIGINAL

SIA Sequence #	COA DRC Project #

	Size	Type of Improvement	Location	From	To
UNIT 3- PUBLIC (NMUI) SANITARY SEWER IMPROVEMENTS - BACKBONE *(VENTANA WEST LLC)*					
	10" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	IRVING BLVD	VENTANA RIDGE ROAD	VENTANA RANCH WEST EAST BDRY
	10" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	VENTANA RIDGE ROAD	CORNERSTONE DRIVE	IRVING BLVD
	NOTE:	THE BACKBONE INFRASTRUCTURE IMPROVEMENTS ARE CONSTRUCTED W/ COA CPN 617683, 617684, 617685 & 617686			

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

UNIT 3 - PUBLIC STORM DRAIN IMPROVMENTS - ON-SITE *(DR HORTON)*

NOTE: A GRADING AND DRAINAGE CERTIFICAITON OF THE APPROVED GRADING PLAN FOR UNIT 3 IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTEES

Private Inspector	City Inspector	City Cnst Engineer
/	/	/

UNITS 1, 2, & 3 - PUBLIC IMPROVEMENTS *(VENTANA WEST LLC)*

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

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

AGENT/OWNER

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

BOHANNAN HUSTON INC.
FIRM

SIGNATURE

MAXIMUM TIME ALLOW TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DRB CHAIR	8/8/05	Christina Sandoval PARKS & GENERAL SERVICES	8/3/05
TRANSPORTATION DEVELOPMENT	8-3-05	AMAFCA	
UTILITY DEVELOPMENT	8/3/05	NEW MEXICO UTILITIES INCORPORATED	7-21-05
CITY ENGINEER	8/3/05		

DATE

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

City of Albuquerque

DEVELOPMENT PLAN REVIEW APPLICATION

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

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

APPLICANT INFORMATION:

NAME: SANDIA PROPERTIES LTD. CO. PHONE: 856-6419
ADDRESS: 10 TRAMWAY LP NE FAX: 856-6335
CITY: ALBUQUERQUE STATE NM ZIP87111 E-MAIL: ____
Proprietary interest in site: OWNER
AGENT (if any): BOHANNAN HUSTON INC. PHONE: 823-1000
ADDRESS: 7500 JEFFERSON NE FAX: 798-7988
CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: ____

DESCRIPTION OF REQUEST: PRELIMINARY PLAT APPROVAL, SIDEWALK DEFERRAL AND WAIVER
Is the applicant seeking incentives pursuant to the Family Housing Development Program? ☐ Yes. ☒ No.

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

Lot or Tract No. TRACT 10, 11, 12, & 13 Block: ____ Unit: ____

Subdiv. / Addn. VENTANA RANCH WEST

Current Zoning: R-LT Proposed zoning: ____

Zone Atlas page(s): B8 No. of **existing** lots: 4 No. of **proposed** lots: 324

Total area of site (acres): 73.05 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: IRVING BLVD. NW
Between: VENTANA RIDGE RD. N W and ____

CASE HISTORY:

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

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

SIGNATURE for Stephanie Stratton DATE 7-8-05

(Print) KEVIN PATTON ☐ Applicant ☒ Agent

FOR OFFICIAL USE ONLY Form revised 10/03

☐ **INTERNAL ROUTING**

	Application case numbers	Action	S.F.	Fees
☑ All checklists are complete	05DRB - ____ - 01122	PP	S(2)	$ 3500.00
☑ All fees have been collected	____ - ____ - ____	CMF	____	$ 20.00
☑ All case #s are assigned	____ - ____ - ____	ADV	____	$ 75.00
N/A ☑ AGIS copy has been sent	05DRB - ____ - 01123	SW	V	$ 0.00
☑ Case history #s are listed	05DRB - ____ - 01124	TDS	V	$ 0.00
N/A ☐ Site is within 1000ft of a landfill				Total
N/A ☐ F.H.D.P. density bonus	Hearing date 08/03/05			$ 3595.00
N/A ☐ F.H.D.P. fee rebate				

Sandy Handley 07/08/05
Planner signature / date

Project # 1004177

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.

Kevin Sutton
Applicant name (print)

for Stephanie Sutton 7-8-05
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
05DRB - ____ - 01123
05DRB - ____ - 01124
____ - ____ - ____

Sandy Handley 07/08/05
Planner signature / date

Project #

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
- N/A **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.

KEVIN PATTON
Applicant name (print)

for Stephanie Bratton 7-8-05
Applicant signature / date

Form revised 11/04 and **JUNE 05**

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

Application case numbers
05DRB - _____ - 01122
_____ - _____ - _____
_____ - _____ - _____

Sandy Handley 07/08/05
Planner signature / date

Project # 1004177

Bohannan Huston Inc.

