



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

January 20, 2010

Project# 1004233

10DRB-70004 EXT OF SIA FOR TEMP DEFR SDWK CONST
10DRB-70006 EXT OF SIA FOR TEMP DEFR SDWK CONST
10DRB-70007 EXT OF SIA FOR TEMP DEFR SDWK CONST

WESTLAND DEVELOPMENT CO LP request(s) the above action(s) for all or a portion of **STORMCLOUD Unit(s) 1, 2, & 3**, zoned RLT, located on TIERRA PINTADA BLVD NW BETWEEN ARROYO VISTA BLVD NW AND ARKANSAS RD NW containing approximately 107 acre(s). (J-08, 09 & H-08, 09)

At the January 20, 2010 Development Review Board meeting, the two year extension to the four-year agreements for the deferral of sidewalks were approved.

If you wish to appeal this decision, you must do so by February 4, 2010 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).


Jack Cloud, AICP, DRB Chair

Cc: Westland Development Co. – 201 3rd St. NW Ste 500 – Albuquerque, NM 87102
Marilyn Maldonado
File

HEARING DATE 1/20/10 (ESIA x3)

#7



COMPLETE 12/21/06 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-01220 (FP)

Project # 1004233

Project Name STORMCLOUD UNIT 3

Agent: Precision Surveys

Phone No.: 856-5700

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 8/30/06 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- TRANSPORTATION: MIB of tracts
- W, SAS, SD esmt on tract Q
- Master plan study
-
-
-
-
- UTILITIES: _____
-
-
-
-
-
- CITY ENGINEER / AMAFCA: _____
-
-
-
-
-
- PARKS / CIP: _____
-
-
-
-
-
- PLANNING (Last to sign): AMAFCA's Signature
- Record
-
-

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

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

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

Project Number

1004233

#17



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-01220 (FP)

Project # 1004233

Project Name STORMCLOUD UNIT 3

Agent: Precision Surveys

Phone No.: 856-5700

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 8/30/06 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: M: B of tracts
 W, SAS, SD esmt on tract Q
 Master plan study

UTILITIES: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): AMAFCA's Signature
 Record
 StormCloud 2 should be recorded 1st.

- 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 1004233

FILE Stormcloud unit 3
2ND



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

August 30, 2006

9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

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

Adjourned: 11:30 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 # 1003674**
06DRB-01082 Major-Vacation of Pub
Right-of-Way
06DRB-01083 Major-Preliminary Plat
Approval
06DRB-01125 Minor-Temp Defer SDWK

JEFF MORTENSEN & ASSOCIATES INC agent(s) for LLAVE HOMES, BOB KEERAN request(s) the above action(s) for all or a portion of Lot(s) 25, 26 & 27, Block(s) 3, Tract(s) 3, NORTH ALBUQUERQUE ACRES, UNIT 3 (to be known as **RICH COURT SUBDIVISION**) zoned R-D (3 du/a) located on ALAMEDA BLVD NE, between VENTURA ST NE and BARSTOW ST NE containing approximately 3 acre(s). [REF: 04DRB-01426] (C-20) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/30/06 AND APPROVAL OF THE GRADING PLAN**

ENGINEER STAMP DATED 7/25/06 THE PRELIMINARY PLAT WAS APPROVED WITH A CONDITION OF FINAL PLAT: THE CITY COUNCIL ACTION WILL DICTATE THE FUTURE DENSITY OF TRACT A. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.

2. **Project # 1004428**
06DRB-01121 Major-Vacation of Public Easements
06DRB-01119 Major-Preliminary Plat Approval
06DRB-01122 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for ALBUQUERQUE RIO BRAVO PARTNERS LLC request(s) the above action(s) for all or a portion of Tract(s) RR-3A, RR-3B, RR-3C, RR-3D and RR-3E, TOWN OF ATRISCO GRANT (to be known as **CEJA VISTA**) zoned SU-1, C-1, R-LT, located on DENNIS CHAVEZ BLVD SW, between MEADE AVE SE and 118TH ST SW containing approximately 99 acre(s). [REF: 05DRB-01460, 05DRB-01461] *[Deferred from 8/30/06]* (P-9) **DEFERRED AT THE AGENT'S REQUEST TO 9/20/06.**

3. **Project # 1002632**
06DRB-01113 Major-Vacation of Pub Right-of-Way
06DRB-01116 Major-Vacation of Public Easements

TIERRA WEST LLC agent(s) for CAPITAL ALLIANCE INVESTMENTS request(s) the above action(s) for Lot(s) 3-9, 12, 23 & 24, Tract(s) A, Unit(s) 1, Block(s) 5 and Tract(s) 5, **SUNDANCE ESTATES, UNIT 1, PHASE 1B**, zoned R-LT, located on PARADISE BLVD NW, between LYONS BLVD NW and UNSER NW containing approximately 36 acre(s). [REF: 04DRB-00760, 04DRB-00761, 04DRB-001761] (B-11) **THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

4. **Project # 1004974**
06DRB-01117 Major-Preliminary Plat
Approval

TIERRA WEST LLC agent(s) for SAN PEDRO EQUITIES LTD CO request(s) the above action(s) for all or a portion of Lot(s) 1-3 & 30-32, Block(s) 34, Tract(s) A, NORTH ALBUQUERQUE ACRES, (to be known as **PASEO NUEVO**) zoned SU-2 for IP, located on SAN PEDRO NE, between HOLLY AVE NE and CARMEL AVE NE containing approximately 5 acre(s). [REF: 06DRB-00884, 06DRB-00885] (C-18) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/30/06 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 6/1/06 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS OF FINAL PLAT: ADDRESS THE 24-FOOT FLOATING ACCESS EASEMENT. ADJACENT OWNERS MUST SIGN THE PLAT PRIOR TO RECORDING.**

06DRB-00884 Major-SiteDev Plan Subd
06DRB-00885 Major-SiteDev Plan Bldg
Permit

STUDIO SW ARCHITECTS agent(s) for SAN PEDRO EQUITIES request(s) the above action(s) for all or a portion of Lot(s) 1, 2, 3, 30, 31 and 32, Tract(s) A, Block(s) 34, **NORTH ALBUQUERQUE ACRES**, zoned SU-2, IP, located on SAN PEDRO NE BETWEEN HOLLY NE AND CARMEL NE containing approximately 5 acres.[REF: AX-84-9,Z-84-41] [*Deferred from 7/12/06 & 8/16/06*] (C-18) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/30/06 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR THE SIA AND PLANNING FOR 3 COPIES.**

5. **Project # 1004675**
06DRB-01026 Major-Preliminary Plat
Approval
06DRB-01027 Major-Vacation of Public
Easements
06DRB-01028 Minor-Subd Design (DPM)
Variance
06DRB-01029 Minor-Sidewalk Waiver
06DRB-01030 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES PA agent(s) for T. S. MCNANEY request(s) the above action(s) for all or a portion of Tract(s) 1, SP KINSCHERFFLAND AND SW ¼ ON NE ¼, SEC 35, T11N, R2E (to be known as VISTA DE LA LUZ) zoned SU-1 PRD, located on COORS BLVD NW, between WESTERN TRAIL NW and DELLYNE AVE NW containing approximately 29 acre(s). [REF: 06DRB00836] [Deferred from 8/9/06 & 8/23/06] (F-11) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/30/06 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 8/22/06 THE PRELIMINARY PLAT WAS APPROVED. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. A SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM 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.**

06DRB-01097 Minor-SiteDev Plan
Subd/EPC

CONSENSUS PLANNING agent(s) for TS MCNANEY LLC / MONTERREY LAND GROUP LLC request(s) the above action(s) for all or a portion of Tract(s) 1, KINSCHERFF, LANDS OF RAY A GRAHAM III (to be known as VISTA DE LA LUZ, zoned SU-1 PRD (10DU/A) located on COORS BLVD NW, between SAN ANTONIO ARROYO NW and LA LUZ DEL OESTE NW containing approximately 29 acre(s). [REF:06DRB-00836] [Catalina Lehner, EPC Case Planner] [Deferred from 8/9/06 & 8/23/06] (F-11) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR CATALINA LEHNER'S INITIALS AND 3 COPIES OF THE SITE PLAN.**

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

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

6. **Project # 1004565**
06DRB-01058 Minor-SiteDev Plan
Subd/EPC
06DRB-01059 Minor-SiteDev Plan
BldPermit/EPC
06DRB-00908 Minor-Prelim&Final Plat
Approval

WAYJOHN SURVEYING INC agent(s) for DOYLE & TRICARIO INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) 7, 8 & 9, Block(s) 16-A, SANTILLA PLACE (to be known as **CAGUA TOWNHOMES**) zoned R-LT residential zone, located on CAGUA DR NE between COPPER AVE NE and GRAND AVE NE containing approximately 1 acre(s). **[Catalina Lehner, EPC Case Planner] [Deferred from 8/2/06 & 8/16/06 & 8/30/06] (K-18) DEFERRED AT THE AGENT'S REQUEST TO 9/6/06.**

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

7. **Project # 1004233**
06DRB-01220 Major-Final Plat Approval

PRECISION SURVEYS INC agent(s) for WESTLAND DEVELOPMENT CO INC request(s) the above action(s) for all or a portion of Tract(s) H, **STORMCLOUD, UNIT 3**, zoned SU-2/RLT, located on TIERRA PINTADA ST NW, between ARROYO VISTA BLVD NW and LADERA DR NW containing approximately 17 acre(s). (H-8/H-9, J-8, J-9) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR MASTER PLAN STUDY, MAINTENANCE AND BENEFICIARIES OF TRACTS, WATER, SAS AND STORM DRAIN EASEMENTS ON TRACT Q AND PLANNING FOR AMAFCA'S SIGNATURE AND TO RECORD THE PLAT.**

8. **Project # 1002184**
06DRB-01200 Minor-Prelim&Final Plat
Approval

RAYMOND N. & BETTY E. DIMAS request(s) the above action(s) for all or a portion of Lot(s) 1-A & 1-B, **LANDS OF RAYMOND N. & CARMEN E. DIMAS**, zoned RA-2, located on MONTOYA RD NW, between I-40 NW and MOUNTAIN RD NW containing approximately 1 acre(s). [REF: 02DRB-01318] (H-12) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

9. **Project # 1004779**
06DRB-01218 Minor-Prelim&Final Plat
Approval
06DRB-01219 Minor-Temp Defer SDWK

ISAACSON & ARFMAN agent(s) for 207 ALISO DRIVE LLC request(s) the above action(s) for all or a portion of Lot(s) 3A & 4, Block(s) 3, GRANADA HEIGHTS (to be known as **LOT 3A-1, BLOCK 3, GRANADA HEIGHTS**) zoned R-2 residential zone, located on ALISO DR SE, between SILVER AVE SE and ARLOTTE AVE SE containing approximately .1 acre(s). [REF: 06DRB-00393] (K-17) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/30/06 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS OF FINAL PLAT: SHOW THE FLOODPLAIN ON THE LOT. THE EASEMENTS SHALL BE RETAINED FOR EXISTING PUBLIC WATER/SEWER LINES AS DETERMINED PRIOR TO FINAL PLAT APPROVAL. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

10. **Project # 1005093**
06DRB-01215 Minor-Prelim&Final Plat
Approval

HERMANSON LOUGHRIDGE CONSTRUCTION agent(s) for BRUCE & LESLIE LOUGHRIDGE request(s) the above action(s) for all or a portion of Lot(s) 51, **MOUNTAIN HIGHLANDS @ HIGH DESERT, UNIT 2**, zoned SU-2 HD-R, located on RICE GRASS NE and EMERY OAK NE and containing approximately 1 acre(s). (E-24) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR A LETTER FROM HIGH DESERT AND TO RECORD THE PLAT.**

11. **Project # 1000922**
06DRB-01180 Major-Final Plat Approval

WILSON & CO agent(s) for LA CUENTISTA I, LLC request(s) the above action(s) for all or a portion of Tract(s) A, **LA CUENTISTA SUBDIVISION, UNIT 1**, zoned R-1, located on KIMMICK DR NW, between URRACA ST NW and CAMINO DE PAZ NW containing approximately 47 acre(s). [REF: 05DRB-01829, 06DRB-00555] [Deferred from 8/23/06] (C-10, C-11, D-10, D-11) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED**

TO TRANSPORTATION DEVELOPMENT FOR
EASEMENTS ON KIMMICK DR NW AND TO PLANNING
FOR 5 COPIES OF THE UPDATED PLAT AND TO
RECORD.

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

12. **Project # 1005064**
06DRB-01141 Minor-Sketch Plat or Plan

STEVE RESTAINO agent(s) for TRUST OF SAMUEL THOMAS WATERS SANCHEZ request(s) the above action(s) for all or a portion of Tract(s) 38-A-2, **MAP 32 TRACT 38-A-2**, zoned R-1, located on GUADALUPE TR NW, between SANDIA NW and LOS POBLENOS RANCH NW containing approximately 1 acre(s). *[Was Indef deferred 8/16/06]* (F-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

13. **Project # 1003928**
06DRB-01203 Minor-Sketch Plat or Plan

SURVEYS SOUTHWEST LTD agent(s) for JIM MOCHO request(s) the above action(s) for all or a portion of Lot(s) 12, Block(s) C (**J M MOORE REALTY CO'S 3RD ADDITION**) and Lot(s) 16-D (**TOHATCHI ADDITION**) zoned R-1 residential zone, located on MOUNTAIN RD NW, between RIO GRANDE BLVD NW and PUEBLO BONITO NW containing approximately 1 acre(s). [REF: 05DRB-00203] (J-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

14. **Project # 1005094**
06DRB-01216 Minor-Sketch Plat or Plan

THOMPSON ENGINEERING CONSULTANTS INC agent(s) for J. K. DEVELOPMENT INC request(s) the above action(s) for all or a portion of Lot(s) 7, 8, 9 & 10, Block(s) A, **GRANDE HEIGHTS SUBDIVISION**, zoned R-1, located on VISTA GRANDE DR NW, between SEQUOIA

RD NW and REDLANDS RD NW containing approximately 3 acre(s). (G-11) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

15. **Project # 1004923**
06DRB-01221 Minor-Sketch Plat or Plan

ASHLEY SANTISTEVAN request(s) the above action(s) for all or a portion of Tract(s) 16A4A & 16A4B, **LANDS OF SUZIE S KOZLOWSKI & CECILIA GRIMES**, zoned R-LT, located on LOS TOMASES DR NW, between CLAREMONT NW and MENAUL NW containing approximately 1 acre(s). (H-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

16. **Project # 1005089**
06DRB-01211 Minor-Sketch Plat or Plan

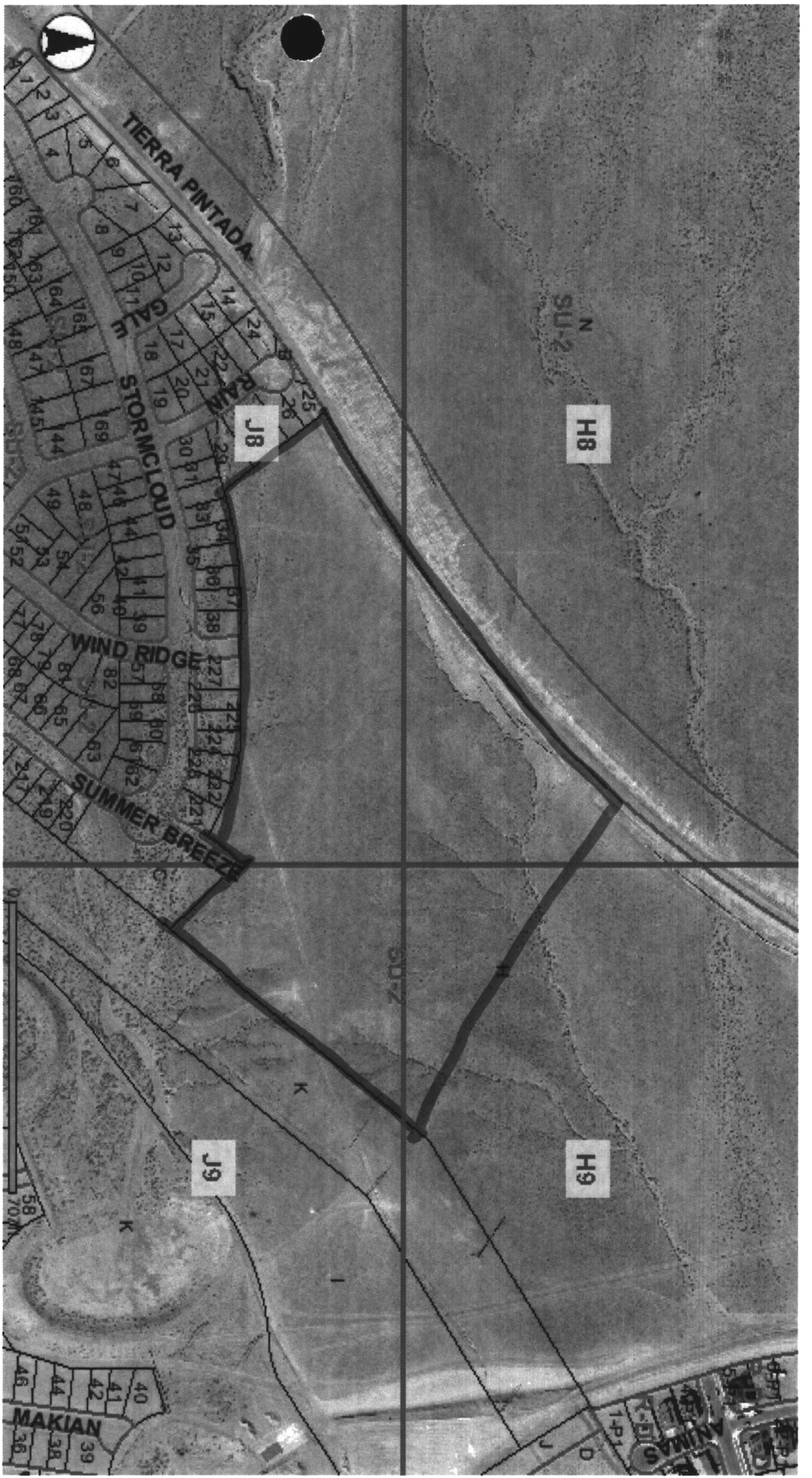
PATRICK HANIGER agent(s) for BLAIR & BERNICE MARTIN request(s) the above action(s) for all or a portion of Lot(s) 52-A, **CAVALIER ADDITION**, zoned R-3, located on PENNSYLVANIA ST NE and DALLAS NE and containing approximately 1 acre(s). (K-19) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

17. **Project # 1005090**
06DRB-01212 Minor-Sketch Plat or Plan

JAMES TORRES agent(s) for MAURO P TORRES request(s) the above action(s) for Lot(s) 130B-1, 130B-2, 130C & 130C-1, Tract(s) 130, **M.R.G.C.D. MAP #31**, zoned RA-2 residential and agricultural zone, located on TEODORO RD NW, between RIO GRANDE BLVD NW and ELFEGO RD NW containing approximately 1 acre(s). (F-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

18. Approval of the Development Review Board Minutes for August 23, 2006. **THE DRB MINUTES WERE DEFERRED.**

ADJOURNED: 11:30 A.M.



7

1004233

8-30-04

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1004233

AGENDA ITEM NO: 7

SUBJECT:

Final Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

AMAFCA must sign plat prior to City Engineer.
Need a storm drain easement on Tract Q.
Provide maintenance and beneficiary information for all tracts.

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: AUGUST 30, 2006



COMPLETED 12/21/06
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.

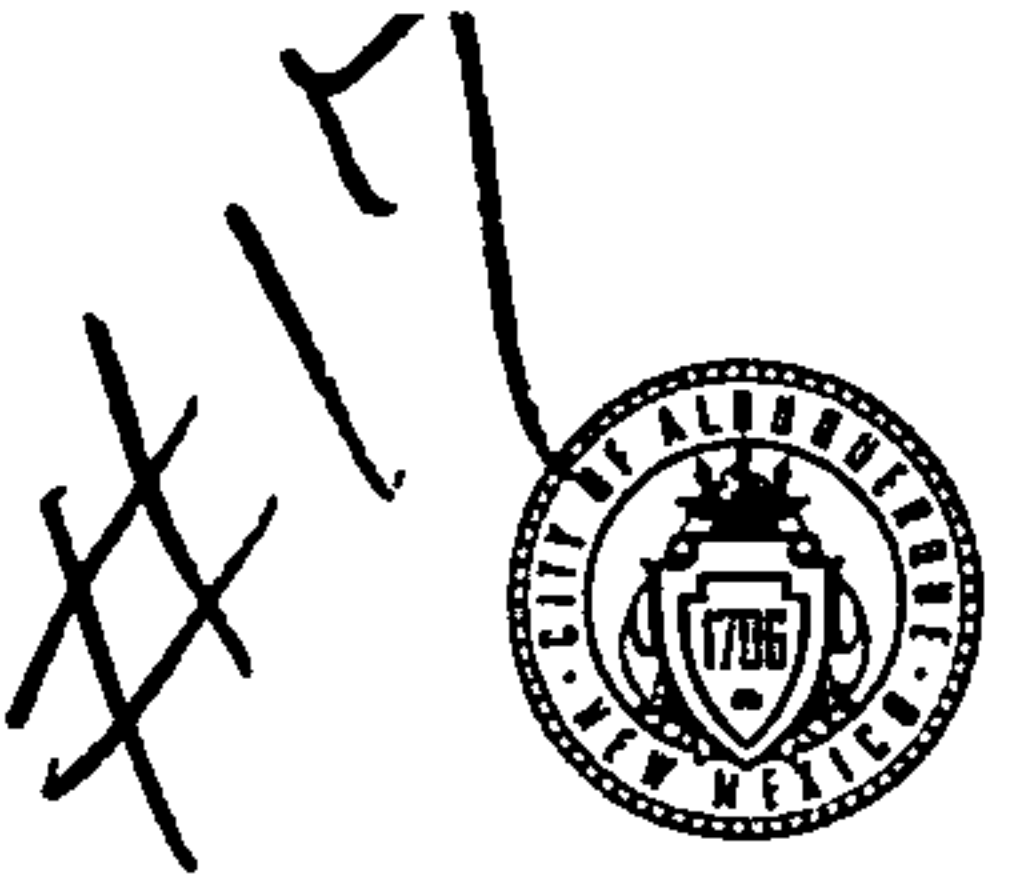
DRB Application No.: 06DRB-01187 (FP) Project # 1004233
Project Name: STORMCLOUD UNIT 2
Agent: Precision Surveys Phone No.: 856-5700

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 8/23/06 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- TRANSPORTATION: - 20' wide utility easement to COA @ Caldesas of Cumulus PL & Tierra Pintada
- PREVIOUS CONDITION OF FINAL PLAT
- = MASTER PLAN STUDY UPDATE =
- UTILITIES:
- CITY ENGINEER / AMAFCA:
- PARKS / CIP:
- PLANNING (Last to sign): Record AMAFCA's Signature.

- Planning must record this plat. Please submit the following items:
 - The original plat and a mylar copy for the County Clerk.
 - Tax certificate from the County Treasurer.
 - Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
 - Tax printout from the County Assessor.
- 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 1004233



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-01187 (FP)
Project Name: STORMCLOUD UNIT 2
Agent: Precision Surveys

Project # 1004233
Phone No.: 856-5700

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 8/23/06 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: - 20' wide up easement to COA @ Culdesac of Cumulus PL 2, Tierra Pintada

 - PREVIOUS CONDITION OF FINAL PLAT
 = MASTER PLAN STUDY UPDATE =

UTILITIES: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): Record AMAFCA's Signature.

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

Project Number 1004233

Blue sheet

Storm Cloud

File 1st # 2



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

Plaza del Sol Building, 3rd FLOOR CONFERENCE ROOM, Planning Department

August 23, 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: THE DEVELOPMENT REVIEW BOARD WILL 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: 1:37 P.M.

B. Changes and/or Additions to the Agenda

C. New or Old Business

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1005033**
06DRB-01056 Major-SiteDev Plan
BldPermit

STUDIO SOUTHWEST ARCHITECTS agent(s) for I. P. F. D. C. request(s) the above action(s) for A PORTION OF I. P. F. D. C. (INDIAN PUEBLOS FEDERAL DEVELOPMENT CORP.) 7 ACRE SITE, **INDIAN PUEBLO COUNCIL PROPERTY**, zoned SU-1 C-2 with restrictions, located on 12Th ST NW, between INDIAN SCHOOL NW and MENAUL NW containing approximately 3 acre(s). [REF: 03EPC-01676, 03EPC-01677] [Deferred from 8/16/06 & 8/23/06] (H-13/H-14) **DEFERRED AT THE AGENT'S REQUEST TO 9/6/06.**

2. **Project # 1002176**
06DRB-01079 Major-Preliminary Plat
Approval
06DRB-01080 Major-Vacation of
Public Easements
06DRB-01081 Minor-Temp Defer
SDWK

SURVEYS SOUTHWEST LTD agent(s) for MOUNTAIN WEST DEVELOPMENT, BILL WADE request(s) the above action(s) for all or a portion of Tract(s) A, **COVERED WAGON SUBDIVISION**, zoned SU-1 for SF residential and C1 (SC), located on FOUR HILLS RD SE near INTERSTATE 40 containing approximately 2 acre(s). [REF: 06DRB-00092] (L-23) **WITH APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 6/30/04 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS: IF THE FINAL PLAT IS APPROVED AFTER 10/31/06 THE SUBDIVIDER MUST COMPLY WITH CITY COUNCIL RESOLUTION R-06-74 REGARDING PRE-DEVELOPMENT FACILITY FEE AGREEMENTS WITH THE ALBUQUERQUE PUBLIC SCHOOLS (APS). A SUBDIVISION DESIGN VARIANCE FOR THE 46-FOOT RIGHT-OF-WAY IS REQUIRED. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

3. **Project # 1005031**
06DRB-01077 Major-Vacation of
Public Easements

SURV-TEK agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9-A, THE TRAILS, UNIT 2 (to be known as **SANTA FE 3 @ THE TRAILS, UNIT 2**) zoned R-D, located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). [REF: 06DRB-01017, 06DRB-01018] [*Deferred from 8/23/06*] (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 9/13/06.**

- 06DRB-01017 Major-Preliminary Plat
Approval
06DRB-01018 Minor-Temp Defer
SDWK

SURV TEK & WILSON & COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9-A, THE TRAILS UNIT 2 (to be known as **SANTA FE 3 @ THE TRAILS, UNIT 2**) zoned R-D residential and related uses zone, developing area, located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD

NW containing approximately 20 acre(s). (Listed as Project 1004644 in error) [Deferred from 8/9/06 & 8/23/06] (C-9) DEFERRED AT THE AGENT'S REQUEST TO 9/13/06.