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

July 8, 2005

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

Re: Preliminary Plat Approval and Sidewalk deferral and waiver for Ventana Highlands Subdivision (currently known as Tracts 10, 11, 12 & 13, Ventana Ranch West)

Dear Sheran:

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

- Applications for Development Review
- Twenty-four (24) copies each of the Preliminary Plat and Grading Plan
- 1 Copy of the Infrastructure List
- Zone Atlas map
- Letter briefly describing the request
- Letter from the Office of Neighborhood Coordination inquiry response, notifying letter
- Forms DR/WS and TIS
- TIS/AQIA Traffic Impact Study/Air Quality Impact Assessment Form
- Fee in the amount of $ 6,885.00
- Wall Submittal

The above development was recently heard for sketch plat at DRB. Ventana Highlands Subdivision (currently known as Tracts 10, 11, 12 & 13, Ventana Ranch West) is bounded by Ventana Ridge Road to the south, Del Oeste Drive to the west, Tract A to the north and the Western Shadows to the east

The Off-Site Infrastructure Improvements are constructed under existing city work orders (CPN 617683, 617684, 617685 & 617686).

Tract B of Ventana Ranch West is located along the eastern boundary of our subdivision and is encumbered by a 50 foot PNM Gas Line Easement. Tract B plans to have a pedestrian path and landscaping of which will be owned and maintained by the Ventana Ranch West Community Association. The infrastructure for Del Oeste Drive will be taken care via a modified Procedure "C".

The perimeter wall and landscaping palette along the proposed development were previously submitted with prior tracts of Ventana Ranch West. The enclosed wall detail and landscape provided with this submittal is similar to all previous one submitted

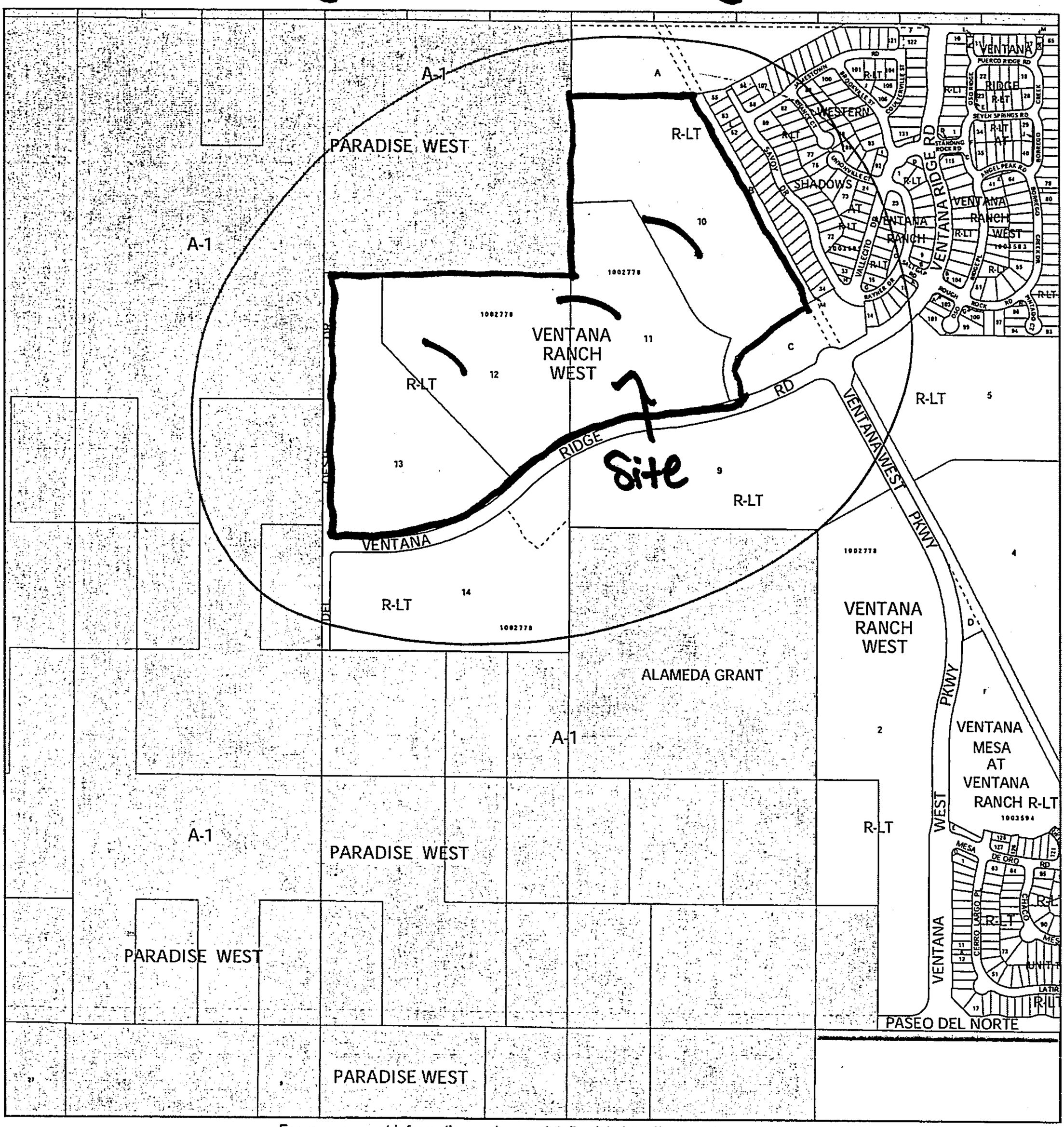
Please place this item on the DRB Agenda to be heard on August 3, 2005. If you have any questions or require further information, please call me at 823-1000.

Sincerely,

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

SS
Enclosure

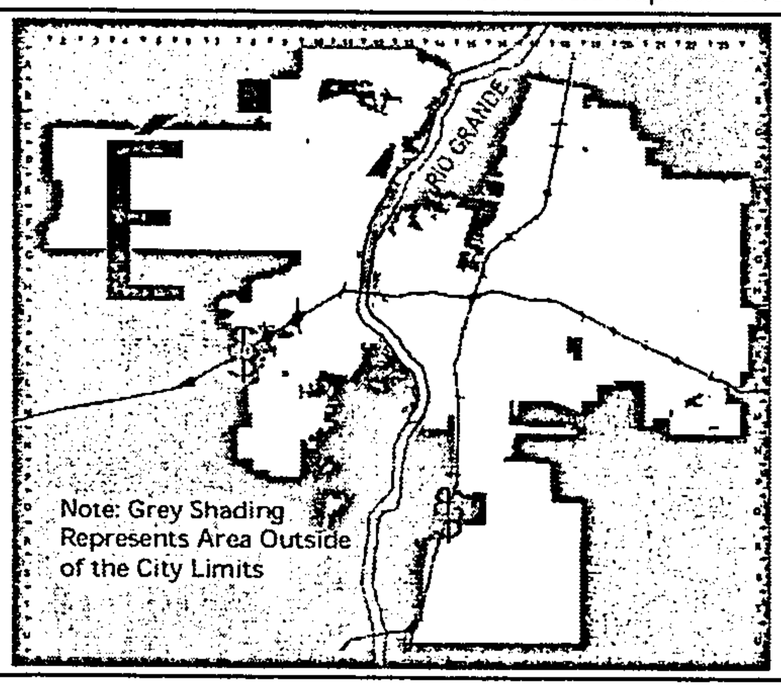
P:\060040\cdp\corres\003-prel_plat_&_infra_list\PRELIMINARY.PLAT.doc



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

Albuquerque Geographic Information System

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
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

0 750 1,500 Feet

ALBUQUERQUE
Making History

City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

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

June 30, 2005

Yolanda Padilla
Bohannan Huston Inc.
7500 Jefferson NE/87109
Phone: 798-7988/Fax: 798-7988

Dear Yolanda:

Thank you for your inquiry of **June 30, 2005** requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **TRACTS 10-13 AT VENTANA RANCH WEST LOCATED ON THE NORTHWEST CORNER OF VENTANA RIDGE ROAD NW AND VENTANA WEST PARKWAY NW BETWEEN DEL OESTE DRIVE NW AND WESTERN SHADOWS SUBDIVISION** 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 me at (505) 924-3902 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Stephani Winklepleck

Stephani I. Winklepleck
Neighborhood Program Coordinator
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

planningrnaform(10/08/04)

"Attachment A"

Date of Request: June 30, 2005
Name: Yolanda Padilla, BHI
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: **06/30/05** Time Entered: **9:15 a.m.** ONC Rep. Initials: **SW**

Bohannan ▲ Huston INC.

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

July 6, 2005

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

RE: Preliminary plat approval and Sidewalk waiver and deferral
Tracts 10, 11, 12 & 13 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 Bohannan Huston, Inc., agent for Sandia Properties Ltd. Co., is seeking approval of Preliminary plat approval and Sidewalk waiver and deferral from the City of Albuquerque's Development Review Board (DRB).

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

Sincerely,

for Stephanie Stratton

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

SS
Enclosure

P:\060040\cdp\corres\003-prel_plat_&_infra_list\Neighborhood approval letter1.doc

Bohannan ▲ Huston INC.

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

July 6, 2005

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

RE: Preliminary plat approval and Sidewalk waiver and deferral
Tracts 10, 11, 12 & 13 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 Sandia Properties Ltd. Co., is seeking approval of Preliminary plat approval and Sidewalk waiver and deferral from the City of Albuquerque's Development Review Board (DRB).