4. **Project # 1002372**
06DRB-01084 Major-Preliminary Plat Approval
06DRB-01085 Minor-Sidewalk Waiver
06DRB-01086 Minor-Temp Defer SDWK

THOMPSON ENGINEERING agent(s) for DRAGONFLY DEVELOPMENT INC request(s) the above action(s) for all or a portion of Tract(s) 223 & 224, AIRPORT UNIT, TOWN OF ATRISCO GRANT (to be known as **LAS PLAYAS SUBDIVISION**) zoned R-2, located on GLEN RIO RD NW, between 68TH ST NW and 72ND ST NW containing approximately 9 acre(s). [REF: 02DRB-01827] (J-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/23/06 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 8/22/06 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS: IF THE FINAL PLAT IS APPROVED AFTER 10/31/06 THE SUBDIVIDER MUST COMPLY WITH CITY COUNCIL RESOLUTION R-06-74 REGARDING PRE-DEVELOPMENT FACILITY FEE AGREEMENTS WITH THE ALBUQUERQUE PUBLIC SCHOOLS (APS). A NOTE ON THE PLAT STATING WHICH LOTS ARE TOWNHOMES AND WHICH ARE SINGLE FAMILY IS REQUIRED. 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.**

5. **Project # 1003613**
06DRB-00854 Major-Preliminary Plat Approval
06DRB-00855 Major-Vacation of

THOMPSON ENGINEERING CONSULTANTS INC agent(s) for WAREHOUSE MOLDING & DOOR CORP request(s) the above action(s) for all or a portion of Tract(s) 34, MRGCD Map 39, Lot(s) 11, Rancho Rico

Public Easements
06DRB-00859 Minor-SiteDev Plan
Subd/EPC
06DRB-00856 Minor-Sidewalk Waiver
06DRB-00857 Minor-Temp Defer
SDWK

and Lot(s) 1-4, Powell Gardens Addition (to be known as **SUNSET VILLA ADDITION**) zoned SU-1 for PRD, located on SUNSET GARDENS RD SW between ATRISCO RD SW and ARENAL DITCH, containing approximately 15 acres. *[Deferred from 7/12/06 & 8/9/06 & 8/23/06]* (K-12) **DEFERRED AT THE BOARD'S REQUEST TO 9/6/06.**

6. **Project # 1004985**
06DRB-00916 Major-SiteDev Plan
BldPermit

JIM MEDLEY ARCHITECT AIA agent(s) for TNJ GROUP OF COMPANIES request(s) the above action(s) for all or a portion of Lot(s) 4, Block(s) 4-B, **SUNPORT PARK**, zoned IP, located on SUNPORT BLVD SE, between UNIVERSITY BLVD SE and I-25 containing approximately 5 acre(s). [REF: Project# 1001067] *[Deferred from 7/19/06 & 8/2/06]* (M-15) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CITY DRAWING NUMBERS FOR WORK WITHIN THE RIGHT-OF-WAY AND PLANNING FOR 3 COPIES OF THE SITE PLAN.**

06DRB-01067 Minor-Prelim&Final Plat
Approval

WAYJOHN SURVEYING INC agent(s) for TNJ GROUP OF COMPANIES request(s) the above action(s) for all or a portion of Lot(s) 4, Block(s) 4-B, **SUNPORT PARK**, zoned IP, located on WOODWARD RD SE, between TRANSPORT ST SE and SUNPORT PLACE SE containing approximately 5 acre(s). [REF: 06DRB-00916] *[Deferred from 8/2/06]* (M-15) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR CROSS LOT DRAINAGE EASEMENT AND PLANNING FOR 15-DAY APPEAL PERIOD AND TO RECORD THE PLAT.**

7. **Project # 1004675**

06DRB-01026 Major-Preliminary Plat Approval

06DRB-01027 Major-Vacation of Public Easements

06DRB-01028 Minor-Subd Design (DPM) Variance

06DRB-01029 Minor-Sidewalk Waiver

06DRB-01030 Minor-Temp Defer SDWK

06DRB-01097 Minor-SiteDev Plan Subd/EPC

MARK GOODWIN & ASSOCIATES PA agent(s) for T. S. MCNANEY request(s) the above action(s) for all or a portion of Tract(s) 1, SP KINSCHERFFLAND AND SW ¼ ON NE ¼, SEC 35, T11N, R2E (to be known as **VISTA DE LA LUZ**) zoned SU-1 PRD, located on COORS BLVD NW, between WESTERN TRAIL NW and DELLYNE AVE NW containing approximately 29 acre(s). [REF: 06DRB00836] [Deferred from 8/9/06 & 8/23/06] (F-11) **DEFERRED AT THE BOARD'S REQUEST TO 8/30/06.**

CONSENSUS PLANNING agent(s) for TS MCNANEY LLC / MONTERREY LAND GROUP LLC request(s) the above action(s) for all or a portion of Tract(s) 1, KINSCHERFF, LANDS OF RAY A GRAHAM III (to be known as **VISTA DE LA LUZ**, zoned SU-1 PRD (10DU/A) located on COORS BLVD NW, between SAN ANTONIO ARROYO NW and LA LUZ DEL OESTE NW containing approximately 29 acre(s). [REF:06DRB-00836] [Catalina Lehner, EPC Case Planner] [Deferred from 8/9/06 & 8/23/06] (F-11) **DEFERRED AT THE BOARD'S REQUEST TO 8/30/06.**

8. **Project # 1004091**

06DRB-00942 Major-Preliminary Plat approval

06DRB-00943 Minor- Temp Deferral of Sidewalk

RIO GRANDE ENGINEERING agent(s) for IRVING PARTNERS LLC request(s) the above action(s) for all or a portion of Unplatted Lands of Amalgamated Partners (to be known as **DESERT GARDEN ESTATES SUBDIVISION**), zoned RLT, located on IRVING BLVD NW between RAINBOW RD NW and PASEO DEL OESTE NW containing approximately 12 acre(s). [Deferred from 7/26/06 & 8/2/06 & 8/9/06 & 8/16/06 & 8/23/06] (A-9) **DEFERRED AT THE AGENT'S REQUEST TO 9/20/06.**

9. **Project # 1003272**
06DRB-01087 Major-Vacation of
Public Easements

ISAACSON & ARFMAN PA agent(s) for AMERI-
CONTRACTORS request(s) the above action(s) for all
or a portion of Lot(s) 2-A-1-B-2-B, **ALBUQUERQUE
WEST, UNIT 2**, zoned SU-1 PDA INCLUDING C-3,
located on EAGLE RANCH RD NW, between ALL
SAINTS RD NW and PASEO DEL NORTE NW
containing approximately 4 acre(s). [REF:06DRB-
00941] (C-13) **THE VACATION WAS APPROVED
AS SHOWN ON EXHIBIT B 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.

10. **Project # 1000572**
06DRB-01193 Minor-SiteDev Plan
Subd/EPC

CONSENSUS PLANNING agent(s) for CENTEX
HOMES request(s) the above action(s) for all or a
portion of Lot(s) 3, 7 & 8, LENKURT PROPERTIES
(to be known as **THE PRESIDIO**) zoned SU-1 for
PRD, located on CHICO RD NE, between EUBANK
BLVD NE and MORRIS ST NE containing
approximately 42 acre(s). [REF: 05EPC-01116]
[Catalina Lehner, EPC Case Planner] (K-21) **THE
SITE PLAN FOR SUBDIVISION WAS APPROVED
WITH FINAL SIGN OFF DELEGATED TO
PLANNING FOR 3 COPIES OF THE SITE PLAN.**

06DRB-01038 Major-Preliminary Plat
Approval
06DRB-01040 Minor-Sidewalk Waiver
06DRB-01041 Minor-Temp Defer
SDWK

ISAACSON & ARFMAN PA agent(s) for CENTEX
HOMES request(s) the above action(s) for all or a
portion of Lot(s) 3, 7 & 8, LENKURT PROPERTIES
(to be known as **THE PRESIDIO, UNIT 1**) zoned SU-1
PRD, located on CHICO RD NE, between EUBANK
BLVD NE and MORRIS ST NE containing
approximately 23 acre(s). [REF: 05EPC-01116]
[Deferred from 8/16/06] (K-21) **WITH THE SIGNNG
OF THE INFRASTRUCTURE LIST DATED 8/23/06
AND APPROVAL OF THE GRADING PLAN
ENGINEER STAMP DATED 7/17/06 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.**

- 11. Project # 1004644**
06DRB-01189 Minor-SiteDev Plan
Subd/EPC

CONSENSUS PLANNING INC agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of, THE TRAILS, UNIT 2, SANTA FE 3, (to be known as **THE TRAILS, UNIT 9A**) zoned R-D, located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). [Deferred from 8/23/06] (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 9/13/06.**

- 12. Project # 1004473**
05DRB-01888 Minor-SiteDev Plan
BldPermit/EPC

CONSENSUS PLANNING agent(s) for AEGIS REALTY GROUP request(s) the above action(s) for all or a portion of Tract(s) 4 & 6, **NORTH ANDALUCIA @ LA LUZ**, zoned SU-1 O-1, C-2 & PRD (20 DU/AC), located on COORS BLVD NW, between MONTANO RD NW and LEARNING RD NW containing approximately 24 acre(s). [REF: 04EPC-01845] [**Carmen Marrone, EPC Case Planner**] [*Indef deferred 12/21/05*] (E-12/F-12) **THE SITE PLAN FOR BUILDING EPRMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR RADIUS, CROSS WALKS AND REPLAT FOR MOVEMENT OF "EGG-ABOUT" AND PLANNING FOR CARMEN MARRONE'S INITIALS, DETACHED OPEN SPACE APPROVAL FROM LEGAL (KEVIN CURRAN) AND 3 COPIES OF THE SITE PLAN.**

13. **Project # 1004924**
06DRB-01181 Minor-SiteDev Plan
BldPermit/EPC

JEFF MORTENSEN & ASSOCIATES, INC agent(s) for HOECH REAL ESTATE CORPORATION request(s) the above action(s) for all or a portion of Tract(s) B, **FEDERAL PLAZA**, zoned SU-1 for O-1, located on HOMESTEAD RD NE, between MONTGOMERY BLVD NE and SAN MATEO BLVD NE containing approximately 4 acre(s). [REF: 06EPC-00756, Z-88-26, Z-89-18] [**Petra Morris, EPC Case Planner**] (G-18) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR RADII, EASEMENTS, PARKING OVERHANG AND PLANNING FOR 3 COPIES OF THE SITE PLAN.**

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

14. **Project # 1003762**
06DRB-01190 Major-Final Plat
Approval

ISAACSON & ARFMAN, P.A. agent(s) for CHELWOOD HILLS, LLC request(s) the above action(s) for all or a portion of Tract(s) B, **CHELWOOD ELEMENTARY SCHOOL**, zoned R-LT, located on EASTRIDGE DR NE, between CHELWOOD PARK BLVD NE and INDIAN SCHOOL RD NE containing approximately 4 acre(s). [REF: 04EPC-01714, 05DRB-00316, 05DRB-01822, 05DRB-01823, 05DRB-01824] (J-22) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

15. **Project # 1000922**
06DRB-01180 Major-Final Plat
Approval

WILSON & CO agent(s) for LA CUENTISTA I, LLC request(s) the above action(s) for all or a portion of Tract(s) A, **LA CUENTISTA SUBDIVISION, UNIT 1**, zoned R-1, located on KIMMICK DR NW, between URRACA ST NW and CAMINO DE PAZ NW containing approximately 47 acre(s). [REF: 05DRB-

01829, 06DRB-00555] [Deferred from 8/23/06] (C-10, C-11, D-10, D-11) **DEFERRED AT THE AGENT'S REQUEST TO 8/30/06.**

16. **Project # 1004793**
06DRB-01195 Minor-Final Plat
Approval

MARK GOODWIN & ASSOCIATES agent(s) for TS MCNANEY AND ASSOCIATES request(s) the above action(s) for all or a portion of Lot(s) 174-P1, Tract(s) B1 & B2, MIRAVISTA SUBDIVISION (to be known as **EMBUDITO CANYON SUBDIVISION**) zoned R-T, located on the northeast corner of ELIZABETH ST SE, and SOUTHERN AVE SE, containing approximately 2 acre(s). [REF: 06DRB-00418, 06DRB-00417, 06DRB-00416] (L-21) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR WATER, SAS AND STORM DRAIN EASMENTS AT CUL-DE-SAC AND PLANNING FOR CLARIFICATION OF WALL DESIGN AND TO RECORD.**

17. ~~**Project # 1004233**~~
06DRB-01187 Minor-Final Plat
Approval

PRECISION SURVEYS INC agent(s) for WESTLAND DEVELOPMENT CO INC request(s) the above action(s) for Tract(s) H, **STORMCLOUD, UNIT 2**, zoned SU-2, R-LT, located on TIERRA PINTADA ST NW, between ARROYA VISTA BLVD NW and LADERA DR NW containing approximately 52 acre(s). [REF: 06DRB00793] (H-8, H-9, J-8, J-9) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR 20-FOOT WIDE WATERLINE EASEMENT TO CITY OF ALBUQUERQUE AT CUL-DE-SAC OF CUMULUS PL NW AND TIERRA PINTADA ST NW, A PREVIOUS CONDITION OF FINAL PLAT 'MASTER PLAN STUDY UPDATE AND PLANNING FOR AMAFCA'S SIGNATURE AND TO RECORD.**

18. **Project # 1004456**
06DRB-01194 Minor-Final Plat
Approval

BRASHER & LORENZ agent(s) for BARON'S RUN LLC request(s) the above action(s) for all or a portion of Lot(s) 14-18, Block(s) 11, Tract(s) 1, NORTH ALBUQUERQUE ACRES (to be known as **BARON'S RUN SUBDIVISION**) zoned R-D residential and related uses zone, developing area, located on BARSTOW ST NE, between GLENDALE AVE NE and FLORENCE AVE NE containing approximately 5 acre(s). [REF: 05DRB-01817, 05DRB-01819] (B-19) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD THE PLAT.**

19. **Project # 1004988**
06DRB-01175 Minor-Prelim&Final Plat
Approval

FORSTBAUER SURVEYING LLC agent(s) for EAGLE - 3-V INVESTORS request(s) the above action(s) for all or a portion of Tract(s) 2-D, **EAGLE RANCH**, zoned O-1 office and institution zone, located on EAGLE RANCH RD NW, between CONGRESS AVE NW and IRVING BLVD NW containing approximately 4 acre(s). [REF: 06DRB-00926] (C-13) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR NMU INC SIGNATURE AND TO RECORD THE PLAT.**

20. **Project # 1005082**
06DRB-01184 Minor-Prelim&Final Plat
Approval

WAY JOHN SURVEYING INC agent(s) for RIGHT WAY ROOFING request(s) the above action(s) for all or a portion of Tract(s) 15 & 16, 287, 288 & 282 and Lot(s) C & B, Block(s) 2, **BRIGHTWOOD ADDITION**, zoned M-2, located on 1ST ST NW, between ASPEN AVE NW and CONSTITUTION AVE NW containing approximately 1 acre(s). (J-14) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

21. **Project # 1001900**
06DRB-01183 Minor-Prelim&Final Plat
Approval

WAYJOHN SURVEYING INC agent(s) for NEW MEXICO AIDS SERVICES request(s) the above action(s) for all or a portion of Block(s) C, Tract(s) J-1-A, **INDIAN MESA**, zoned R-2, located on LAFAYETTE DR NE, between AZTEC RD NE and COMANCHE RD NE containing approximately 1 acre(s). [REF: 05DRB-01775] (G-16) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CROSS LOT ACCESS EASEMENT, CROSS LOT DRAINAGE EASEMENT, SIDEWALK AND PLANNING TO RECORD THE PLAT.**

22. **Project # 1003469**
06DRB-01185 Minor-Prelim&Final Plat
Approval

TERRAMETRICS OF NEW MEXICO agent(s) for ED & CHARLENE WHITEHOUSE & DAVID & DEBORAH STANG request(s) the above action(s) for all or a portion of Lot(s) 8-A-P1 AND 9-A-P1, **OAKLAND HEIGHTS SUBDIVISION**, zoned RD (3 du/a), located on OAKLAND AVE NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 1 acre(s). [REF: 06DRB00997] (C-20) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR DRY UTILITIES SIGNATURES, TO FIX WHERE VACATION ENDS AND TO RECORD THE PLAT.**

23. **Project # 1004083**
06DRB-01147 Minor-Prelim&Final Plat
Approval

RHOMBUS PA INC agent(s) for SANCHEZ & WADE ENTERPRISES LLC request(s) the above action(s) for all or a portion of Block(s) 11, Tract(s) 19-21, **VALLEY VIEW ADDITION**, zoned C-2, located on ZUNI SE, between ADAMS SE and JEFFERSON SE containing approximately 1 acre(s).[REF: 05DRB-01849, 06DRB-00427] (K-17) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL**

**SIGN OFF DELEGATED TO PLANNING FOR REAL
PROPERTY SIGNATURE AND TO RECORD THE
PLAT.**

NO ACTION IS TAKEN ON THESE CASES:

APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

- 24. Project # 1003798**
06DRB-01126 Minor-Sketch Plat or
Plan
- GREATER ALBUQUERQUE HOUSING
PARTNERSHIP** request(s) the above action(s) for all
or a portion of Lot(s) 7-12, Block(s) 27, **EMIL MANN**,
zoned RT, located on DALLAS NE, between
PENNSYLVANIA NE and SOUTHERN NE containing
approximately 2 acre(s). *[Deferred from 8/16/06]*(L-19)
**THE ABOVE REQUEST WAS REVIEWED AND
COMMENTS WERE GIVEN.**
- 25. Project # 1005081**
06DRB-01182 Minor-Sketch Plat or
Plan
- BOHANNAN HUSTON INC** agent(s) for **ANDALUCIA
DEVELOPMENT CO INC** request(s) the above
action(s) for all or a portion of Tract(s) A-1 & B,
ANDALUCIA @ LA LUZ, UNIT 4, zoned SU-1 PRD,
located on COORS BLVD NW, between MONTE
FRIO DR NW and SEVILLA AVE NW containing
approximately 18 acre(s). (F-11) **THE ABOVE
REQUEST WAS REVIEWED AND COMMENTS
WERE GIVEN.**
- 26. Project # 1005072**
06DRB-01169 Minor-Sketch Plat or
Plan
- DEBBIE HUBERT** request(s) the above action(s) for
all or a portion of Lot(s) 44, **SNOW HEIGHTS**, zoned
R-3 residential zone, located on NORMAN AVE NE,
between ARVADA AVE NE and EUBANK BLVD NE
containing approximately 1 acre(s). (H-21) **THE**

**ABOVE REQUEST WAS REVIEWED AND
COMMENTS WERE GIVEN.**

27. Project # 1005083
06DRB-01186 Minor-Sketch Plat or
Plan

DOUG SMITH agent(s) for PETER HADDAD request(s) the above action(s) for all or a portion of Lot(s) 11-A, Block(s) 2, **JUAN TABO ADDITION**, zoned R-3, located on INDIAN SCHOOL RD NE, between KIRBY ST NE and PAISANO ST NE containing approximately 1 acre(s). (J-22) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

28. Project # 1005078
06DRB-01177 Minor-Sketch Plat or
Plan

STEVEN BURNS agent(s) for MICHELLE TOMPSON request(s) the above action(s) for all or a portion of Lot(s) 12, Block(s) 19, **EASTERN ADDITION**, zoned SU-2 RC, located on EDITH BLVD SE, between LEWIS AVE SE and GARFIELD AVE SE containing approximately 1 acre(s). [*Deferred from 8/23/06*](L-14) **DEFERRED TO 8/30/06.**

29. Project # 1005073
06DRB-01170 Minor-Sketch Plat or
Plan

ARLENE & GABRIEL GONZALEZ-CAMARGO request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, Block(s) 11, **ROSEMONT PARK ADDITION**, zoned SU-2 special neighborhood zone, located on 12TH ST NW, between ROSEMONT NW and ARIAS NW containing approximately 1 acre(s). (J-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

30. **Project # 1005080**
06DRB-01179 Minor-Sketch Plat or
Plan

MARCOS MORALES request(s) the above action(s) for all or a portion of Lot(s) 132-A, **VISTA MANZANO, UNIT 2**, zoned R-LT, located on OJO FELIZ SW, between COORS SW and SAGE SW containing approximately 1 acre(s). (M-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

31. **Project # 1005085**
06DRB-01192 Minor-Sketch Plat or
Plan

JOHN H JACKSON JR request(s) the above action(s) for all or a portion of Lot(s) 10 & 13, Block(s) 4, **MANCHESTER PLACE ADDITION**, zoned RA-2 residential and agricultural zone, located on MANCHESTER DR NW, between CANDELARIA RD NW and HEADINGLY AVE NW containing approximately 1 acre(s). (G-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

32. Approval of the Development Review Board Minutes for August 16, 2006. **THE DRB MINUTES FOR AUGUST 16, 2006 WERE APPROVED BY THE BOARD.**

ADJOURNED: 1:37 P.M.

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1004233

AGENDA ITEM NO: 17

SUBJECT:

Final Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

AMAFCA must sign plat prior to City Engineer.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

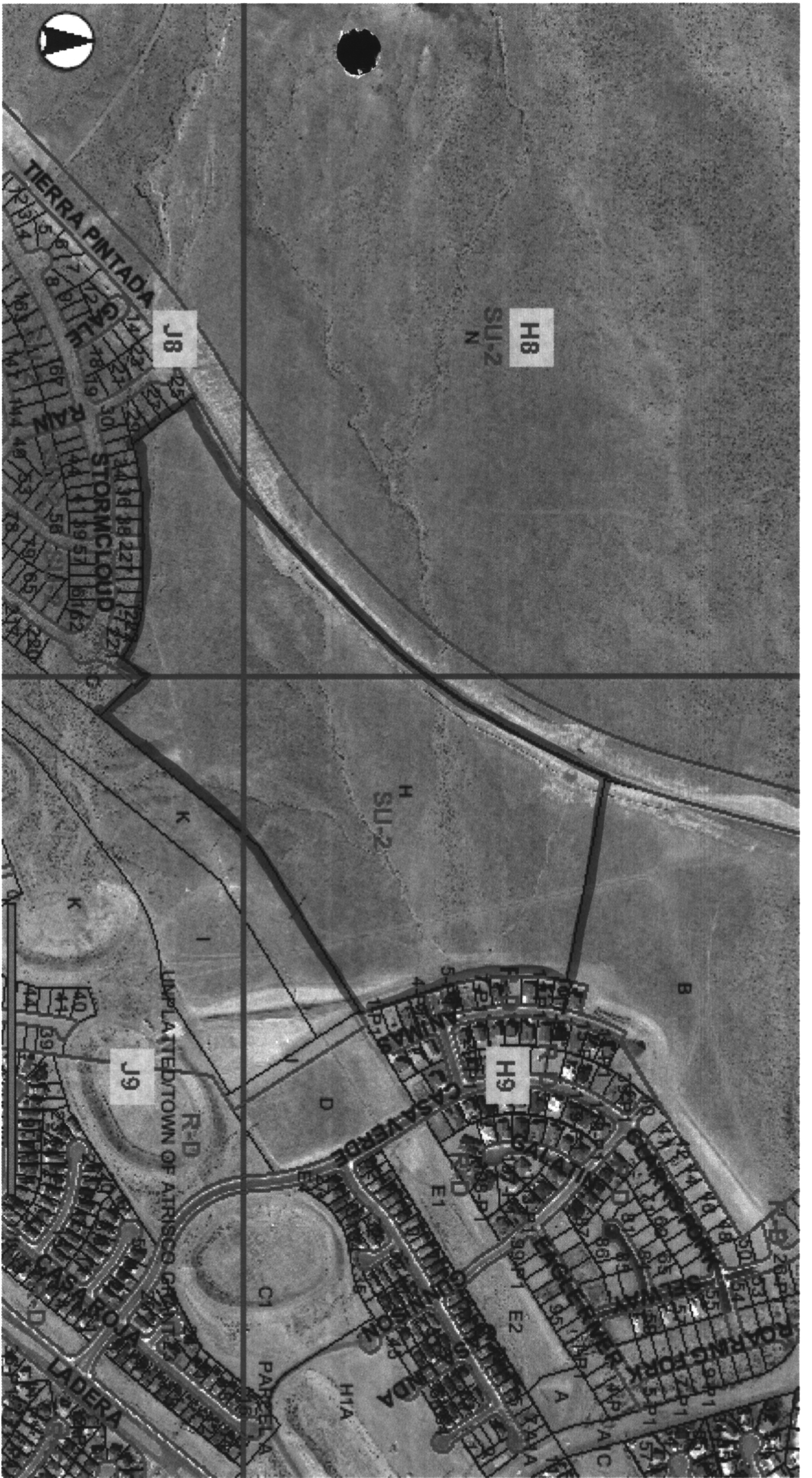
RESOLUTION:

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: AUGUST 23, 2006



#17

1004233

8-23-06



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

June 14, 2006

9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

- A. Call to Order: 9:00 A.M. Adjourned: 11:35 A.M.
- B. Changes and/or Additions to the Agenda
- C. New or Old Business

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1000418**
06DRB-00705 Major-Two Year SIA

LEGACY CHURCH request(s) the above action(s) for all or a portion of Tract(s) A-1, **LANDS OF VICTORY LOVE FELLOWSHIP**, zoned SU-1 for Church and related facilities, located on CENTRAL AVE NW, between AIRPORT RD NW and UNSER BLVD NW containing approximately 15 acre(s). [REF: 00DRB-01145, 04DRB-00824, 03EPC-01471] (K-10)

WITHDRAWN AT THE AGENT'S REQUEST

2. **Project # 1000945**
06DRB-00710 Major-Two Year SIA

ADVANCED ENGINEERING AND CONSULTING LLC agent(s) for SCOTT G. COTE request(s) the above action(s) for all or a portion of Lot(s) 22, Block(s) 26, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2/IP, located on EAGLE ROCK NE, between SAN PEDRO NE and LOUISIANA BLVD NW containing approximately 1 acre(s). [REF: DRB-99-75] (C-18) **TWO-YEAR SIA WAS APPROVED.**