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

Sincerely,

Stephanie Stratton

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

SS
Enclosure

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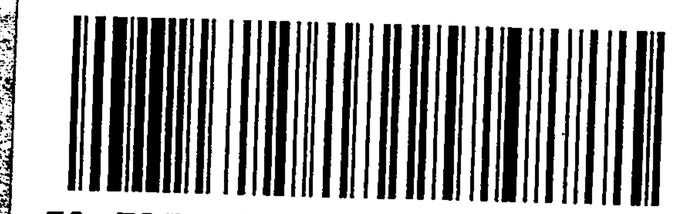
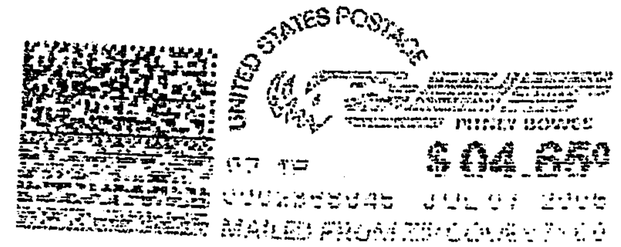


91 7108 2133 3931 2005 8307



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 Brushfield Rd. NW
Albuquerque, NM 87114

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

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

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

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

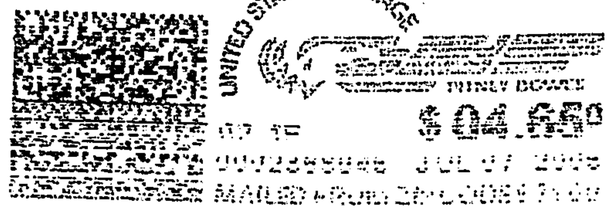
4. Restricted Delivery? *(Extra Fee)* ☐ Yes

2. Article Number
(Transfer from service label) 91 7108 2133 3931 2005 8307

PS Form 3811, August 2001 Domestic Return Receipt 102595-02-M-1540

CERTIFIED MAIL

91 7108 2133 3931 2005 8314



SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

Laura Horton
7024 Cascada Rd. NW
Albuquerque, NM 87114

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

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

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

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

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

2. Article Number
(Transfer from service label) 91 7108 2133 3931 2005 8314

PS Form 3811, August 2001 Domestic Return Receipt 102595-02-M-1540

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 JULY 19, 2005 To AUGUST 03, 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 Stratton — (Applicant or Agent)

7-8-05 — (Date)

I issued 2 signs for this application, 07/08/05 (Date), Sandy Handley (Staff Member)

DRB PROJECT NUMBER: 1004177

Rev. 1/11/05

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

APPLICANT NAME SANDIA PROPERTIES LTD. CO.

AGENT BOHANNAN HUSTON INC.

ADDRESS 7500 JEFFERSON NE

PROJECT & APP # 1004177/05 DRB01122-01123-01124

PROJECT NAME VENTANNA RANCH WEST

$ 20.00 441032/3424000 Conflict Management Fee

$ 3500.00 441006/4983000 DRB Actions

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

$ 75.00 441018/4971000 Public Notification

$ 3290.00 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***

(X)Major/Minor Subdivision ( )Site Development Plan ( )Bldg Permit
( ) Letter of Map Revision ( )Conditional Letter of Map Revision
( ) Traffic Impact Study

$ 6885.00 **TOTAL AMOUNT DUE**

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

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

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

134953

7/6/2005

NO. 134953

DUPLICATE

PAY ********6,885 DOLLARS & **00 CENTS

$6,885.00

TO THE ORDER OF
CITY OF ALBUQUERQUE
PO Box 1313
Albuquerque, NM 87103-1313 US

BOHANNAN-HUSTON INC.

AUTHORIZED SIGNATURE

AUTHORIZED SIGNATURE

⑈134953⑈ ⑆107000327⑆ 00286589940⑈

DUPLICATE
City Of Albuquerque
Treasury Division
7/8/2005 10:07AM LOC: ANNX
RECEIPT# 00045748 WS# 007 TRANS# 0013
Account 4410 Fund 0110
Activity 4983 TRSLJS
Trans Amt $6,885.00 $3,500.00
J24 Misc $75.00
Thank You

DUPLICATE
City Of Albuquerque
Treasury Division
7/8/2005 10:07AM LOC: ANNX
RECEIPT# 00045749 WS# 007 TRANS# 0013
Account 4410 Fund 0110
Activity 4983 TRSLJS
Trans Amt $6,885.00 $3,290.00
J24 Misc $75.00
Thank You

DUPLICATE
City Of Albuquerque
Treasury Division
7/8/2005 10:07AM LOC: ANNX
RECEIPT# 00045747 WS# 007 TRANS# 0013
Account 4410 Fund 0110
Activity 4983 TRSLJS
Trans Amt $6,885.00 $20.00
J24 Misc
Thank You

DUPLICATE
City Of Albuquerque
Treasury Division
7/8/2005 10:07AM LOC: ANNX
RECEIPT# 00045750 WS# 007 TRANS# 0013
Account 4410 Fund 0110
Activity 4983 TRSLJS
Trans Amt $6,885.00 $0.00
J24 Misc
Thank You

SIDEWALK TO BE DEFERRED

SIDEWALK TO BE BUILT

SIDEWALK TO BE WAIVED

EXHIBIT "B"

REASON FOR REQUEST/LOCATION OF REQUEST
SIDEWALK DEFERRAL

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

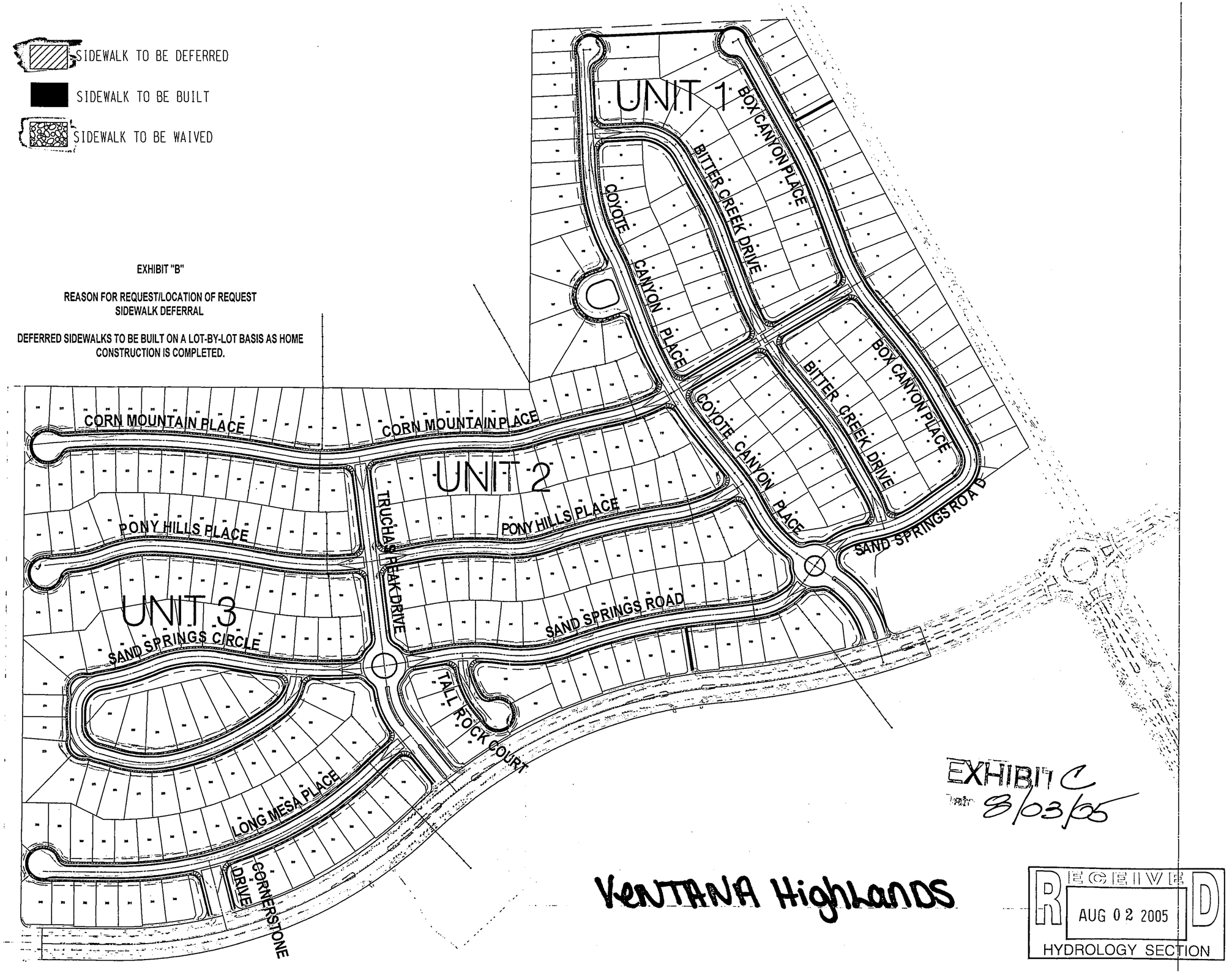
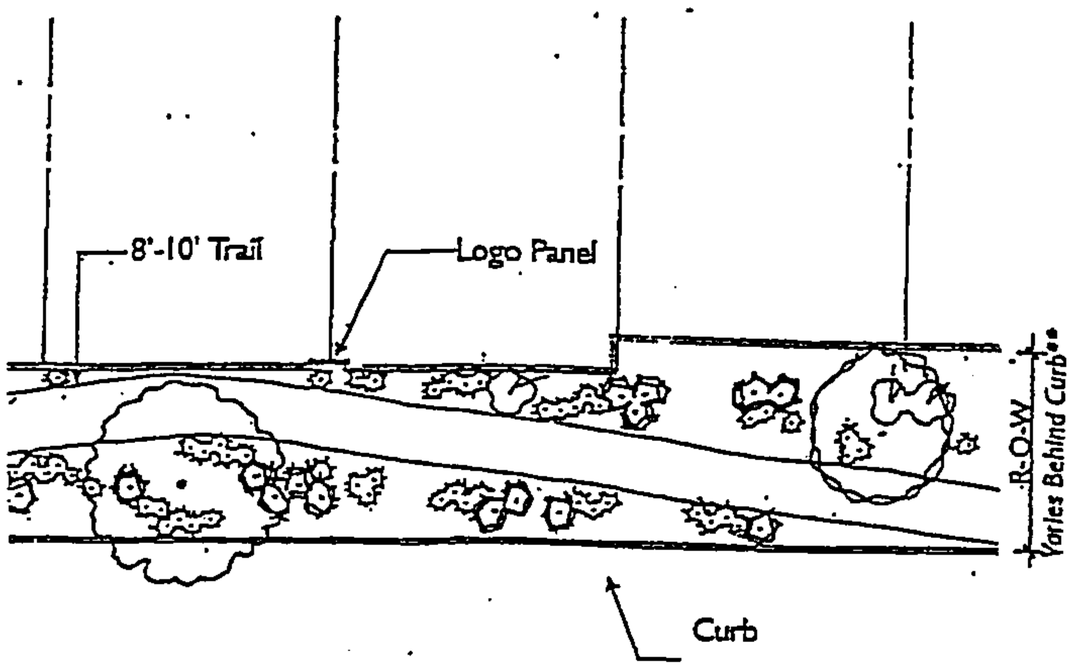