3. **Project # 1003403**
06DRB-00707 Major-Two Year SIA

WILSON AND COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) F, **THE RESERVE @ THE TRAILS**, zoned R-D residential and related uses zone, developing area, located on WOODMONT AVE NW, between RAINBOW BLVD NW and OAKRIDGE ST NW containing approximately 17 acre(s). [REF: O4DDRB01493] (C-9) **TWO-YEAR SIA WAS APPROVED.**

4. **Project # 1004556**
06DRB-00708 Major-Amended
SiteDev Plan BldPermit

BOHANNAN HUSTON agent(s) for MASTHEAD ROAD LAND PARTNERS LLC request(s) the above action(s) for all or a portion of Lot(s) 11-B, **JOURNAL CENTER PHASE 2, UNIT 2**, zoned IP, located on RUTLEDGE RD NE, between BARTLETT ST NE and WASHINGTON ST NE containing approximately 10 acre(s). [REF: 05DRB-01781] (D-17) **THE AMENDED SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR PRIVATE SANITARY SEWER EASEMENTS ON SITE PLAN AND LANDSCAPE PLAN, JOURNAL CENTER ARCHITECTURAL REVIEW COMMITTEE APPROVAL LETTER, 15-DAY APPEAL PERIOD AND 3 COPIES OF THE SITE PLAN.**

5. **Project # 1004496**
06DRB-00667 Major-Preliminary Plat Approval
06DRB-00668 Major-Vacation of Pub Right-of-Way
06DRB-00669 Major-Vacation of Public Easements
06DRB-00671 Minor-SiteDev Plan Subd/EPC
06DRB-00670 Minor-Sidewalk Waiver

GARCIA/KRAEMER & ASSOCIATES agent(s) for TRAMWAY ASSOCIATES INC request(s) the above action(s) for all or a portion of Lot(s) 1, 1A & 1B, Block(s) J & K, CENAROCA ADDITION (to be known as **THE BLUFFS AT ENCANTADO**) zoned SU-1, RT, located on TRAMWAY BLVD NE, between SKYLINE RD NE and ENCANTADO RD NE containing approximately 3 acre(s). [REF: 05EPC-01805, 06EPC-00138] [**Stephanie Shumsky, EPC Case Planner**] [*Deferred from 6/7/06 & 6/14/06*] (K-23/L-23) **DEFERRED AT THE AGENT'S REQUEST TO 6/21/06.**

6. **Project # 1004877**
06DRB-00634 Major-Vacation of Pub Right-of-Way
06DRB-00635 Minor-Sketch Plat or Plan

JEFF MORTENSEN & ASSOCIATES INC agent(s) for THE BOARD OF EDUCATION FOR THE CITY OF ALBUQUERQUE (APS REAL ESTATE OFFICE) request(s) the above action(s) for all or a portion of Lot(s) 1-10, Block(s) 3 and Lot(s) 1-9, Block(s) 4, **MANDELL ADDITION NO 2**, zoned M-1, located on WOODLAND AVE NW, between 4TH ST NW and 2ND ST NW containing approximately 4 acre(s). [*Deferred from 5/31/06 & 6/7/06*] (H-14) **THE VACATION OF 1ST STREET WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE VACATION OF THE ALLEY WAS WITHDRAWN AT THE BOARD'S REQUEST BY THE AGENT. THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE GIVEN.**

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 # 1004928**
06DRB-00800 Minor-North Fourth Street Sector Development Plan

ARCHITECTUAL RESEARCH CONSULTANTS (ARC) agent(s) for CITY OF ALBUQUERQUE-REDEVELOPMENT AGENCY, PLANNING

Boundaries

DEPARTMENT, request(s) the above action(s) for the **NORTH 4TH ST. RANK THREE CORRIDOR PLAN**, North Fourth Street Sector Development Plan Boundaries from downtown to the City limits along North Fourth Street, area has multiple zoning, located on North 4th St NW between Lomas NW and Solar NW containing approximately 1,290 acre(s). (J-14, H-14, G-14, F-14, E-14) **THE DEVELOPMENT REVIEW BOARD RECOMMENDS APPROVAL OF THE NORTH FOURTH STREET SECTOR DEVELOPMENT PLAN BOUNDARIES, NORTH 4TH STREET, RANK 3 CORRIDOR PLAN, AS PRESENTED, TO THE ENVIRONMENTAL PLANNING COMMISSION.**

8. **Project # 1004818**
06DRB-00799 Minor-SiteDev Plan
BldPermit/EPC

DENISH & KLINE ASSOCIATES agent(s) for PACIFICA MESA STUDIOS LLC request(s) the above action(s) for all or a portion of Tract(s) 4B, MESA DEL SOL AND Tract(s) 4-A, 4-B & 4-C (to be known as **ALBUQUERQUE STUDIOS**) zoned SU-2 for PC, located at the intersection of UNIVERSITY BLVD SE, between BOBBY FOSTER RD SE and containing approximately 2 acre(s). [REF: 06EPC00466] [Russell Brito, EPC Case Planner] (R-16) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/14/06 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA, 3 COPIES OF THE SITE PLAN, RADII DIMENSIONS AND PAPER SIDEWALK EASEMENTS AND UTILITIES DEVELOPMENT FOR UTILITY PLAN REVISIONS AND APROVAL OF THE DEVELOPMENT AGREEMENT BY THE ABCWUA.**

9. **Project # 1002405**
06DRB-00796 Minor-SiteDev Plan
BldPermit/EPC

ADVANCED ENGINEERING AND CONSULTING LLC agent(s) for CRACKER BARREL OLD COUNTRY STORE INC request(s) the above action(s) for all or a portion of Tract(s) A-28-B-1-A, NORTHEAST UNIT, TOWN OF ATRISCO GRANT (to be known as **CRACKER BARREL**) zoned SU-1 FOR C-1 AUTO BODY REPAIR AND PAINTING, located on REDLANDS RD NW, between COORS BLVD NW and ATRISCO DR NW containing approximately 3 acre(s). [REF: DRB-94-398, Z-99-94, 06EPC00471] [**Carmen Marrone, EPC Case Planner**] [*Deferred from 6/14/06*] (G-11) **DEFERRED AT THE AGENT'S REQUEST TO 6/21/06.**

10. **Project # 1004937**
06DRB-00789 Minor-SiteDev Plan
BldPermit

JEFFREY HOWELL agent(s) for JEHOVAH'S WITNESSES, DESERT HILLS CONGREGATION request(s) the above action(s) for all or a portion of Lot(s) 28, Block(s) 11, Tract(s) A, NORTH ALBUQUERQUE ACRES, UNIT A (to be known as **KINGDOM HALL OF JEHOVAH'S WITNESSES**) zoned RD, located on PALOMAS AVE NE, between SAN PEDRO NE and LOUISIANA NE containing approximately 1 acre(s). [REF: DRB-93-125] (D-18) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT TO ADDRESS COMMENTS ON THE COMMENT SHEET PROVIDED AT THE MEETING AND PLANNING TO ADDRESS PLANNING COMMENTS AND 3 COPIES OF THE SITE PLAN.**

11. **Project # 1004821**
06DRB-00804 Minor-SiteDev Plan
BldPermit/EPC

JACK HARRIS ARCHITECTS INC agent(s) for DR SHAWN HWANG request(s) the above action(s) for all or a portion of Lot(s) H-6A4A, RIVERVIEW (to be known as **DR SHAWN HWANG DENTAL OFFICE BUILDING**) zoned SU-1 for IP, located on the

northwest corner at the intersection of GOLF COURSE RD NW, between PASEO DEL NORTE NW and containing approximately 1 acre(s). [REF: 06EPC-0 0472, DRB-94-547] [Stephanie Shumsky, EPC Case Planner] (C-12) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR A COPY OF THE ACCESS DOCUMENT, ADA RAMPS WITHIN AN EASEMENT AND ADA RAMP DETAILS AND PLANNING FOR 3 COPIES OF THE SITE PLAN.**

- 12. Project # 1004532**
06DRB-00741 Minor-SiteDev Plan
BldPermit/EPC

FANNING BARD TATUM ARCHITECTS agent(s) for ASHCROFT REAL ESTATE & DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) B-1, MESA DEL NORTE ADDITION (to be known as **LOUISIANA PLACE**, zoned SU-2, R-2 & O-1, located on LOUISIANA BLVD NE, between CONSTITUTION BLVD NE and SUMMER AVE NE containing approximately 5 acre(s). [REF: 05EPC-01693] [Stephanie Shumsky, EPC Case Planner] *[Deferred from 6/7/06 & 6/14/06]* (J-19) **DEFERRED AT THE AGENT'S REQUEST TO 6/21/06.**

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

31
32
33

13. **Project # 1004233**

06DRB-00793 Minor-Extension of
Preliminary Plat

BOHANNAN HUSTON agent(s) for WESTLAND DEVELOPMENT CO request(s) the above action(s) for all or a portion of Tract(s) I-2, WESTLAND NORTH (to be known as **STORMCLOUD SUBDIVISION**, zoned SU-2, R-LT, located on TIERRA PINTADA ST SW, between ARROYO VISTA BLVD SW and LADERA DR ~~SW~~ containing approximately 107 acre(s). [REF:05DRB-00899] (H-9, J-8, J-9) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

NU

06DRB-00646 Minor-Final Plat
Approval

PRECISION SURVEYS INC agent(s) for WESTLAND DEVELOPMENT CO INC request(s) the above action(s) for all or a portion of Tract(s) I-2, SUNDORO SUBDIVISION, UNIT 1 (to be known as **STORMCLOUD SUBDIVISION, UNIT 1**, zoned SU-2, R-LT, located on ARROYO VISTA BLVD NW, between TIERRA VISTA ST NW and LADERA DR NW containing approximately 164 acre(s). [REF: 05DRB-00899, 05DRB-00900, 05DRB-00901, 05DRB-00902] [*Indef Deferred on 5/17/06*] (H-8, H-9, J-8, J-9) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR AMAFCA SIGNATURE AND PLANNING TO RECORD.**

14. **Project # 1004940**

06DRB-00794 Minor-Prelim&Final Plat
Approval
06DRB-00795 Minor-Vacation of
Private Easements

ISAACSON & ARFMAN PA agent(s) for SIGNATURE J HOMES INC request(s) the above action(s) for all or a portion of Tract(s) A, Lot(s) 30, 31 & 32 (to be known as **CHAMISA ENCANTADA**) zoned R-D residential and related uses zone, developing area, located on GRAYSON RD NW, between DUSKFIRE DR NW and TARRINGTON DR NW containing approximately 1 acre(s). (J-10) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

15. **Project # 1002632**
06DRB-00585 Minor-Final Plat
Approval

TIERRA WEST LLC agent(s) for CAPITAL ALLIANCE INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) 4-6, **SUNDANCE ESTATES, UNIT 1**, zoned R-LT residential zone, located on PARADISE BLVD NW, between LYONS BLVD NW and PROPOSED UNSER ALIGNMENT, containing approximately 36 acre(s). [REF: 03EPC00690, 03DRB01306, 04DRB00760, 04DRB00761, 04DRB01761] [*Deferred from 5/3/06 & 5/24/06 for SIA AND 15-Day Appeal period*] (B-11) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR RECORDING OF THE UNSER EASEMENT AND APPROVAL BY THE CITY AND PLANNING TO RECORD THE PLAT.**

16. **Project # 1004909**
06DRB-00717 Minor-Prelim&Final Plat
Approval

PRECISION SURVEYS agent(s) for JOURNAL CENTER CORPORATION request(s) the above action(s) for all or a portion of Tract(s) 2A-2A-2B, **JOURNAL CENTER**, zoned IP, located on JEFFERSON NE, between HEADLINE NE and JOURNAL CENTER NE containing approximately 9 acre(s). [*Deferred from 5/31/06 & 6/7/06*] (D-17) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

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

17. **Project # 1004932**
06DRB-00775 Minor-Sketch Plat or
Plan

KIMCON INC AND/OR WALTER TILLEY agent(s) for ALAN MALOTT request(s) the above action(s) for all or a portion of Lot(s) B, Block(s) 5, **MONTE VISTA ADDITION**, zoned C-1, located on CAMPUS BLVD NE, between TULANE DR NE and CARLISLE NE containing approximately 1 acre(s). (K-16) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

18. **Project # 1004941**
06DRB-00797 Minor-Sketch Plat or
Plan

LARKIN GROUP NM INC agent(s) for JOHN W. DANIELS request(s) the above action(s) for all or a portion of Tract(s) A-1, **TRAMHILL TOWNHOMES**, zoned C-1, located on COPPER AVE NE, between MOUNTAINVIEW AVE NE and TRAMWAY BLVD NE containing approximately 1 acre(s). (K-22) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

19. **Project # 1004942**
06DRB-00798 Minor-Sketch Plat or
Plan

LARKIN GROUP NM INC agent(s) for ROBERT HILLS request(s) the above action(s) for all or a portion of Lot(s) 16 & 17, **COLES INDUSTRIAL SUBDIVISION**, zoned M-1, located on CANDELARIA RD NE, between VASSAR DR NE and GIRARD BLVD NE containing approximately 1 acre(s). (H-16) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

20. **Project # 1004943**
06DRB-00801 Minor-Sketch Plat or
Plan

ISAAC BENTON & ASSOCIATES agent(s) for AMERI-CONTRACTORS request(s) the above action(s) for all or a portion of Tract(s) D, **VILLAGE CENTER NORTH**, zoned SU-1, R-2, located on PINNACLE PEAK NW, between SUMMER RIDGE NW and MCMAHON BLVD NW containing approximately 1 acre(s). (A-11) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

21. **Project # 1004944**
06DRB-00803 Minor-Sketch Plat or
Plan

REX O LEWIS request(s) the above action(s) for all or a portion of Lot(s) 11 & 12, Block(s) 18, **EAST CENTRAL BUSINESS ADDITION**, zoned C-3 heavy commercial zone, located on MURIEL ST NE, between BUENA VENTURA RD NE and LINN NE containing approximately 1 acre(s). (K-21) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

22. Approval of the Development Review Board Minutes for June 7, 2006. **THE DRB MINUTES FOR JUNE 7, 2006 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:35 A.M.

~~1~~
#13
Comp 6-27-04 #5

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-00646 (FP)
Project Name STORMCLOUD SUBDIVISION
Agent: Precision Surveys

Project # 1004233
Phone No.: 856-5700

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 6/14/06 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: AMAFCA's sig.
 maintain & benefit from designations of

PARKS / CIP: _____

PLANNING (Last to sign): record plat

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

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

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

Called agent for P/U. #5. 6-27-06

Project Number 1004233

~~1~~
#13

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-00646 (FP)

Project # 1004233

Project Name STORMCLOUD SUBDIVISION

Agent: Precision Surveys

Phone No.: 856-5700

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 6/14/06 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: AMAFCA's signature
maintain & benefit long designations of
TRW/DB

PARKS / CIP: _____

PLANNING (Last to sign): record plat

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

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- Tax printout from the County Assessor.

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- 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

1004233



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

June 14, 2006

13. Project # 1004233

06DRB-00793 Minor-Extension of Preliminary Plat

BOHANNAN HUSTON agent(s) for WESTLAND DEVELOPMENT CO request(s) the above action(s) for all or a portion of Tract(s) I-2, WESTLAND NORTH (to be known as **STORMCLOUD SUBDIVISION**, zoned SU-2, R-LT, located on TIERRA PINTADA ST SW, between ARROYO VISTA BLVD SW and LADERA DR SW containing approximately 107 acre(s). [REF:05DRB-00899] (H-9, J-8, J-9)

At the June 14, 2006, Development Review Board meeting, a one-year extension of the Preliminary Plat was approved.

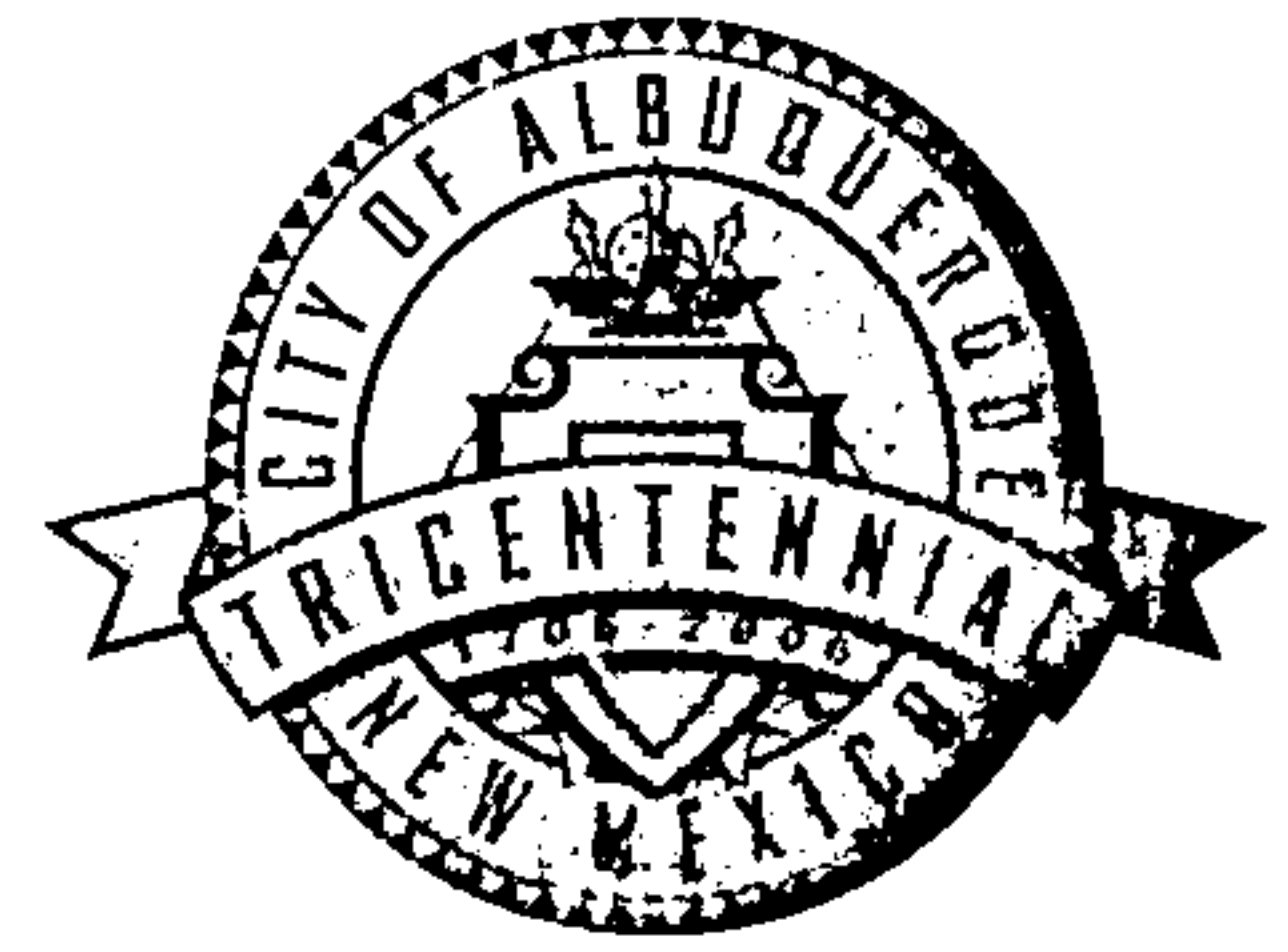
06DRB-00646 Minor-Final Plat Approval

PRECISION SURVEYS INC agent(s) for WESTLAND DEVELOPMENT CO INC request(s) the above action(s) for all or a portion of Tract(s) I-2, SUNDORO SUBDIVISION, UNIT 1 (to be known as **STORMCLOUD SUBDIVISION, UNIT 1**, zoned SU-2, R-LT, located on ARROYO VISTA BLVD NW, between TIERRA VISTA ST NW and LADERA DR NW containing approximately 164 acre(s). [REF: 05DRB-00899, 05DRB-00900, 05DRB-00901, 05DRB-00902] [*Indef Deferred on 5/17/06*] (H-8, H-9, J-8, J-9)

The final plat was approved with final sign off delegated to City Engineer for AMAFCA's signature and Planning to record.

Sheran Matson, AICP, DRB Chair

Cc: Westland Development, 401 Coors Blvd NW, 87121
Bohannon Huston Inc., 7500 Jefferson NE, 87109
Precision Surveys Inc., P.O. Box 94928, 87199
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1004233

AGENDA ITEM NO: 13

SUBJECT:

Final Plat
Preliminary Plat Ext

ACTION REQUESTED:

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

P.O. Box 1293

ENGINEERING COMMENTS:

No adverse comments.

Albuquerque

New Mexico 87103

RESOLUTION: *ext*

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

www.cabq.gov

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: June 14, 2006



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

May 17, 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: 10:37 A.M.
- B. Changes and/or Additions to the Agenda
- C. New or Old Business

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1001304**
06DRB-00574 Major-Vacation of
Public Easements

CHRISTOPHER CALOTT request(s) the above action(s) for all or a portion of Block(s) 18, Lot(s) 17-A, 17-B, & 17-C, **PEREA ADDITION**, zoned SU-2/SF, located on 14TH ST NW, between ROMA AVE NW and FRUIT AVE NW containing approximately 1 acre(s). [REF: 01DRB00830,02DRB00493, 05DRB00909] (J-13) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

2. **Project # 1003212**
06DRB-00569 Major-Vacation of Public Easements
06DRB-00570 Minor-Prelim&Final Plat Approval

JOHN MENICUCCI, BERGER BRIGGS REAL ESTATE agent(s) for GRAND AVENUE PARTNERS, A NM LIMITED PARTNERSHIP, request(s) the above action(s) for all or a portion of Block(s) 34, Tract(s) A-1-A-1 & B-1, **BROWNEWELL & LAIS HIGHLAND ADDITION**, zoned SU-2 MC, located on DR MARTIN LUTHER KING JR AVE NE, between UNIVERSITY BLVD NE and PINE ST NE containing approximately 2 acre(s). [REF: 04EPC00699, 05DRB00729] (K-15) **THE VACATION WAS APPROVED WITH THE ADDITION OF A 30-FOOT PRIVATE PARKING EASEMENT AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CLARIFICATION OF THE PARKING AND ACCESS EASEMENT AND PLANNING FOR AGIS DXF FILE, 15-DAY APPEAL PERIOD AND TO RECORD THE PLAT.**

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

MARK GOODWIN & ASSOCIATES agent(s) for ICDC LLC request(s) the above action(s) for all or a portion of Tract(s) C, LEE'S BOSQUE SUBDIVISION (to be known as **BOSQUECITO SUBDIVISION**) zoned RD, located on BOSQUE MEADOWS BLVD NW, between LA ORILLA NW and PASEO DEL NORTE containing approximately 7 acre(s). [Deferred from 10/26/05 & 11/9/05 & 11/23/05 & 11/30/05 & 1/4/06 & 1/25/06 & 2/22/06 & 3/15/06 & 4/5/06 & 4/19/06] (D-12) **WITHDRAWN AT THE AGENT'S REQUEST.**

4. **Project # 1003238**
06DRB-00543 Major-Vacation of Public Easements
06DRB-00432 Minor-Prelim&Final Plat Approval
06DRB-00545 Minor-Vacation of Private Easements

SURV-TEK INC agent(s) for VANTAGE BUILDERS request(s) the above action(s) for all or a portion of Lot(s) 58-P1, Parcel E, **FLORAL MEADOWS**, zoned R-LT, located on SARITA AVE NW, between MONTOYA NW and MACIEL NW containing approximately 1 acre(s). *[Deferred fro 5/10/06]* (H-12) **THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE 15-DAY APPEAL PERIOD AND TO RECORD THE PLAT.**

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

5. **Project # 1004387**
06DRB-00644 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for LESLIE JENSEN request(s) the above action(s) for all or a portion of Lot(s) 31-35, Block(s) 12, **COUNTRY CLUB ADDITION**, zoned O-1, located on LAS LOMAS RD NE and ENCINO PL NE and containing approximately 1 acre(s). [REF: 05DRB-01332] *[Indef Deferred on 5/17/06]* (J-15) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

6. **Project # 1004792**
06DRB-00645 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST agent(s) for DUNCAN MILLOY request(s) the above action(s) for all or a portion of Lot(s) 5, Block(s) 1, **FITZGERALD ADDITION**, zoned R-1, located on FITZGERALD RD NW, between CANDELARIA RD NW and 4TH ST NW containing approximately 1 acre(s). [REF: 06DRB-00414] (G-14) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

7. **Project # 1004789**
06DRB-00642 Minor-Prelim&Final Plat
Approval

BILLY & JEANETTE BACA request(s) the above action(s) for all or a portion of Lot(s) 10-A, **R L GAUL ADDITION**, zoned R-1, located on SHANGRI-LA CT NW, between GREIGOS NW and DELAMAR NW containing approximately 1 acre(s). [REF: 06DRB-00409] (F-14) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD THE PLAT.**

8. **Project # 1004233**
06DRB-00646 Major-Final Plat Approval

PRECISION SURVEYS INC agent(s) for WESTLAND DEVELOPMENT CO INC request(s) the above action(s) for all or a portion of Tract(s) I-2, SUNDORO SUBDIVISION, UNIT 1 (to be known as **STORMCLOUD SUBDIVISION, UNIT 1**, zoned SU-2, R-LT, located on ARROYO VISTA BLVD NW, between TIERRA VISTA ST NW and LADERA DR NW containing approximately 164 acre(s). [REF: 05DRB-00899, 05DRB-00900, 05DRB-00901, 05DRB-00902] [*Indef Deferred on 5/17/06*] (H-8, H-9, J-8, J-9) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

9. **Project # 1001789**
05DRB-01718 Minor-Final Plat Approval

PRECISION SURVEYS INC agent(s) for DASKALOS NOB HILL request(s) the above action(s) for all or a portion of Block(s) 6, Tract(s) 17-28, **MONTE VISTA**, zoned CCR, located on CENTRAL AVE NE, between TULANE NE and WELLESLEY NE containing approximately 1 acre(s). [*Deferred from 11/16/05 & Indef deferred for SIA, Deferred from 5/17/06*] (K-16) **DEFERRED AT THE AGENT'S REQUEST TO 5/24/06.**

10. **Project # 1001946**
06DRB-00221 Minor-Final Plat Approval

BOHANNAN HUSTON INC agent(s) for NEWMORE LLC request(s) the above action(s) for all or a portion of Tract(s) A-1 & B-1, **HISE LANDS**, zoned M-1, located on PASEO DEL NORTE NE NE, between INTERSTATE 25 NE and SAN PEDRO BLVD NE containing approximately 6 acre(s). [06DRB00083] *[Final Plat Indef deferred for SIA]* (D-18) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR MAINTENANCE AND BENEFICIARIES OF ACCESS EASEMENTS.**

11. **Project # 1001028**
05DRB-01886 Minor-Prelim&Final Plat Approval

PRECISION SURVEYS agent(s) for RON CERROS request(s) the above action(s) for all or a portion of Tract(s) 1, **LANDS OF ALEJANDRO GARCIA**, zoned R-1, located on ALEJANDRO ST NW, between BLUE WATER NW and RINCON NW containing approximately 5 acre(s). *[Was Indef Deferred on 12/21/05, Indef Deferred on 5/17/06]* (J-11) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

NO ACTION IS TAKEN ON THESE CASES:

APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

12. **Project # 1004876**
06DRB-00632 Minor-Sketch Plat or Plan

JULIO JURADO request(s) the above action(s) for all or a portion of Lot(s) 4, Tract(s) 41, **TOWN OF ATRISCO GRANT, UNIT 2**, zoned R-D/R1 residential and related uses zone, developing area, located on 90TH ST SW, between SUNSET GARDENS RD SW and EUCARIZ AVE SW containing approximately 1 acre(s). (L-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

13. **Project # 1004878**
06DRB-00638 Minor-Sketch Plat or Plan

SURVEYS SOUTHWEST agent(s) for GEORGE METZGAR request(s) the above action(s) for all or a portion of Lot(s) 8-C, 8-D, 9A & 9B, Block(s) A, **SOUTH BROADWAY ACRES UNIT 1**, zoned SU-2 MR, located on BETHEL DR SE and TOPEKA ST SE and containing approximately 1 acre(s). (M-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

ADJOURNED: 10:37 A.M.