EXHIBIT C
Date 8/03/05

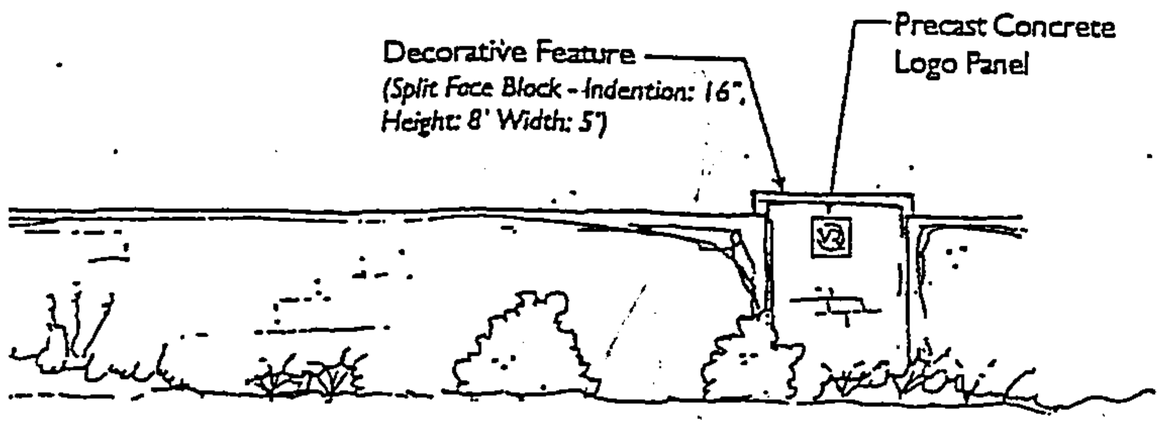
VENTANA Highlands

RECEIVED
AUG 02 2005
HYDROLOGY SECTION

DRAFT



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



LAYOUT - 3 LOTS/3 LOTS

PERIMETER WALL DESIGN

PLANT PALETTE

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

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

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

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

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

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

Groundcovers
Wildflowers (M)
Creeping Rosemary (L+

NOTES

1. The Ventana Ranch West Perimeter Wall complies with the City's Wall Regulations for layout, facade, height, and materials.
2. Layout:
   3 lot indentation with 48" depth *(3 lots may vary slightly depending on number of lots in street length)*.
3. Wall materials:
   Split Face block, Color: Coral
   Stucco Panel, Color: Husk-El Rey
4. Trail 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 8-9.

Perimeter Wall Approved

DRB Chair

9/07/04

Date

PROJECT # 1003593

VENTANA RANCH WEST

Prepared For:

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

Prepared By:

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

August 30, 2004

City of Albuquerque
Parks and Recreation Department

PO Box 1293, Albuquerque, New Mexico 87103

Inter-Office Correspondence

Development Review Board Comments

Project Number: 1004177

Application Number: 05DRB-00783

DRB Date: 5/18/2005

Item Number: 28

Subdivision:

Tracts 10 & 13 Ventana Ranch West

Zoning: RLT

Zone Page: B-08

New Lots (or units) : 0

Request for:

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

Parks and Recreation Comments:

How will the landscape areas adjacent to the park relate to the park?

Signed: CS

Christina Sandoval, (DMD) Phone: 768-3808

DEVELOPMENT REVIEW BOARD

TRANSPORTATION DEVELOPMENT

Standard Comment Sheet

DRB- 1004177 Item No. 28 Zone Atlas B-8

DATE ON AGENDA 5-18-05

INFRASTRUCTURE REQUIRED (X)YES ( )NO

CROSS REFERENCE: _____

_____

TYPE OF APPROVAL REQUESTED:

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

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

( )SITE PLAN FOR BUILDING PERMIT

No.	Comment

1) Infrastructure list is required.
2) Need to provide a traffic distribution map.
3) Will there be pedestrian access to the development on the east?
4) Need to coordinate with DMD and MRCOG regarding the classification of Del Oeste.
5) Block lengths need to meet DPM criteria.
6) Provide sight distance exhibits for use of curved streets.

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

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1004177 **AGENDA ITEM NO: 28**

SUBJECT:

Sketch Plat/Plan

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

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

RESOLUTION:

discussed

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: May 18, 2005

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

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
May 18, 2005
DRB Comments

ITEM # 28

PROJECT # 1004177 APPLICATION # 05-00783

RE: Tracts 10 & 13, Vaentana Ranch West/sketch

Planning has no adverse comments at this time.

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

City of Albuquerque

DEVELOPMENT PLAN REVIEW APPLICATION

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

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

APPLICANT INFORMATION:

NAME: D.R. HORTON HOMES — PHONE: 797-4245
ADDRESS: 4400 ALAMEDA BLVD. SUITE B — FAX: 797-9881
CITY: ALBUQUERQUE STATE NM ZIP87113 — E-MAIL: ____
Proprietary interest in site: OWNER
AGENT (if any): BOHANNAN HUSTON INC. — PHONE: 823-1000
ADDRESS: 7500 JEFFERSON NE — FAX: 798-7988
CITY: ALBUQUERQUE STATE NM ZIP 87109 — E-MAIL: ____

DESCRIPTION OF REQUEST: 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 10 & 13 — Block: ____ — Unit: ____

Subdiv. / Addn. VENTANA RANCH WEST

Current Zoning: R-LT — Proposed zoning: ____

Zone Atlas page(s): B8 — No. of **existing** lots: 4 — No. of **proposed** lots: 324

Total area of site (acres): 73 — 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. ____ — 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 Stephanie Stratton — DATE 5/10/2005

(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
05 DRB - ____ - 00783	SK	SC3)	$ -0-
____ - ____ - ____	____	____	$ ____
____ - ____ - ____	____	____	$ ____
____ - ____ - ____	____	____	$ ____
____ - ____ - ____	____	____	$ ____
			Total
Hearing date 5-18-05			$ -0-

5-9-05
Planner signature / date

Project # 1004177

Ventana

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.
- N/A 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
for Stephanie Stratton 5-10-05
Applicant name (print)
Applicant signature / date