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
May 17, 2006
DRB Comments**

ITEM # 8

PROJECT # 1004233

APPLICATION # 06-00646

RE: Stormcloud Subdivision/final plat.

Are there any changes since preliminary plat was approved?

Have the three conditions of final plat been met?

Preliminary plat approval occurred on 6/29/05 before the Westside Strategic Plan amendments regarding APS design capacity were adopted.

AGIS approval is not on file. Planning will take delegation for this approval & to record the plat.



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



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1004233

AGENDA ITEM NO: 8

SUBJECT:

Final Plat

ACTION REQUESTED:

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

P.O. Box 1293

ENGINEERING COMMENTS:

Minor comments on plat.
AMAFCA must sign final Plat prior to City Engineer.

Albuquerque

New Mexico 87103

RESOLUTION:

APPROVED ____; DENIED ____; DEFERRED ^{indof} X; COMMENTS PROVIDED ____; WITHDRAWN

www.cabq.gov

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: May 17, 2006



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

June 29, 2005

9. Project # 1004233

05DRB-00899 Major-Preliminary Plat Approval
05DRB-00900 Major-Vacation of Public Easements
05DRB-00901 Minor-Sidewalk Waiver
05DRB-00902 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for WESTLAND DEVELOPMENT CO request(s) the above action(s) for all or a portion of Tract(s) I-2, WESTLAND NORTH (to be known as **STORM CLOUD SUBDIVISION**) zoned SU-2, RLT, located on TIERRA PINTADA ST SW, between ARROYO VISTA BLVD SW and LADERA DR SW containing approximately 107 acre(s). [Deferred from 6/22/05] (H-9, J-8, J-9) *NW*

At the June 29, 2005, Development Review Board meeting, with the signing of the infrastructure list dated 6/29/05 and approval of the grading plan engineer stamp dated 5/27/05 the preliminary plat was approved with the following conditions of final plat approval:

NW Adjacent lots at the two entrances need to meet the major local street standards.

NW An overall evaluation of the impacts of developing Phases One and Two of Westland North, identification of all the roadway elements that will need to be in place to serve those completed phases, and specific allocation of proportional responsibilities for each of those roadway improvements to each of the future sub-components of those phases; and a specific timetable for proposing and implementing each of the non-residential developments described in the master plan for Phases One and Two that, as yet, have not been proposed for actual development. According to the traffic study, Storm Cloud will not be finished until 2007. The above evaluations will need to be completed prior to final plat.

The AMAFCA Board shall vacate and/or Quit Claim the flood plain easement back to the owner.

The vacation was approved as shown on Exhibit B in the Planning file, subject to these findings and conditions:



**OFFICIAL NOTICE OF DECISION
PAGE 2**

FINDINGS:

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

CONDITIONS:

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

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

If you wish to appeal this decision, you must do so by July 14, 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).



**OFFICIAL NOTICE OF DECISION
PAGE 3**

Please note that the vacation of all plats, rights-of-way, and easements are void after one year from the final appeal date referenced above if all conditions are not met (The effective date of Development Review Board approval is the hearing date plus the 15-day appeal period.) (REF: Chapter 14 Article 14 Part 7-2 (E)(3)(6) Revised Ordinance.)

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


Sheran Matson, AICP, DRB Chair

Cc: Westland Development Co., Inc., 401 Coors Blvd NW, 87121
Bohannon Huston Inc., 7500 Jefferson St NE, 87109
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

#9

07.11.11

Figure 12
INFRASTRUCTURE LIST
 EXHIBIT "A"
 TO SUBDIVISION IMPROVEMENTS AGREEMENT
 DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST
STORMCLOUD SUBDIVISION

DRB Project No. 1004233
 App. # 05-00899

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
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MASTER PLAN BACKBONE INFRASTRUCTURE IMPROVEMENTS (Required for all Units)

MASTER PLAN BACKBONE PUBLIC ROADWAY IMPROVEMENTS

		44' F-F	ARTERIAL PAVEMENT W/ MEDIAN & STD. CURB & GUTTER W/ 10 FT ACC TRAIL ON SOUTH SIDE	ARROYO VISTA BLVD	TIERRA PINTADA ST	EXISTING PAVEMENT AT SUNDORO UNIT 4 BDRY	/	/	/
		30' F-F	ARTERIAL PAVEMENT W/ MEDIAN & STD. CURB & GUTTER W/ 10 FT ACC TRAIL ON SOUTH SIDE	TIERRA PINTADA ST (Ext of 98th ST)	ARROYO VISTA BLVD	NORTH BDRY OF STORMCLOUD UNIT 3	/	/	/
		NOTE:	STREET LIGHTS AS PER COA DPM						
		NOTE:	LANDSCAPING WITHIN THE PUBLIC RIGHT OF WAY WILL BE CONSTRUCTED IN ACCORDANCE WITH AN APPROVED STREETScape AGREEMENT. A FINANCIAL GUARANTY IS NOT REQUIRED FOR LANSCAPING WITHIN PUBLIC RIGHT OF WAY.						

MASTER PLAN BACKBONE PUBLIC WATERLINE IMPROVEMENTS

		10" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	TIERRA PINTADA ST	TIE TO EXIST. SOUTH PRV IN TIERRA PINTADA ST	TIE TO EXIST. NORTH PRV IN TIERRA PINTADA ST	/	/	/
		10" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	PUBLIC WL EASEMENT	MAKIAN PLACE TIE TO EXIST. 10" WL (SUNDORO UNIT 1)	SUMMER BREEZE DRIVE	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	TOKACHI DRIVE	TOKACHI DRIVE TIE TO EXIST. 8" WL (SUNDORO UNIT 4)	SUMMER BREEZE DRIVE	/	/	/

MASTER PLAN BACKBONE PUBLIC SANITARY SEWER IMPROVEMENTS

		8" - 12" DIA	SANITARY SEWER LINE W/ NEC. MH'S & SERVICES	TIERRA PINTADA ST	ARROYO VISTA BLVD	NORTH BDRY OF STORMCLOUD UNIT 3	/	/	/
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MASTER PLAN BACKBONE PUBLIC STORM DRAIN IMPROVEMENTS

		18"-60" DIA	RCP W/ NEC. MH'S LATERALS & INLETS	TIERRA PINTADA ST (STORMCLOUD AVE)	TIERRA PINTADA ST WEST ROW	TIERRA PINTADA ST EAST ROW	/	/	/
		18"-60" DIA	RCP W/ NEC. MH'S LATERALS & INLETS	TIERRA PINTADA ST (ZEPHYR PLACE)	TIERRA PINTADA ST WEST ROW	TIERRA PINTADA ST EAST ROW	/	/	/
		18"-30" DIA	RCP W/ NEC. MH'S LATERALS & INLETS	ARROYO VISTA BLVD (BTWN LADERA DAMS 5&6)	ARROYO VISTA BLVD WEST ROW	ARROYO VISTA BLVD EAST ROW	/	/	/

ORIGINAL

UNIT 1 PUBLIC ROADWAY IMPROVEMENTS

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Crst Engineer
		32' F-F	RESIDENTIAL PAVEMENT W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES**	SUMMER SHOWER PLACE	CUL-DE-SAC TERMINUS	SUMMER BREEZE DRIVE	/	/	/
		32' F-F	RESIDENTIAL PAVEMENT W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	SUMMER BREEZE DRIVE	SUMMER SHOWER PLACE	CUMULUS PLACE	/	/	/
		28' F-F	RESIDENTIAL PAVEMENT W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	CIRRUS DRIVE	STORMCLOUD AVE	WIND RIDGE DRIVE	/	/	/
		32' F-F	RESIDENTIAL PAVEMENT W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	STORMCLOUD AVE	SUMMER SHOWER PLACE	STORMCLOUD AVE ROUNDABOUT	/	/	/
		50' F-F	RESIDENTIAL PAVEMENT W/ PCC MEDIAN & STD. CURB & GUTTER & PCC 4' WIDE SIDEWALK BOTH SIDES*	STORMCLOUD AVE	STORMCLOUD AVE ROUNDABOUT	SUMMER BREEZE DRIVE	/	/	/
		28'-32' F-F	RESIDENTIAL PAVEMENT W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	WIND RIDGE DRIVE	CIRRUS DRIVE	UNIT 1 PHASE BOUNDARY	/	/	/
		28' F-F	RESIDENTIAL PAVEMENT W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	THUNDER ROAD	CIRRUS DRIVE	RAIN PLACE	/	/	/
		32' F-F	RESIDENTIAL PAVEMENT W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	GALE COURT	STORMCLOUD AVE	CUL-DE-SAC TERMINUS	/	/	/
		28'-32' F-F	RESIDENTIAL PAVEMENT W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	RAIN PLACE	SUMMER BREEZE DRIVE	CUL-DE-SAC TERMINUS	/	/	/
		54' F-F	RESIDENTIAL PAVEMENT W/ PCC MEDIAN & STD. CURB & GUTTER & PCC 6' WIDE SIDEWALK BOTH SIDES*	STORMCLOUD AVE ENTRANCE RD	STORMCLOUD AVE	TIERRA PINTADA ST	/	/	/
		32' F-F	RESIDENTIAL PAVEMENT W/ PCC CURB & GUTTER & PCC 6' WIDE SIDEWALK WAIVED ON WEST SIDE OF STREET	TOKACHI DRIVE	SUMMER BREEZE DRIVE	TOKACHI DRIVE EXISTING	/	/	/
		NOTE:	STREET LIGHTS AS PER COA DPM				/	/	/
		NOTE:	LANDSCAPING WITHIN THE PUBLIC RIGHT OF WAY WILL BE CONSTRUCTED IN ACCORDANCE WITH AN APPROVED STREETSCAPE AGREEMENT. A FINANCIAL GUARANTY IS NOT REQUIRED FOR LANDSCAPING WITHIN PUBLIC RIGHT OF WAY.				/	/	/

* SIDEWALKS TO BE DEFERRED UNLESS OTHERWISE STATED PER SIDEWALK EXHIBIT

UNIT 1 PUBLIC SANITARY SEWER IMPROVEMENTS

		8" DIA	SANITARY SEWER LINE W/ NEC. MH'S & SERVICES	SUMMER SHOWER PLACE	CUL-DE-SAC	SUMMER BREEZE DRIVE	/	/	/
		8" DIA	SANITARY SEWER LINE W/ NEC. MH'S & SERVICES	SUMMER BREEZE DRIVE	SUMMER SHOWER PLACE	TOKACHI DRIVE	/	/	/
		8" DIA	SANITARY SEWER LINE W/ NEC. MH'S & SERVICES	SUMMER BREEZE DRIVE	TOKACHI DRIVE	CUMULUS PLACE	/	/	/
		8" DIA	SANITARY SEWER LINE W/ NEC. MH'S & SERVICES	TOKACHI DRIVE	SUMMER BREEZE DRIVE	TOKACHI DRIVE EXISTING	/	/	/
		8" DIA	SANITARY SEWER LINE W/ NEC. MH'S & SERVICES	WIND RIDGE DRIVE	CIRRUS DRIVE	STORMCLOUD AVE	/	/	/
		8" DIA	SANITARY SEWER LINE W/ NEC. MH'S & SERVICES	THUNDER ROAD	CIRRUS DRIVE	RAIN PLACE	/	/	/
		8" DIA	SANITARY SEWER LINE W/ NEC. MH'S & SERVICES	STORMCLOUD AVE	STORMCLOUD AVE ENTRANCE RD	SUMMER BREEZE DRIVE	/	/	/
		8" DIA	SANITARY SEWER LINE W/ NEC. MH'S & SERVICES	GALE COURT	STORMCLOUD AVE	CUL-DE-SAC	/	/	/
		8" DIA	SANITARY SEWER LINE W/ NEC. MH'S & SERVICES	RAIN PLACE	SUMMER BREEZE DRIVE	CUL-DE-SAC	/	/	/

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
UNIT 1 PUBLIC WATERLINE IMPROVEMENTS									
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	SUMMER SHOWER PLACE	CUL-DE-SAC	SUMMER BREEZE DRIVE	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	SUMMER BREEZE DRIVE	SUMMER SHOWER PLACE	TOKACHI DRIVE	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	SUMMER BREEZE DRIVE	TOKACHI DRIVE	UNIT 1 PHASE BOUNDARY	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	CIRRUS DRIVE	STORMCLOUD AVE	WIND RIDGE DRIVE	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	STORMCLOUD AVE	SUMMER SHOWER PLACE	WIND RIDGE DRIVE	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	STORMCLOUD AVE	WIND RIDGE DRIVE	SUMMER BREEZE DRIVE	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	WIND RIDGE DRIVE	CIRRUS DRIVE	STORMCLOUD AVE	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	WIND RIDGE DRIVE	STORMCLOUD AVE	UNIT 1 PHASE BOUNDARY	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	THUNDER ROAD	CIRRUS DRIVE	RAIN PLACE	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	GALE COURT	STORMCLOUD AVE	TIERRA PINTADA ST	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	RAIN PLACE	SUMMER BREEZE	TIERRA PINTADA ST	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	WL EASEMENT	SUMMER SHOWER PLACE CUL-DE-SAC	STORMCLOUD AVE	/	/	/
		4" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	STORMCLOUD AVE KNUCKLE	STORMCLOUD AVE	STORMCLOUD AVE KNUCKLE TERMINUS	/	/	/

UNIT 1 PUBLIC STORM DRAIN IMPROVEMENTS									
		48" DIA	RCP W/ NEC. MH'S, LATERALS, & INLETS	GALE COURT	STORMCLOUD AVE	WEST PROPERT LINE TIERRA PINTADA ST	/	/	/
		66"-84" DIA	RCP STORM DRAIN LINE W/ WATER QUALITY MANHOLE	STORMCLOUD AVE & TRACTS H & I	STORMCLOUD AVE ENTRANCE RD	AMAFCA DAM #9	/	/	/
		24" DIA	RCP W/ NEC. MH'S, LATERALS, & INLETS	STORMCLOUD AVE	LOT 190	RAIN PLACE	/	/	/
		24"-36" DIA	RCP W/ NEC. MH'S, LATERALS, & INLETS	WIND RIDGE DRIVE	Ⓢ RAIN PLACE		/	/	/
		24"-48" DIA	RCP W/ NEC. MH'S, LATERALS, & INLETS	SUMMER BREEZE DRIVE	RAIN PLACE	STORMCLOUD AVE	/	/	/
		NOTE:	LETTER OF MAP REVISION TO FEMA MUST BE COMPLETED PRIOR TO RELEASE OF FINANCIAL GUARANTIES						
		NOTE:	A GRADING AND DRAINAGE CERTIFICATION OF THE APPROVED GRADING PLAN FOR UNIT 1 IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTIES.						
		NOTE:	GRADING ON AMAFCA DAM #9 AND #10 WITH SCOUR PROTECTION FOR STORM DRAIN OUTFALL AT DAM #9						

UNIDINAL

UNIT 2 PUBLIC ROADWAY IMPROVEMENTS

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		32' F-F	RESIDENTIAL PAVEMENT W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES**	WIND RIDGE DRIVE	UNIT 1 PHASE BOUNDARY	SUNNY MORNING DRIVE	/	/	/
		54' F-F	RESIDENTIAL PAVEMENT W/ PCC MEDIAN & STD. CURB & GUTTER & PCC 4' WIDE SIDEWALK BOTH SIDES*	WIND RIDGE DRIVE	SUNNY MORNING DRIVE	TIERRA PINTADA ST	/	/	/
		32' F-F	RESIDENTIAL PAVEMENT W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	SUMMER BREEZE DRIVE	CUMULUS PLACE	ARKANSAS ROAD	/	/	/
		28'-32' F-F	RESIDENTIAL PAVEMENT W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	CUMULUS PLACE	SUMMER BREEZE DRIVE	CUL-DE-SAC TERMINUS	/	/	/
		32' F-F	RESIDENTIAL PAVEMENT W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	SUNNY MORNING ROAD	WIND RIDGE DRIVE	ARKANSAS ROAD	/	/	/
		32' F-F	RESIDENTIAL PAVEMENT W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	TEMPEST DRIVE	CUMULUS PLACE	CLOUD BURST DRIVE	/	/	/
		32' F-F	RESIDENTIAL PAVEMENT W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	CLOUD BURST DRIVE	SUNNY MORNING DRIVE	UNIT 2 PHASE BOUNDARY	/	/	/
		32' F-F	RESIDENTIAL PAVEMENT W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	CLOUDY ROAD	SUNNY MORNING DRIVE	CLOUD BURST DRIVE	/	/	/
		28' F-F	RESIDENTIAL PAVEMENT W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	BREEZY COURT	SUMMER BREEZE DRIVE	CUL-DE-SAC TERMINUS	/	/	/
		NOTE:	STREET LIGHTS AS PER COA DPM						
		NOTE:	LANDSCAPING WITHIN THE PUBLIC RIGHT OF WAY WILL BE CONSTRUCTED IN ACCORDANCE WITH AN APPROVED STREETScape AGREEMENT. A FINANCIAL GUARANTY IS NOT REQUIRED FOR LANDSCAPING WITHIN PUBLIC RIGHT OF WAY.						

* SIDEWALKS TO BE DEFERRED UNLESS OTHERWISE STATED PER SIDEWALK EXHIBIT

UNIT 2 PUBLIC WATERLINE IMPROVEMENTS

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	WIND RIDGE DRIVE	UNIT 1 PHASE BOUNDARY	TIERRA PINTADA ST	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	SUMMER BREEZE DRIVE	UNIT 1 PHASE BOUNDARY	10' WL TIE-IN AT EASEMENT	/	/	/
		10" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	SUMMER BREEZE DRIVE	10' WL TIE-IN AT EASEMENT	ARKANSAS ROAD	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	CUMULUS PLACE	SUMMER BREEZE DRIVE	TIERRA PINTADA ST	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	SUNNY MORNING DRIVE	WIND RIDGE DRIVE	ARKANSAS ROAD	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	TEMPEST DRIVE	CUMULUS PLACE	CLOUD BURST DRIVE	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	CLOUD BURST DRIVE	SUNNY MORNING DRIVE	UNIT 2 PHASE BOUNDARY	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	CLOUDY ROAD	SUNNY MORNING DRIVE	CLOUD BURST DRIVE	/	/	/
		4" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	BREEZY COURT	CUL-DE-SAC	SUMMER BREEZE DRIVE	/	/	/
		4" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	WIND RIDGE DRIVE KNUCKLE	WIND RIDGE DRIVE	WIND RIDGE DRIVE KNUCKLE TERMINUS	/	/	/

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
UNIT 2 PUBLIC SANITARY SEWER IMPROVEMENTS									
		8" DIA	SANITARY SEWER LINE W/ NEC. MH'S & SERVICES	CUMULUS PLACE	SUMMER BREEZE DRIVE	CUL-DE-SAC	/	/	/
		8" DIA	SANITARY SEWER LINE W/ NEC. MH'S & SERVICES	WIND RIDGE DRIVE	UNIT 1 PHASE BOUNDARY	SUNNY MORNING DRIVE	/	/	/
		8" DIA	SANITARY SEWER LINE W/ NEC. MH'S & SERVICES	WIND RIDGE DRIVE KNUCKLE	WIND RIDGE DRIVE	TERMINUS	/	/	/
		8" DIA	SANITARY SEWER LINE W/ NEC. MH'S & SERVICES	SUMMER BREEZE DRIVE	CUMULUS PLACE	ARKANSAS ROAD	/	/	/
		8" DIA	SANITARY SEWER LINE W/ NEC. MH'S & SERVICES	BREEZY COURT	SUMMER BREEZE DRIVE	CUL-DE-SAC	/	/	/
		8" DIA	SANITARY SEWER LINE W/ NEC. MH'S & SERVICES	TEMPEST DRIVE	CUMULUS PLACE	CLOUD BURST DRIVE	/	/	/
		8" DIA	SANITARY SEWER LINE W/ NEC. MH'S & SERVICES	SUNNY MORNING DRIVE	WIND RIDGE DRIVE	ARKANSAS ROAD	/	/	/
		8" DIA	SANITARY SEWER LINE W/ NEC. MH'S & SERVICES	CLOUD BURST DRIVE	SUNNY MORNING DRIVE	ARKANSAS ROAD	/	/	/
		8" DIA	SANITARY SEWER LINE W/ NEC. MH'S & SERVICES	ARKANSAS ROAD	CLOUD BURST DRIVE	SUMMER BREEZE DRIVE	/	/	/
		8" DIA	SANITARY SEWER LINE W/ NEC. MH'S & SERVICES	CLOUDY ROAD	SUNNY MORNING DRIVE	CLOUD BURST DRIVE	/	/	/

UNIT 2 PUBLIC STORM DRAIN IMPROVEMENTS									
		24" DIA	RCP W/ NEC. MH'S, LATERALS, & INLETS	CLOUD BURST DRIVE	LOT 124	ARKANSAS ROAD	/	/	/
		30" DIA	RCP W/ NEC. MH'S, LATERALS, & INLETS	ARKANSAS ROAD	CLOUD BURST DRIVE	SUMMER BREEZE DRIVE	/	/	/
		24"-30" DIA	RCP W/ NEC. MH'S, LATERALS, & INLETS	SUMMER BREEZE DRIVE	LOT 496	STORM DRAIN EASEMENT	/	/	/
		84" DIA	RCP W/ NEC. MH'S, LATERALS, & INLETS	SUMMER BREEZE DRIVE	STORM DRAIN EASEMENT	ARKANSAS ROAD	/	/	/
		84" DIA	RCP STORM DRAIN LINE W/ WATER QUALITY MANHOLE	STORM DRAIN EASEMENT	SUMMER BREEZE DRIVE	AMAFCA DAM #11	/	/	/
		NOTE:	SCOUR PROTECTION FOR STORM DRAIN OUTFALL AT DAM #11						
		NOTE:	A GRADING AND DRAINAGE CERTIFICATION OF THE APPROVED GRADING PLAN FOR UNIT 2 IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTIES.						

SIA
Sequence #
COA DRC
Project #
UNIT 3 INFRASTRUCTURE IMPROVEMENTS

UNIT 3 PUBLIC ROADWAY IMPROVEMENTS

Size	Type of Improvement	Location	From	To
32' F-F	RESIDENTIAL PAVEMENT W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES**	ARKANSAS ROAD	SUNNY MORNING DRIVE	SUMMER BREEZE DRIVE
32' F-F	RESIDENTIAL PAVEMENT W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	WARM WIND PLACE	SUMMER BREEZE DRIVE	CUL-DE-SAC TERMINUS
32' F-F	RESIDENTIAL PAVEMENT W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	ZEPHYR PLACE	SUMMER BREEZE DRIVE	CUL-DE-SAC TERMINUS
32' F-F	RESIDENTIAL PAVEMENT W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	SUMMER BREEZE DRIVE	ARKANSAS ROAD	SUMMER BREEZE DRIVE TERMINUS
32' F-F	RESIDENTIAL PAVEMENT W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	VRGA STREET	ARKANSAS ROAD	WARM WIND PLACE
54' F-F	RESIDENTIAL PAVEMENT W/ PCC MEDIAN & STD. CURB & GUTTER & PCC 6' WIDE SIDEWALK BOTH SIDES*	ARKANSAS ROAD	TIERRA PINTADA ST	SUNNY MORNING DRIVE
32' F-F	RESIDENTIAL PAVEMENT W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	CLOUD BURST DRIVE	UNIT 2 PHASE BOUNDARY	ARKANSAS ROAD
NOTE:	STREET LIGHTS AS PER COA DPM			
NOTE:	LANDSCAPING WITHIN THE PUBLIC RIGHT OF WAY WILL BE CONSTRUCTED IN ACCORDANCE WITH AN APPROVED STREETSCAPE AGREEMENT. A FINANCIAL GUARANTY IS NOT REQUIRED FOR LANDSCAPING WITHIN PUBLIC RIGHT OF WAY.			

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* SIDEWALKS TO BE DEFERRED UNLESS OTHERWISE STATED PER SIDEWALK EXHIBIT

UNIT 3 PUBLIC WATERLINE IMPROVEMENTS

6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	ARKANSAS ROAD	TIERRA PINTADA ST	SUMMER BREEZE DRIVE
6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	WARM WIND PLACE	TIERRA PINTADA ST	SUMMER BREEZE DRIVE
6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	ZEPHYR PLACE	TIERRA PINTADA ST	SUMMER BREEZE DRIVE
10" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	SUMMER BREEZE DRIVE	ARKANSAS ROAD	SUMMER BREEZE DRIVE TERMINUS
6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	CLOUD BURST DRIVE	UNIT 2 PHASE BOUNDARY	ARKANSAS ROAD

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UNIT 3 PUBLIC SANITARY SEWER IMPROVEMENTS

8" DIA	SANITARY SEWER LINE W/ NEC. MH'S & SERVICES	ARKANSAS ROAD	SUNNY MORNING DRIVE	CLOUD BURST DRIVE
10" DIA	SANITARY SEWER LINE W/ NEC. MH'S & SERVICES	WARM WIND PLACE	TIERRA PINTADA ST	SUMMER BREEZE DRIVE
8" DIA	SANITARY SEWER LINE W/ NEC. MH'S & SERVICES	ZEPHYR PLACE	TIERRA PINTADA ST	SUMMER BREEZE DRIVE
10" DIA	SANITARY SEWER LINE W/ NEC. MH'S & SERVICES	SUMMER BREEZE DRIVE	ARKANSAS ROAD	WARM WIND PLACE
8" DIA	SANITARY SEWER LINE W/ NEC. MH'S & SERVICES	SUMMER BREEZE DRIVE	WARM WIND PLACE	SUMMER BREEZE DRIVE TERMINUS

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ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
UNIT 3 PUBLIC STORM DRAIN IMPROVEMENTS									
		66" DIA ✓	STORM DRAIN LINE	ZEPHYR PLACE	W. P. TIERRA PINTADA ST	SUMMER BREEZE DRIVE	/	/	/
		72"-84" DIA	STORM DRAIN LINE	SUMMER BREEZE DRIVE	LOT 493	ZEPHYR PLACE	/	/	/
		84" DIA	STORM DRAIN LINE	STORM DRAIN EASEMENT	SUMMER BREEZE DRIVE	AMAFCA DAM #11	/	/	/
		24"-30" 24" DIA	STORM DRAIN LINE	CLOUD BURST DRIVE	UNIT 2 PHASE BOUNDARY	ARKANSAS ROAD	/	/	/
		30" DIA	STORM DRAIN LINE	ARKANSAS ROAD	CLOUD BURST DRIVE	SUMMER BREEZE DRIVE	/	/	/
		24" DIA	STORM DRAIN LINE	SUMMER BREEZE DRIVE	ZEPHYR PLACE	SUMMER BREEZE DRIVE TERMINUS	/	/	/
		36" DIA	STORM DRAIN LINE	SUMMER BREEZE DRIVE	LOT 113	ARKANSAS ROAD	/	/	/
		NOTE: A GRADING AND DRAINAGE CERTIFICATION OF THE APPROVED GRADING PLAN FOR UNIT 3 IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTEES.							

~~KEVIN RATTON, PE
PREPARED BY: PRINT NAME~~ _____ DATE _____
~~DRB CHAIR~~ _____
~~PARKS & GENERAL SERVICES~~ _____ DATE _____

~~BOHANNAN HUSTON, INC.
FIRM:~~ _____ DATE _____
~~TRANSPORTATION DEVELOPMENT~~ _____
~~AMAFCA~~ _____ DATE _____

~~SIGNATURE~~ _____ DATE _____
~~UTILITY DEVELOPMENT~~ _____ DATE _____
~~CITY ENGINEER~~ _____ DATE _____

~~MAXIMUM TIME ALLOW TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION~~ _____ DATE _____

DESIGN REVIEW COMMITTEE REVISIONS				
REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
UNIT 3 PUBLIC STORM DRAIN IMPROVEMENTS									
		60" DIA	STORM DRAIN LINE	ZEPHYR PLACE	TIERRA PINTADA ST	SUMMER BREEZE DRIVE	/	/	/
		72"-84" DIA	STORM DRAIN LINE	SUMMER BREEZE DRIVE	ARKANSAS ROAD	ZEPHYR PLACE	/	/	/
		24" DIA	STORM DRAIN LINE	SUMMER BREEZE DRIVE	ZEPHYR PLACE	SUMMER BREEZE DRIVE TERMINUS	/	/	/
A GRADING AND DRAINAGE CERTIFICATION OF THE APPROVED GRADING PLAN FOR UNIT 3 IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTIES.									



KEVIN PATTON, PE 06/27/05 [Signature] 6/29/05 Christina Sandoval 6/29/05
 PREPARED BY: PRINT NAME DRB CHAIR DATE PARKS & GENERAL SERVICES DATE

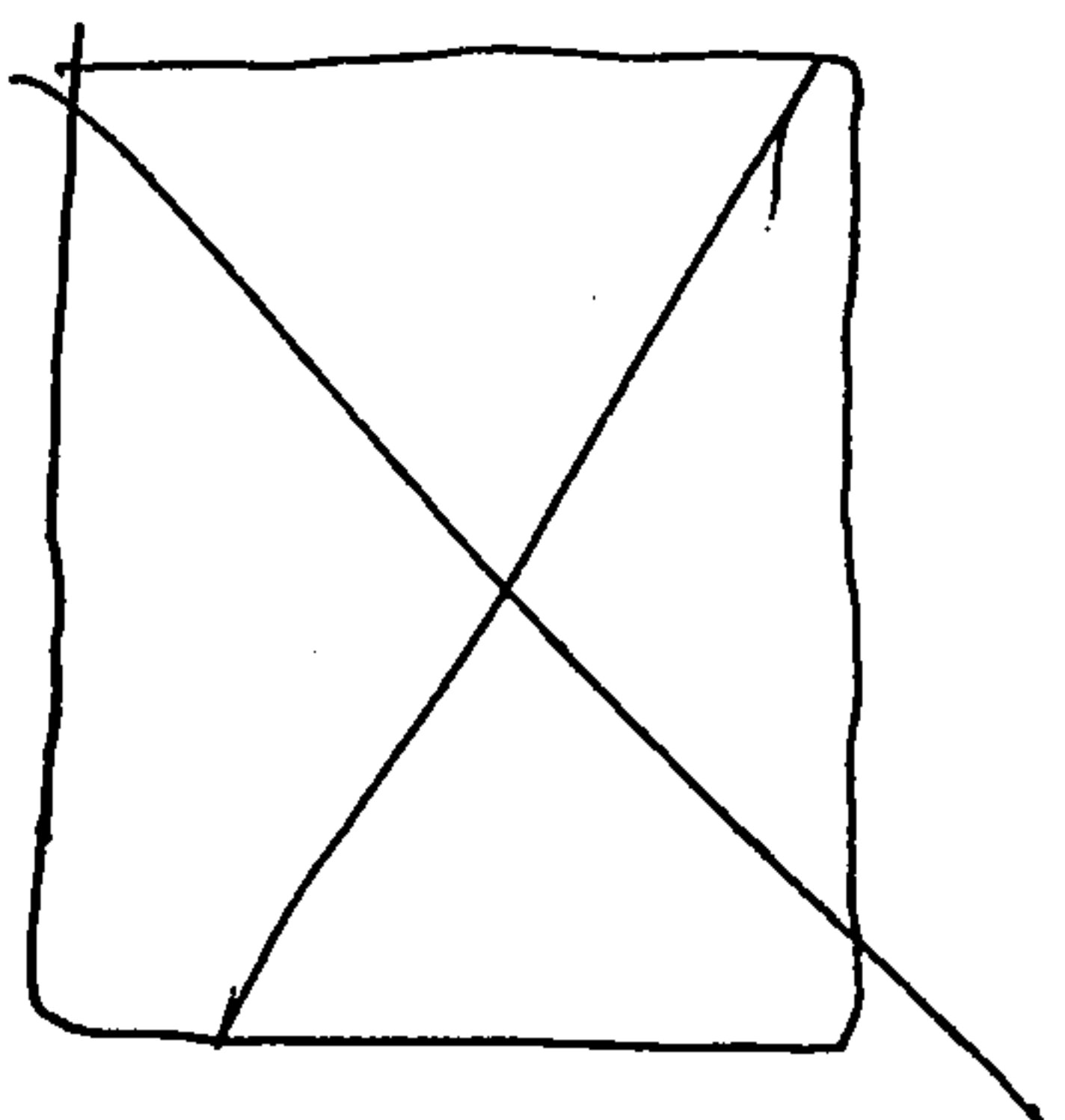
BOHANNAN HUSTON INC. [Signature] 6-27-05 [Signature] 6-29-05 [Signature] 6-27-05
 FIRM: TRANSPORTATION DEVELOPMENT DATE AMAPCA DATE

[Signature] 6-27-05 [Signature] 6/29/05 [Signature] 6-29/05
 SIGNATURE DATE UTILITY DEVELOPMENT DATE CITY ENGINEER DATE

MAXIMUM TIME ALLOW TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION _____ DATE _____ DATE



DESIGN REVIEW COMMITTEE REVISIONS				
REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER



DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 104233 AGENDA#: 9 DATE: 6.29.05

1. Name: Kevin Patton Address: BHI Zip: _____

2. Name: J. J. Ambrosio Address: Westland Zip: _____

3. Name: _____ Address: _____ Zip: _____

4. Name: _____ Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

10. Name: _____ Address: _____ Zip: _____

11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

June 22, 2005

Project # 1004233

05DRB-00899 Major-Preliminary Plat Approval
05DRB-00900 Major-Vacation of Public Easements
05DRB-00901 Minor-Sidewalk Waiver
05DRB-00902 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for WESTLAND DEVELOPMENT CO request(s) the above action(s) for all or a portion of Tract(s) I-2, WESTLAND NORTH (to be known as **STORM CLOUD SUBDIVISION**) zoned SU-2, RLT, located on TIERRA PINTADA ST SW, between ARROYO VISTA BLVD SW and LADERA DR SW containing approximately 107 acre(s).(H-9, J-8, J-9)

- AMAFCA No objection to requested actions. The grading on the AMAFCA dams and scour protection for the storm drain outfalls will be on the Infrastructure List. Quitclaim of the AMAFCA Floodplain Easement must be approved by the Board of Directors. The recording information of the Quitclaim Deed should be referenced on the Final Plat.
- COG 98th Street has been identified as a principal arterial on the LRRS map. In addition, the Long Range Bikeway System map identifies on street lanes on 98th St/Arroyo Vista Blvd and Tierra Pintada St, as well as a separate path along 98th St/Arroyo Vista Blvd. Coordination with the City's DMD should be pursued to ensure projects inclusion as appropriate.
- Transit Transit supports the pedestrian connections proposed between the cul-de-sacs and surrounding arterials. Transit suggests providing sidewalks on both sides of Tokachi Drive to facilitate pedestrian movement between the neighboring subdivisions. Transit would prefer a straighter, more direct alignment of arterials but understands that the applicant is following established arterial plans for the area.

Zoning Enforcement

Min Lot Size okay

The zone is SU-2 R-LT. The minimum lot size for single-family dwellings is 4000 square feet. Lot numbers 11-29, 32-46, 49-64, 73-78, 95-110, 134-144, and 237-252 do not meet the minimum lot size requirement. The minimum lot width requirement is 40 feet. Lot numbers 11-29, 32-46, 49-63, 102-110, 134-144 and 237-252 do not meet the minimum lot width requirement.

Neighborhood Coordination

Letter sent to Tierra Oeste NA (R).

APS

No comments received.

Police Department

A review of the following DRB case(s) indicates the following problems or crimes may occur or that the following concerns may need to be evaluated or addressed on this site or in this area. These comments do not indicate that a thorough CPTED evaluation has been done, or that other criminal activities may not occur. Burglaries residential 8:00 a.m. to 5 p.m., Monday thru Friday auto 10 p.m. to 6 a.m, Monday thru Sunday, speeding violations, transients, need for neighborhood association, other: gang activity and narcotics activity.

Fire Department

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

PNM Electric & Gas

Approves.

Comcast

No comments received.

QWEST

No comments received.

Environmental Health

Site is not within 1000 feet of a landfill. No comment.

M.R.G.C.D.

No comments received.

Open Space Division

No adverse comments.

City Engineer

An approved drainage report is required for Preliminary Plat approval. AMAFCA board must vacate flood plain easement prior to City acting on Final Plat. AMAFCA must sign Infrastructure List.

Transportation Development

No objection to vacation of PUEs, defer vacation requests for drainage easements to Hydrology. No objection to sidewalk deferral request. Why is sidewalk being waived along Tokachi Drive? Provide a traffic distribution map to evaluate street and right-of-way widths. What is the time frame for completing Tierra Pintada east to Unser Boulevard as shown on the Master Plan? An overall evaluation of the impacts of developing phases one and two of Westland North, identification of all the roadway elements that will need to be in place to serve those completed phases, and specific allocation of proportional responsibilities for each of those roadway improvements to each of the future sub-components of those phases; and

A specific timetable for proposing and implementing each of the non-residential developments described in the master plan for phases one and two that, as yet, have not been proposed for actual development. According to the traffic study, Storm Cloud will not be finished until 2007. The above evaluations will need to be completed prior to final plat. The TIS offsite mitigation measures will need to be evaluated with respect to impact fees. Provide a cross section of the 44' F-F Arroyo Vista Blvd. Why is this offsite? Is the intersection of Arroyo Vista and Tierra Pintada going to be fully built? How are the ACC trails going to be maintained? Are there any major local streets? 6' sidewalks? What is the block length for Zephyr Place? Landscaping is required for public roadways. Street lights need to be added.

Parks & Recreation Contact Christina Sandoval at 768-3808 for comments.

Utilities Development

No objection to Vacation requests. All water line easements must be dedicated to the ABCWUA, not the City. The north PRV listed is not existing, it must be installed with this project. Need to have Utility Plan to review with infrastructure list. No objection to Sidewalk Waiver or Deferral.

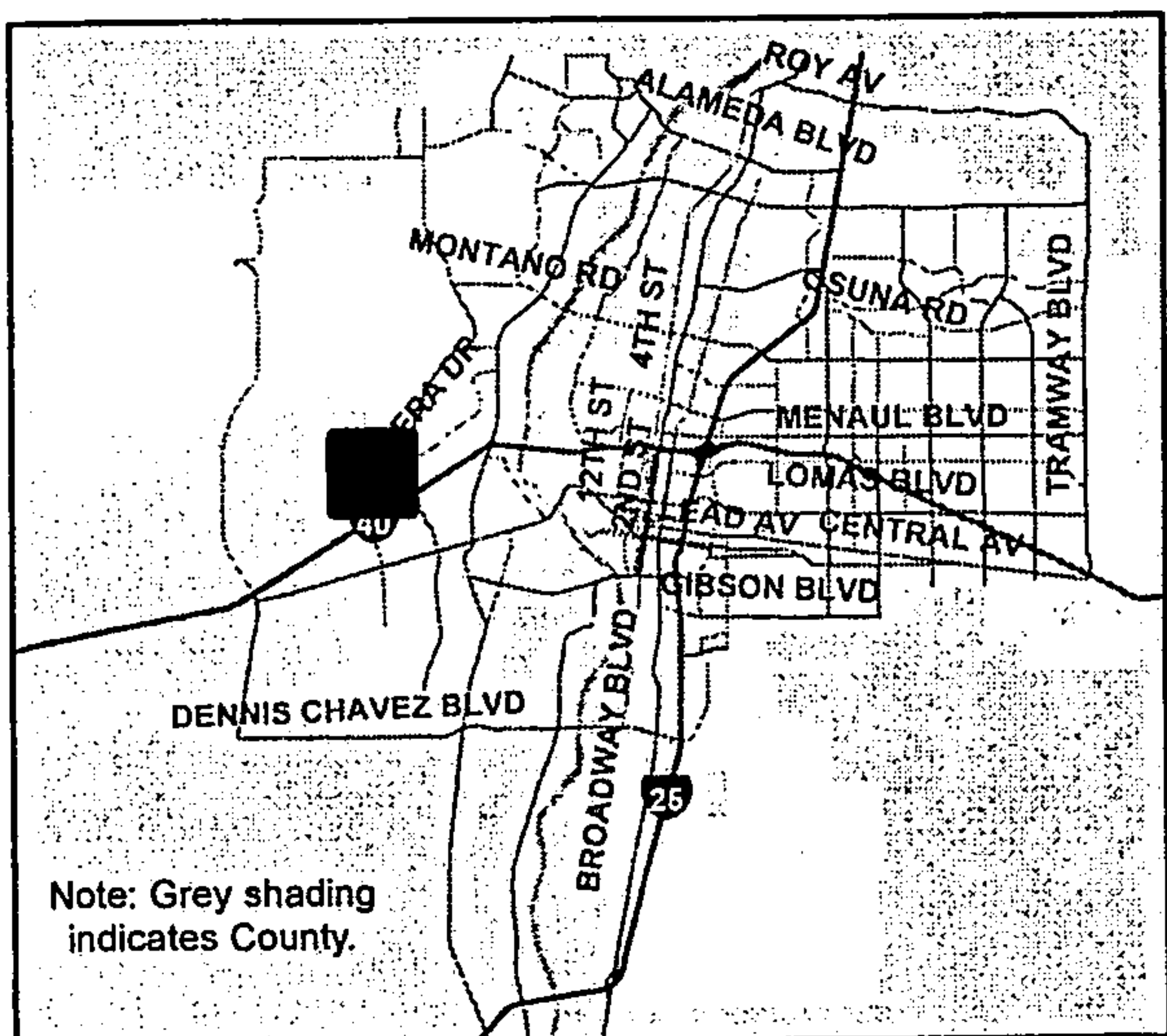
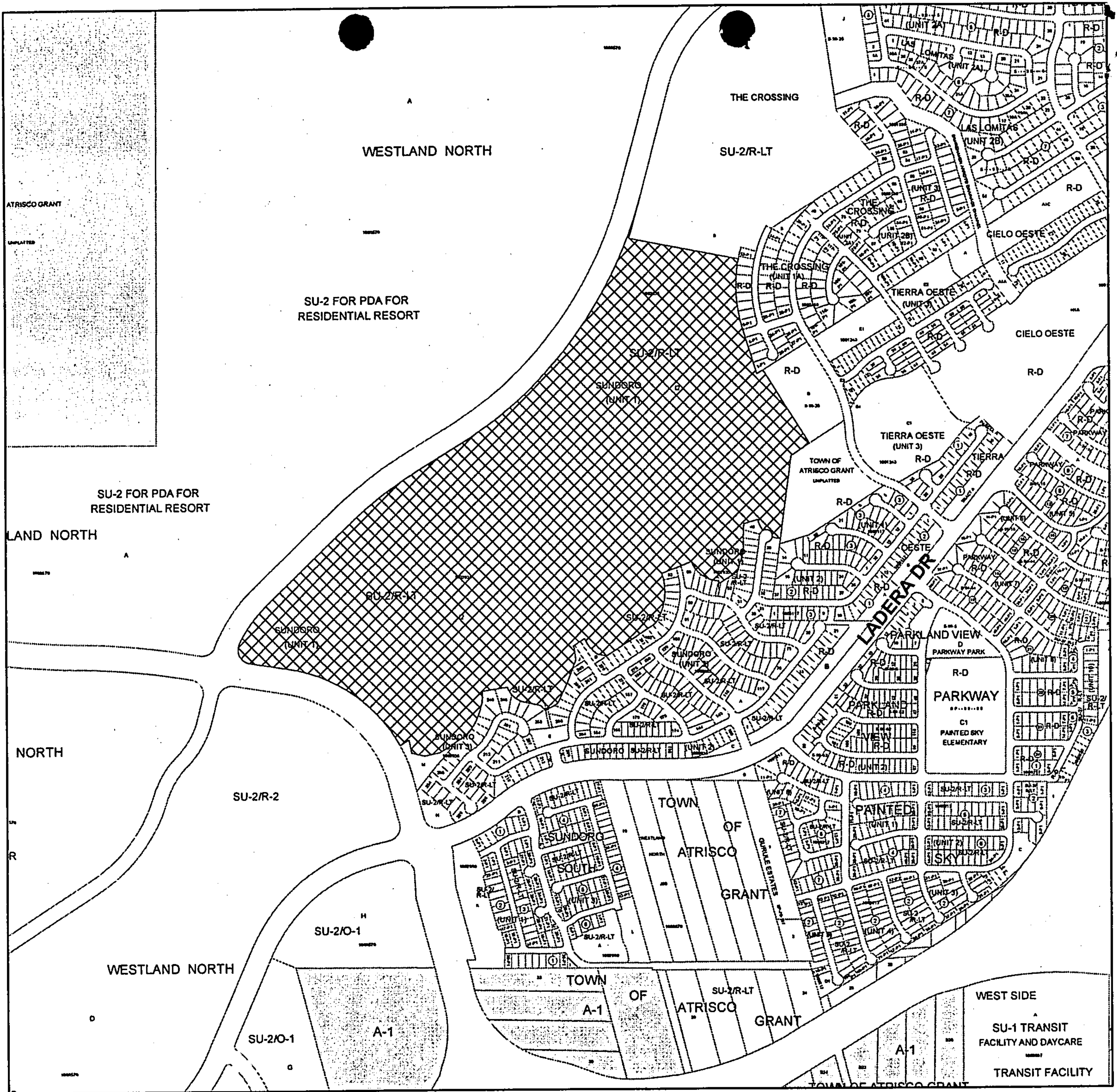
Planning Department

The perimeter wall design needs maximum height of the wall plus other information as required in the Major Subdivision Perimeter Wall Design Submittal document. No objection to any of the requested actions.

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

cc:Westland Development Co., Inc., 401 Coors Blvd NW, 87121

Bohannon Huston Inc., 7500 Jefferson St NE, 87109

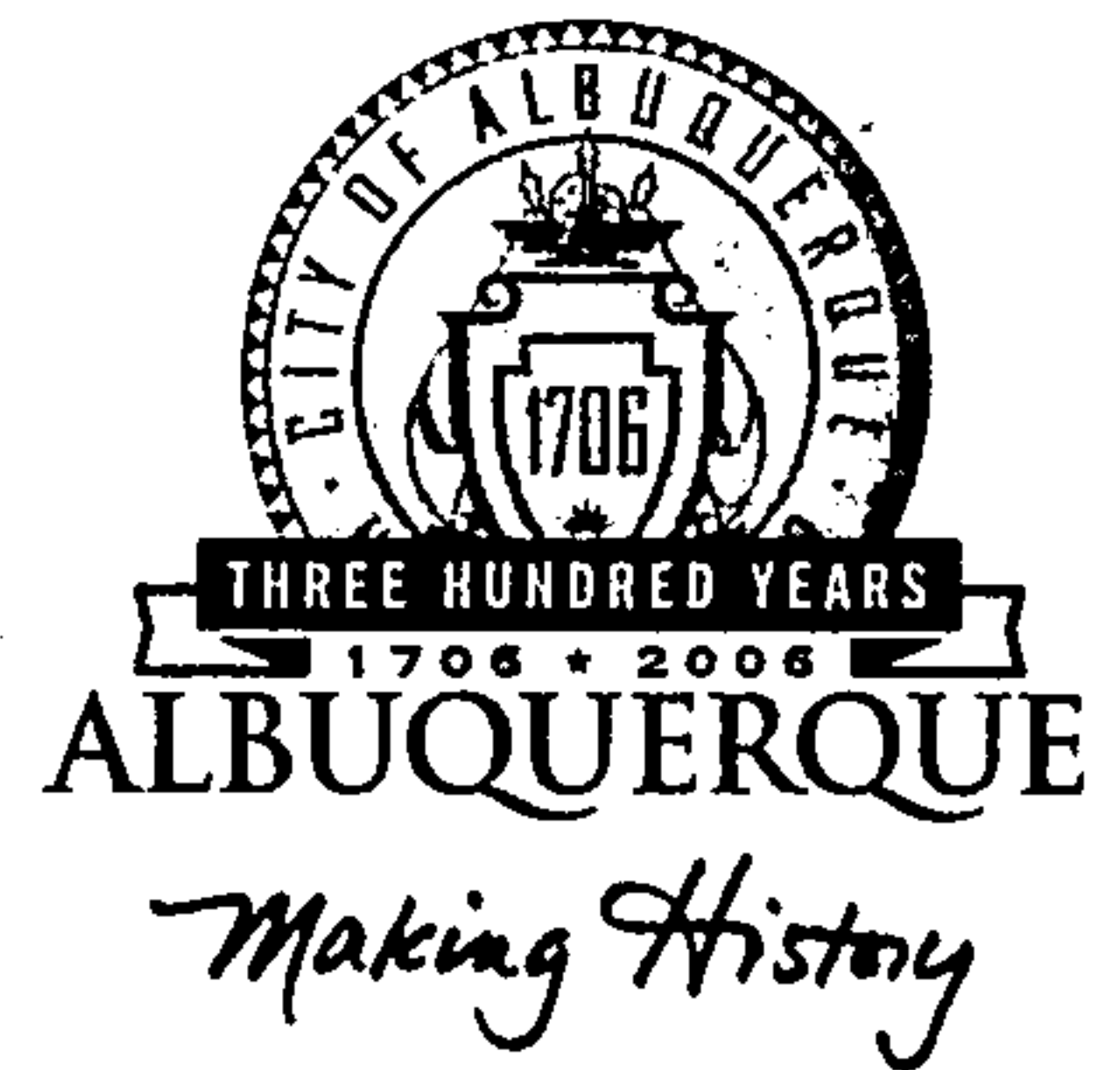


ZONING MAP



1 inch equals 1,006 feet
 Project Number:
 1004233
 Hearing Date:
 6/22/05
 Zone Map Page:
 H-9 THRU J-9
 Additional Case Numbers:
 05DRB-00899 THRU
 05DRB-00902

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1004233

AGENDA ITEM NO: 9

SUBJECT:

Sidewalk Variance
Vacation
Sidewalk Deferral
Preliminary Plat

ACTION REQUESTED:

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

P.O. Box 1293

ENGINEERING COMMENTS:

Albuquerque

An approved drainage report dated 5-27-05 is on file for Preliminary Plat approval.
Comments on the infrastructure list.
The Hydrology Section has no objection to the vacation request.

New Mexico 87103

RESOLUTION:

www.cabq.gov

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: June 29, 2005



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

June 22, 2005

9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

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

Adjourned: 12:55 P.M.