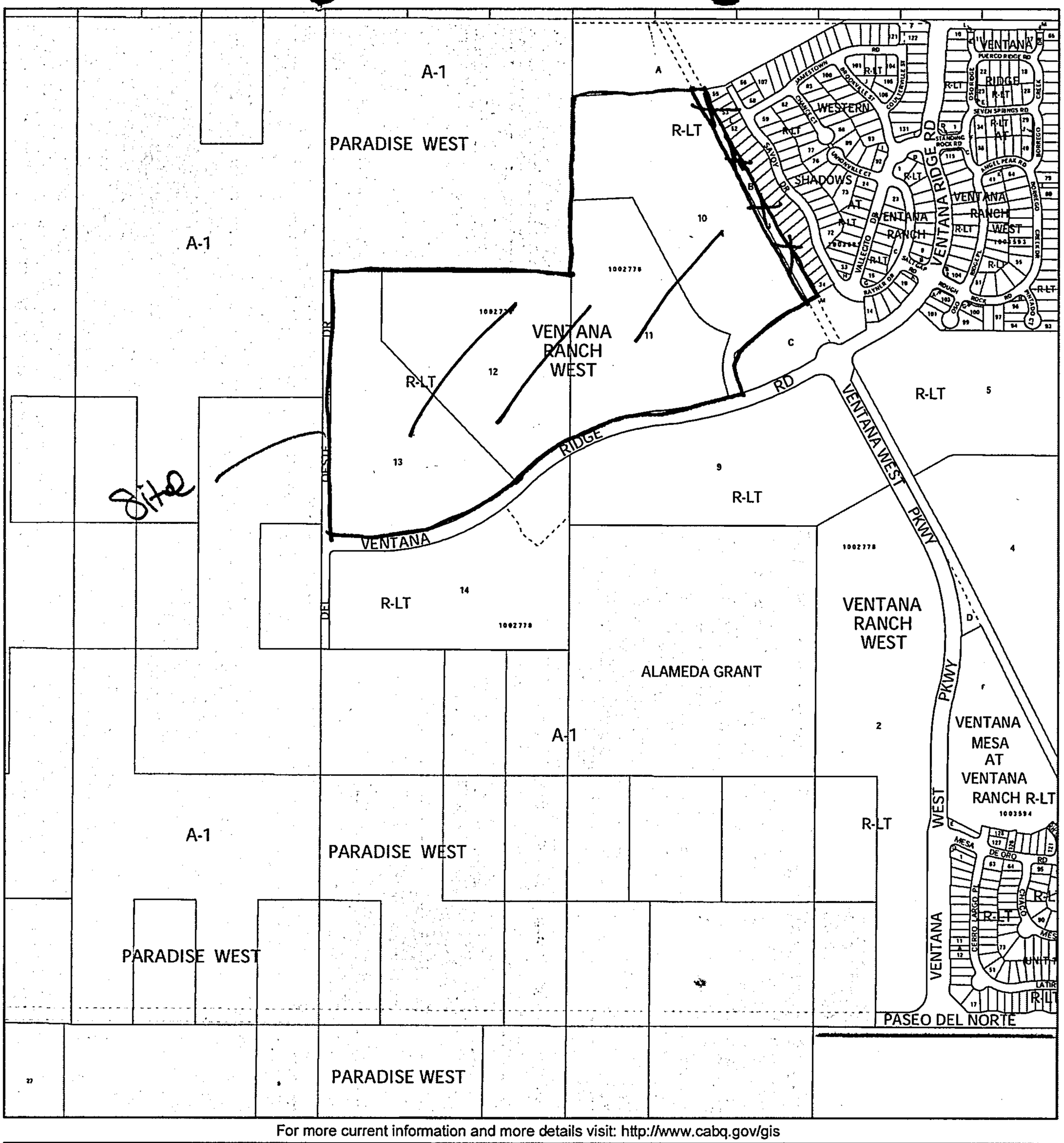
Form revised 11/04

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

Application case numbers
05DRB - 00783
- -
- -

5-9-05
Planner signature / date

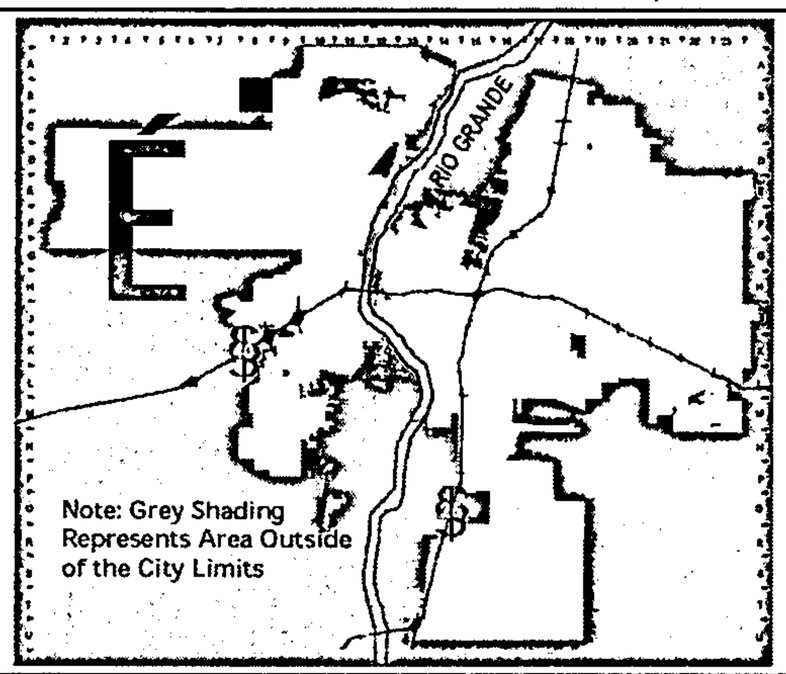
Project # 1004177



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

Albuquerque Geographic Information System

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
- KKK H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

0 750 1,500 Feet

Bohannan ▲ Huston INC.

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

May 5, 2005

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

Re: Sketch Plat Review and Comment
Ventana Highlands, Tracts 10 - 13, 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.

Tracts 10, 11, 12 and 13 of Ventana Ranch West are located in the northwest corner of the Master Planned Community. The site is bounded by the existing Ventana Ridge Road and Tract C (a public park) along the south, the future Del Oeste Boulevard along the west, Tract B (Private Open Space tract) and the existing Western Shadows Subdivision to the east and unincorporated lands to the north. We are proposing to develop 324 single family detached lots on approximately 73 acres. The site is zoned R-LT.

As indicated in the approved Master Drainage Study for the Master Planned Community, storm water collected from the site will be conveyed to two different locations. A portion of the site will drain to Tract A (an AMAFCA Tract) and the remaining portion of the site will drain into an existing public storm drain located in Ventana Ridge Road.

NMUI will provide water and sanitary sewer via the improvements constructed with the off-site infrastructure improvements. Water will be looped through the site from existing stub outs from Ventana Ridge Road, Western Shadows Subdivision and stub outs provided through existing easements on the unincorporated parcels to the north. Sanitary sewer will drain to an existing stub out provided with Western Shadows located at the northeast corner of our site.

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

Sincerely,

Stephanie Stratton for

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

kp
Enclosures

cc: Kurt Browning, Sandia Properties (w/ enclosures)
RP Bohannan, DR Horton Custom Homes (w/ enclosures)

P:\040238\cdp\DR-HORTON\Sketch Plat.doc