B. Changes and/or Additions to the Agenda

C. New or Old Business

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1000635**
05DRB-00904 Major-One Year SIA

TIERRA WEST LLC agent(s) for DE BARTOLO DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) 38-1A1, 38-2A1, 38-2A2 and 38-3A1, **TAYLOR RANCH**, zoned SU-1 FOR C-1, located on MONTANO RD NW, between MONTANO PLAZA DR NW and COORS BYPASS BLVD NW containing approximately 4 acre(s). [REF: 00DRB00878, 02DRB01040, 04DRB01698, 04DRB01764] [Deferred from 6/22/05] (E-12) **DEFERRED AT AGENT'S REQUEST TO 6/29/05.**

2. **Project # 1000650**
05DRB-00903 Major-Two Year SIA

TIERRA WEST LLC agent(s) for WAL-MART STORES EAST LP request(s) the above action(s) for all or a portion of Tract(s) 1-A-1, **LANDS OF LAMONICA & WENK**, zoned SU-1, C-1, located on COORS BLVD SW, between RIO BRAVO BLVD SW and LAMONICA RD SW containing approximately 20 acre(s). [REF: 00EPC00905, 00EPC00907, 04DRB00277] (P-10) **A 6-MONTH EXTENSION OF THE SIA WAS APPROVED.**

3. **Project # 1003874**
05DRB-00894 Major-Vacation of
Public Easements

ISAACSON & ARFMAN agent(s) for CURB INC request(s) the above action(s) for Tract(s) 16-D, 16-E and 16-F, **EL RANCHO GRANDE, UNIT 16**, zoned R-D, located on GIBSON BLVD SW, between MESSINA DR SW and DELGADO DR SW. [REF: 04DRB00717, 04DRB01892, 05DRB00032, 05DRB00033, 05DRB00034, 05DRB00035, 05DRB00126, 05DRB00199, 05DRB00342] (N-8) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

4. **Project # 1004223**
05DRB-00884 Major-Vacation of
Public Easements
05DRB-00885 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST agent(s) for LUTHER MARTINEZ request(s) the above action(s) for all or a portion of Tract(s) 6-B, SUNDT'S INDUSTRIAL CENTER (to be known as **RENAISSANCE CENTER III, PARCEL D-1**), zoned M-2 & SU-1 1P, located on MONTANO RD NE, between ALEXANDER BLVD NE and DESERT SURF CIRCLE NE containing approximately 9 acre(s). [REF: V-96-84, DRB-96-377] [Deferred from 6/22/05] (F-16) **DEFERRED AT THE AGENT'S REQUEST TO 6/29/05.**

5. **Project # 1004228**
05DRB-00888 Major-Vacation of Pub
Right-of-Way

PHILIP TURNER agent(s) for JAMES P GUTHRIE request(s) the above action(s) for all or a portion of Tract(s) 89A2, 89B2, 89B3, 89C3, 89C4 SUNRISE HEIGHTS ADDITION, (to be known as **GUTHRIE COMMERCE PARK**) zoned M-1, located on MONTANO NE and RENAISSANCE NE containing approximately 1 acre(s). (F-15) **VACATION APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

6. **Project # 1004232**
05DRB-00896 Major-Vacation of
Public Easements

MIGUEL TRUJILLO agent(s) for WILLIAM WILSON request(s) the above action(s) for all or a portion of Block(s) 13, Tract(s) A, **CLAYTON HEIGHTS SUBDIVISION**, zoned C-2 community commercial zone, located on GIBSON BLVD SE, between BUENA VISTA SE and WILMOORE DR SE containing approximately 2 acre(s). [Will be readvertised] (L-15) **INDEFINITELY DEFERRED ON A NO SHOW.**

7. **Project # 1004233**
05DRB-00899 Major-Preliminary Plat
Approval
05DRB-00900 Major-Vacation of
Public Easements
05DRB-00901 Minor-Sidewalk Waiver
05DRB-00902 Minor-Temp Defer
SDWK

BOHANNAN HUSTON INC agent(s) for WESTLAND DEVELOPMENT CO request(s) the above action(s) for all or a portion of Tract(s) I-2, WESTLAND NORTH (to be known as **STORM CLOUD SUBDIVISION**) zoned SU-2, RLT, located on TIERRA PINTADA ST SW, between ARROYO VISTA BLVD SW and LADERA DR SW containing approximately 107 acre(s). [Deferred from 6/22/05] (H-9, J-8, J-9) **DEFERRED AT THE AGENT'S REQUEST TO 6/29/05.**

8. **Project # 1004071**
05DRB-00511 Major-Bulk Land
Variance
05DRB-00512 Major-Vacation of
Public Easements
05DRB-00513 Minor-Prelim&Final Plat
Approval

JEFF MORTENSEN & ASSOCIATES agent(s) for ALBUQUERQUE PUBLIC SCHOOLS & NEW MEXICO STATE LAND OFFICE, request(s) the above action(s) for **GOVERNMENT LOTS 1-4, SECTION 16, 11N, R2E AND THE SOUTH 1/2 OF THE SOUTH 1/2 OF SECTION 16, 11N, R2E**, zoned RO-20, located on RAINBOW BLVD NW, between COMPASS DR NW and PETROGLYPH NATIONAL MONUMENT containing approximately 289 acre(s). *[Deferred from 4/20/05 & 5/11/05 & 6/1/05]* (C-9) **BULK LAND VARIANCE APPROVED. VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 15-DAY APPEAL PERIOD, RECORDING OF PLAT AND AGIS DXF FILE.**

9. **Project # 1004204**
05DRB-00871 Major-Vacation of
Public Easements

PRECISION SURVEYS agent(s) for WESTLAND DEVELOPMENT CO request(s) the above action(s) for all or a portion of Block(s) F, Tract(s) A, **CEDAR RIDGE ESTATES, UNIT 2**, zoned R-1, located on QUAIL BRUSH DR NW and ROSEBUD DR NW. [REF: S-93-23, DRB-96-150] *[Deferred from 6/15/05]*(J-10) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

- 05DRB-01007 Minor-Prelim&Final Plat
Approval

PRECISION SURVEYS INC agent(s) for WESTLAND DEVELOPMENT CO., INC request(s) the above action(s) for all or a portion of Block(s) F, Tract(s) A, **CEDAR RIDGE ESTATES, UNIT 2**, zoned R-1 residential zone, located on SILKWOOD AVE NW and LOS VOLCANES RD NW and containing approximately 1 acre(s). [REF: S-93-23, DRB-96-150] (J-10) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR CERTIFICATION OF GRADING PERMIT AND ACCEPTANCE OF STORM DRAIN IN LOS VOLCANES AND PLANNING FOR AGIS DXF FILE AND 15-DAY APPEAL PERIOD.**

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

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

- 10. Project # 1004266**
05DRB-01017 Minor-SiteDev Plan
BldPermit
- ADVANCED ENGINEERING & CONSULTING agent(s) for MAVERICK DEVELOPMENT INC., RON SPRADLIN request(s) the above action(s) for all or a portion of Lot(s) 29, **ALAMEDA BUSINESS PARK**, zoned SU-2 IP, located on ALAMEDA DR NE, between ALAMEDA PARK DR NE and the AMAFCA NORTH DIVERSION CHANNEL, containing approximately 2 acre(s). [REF: DRB-98-223] [Deferred from 6/22/05] (C-16) **DEFERRED AT THE AGENT'S REQUEST TO 6/29/05.**
- 11. Project # 1000195**
05DRB-01016 Minor-SiteDev Plan
Subd/EPC
05DRB-01018 Minor-SiteDev Plan
BldPermit/EPC
- MARK GOODWIN & ASSOCIATES agent(s) for GRAYBAR ELECTRIC request(s) the above action(s) for all or a portion of Lot(s) A, B, C & D, **GATEWAY INDUSTRIAL PARK ADDITION**, zoned SU-1 PLANNED INDUSTRIAL DEVELOPMENT, located on MENAUL BLVD NE, between NBSR RR AND BROADWAY NE and containing approximately 5 acre(s). [REF: 05EPC00584, 05EPC00583] [Elvira Lopez, EPC Case Planner] (H-14) **SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR EPC CASE PLANNER'S INITIALS. SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR STALL DIMENSIONS AND PLANNING FOR EPC CASE PLANNER'S INITIALS.**
- 05DRB-01014 Minor-Prelim&Final Plat
Approval
05DRB-01015 Minor-Vacation of
Private Easements
- MARK GOODWIN & ASSOCIATES, PA agent(s) for HENSLEY CONSTRUCTION, INC. request(s) the above action(s) for all or a portion of Tract(s) A, B, C & D, **GATEWAY INDUSTRIAL PARK**, (to be known as **GRAYBAR ELECTRIC**) zoned SU-1 PLANNED INDUSTRIAL DEVELOPMENT, located on MENAUL BLVD NE and BROADWAY BLVD NE and containing approximately 5 acre(s). (H-14) **PRELIMINARY**

PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR EASEMENTS. VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.

12. **Project # 1003859**
05DRB-00994 Minor-SiteDev Plan
Subd/EPC

CONSENSUS PLANNING agent(s) for SILVERLEAF VENTURES LLC request(s) the above action(s) for all or a portion of Tract(s) A & 6B, LANDS OF RAY GRAHAM III, OVENWEST CORPORATION AND CITY OF ALBUQUERQUE, (to be known as **NORTH ANDALUCIA @ LA LUZ**) zoned SU-1, O-1, C-2 and PRD, located on COORS BLVD NW, between MONTANO RD NW and LEARNING RD NW containing approximately 70 acre(s). [REF: 04EPC00855, 02EPC01770, 02EPC01771, 04EPC01845] [Juanita Garcia, EPC Case Planner] (E-12/F-12) **SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR MTB APPROVAL, NMDOT APPROVAL AND DMD APPROVAL.**

05DRB-01010 Minor-Prelim&Final Plat
Approval

PRECISION SURVEYS INC agent(s) for SILVERLEAF VENTURES LLC request(s) the above action(s) for all or a portion of Tract(s) A & 6B, LANDS OF RAY A GRAHAM, (to be known as **NORTH ANDALUCIA @ LA LUZ**) zoned SU-1, O-1, C-2 and PRD, located on COORS BLVD NW, between MONTANO RD NW and LEARNING RD NW containing approximately 64 acre(s). [REF: 04EPC00855, 02EPC01770, 02EPC01771, 04EPC01845] (E-12/F-12) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/22/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 3/14/05 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITIONS OF FINAL PLAT: A PUBLIC DRAINAGE EASEMENT IS REQUIRED ON TRACT 9. A WATERLINE MUST BE RELOCATED AND ACCEPTED BY WATER UTILITY DEPARTMENT**

OR HAVE A TEMPORARY EASEMENT IN PLACE FOR THE EXISTING WATER LINE LOCATION. A ROUND-ABOUT DESIGN SHALL BE PROVIDED. STREET INTERSECTION ANGLES MUST BE REEVALUATED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.

13. **Project # 1003883**
05DRB-00999 Minor-SiteDev Plan
BldPermit

MULLEN HELLER ARCHITECTURE agent(s) for LANDHLAFORD, LLC request(s) the above action(s) for all or a portion of Lot(s) 9, Tract(s) 9-A-1A-2, **JOURNAL CENTER PHASE 2, UNIT 1**, zoned IP, located on TIBURON ST NE and JEFFERSON ST NE and containing approximately 3 acre(s). (D-17) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR PARKING DIMENSIONS AND PLANNING FOR WRITTEN COMMENTS AND 3 COPIES OF THE SITE PLAN.**

05DRB-01000 Minor-Prelim&Final Plat
Approval

MARK GOODWIN & ASSOCIATES, PA agent(s) for LANDHLAFORD, LLC request(s) the above action(s) for all or a portion of Lot(s) 9, Tract(s) 9-A-1A-2, **JOURNAL CENTER PHASE 2, UNIT 1**, (to be known as **JOURNAL CENTER LAW OFFICES**) zoned IP, located on TIBURON ST NE, between JEFFERSON ST NE and containing approximately 3 acre(s). (D-17) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/22/05 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION OF FINAL PLAT: PROVIDE A SIDEWALK EASEMENT FOR THE MEANDERING SIDEWALK. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

14. **Project # 1003057**
05DRB-00980 Minor-SiteDev Plan
BldPermit

KEN HOVEY, agent(s) for I-40 GATEWAY WEST LLC request(s) the above action(s) for all or a portion of Block(s) 1, Tract(s) A-2-C-1, **CLIFFORD WEST BUSINESS PARK, UNIT 3**, zoned IP industrial park zone, located on UNSER BLVD NW, between LOS VOLCANES NW and SAUL BELL RD NW containing approximately 7 acre(s). [REF: Z-97-11, AA-98-54] [Given Project #1004257 in error.] [Deferred from 6/22/05] (K-9) **DEFERRED AT THE AGENT'S REQUEST TO 6/29/05.**

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

15. **Project # 1003591**
05DRB-00996 Minor-Final Plat
Approval

BOHANNAN HUSTON INC. agent(s) for D.R. HORTON, INC. request(s) the above action(s) for all or a portion of Tract(s) 31A-1-A, **SUNGATE ESTATES SUBDIVISION, UNIT 1**, zoned R-2 FOR R-T & R-LT, located on GIBSON BLVD SW, between BLAKE RD SW and 98TH ST SW containing approximately 46 acre(s). [REF: 04DRB-01185] (N-9) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU AND PLANNING FOR PLAT RECORDING.**

16. **Project # 1003429**
05DRB-00995 Minor-Final Plat
Approval

BOHANNAN HUSTON INC agent(s) for CURB INC. request(s) the above action(s) for all or a portion of Tract(s) 16B and 16C, EL RANCHO GRANDE (to be known as **SIERRA RANCH SUBDIVISION, UNIT 1**) zoned R-LT, R-D, located on GIBSON BLVD SW, and containing approximately 62 acre(s). (N-8) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR PLAT RECORDING.**

17. **Project # 1003030**
05DRB-00997 Minor-Final Plat
Approval

BOHANNAN HUSTON, INC. agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) 15, **EL RANCHO GRANDE, UNIT 15**, zoned R-LT, located on GIBSON BLVD SW, between BLAKE RD SW and MESSINA DR SW containing approximately 23 acre(s).[REF: 05DRB00282] (N-8) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR PLAT RECORDING.**

18. **Project # 1003571**
05DRB-01002 Minor-Final Plat
Approval

MARK GOODWIN & ASSOCIATES, PA agent(s) for CURB INC. request(s) the above action(s) for all or a portion of Tract(s) 9-B-1, 9-B-2 and 12-A-2, ATRISCO GRANT (to be known as **EL RANCHO GRANDE, UNIT 9B**) zoned R-LT residential zone, located south of BLAKE RD NW and west of the AMOLE CHANNEL and containing approximately 35 acre(s). [REF: 04DRB01518] (N-9) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR SIDEWALK WAIVER APPLICATION, TRACT A REFERENCE, AMAFCA LICENSE AGREEMENT FOR WATER AND SEWER LINES AND PLANNING FOR RECORDING OF PLAT.**

19. **Project # 1002857**
05DRB-01004 Minor-Final Plat
Approval

MARK GOODWIN & ASSOCIATES, PA agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Tract(s) A & B, ARROWOOD RANCH DEVELOPMENT, (to be known as **THE HIGHLANDS @ ANDERSON HILLS, UNIT 2**) zoned R-LT residential zone, located on 98TH ST SW north of DENNIS CHAVEZ BLVD SW and containing approximately 34 acre(s).[REF:Z-99-8] (N-9) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR PLAT RECORDING. UNIT 2 NEEDS TO BE RECORDED FIRST.**

05DRB-01006 Minor-Final Plat
Approval

MARK GOODWIN & ASSOCIATES, PA agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Tract(s) A & B, ARROWOOD RANCH DEVELOPMENT, (to be known as **THE HIGHLANDS @ ANDERSON HILLS, UNIT 3**) zoned R-LT residential zone, located on 98TH ST SW north of DENNIS CHAVEZ BLVD SW and containing approximately 34 acre(s). [REF: Z-99-8, SPR-95-22] (N-9) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR PLAT RECORDING.**

20. **Project # 1003696**
05DRB-00998 Minor-Prelim&Final Plat
Approval

RIO GRANDE ENGINEERING agent(s) for J D HOME CORPORATION, request(s) the above action(s) for all or a portion of Lot(s) 26 and 27, **TORRENTINO SUBDIVISION**, zoned R-D residential and related uses zone, developing area, located on 97TH ST SW, between TOWER RD SW and SAN YGNACIO RD SW containing approximately 6 acre(s). (L-9) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

21. **Project # 1003624**
05DRB-01001 Minor-Prelim&Final Plat
Approval

MICHAEL RENFRO, request(s) the above action(s) for all or a portion of Tract(s) 22-A, 22-B, 38-A and 38-B, M.R.G.C.D. MAP #34, (to be known as **SAN ISIDRO GARDENS**) zoned RA-2 residential and agricultural zone, located on SAN ISIDRO ST NW, between CANDELARIA RD NW and GRIEGOS RD NW containing approximately 2 acre(s). [REF: 04ZHE01281] [Deferred from 6/22/05] (G-13) **DEFERRED AT THE AGENT'S REQUEST TO 7/13/05.**

22. **Project # 1004178**
05DRB-01013 Minor-Prelim&Final Plat
Approval

WAYJOHN SURVEYING INC., agent(s) for GREVEY INVESTMENTS, request(s) the above action(s) for all or a portion of Tract(s) D, E, F & G, Block(s) 27, (to be known as **MESA VILLAGE**) zoned C-1, C-2 and O-1, located on EUBANK BLVD NE between LOMAS BLVD NE and WALKER DR NE, containing approximately 5 acre(s). [REF: 05DRB00794] (J-20) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/22/05 THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

23. **Project # 1003238**
05DRB-01012 Major-Final Plat
Approval

TIERRA WEST LLC agent(s) for AMC DEVELOPMENT SERVICES request(s) the above action(s) for all or a portion of Lot(s) A, B C, Tract(s) 267, 268-B, 270-A-2, 270-A-1-C, 270-A-1-D, 270-B AND 315-A-1-A-1, M.R.G.C.D. MAP 35 AND LAND OF ALBERT PEREZ, TRACT(S) B1 AND B2, LAND OF MACIEL & TRUJILLO (to be known as **FLORAL MEADOWS SUBDIVISION**) zoned R-LT residential zone, located on INTERSTATE 40 between RIO GRANDE BLVD NW and MONTOYA ST NW containing approximately 8 acre(s). [REF: 04EPC00156, 04EPC00157, 04DRB00661, 04DRB01227] (H-12/H-13) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR EASEMENTS ON PARCELS D & E FOR WATER/SEWER SERVICES (OR SHOW OFFSITE EASEMENTS FOR LOTS NEXT TO PARCEL E) AND TO PLANNING FOR M.R.G.C.D. SIGNATURE AND PLAT RECORDING.**

24. **Project # 1004264**
05DRB-01003 Minor-Prelim&Final Plat
Approval

ISAACSON & ARFMAN, PA agent(s) for TERRY & SHIRLEY CURRY request(s) the above action(s) for all or a portion of Lot(s) 20, 21 and 22, Block(s) 3, **DEL NORTE ADDITION**, zoned R-1, located on ESPANOLA NE, between COPPER NE and GIRARD NE containing approximately 1 acre(s). (K-19) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

25. **Project # 1003629**
05DRB-01008 Minor-Prelim&Final Plat
Approval

ARMIJO SURVEYING agent(s) for DONALD VASQUEZ request(s) the above action(s) for all or a portion of Lot(s) 1, **PARKSITO SUBDIVISION**, zoned R-D, located on 97TH ST SW, between FIRMAN CT SW and SAN YGNACIO RD SW containing approximately 1 acre(s). [REF: DRB-96-529, S-98-83, S-97-55] (L-9) **PRELIMINARY PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

26. **Project # 1004261**
05DRB-00988 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for MATT SMITH request(s) the above action(s) for all or a portion of Tract(s) A, **LANDS OF W. D. KING & C. D. KING**, and Tract(s) 140, **M.R.G.C.D. MAP 38**, zoned SU-2, located on CENTRAL AVE SW, between SAN PASQUALE AVE SW and CHACOMA PL SW containing approximately 1 acre(s). [REF: LUC-9-25, LUC-98-7, LUC-95-31, LUC-94-1] (J-13) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR DEDICATION ALONG SAN PASQUALE AND PLANNING FOR AGIS DXF FILE.**

27. **Project # 1003554**
05DRB-00530 Minor- Final Plat
Approval

TIERRA WEST LLC agent(s) for AMC DEVELOPMENT INC request(s) the above action(s) for all or a portion of Lot(s) 1-8, Block(s) 9 and Lot(s) 2-9, Block(s) 8, SKYLINE HEIGHTS, (to be known as **CENTRAL PARK PLACE, PHASE 1**) zoned C-2, located on CENTRAL AVE SE, between CONCHAS ST SE and EUBANK BLVD SE containing approximately 4 acre(s). [REF: ZA-88-406, 04DRB01099, 04DRB01100] *[Deferred from 4/6/05 and 4/20/05 FINAL PLAT WAS INDEF DEFERRED FOR SIA]* (L-20) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR PLAT RECORDING.**

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

28. **Project # 1000696**
05DRB-00977 Minor-Sketch Plat or
Plan

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 R-D residential and related uses zone, developing area, located on COORS BLVD NW, between EAGLE RANCH RD NW and LA ORILLA RD NW containing approximately 7 acre(s). (D-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

29. **Project # 1004258**
05DRB-00984 Minor-Sketch Plat or
Plan

KIMBERLY A. KIEGEL request(s) the above action(s) for all or a portion of Lot(s) 27 & 28, Block(s) 32, **MONTEREY HILLS ADDITION, UNIT 2**, zoned R-1, located on SAN RAFAEL SE, between GIRARD SE and RICHMOND SE containing approximately 1 acre(s).(L-16) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

30. **Project # 1004232**
05DRB-00991 Minor-Sketch Plat or Plan

MIGUEL TRUJILLO agent(s) for WILLIAM K WILSON, request(s) the above action(s) for all or a portion of Tract(s) A, Block(s) 13, **CLAYTON HEIGHTS**, zoned C-2, located on GIBSON BLVD SE, between BUENA VISTA SE and WILMOORE DR SE containing approximately 2 acre(s). [Was issued Project #1004262 in error.] (L-15) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

31. **Project # 1004267**
05DRB-01019 Minor-Sketch Plat or Plan

GARY MIRABAL request(s) the above action(s) for all or a portion of Tract(s) 1, LANDS OF MANUEL GONZALES (to be known as **VILLA PLAZA VIEJA**) zoned RA-2 residential and agricultural zone, located on MOUNTAIN RD NW, between MONTTOYA RD NW and CENTRAL AVE NW containing approximately 2 acre(s). [REF: DRB-97-247] (J-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

32. **Project # 1004240**
05DRB-00918 Minor-Sketch Plat or Plan

SCHARLES WILDER agent(s) for ED GARCIA request(s) the above action(s) for all or a portion of Tract(s) 87A2, 87B1, 87B2, 87B3, 88, 89A, A2 and A1, **MAES-ERNEST**, zoned R-1 residential zone, located on RIO GRANDE BLVD NW, between INDIAN SCHOOL RD NW and MEADOW VIEW RD NW containing approximately 3 acre(s). [Deferred from 6/15/05] (H-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

33. Approval of the Development Review Board Minutes for June 8, 2005. **DRB MINUTES FOR JUNE 8, 2005 WERE APPROVED.**

ADJOURNED: 12:55 P.M.

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1004233 AGENDA#: 7 DATE: 6.22.05

1. Name: Kevin Mestayer Address: BH 1 Zip: _____

2. Name: Kevin Patton Address: Welland Zip: _____

3. Name: _____ Address: _____ Zip: _____

4. Name: _____ Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

10. Name: _____ Address: _____ Zip: _____

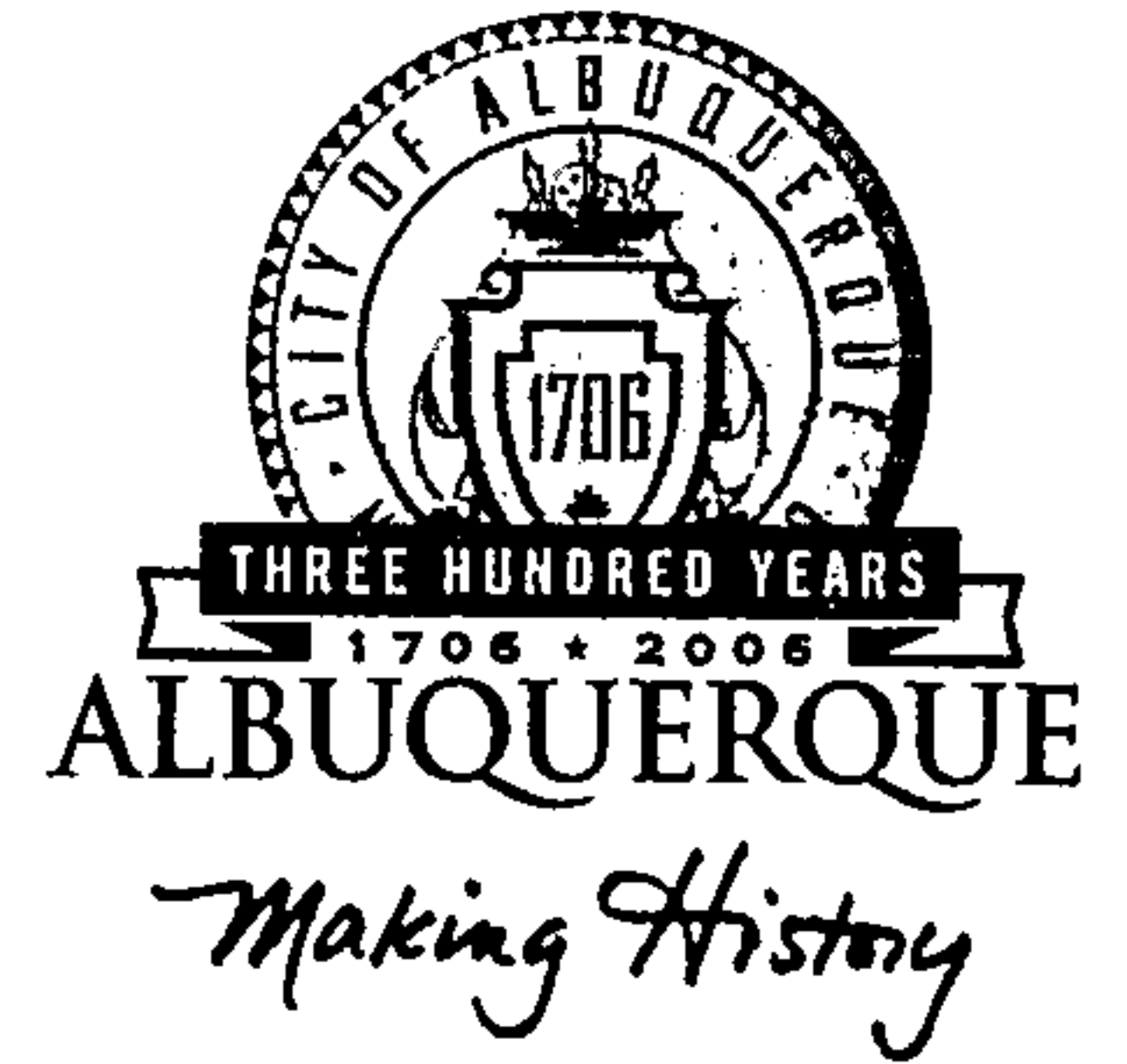
11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1004233

AGENDA ITEM NO: 7

SUBJECT:

Sidewalk Variance
Vacation
Sidewalk Deferral
Final Plat
Preliminary Plat

ACTION REQUESTED:

REV/CMT:() APP:(x) 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:

APPROVED ____; DENIED ____; DEFERRED ⁶⁻²⁹⁻⁰⁵ ; 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: June 22, 2005

Parks

Project # 1004228
05DRB-00888 Major-Vacation of Pub Right-of-Way

PHILIP TURNER agent(s) for JAMES P GUTHRIE request(s) the above action(s) for all or a portion of Tract(s) 89A2, 89B2, 89B3, 89C3, 89C4 SUNRISE HEIGHTS ADDITION, (to be known as **GUTHRIE COMMERCE PARK**) zoned M-1, located on MONTANO NE and RENAISSANCE NE containing approximately 1 acre(s). (F-15)

Project # 1004232
05DRB-00896 Major-Vacation of Public Easements

Defer to Transportation.
MIGUEL TRUJILLO agent(s) for WILLIAM WILSON request(s) the above action(s) for all or a portion of Block(s) 13, Tract(s) A, **CLAYTON HEIGHTS SUBDIVISION**, zoned C-2 community commercial zone, located on GIBSON BLVD SE, between BUENA VISTA SE and WILMOORE DR SE containing approximately 2 acre(s). (L-15)

Project # 1004233
05DRB-00899 Major-Preliminary Plat Approval
05DRB-00900 Major-Vacation of Public Easements
05DRB-00901 Minor-Sidewalk Waiver
05DRB-00902 Minor-Temp Defer SDWK

Defer to the affected agency.
BOHANNAN HUSTON INC agent(s) for WESTLAND DEVELOPMENT CO request(s) the above action(s) for all or a portion of Tract(s) I-2, WESTLAND NORTH (to be known as **STORM CLOUD SUBDIVISION**) zoned SU-2, RLT, located on TIERRA PINTADA ST SW, between ARROYO VISTA BLVD SW and LADERA DR SW containing approximately 107 acre(s). (H-9, J-8, J-9)

~~This development will be subject to Parks, Recreation, Trail and Open-Space Impact Fees.~~

~~Defer to Hydrology regarding the vacation.~~

~~No objection to the sidewalk requests.~~

Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del 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 thru Friday except holidays INDIVIDUALS WITH DISABILITIES who need special assistance to participate in 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 calling toll-free 1-800-659-8331.

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, JUNE 6, 2005.



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

June 22, 2005

Project # 1004233

05DRB-00899 Major-Preliminary Plat Approval
05DRB-00900 Major-Vacation of Public Easements
05DRB-00901 Minor-Sidewalk Waiver
05DRB-00902 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for WESTLAND DEVELOPMENT CO request(s) the above action(s) for all or a portion of Tract(s) I-2, WESTLAND NORTH (to be known as **STORM CLOUD SUBDIVISION**) zoned SU-2, RLT, located on TIERRA PINTADA ST SW, between ARROYO VISTA BLVD SW and LADERA DR SW containing approximately 107 acre(s).(H-9, J-8, J-9)

- AMAFCA No objection to requested actions. The grading on the AMAFCA dams and scour protection for the storm drain outfalls will be on the Infrastructure List. Quitclaim of the AMAFCA Floodplain Easement must be approved by the Board of Directors. The recording information of the Quitclaim Deed should be referenced on the Final Plat.
- COG 98th Street has been identified as a principal arterial on the LRRS map. In addition, the Long Range Bikeway System map identifies on street lanes on 98th St/Arroyo Vista Blvd and Tierra Pintada St, as well as a separate path along 98th St/Arroyo Vista Blvd. Coordination with the City's DMD should be pursued to ensure projects inclusion as appropriate.
- Transit Transit supports the pedestrian connections proposed between the cul-de-sacs and surrounding arterials. Transit suggests providing sidewalks on both sides of Tokachi Drive to facilitate pedestrian movement between the neighboring subdivisions. Transit would prefer a straighter, more direct alignment of arterials but understands that the applicant is following established arterial plans for the area.

Zoning Enforcement

The zone is SU-2 R-LT. The minimum lot size for single-family dwellings is 4000 square feet. Lot numbers 11-29, 32-46, 49-64, 73-78, 95-110, 134-144, and 237-252 do not meet the minimum lot size requirement. The minimum lot width requirement is 40 feet. Lot numbers 11-29, 32-46, 49-63, 102-110, 134-144 and 237-252 do not meet the minimum lot width requirement.

Neighborhood Coordination

Letter sent to Tierra Oeste NA (R).

APS

No comments received.

Police Department

A review of the following DRB case(s) indicates the following problems or crimes may occur or that the following concerns may need to be evaluated or addressed on this site or in this area. These comments do not indicate that a thorough CPTED evaluation has been done, or that other criminal activities may not occur. Burglaries residential 8:00 a.m. to 5 p.m., Monday thru Friday auto 10 p.m. to 6 a.m, Monday thru Sunday, speeding violations, transients, need for neighborhood association, other: gang activity and narcotics activity.

Fire Department

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

PNM Electric & Gas

Approves.

Comcast

No comments received.

QWEST

No comments received.

Environmental Health

Site is not within 1000 feet of a landfill. No comment.

M.R.G.C.D.

No comments received.

Open Space Division

No adverse comments.

City Engineer

An approved drainage report is required for Preliminary Plat approval. AMAFCA board must vacate flood plain easement prior to City acting on Final Plat. AMAFCA must sign Infrastructure List.

Transportation Development

No objection to vacation of PUEs, defer vacation requests for drainage easements to Hydrology. No objection to sidewalk deferral request. Why is sidewalk being waived along Tokachi Drive? Provide a traffic distribution map to evaluate street and right-of-way widths. What is the time frame for completing Tierra Pintada east to Unser Boulevard as shown on the Master Plan? An overall evaluation of the impacts of developing phases one and two of Westland North, identification of all the roadway elements that will need to be in place to serve those completed phases, and specific allocation of proportional responsibilities for each of those roadway improvements to each of the future sub-components of those phases; and

A specific timetable for proposing and implementing each of the non-residential developments described in the master plan for phases one and two that, as yet, have not been proposed for actual development. According to the traffic study, Storm Cloud will not be finished until 2007. The above evaluations will need to be completed prior to final plat. The TIS offsite mitigation measures will need to be evaluated with respect to impact fees. Provide a cross section of the 44' F-F Arroyo Vista Blvd. Why is this offsite? Is the intersection of Arroyo Vista and Tierra Pintada going to be fully built? How are the ACC trails going to be maintained? Are there any major local streets? 6' sidewalks? What is the block length for Zephyr Place? Landscaping is required for public roadways. Street lights need to be added.

Parks & Recreation Contact Christina Sandoval at 768-3808 for comments.

Utilities Development

No objection to Vacation requests. All water line easements must be dedicated to the ABCWUA, not the City. The north PRV listed is not existing, it must be installed with this project. Need to have Utility Plan to review with infrastructure list. No objection to Sidewalk Waiver or Deferral.

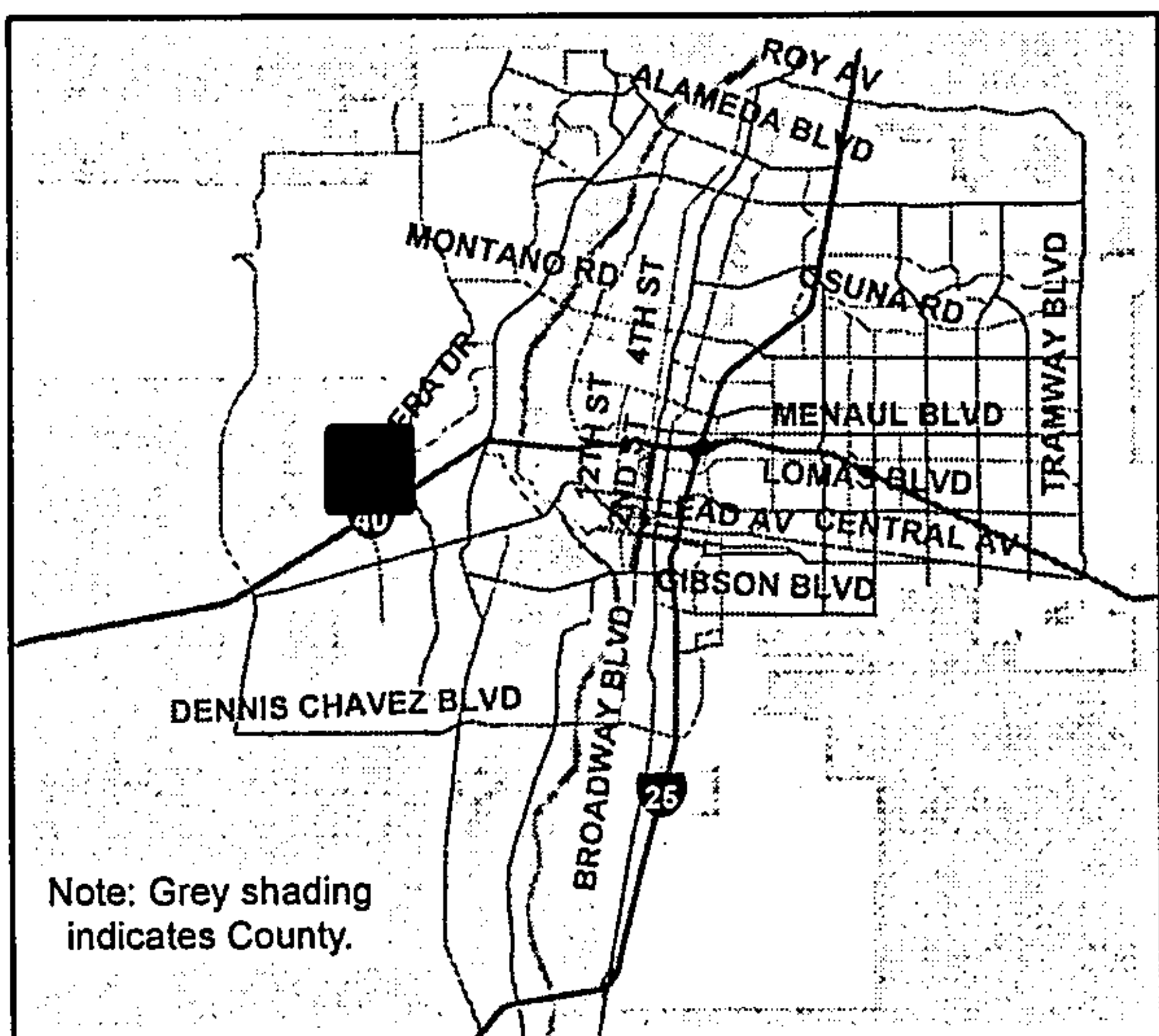
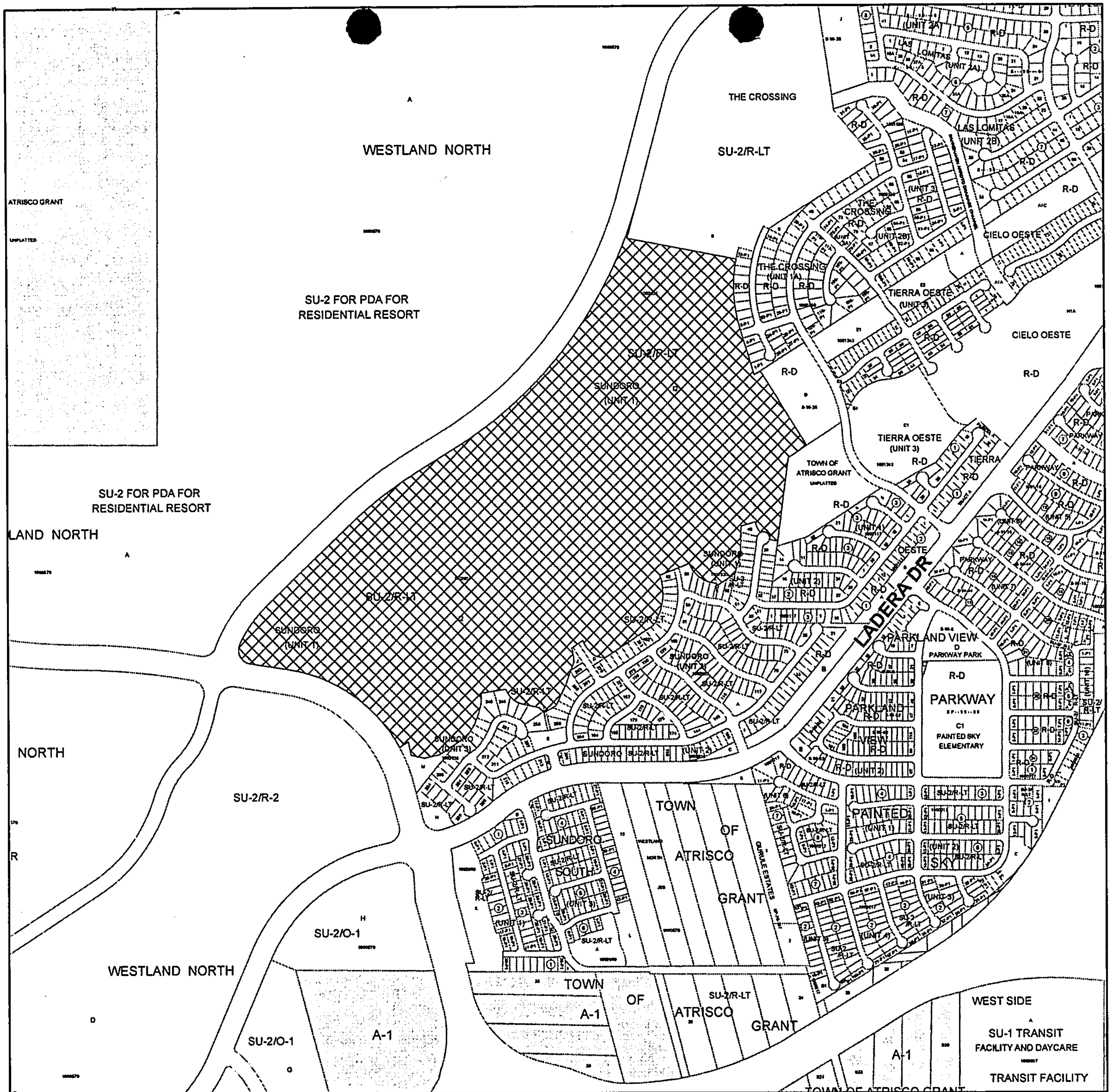
Planning Department

The perimeter wall design needs maximum height of the wall plus other information as required in the Major Subdivision Perimeter Wall Design Submittal document. No objection to any of the requested actions.

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

cc:Westland Development Co., Inc., 401 Coors Blvd NW, 87121

Bohannon Huston Inc., 7500 Jefferson St NE, 87109



ZONING MAP



1 inch equals 1,006 feet

Project Number:
1004233

Hearing Date:
6/22/05

Zone Map Page:
H-9 THRU J-9

Additional Case Numbers:
05DRB-00899 THRU
05DRB-00902



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

PAGE 2

Project # 1004228

05DRB-00888 Major-Vacation of Pub
Right-of-Way

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Project # 1004232

05DRB-00896 Major-Vacation of Public
Easements

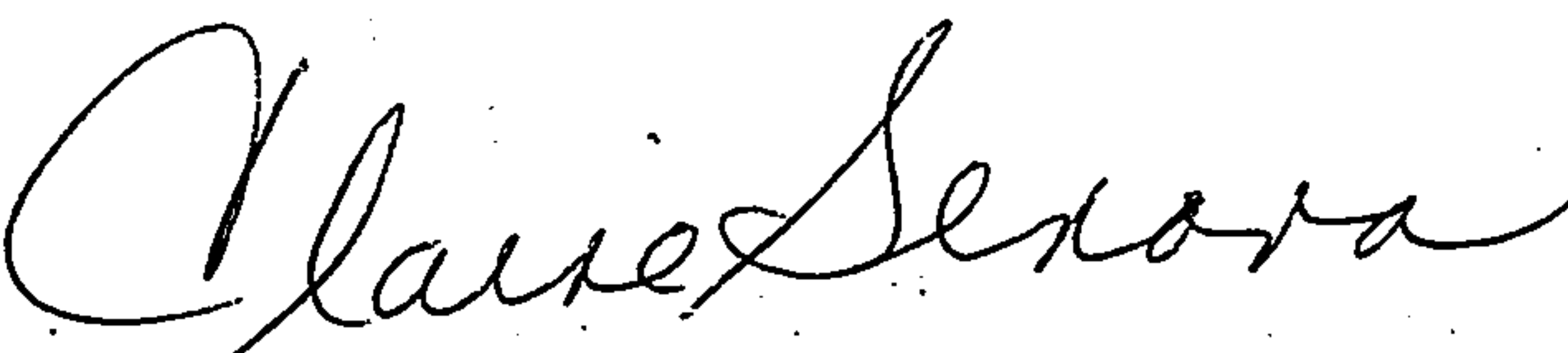
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Project # 1004233

05DRB-00899 Major-Preliminary Plat
Approval
05DRB-00900 Major-Vacation of Public
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for Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, JUNE 6, 2005.



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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW**, on **Wednesday, June 22, 2005**, beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1000635

05DRB-00904 Major-One Year SIA

TIERRA WEST LLC agent(s) for DE BARTOLO DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) 38-1A1, 38-2A1, 38-2A2 and 38-3A1, **TAYLOR RANCH**, zoned SU-1 FOR C-1, located on MONTANO RD NW, between MONTANO PLAZA DR NW and COORS BYPASS BLVD NW containing approximately 4 acre(s). [REF: 00DRB00878, 02DRB01040, 04DRB01698, 04DRB01764] (E-12)

Project # 1000650

05DRB-00903 Major-Two Year SIA

TIERRA WEST LLC agent(s) for WAL-MART STORES EAST LP request(s) the above action(s) for all or a portion of Tract(s) 1-A-1, **LANDS OF LAMONICA & WENK**, zoned SU-1, C-1, located on COORS BLVD SW, between RIO BRAVO BLVD SW and LAMONICA RD SW containing approximately 20 acre(s). [REF: 00EPC00905, 00EPC00907, 04DRB00277] (P-10)

Project # 1003874

05DRB-00894 Major-Vacation of Public Easements

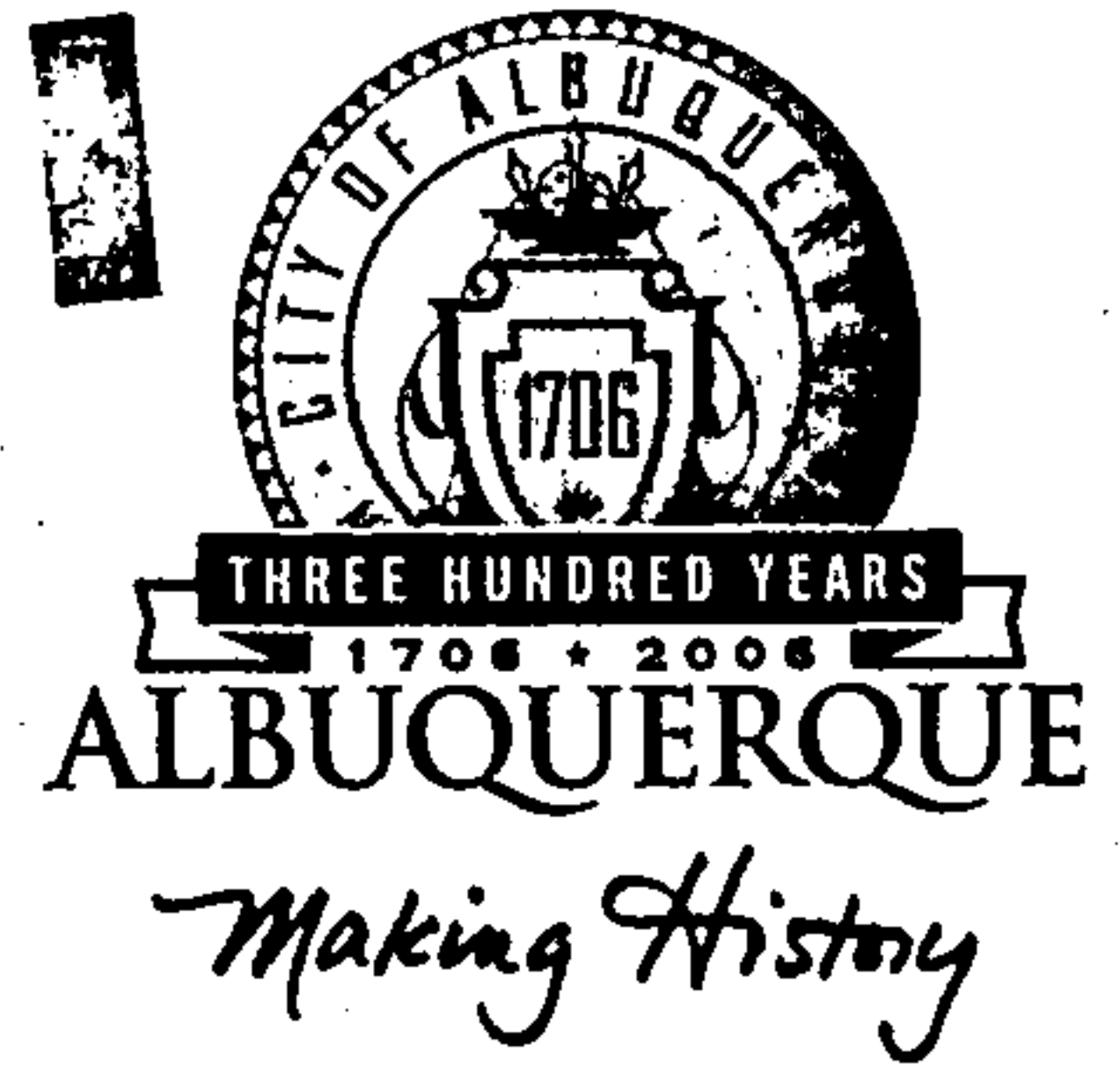
ISAACSON & ARFMAN agent(s) for CURB INC request(s) the above action(s) for Tract(s) 16-D, 16-E and 16-F, **EL RANCHO GRANDE, UNIT 16**, zoned R-D, located on GIBSON BLVD SW, between MESSINA DR SW and DELGADO DR SW. [REF: 04DRB00717, 04DRB01892, 05DRB00032, 05DRB00033, 05DRB00034, 05DRB00035, 05DRB00126, 05DRB00199, 05DRB00342] (N-8)

Project # 1004223

05DRB-00884 Major-Vacation of Public Easements
05DRB-00885 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST agent(s) for LUTHER MARTINEZ request(s) the above action(s) for all or a portion of Tract(s) 6-B, **SUNDT'S INDUSTRIAL CENTER** (to be known as **RENAISSANCE CENTER III, PARCEL D-1**), zoned M-2 & SU-1 1P, located on MONTANO RD NE, between ALEXANDER BLVD NE and DESERT SURF CIRCLE NE containing approximately 9 acre(s). [REF: V-96-84, DRB-96-377] (F-16)

SEE PAGE 2 . . .



NOTIFICATION OF HEARING for the DEVELOPMENT REVIEW BOARD

June 9, 2005

TO: Frank Briceno and Bernadine Chavez, Tierra Oeste 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 one hundred seven (107) acre(s): Major Preliminary Plat Approval; Major Vacation of Public Easements; Minor Sidewalk Waiver and Minor Temporary Deferral of Sidewalks for five hundred twenty (520) single family detached lots (in three (3) phases), six (6) small open space tracts (to be owned and maintained by the HOA) and one (1) large open space tract.

Proposed by: Bohannan Huston Inc. at 823-1000

Agent for: Westland Development Co., Inc.

P.O. Box 1293

For property located: On or near Tierra Pintada Street SW between Arroyo Vista Boulevard SW and Ladera Drive SW.

Albuquerque

The case number(s) assigned is: 05DRB- 00899, 00900, 00901, 00902, Project # ~~1004233~~.

New Mexico 87103

City Planning accepted application for this request on May 27, 2005.

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

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, June 22, 2005 in the Planning Hearing Room, Lower Level, Plaza Del Sol Building, 600 Second St. NW.

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

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

Sincerely,

Stephani J. Winklepleck

Stephani I. Winklepleck

Neighborhood Program Coordinator

OFFICE OF NEIGHBORHOOD COORDINATION

PLANNING DEPARTMENT

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

41

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

Meeting Date: JUNE 22, 2005
Zone Atlas Page: H-9-Z THRU J-9-Z
Notification Radius: 100 Ft.

Project# 1004233
App# 05DRB-00899
App# 05DRB-00900
App# 05DRB-00901
App# 05DRB-00902

Cross Reference and Location: LOCATED ON TIERRA PINTADA ST SW
BETWEEN ARROYO VISTA BLVD SW AND LADERA DR SW

Applicant: WESTLAND DEVELOPMENT CO, INC.
Address: 401 COORS BLVD NW
ALBUQUERQUE NM 87121

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: JUNE 3, 2005

Signature: KYLE TSETHLIKAI

PROPERTY OWNERSHIP / LEGAL LIST

App# _____

Proj# _____

Date: _____

Page / Of

Zone Atlas Page	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address
H-8	1008059	384-171	401-01	✓ DMF
H-9	1009059	131-190	301-00	✓ DMF
		100-004	02	✓ DMF
		127-095	309-09	✓ DMF
		120-089	09	✓ DMF
		125-083	07	✓ DMF
		124-076	06	✓ DMF
		124-070	05	✓ DMF
		125-068	04	✓ DMF
		125-058	03	✓ DMF
		120-052	02	✓ DMF
		128-046	01	✓ DMF
		132-033	310-09	✓ DMF
		134-028	08	✓ DMF
		135-022	07	✓ DMF
		137-016	06	✓ DMF
J-8	1008058	483-393	101-01	✓ DMF
		110-269	301-01	✓ DMF
		227-132	302-01	✓ DMF



<mainframe@coa1mp3.cabq.gov>

06/08/2005 09:04 AM

To:
cc:
cc:
Subject:

1 R E C O R D S W I T H L A B E L S PAGE
1
01008059 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE
0100805938417140101 LEGAL: PARC EL A BULK LAND PLAT OF WESTLAND NORTH
LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: WESTLAND DEVELOPMENT CO INC
OWNER ADDR: 00401 COORS BL NW
ALBUQUERQUE NM 87121
0100905913119030106 LEGAL: TR B PLA T OF THE CROSSING CONT 50.0000 AC M/L
LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: WESTLAND DEVELOPMENT CO INC
OWNER ADDR: 00401 COORS BL NW
ALBUQUERQUE NM 87121
0100905916600430102 LEGAL: TR D PLA T OF THE CROSSING CONT 5.1120 AC M/L OR
22 LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: WESTLAND DEVELOPMENT CO INC
OWNER ADDR: 00401 COORS BL NW
ALBUQUERQUE NM 87121
0100905912709530909 LEGAL: LOT 13-P 1 PLAT OF UNIT 1-A THE CROSSING CONT
.1564 LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: COLLATZ INC
OWNER ADDR: 08631 CASA VERDE NW
ALBUQUERQUE NM 87120
0100905912608930908 LEGAL: LOT 12-P 1 PLAT OF UNIT 1-A THE CROSSING CONT
.1599 LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: WESTLAND DEVELOPMENT CO INC
OWNER ADDR: 00401 COORS BL NW
ALBUQUERQUE NM 87121
0100905912508330907 LEGAL: LOT 11-P 1 PLAT OF UNIT 1-A THE CROSSING CONT
.1599 LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: COLLATZ INC
OWNER ADDR: 08631 CASA VERDE NW
ALBUQUERQUE NM 87120
0100905912407630906 LEGAL: LOT 10-P 1 PLAT OF UNIT 1-A THE CROSSING CONT
.1599 LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: COLLATZ INC
OWNER ADDR: 08631 CASA VERDE NW
ALBUQUERQUE NM 87120
0100905912407030905 LEGAL: LOT 9-P1 PLAT OF UNIT 1-A THE CROSSING CONT
.1599 LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: WESTLAND DEVELOPMENT CO INC
OWNER ADDR: 00401 COORS BL NW
ALBUQUERQUE NM 87121

PAGE 2

0100905912506430904 LEGAL: LOT 8-P1 PLAT OF UNIT 1-A THE CROSSING CONT
.1599 LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: WESTLAND DEVELOPMENT CO INC
OWNER ADDR: 00401 COORS BL NW
ALBUQUERQUE NM 87121
0100905912505830903 LEGAL: LOT 7-P1 PLAT OF UNIT 1-A THE CROSSING CONT
.1599 LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: WESTLAND DEVELOPMENT CO INC
OWNER ADDR: 00401 COORS BL NW
ALBUQUERQUE NM 87121
0100905912605230902 LEGAL: LOT 6-P1 PLAT OF UNIT 1-A THE CROSSING CONT
.1599 LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: WESTLAND DEVELOPMENT CO INC
OWNER ADDR: 00401 COORS BL NW
ALBUQUERQUE NM 87121
0100905912804630901 LEGAL: LOT 5-P1 PLAT OF UNIT 1-A THE CROSSING CONT
.1710 LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: WESTLAND DEVELOPMENT CO INC
OWNER ADDR: 00401 COORS BL NW
ALBUQUERQUE NM 87121
0100905913203331009 LEGAL: LOT 4-P1 PLAT OF UNIT 1-A THE CROSSING CONT
.1669 LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: WESTLAND DEVELOPMENT CO INC
OWNER ADDR: 00401 COORS BL NW
ALBUQUERQUE NM 87121
0100905913402831008 LEGAL: LOT 3-P1 PLAT OF UNIT 1-A THE CROSSING CONT
.1726 LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: WESTLAND DEVELOPMENT CO INC
OWNER ADDR: 00401 COORS BL NW
ALBUQUERQUE NM 87121
0100905913502231007 LEGAL: LOT 2-P1 PLAT OF UNIT 1-A THE CROSSING CONT
.1641 LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: WESTLAND DEVELOPMENT CO INC
OWNER ADDR: 00401 COORS BL NW
ALBUQUERQUE NM 87121
0100905913701631006 LEGAL: LOT 1-P1 PLAT OF UNIT 1-A THE CROSSING CONT
.2145 LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: WESTLAND DEVELOPMENT CO INC
OWNER ADDR: 00401 COORS BL NW
ALBUQUERQUE NM 87121
0100805848339310101 LEGAL: PARC EL I BULK LAND PLAT OF WESTLAND NORTH
LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: WESTLAND DEVELOPMENT CO INC
OWNER ADDR: 00401 COORS BL NW
ALBUQUERQUE NM 87121

PAGE 3

0100805811026930101 LEGAL: PARC EL C BULK LAND PLAT OF WESTLAND NORTH
LAND USE:

PROPERTY ADDR: 00000

OWNER NAME: WESTLAND DEVELOPMENT CO INC

OWNER ADDR: 00401 COORS

BL NW

ALBUQUERQUE NM

87121

0100805822713230201 LEGAL: PARC EL D BULK LAND PLAT OF WESTLAND NORTH
LAND USE:

PROPERTY ADDR: 00000

OWNER NAME: WESTLAND DEVELOPMENT CO INC

OWNER ADDR: 00401 COORS

BL NW

ALBUQUERQUE NM

87121

QUIT

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) / ENVIRONMENTAL HEALTH INFORMATION FORM

APPLICANT: Westland Development Date of request: 5/27/05 Zone atlas page(s): 49, 58, 59

CURRENT:

Zoning

SU-2/R-LT

Legal Description - Westland North

Lot or Tract # TRACT 1-2

Block # _____

Parcel Size (acres / sq.ft.) 106.8801

Subdivision Name Storm Cloud Sub.

REQUESTED CITY ACTION(S):

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

PROPOSED DEVELOPMENT:

GENERAL DESCRIPTION OF ACTION: 1

No construction / development []

of units - 525

New Construction [X]

Building Size - _____ (sq. ft.)

Expansion of existing development []

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

Applicant or Representative _____ Date _____

(To be signed upon completion of processing by Traffic Engineer and Environmental Health)

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

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

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

Notes: TIS TO BE SUBMITTED BY 5-31-05

IF A TIS IS REQUIRED: A scoping meeting (as outlined in the Development Process Manual) must be held to define the level of analysis needed and the parameters of the study. Any subsequent changes to the development proposal identified above may require an update or new TIS.

Tony [Signature]
TRAFFIC ENGINEER

5-27-05
DATE

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

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

TIS - SUBMITTED ___/___/___
- FINALIZED ___/___/___

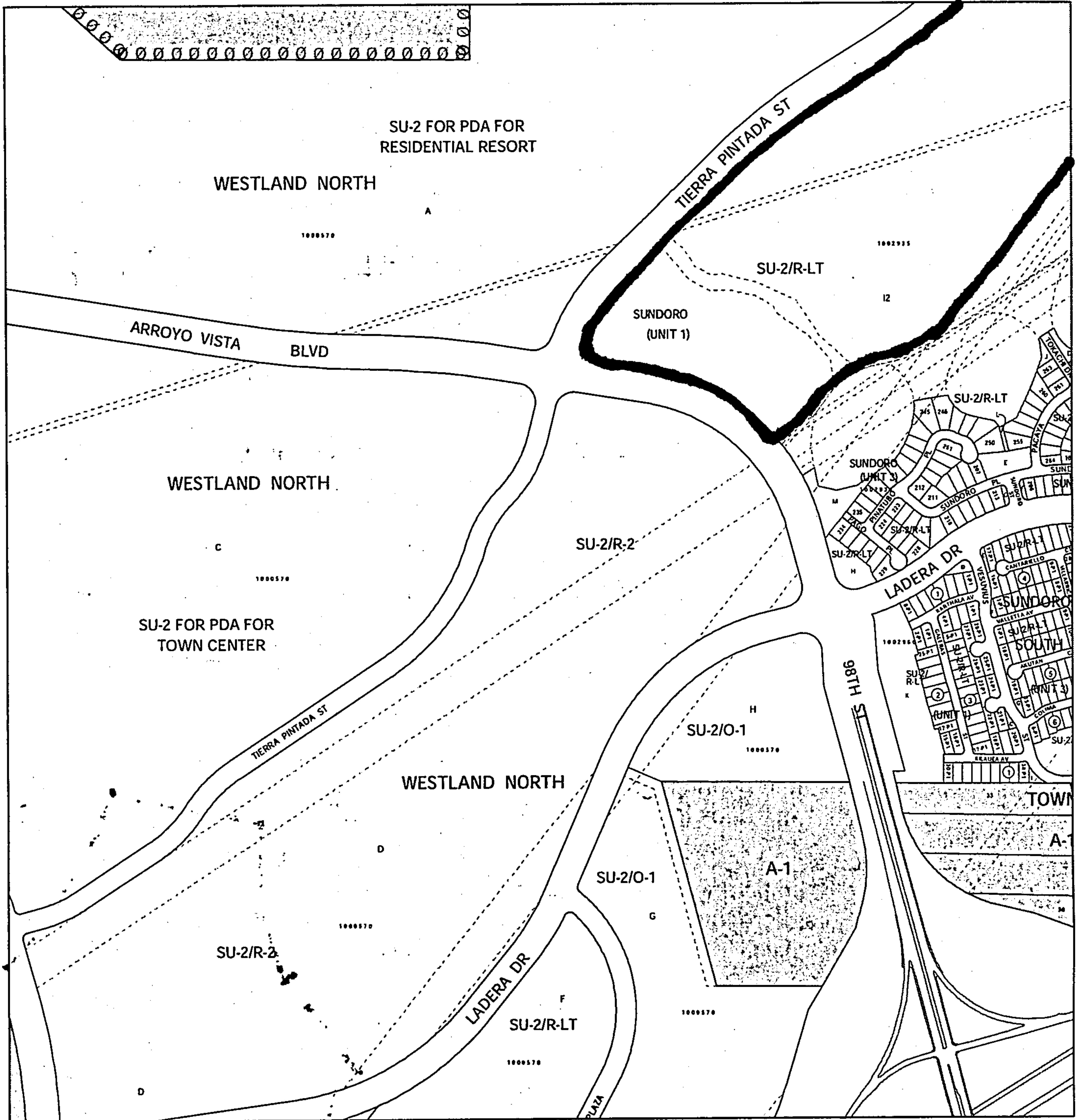
TRAFFIC ENGINEER

DATE

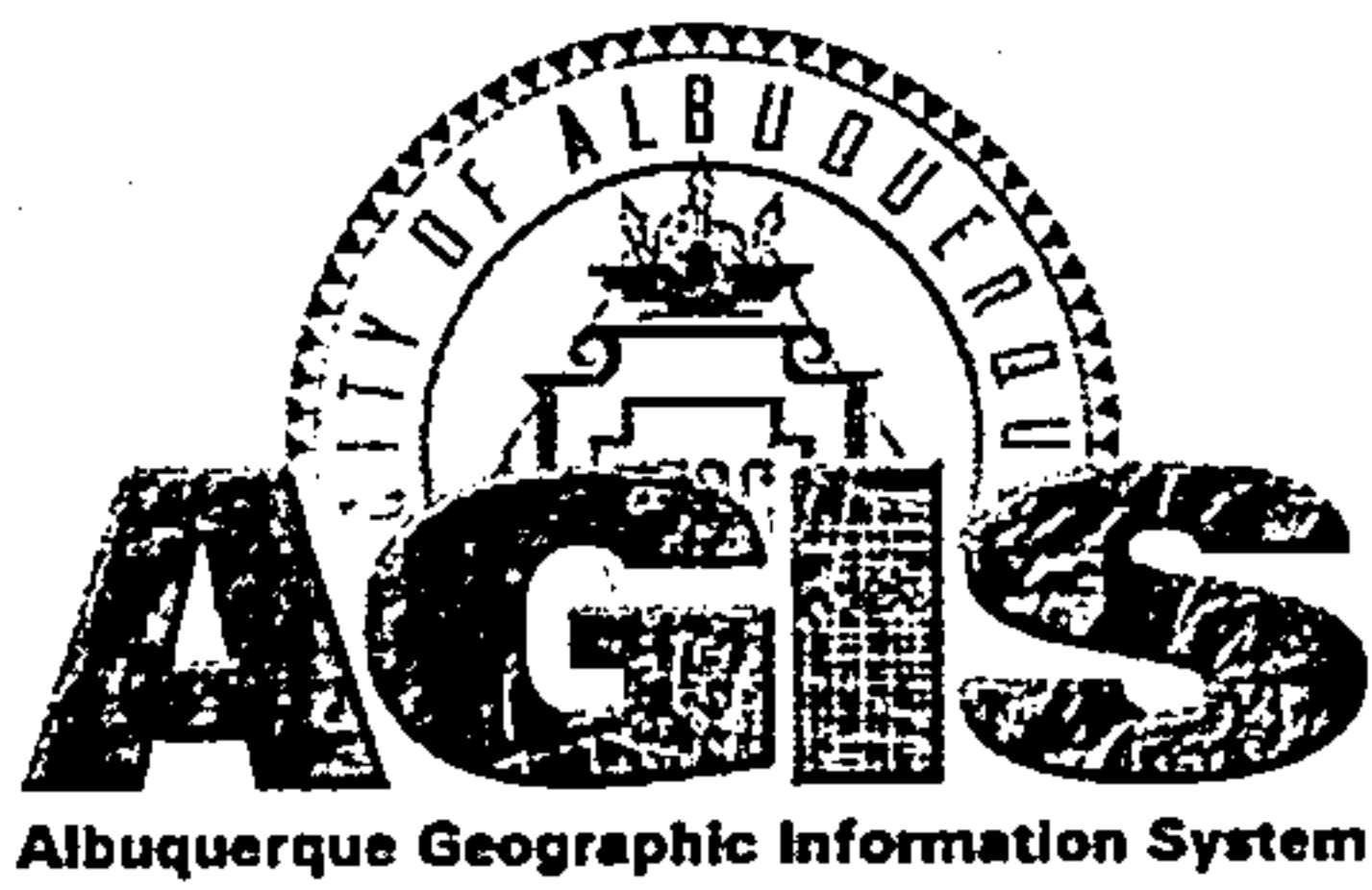
TO BE COMPLETED BY APPLICANT

TRANSPORTATION DEVELOPMENT

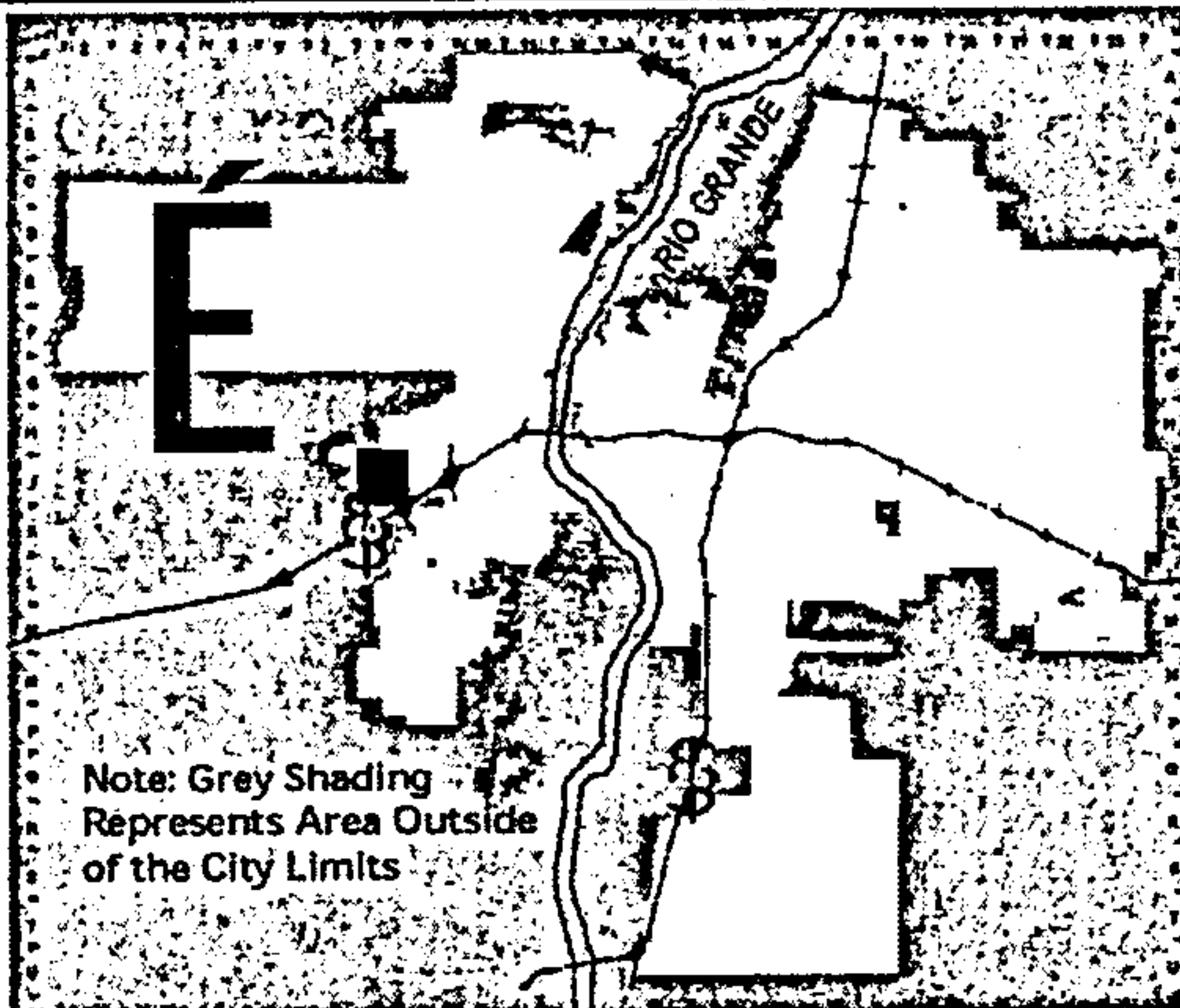
ENVIRONMENTAL HEALTH



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



Map amended through: Apr 22, 2005

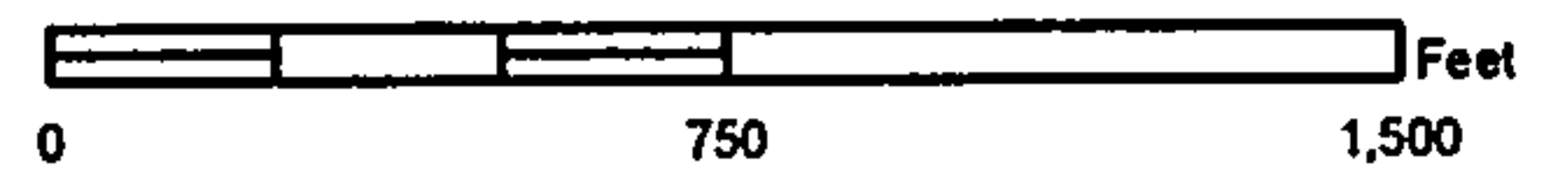


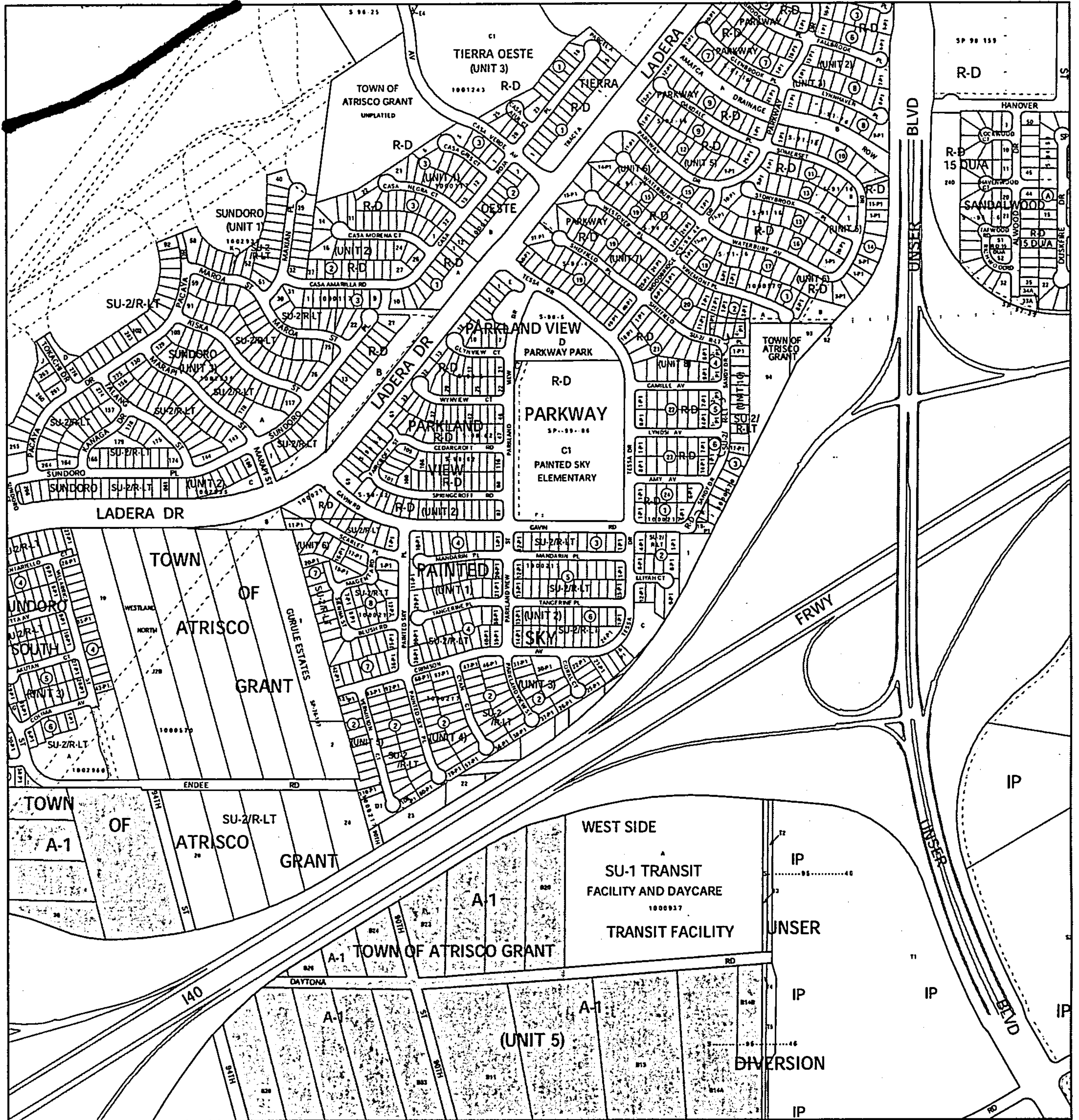
Zone Atlas Page:

J-8-Z

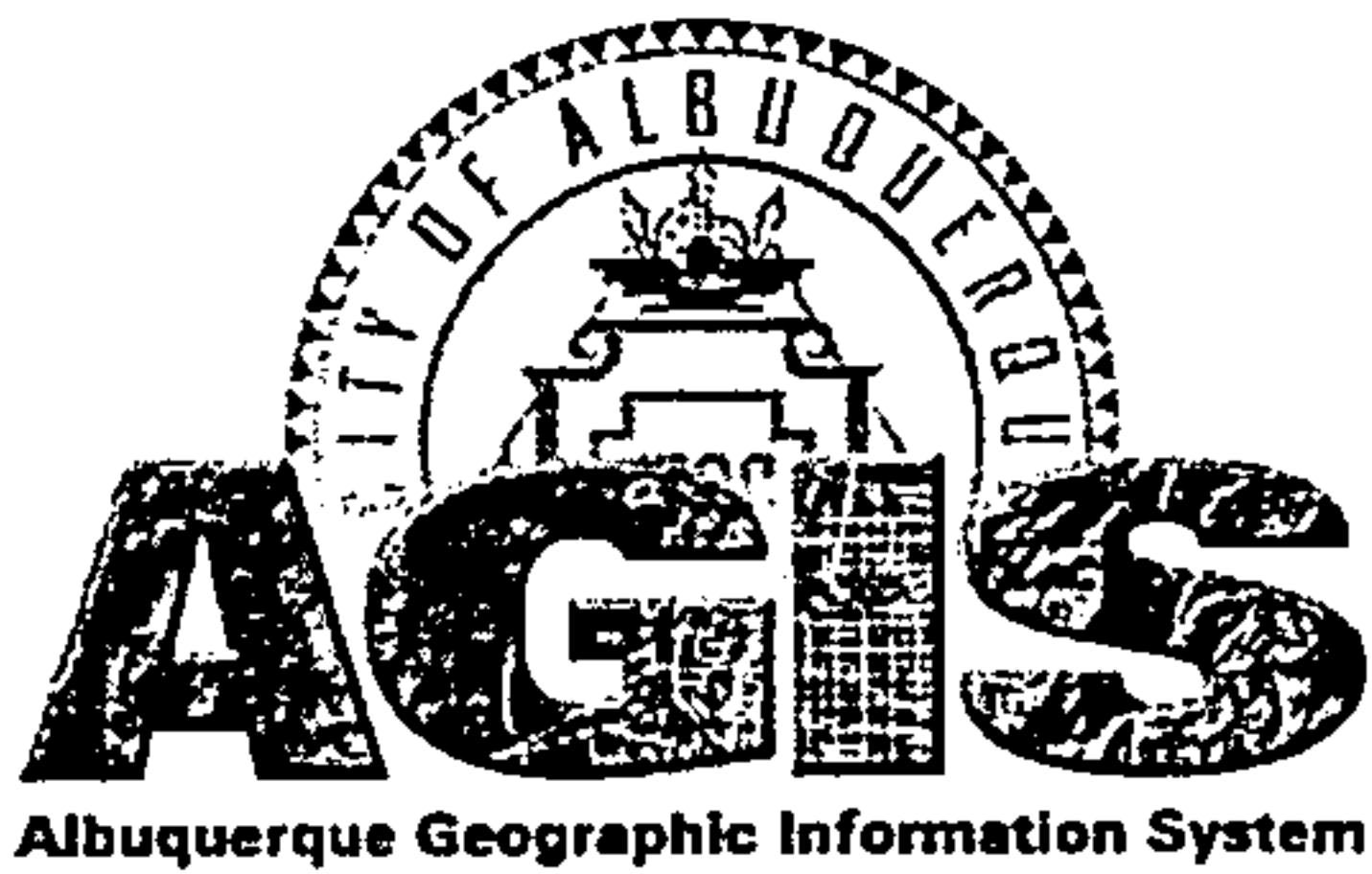
Selected Symbols

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

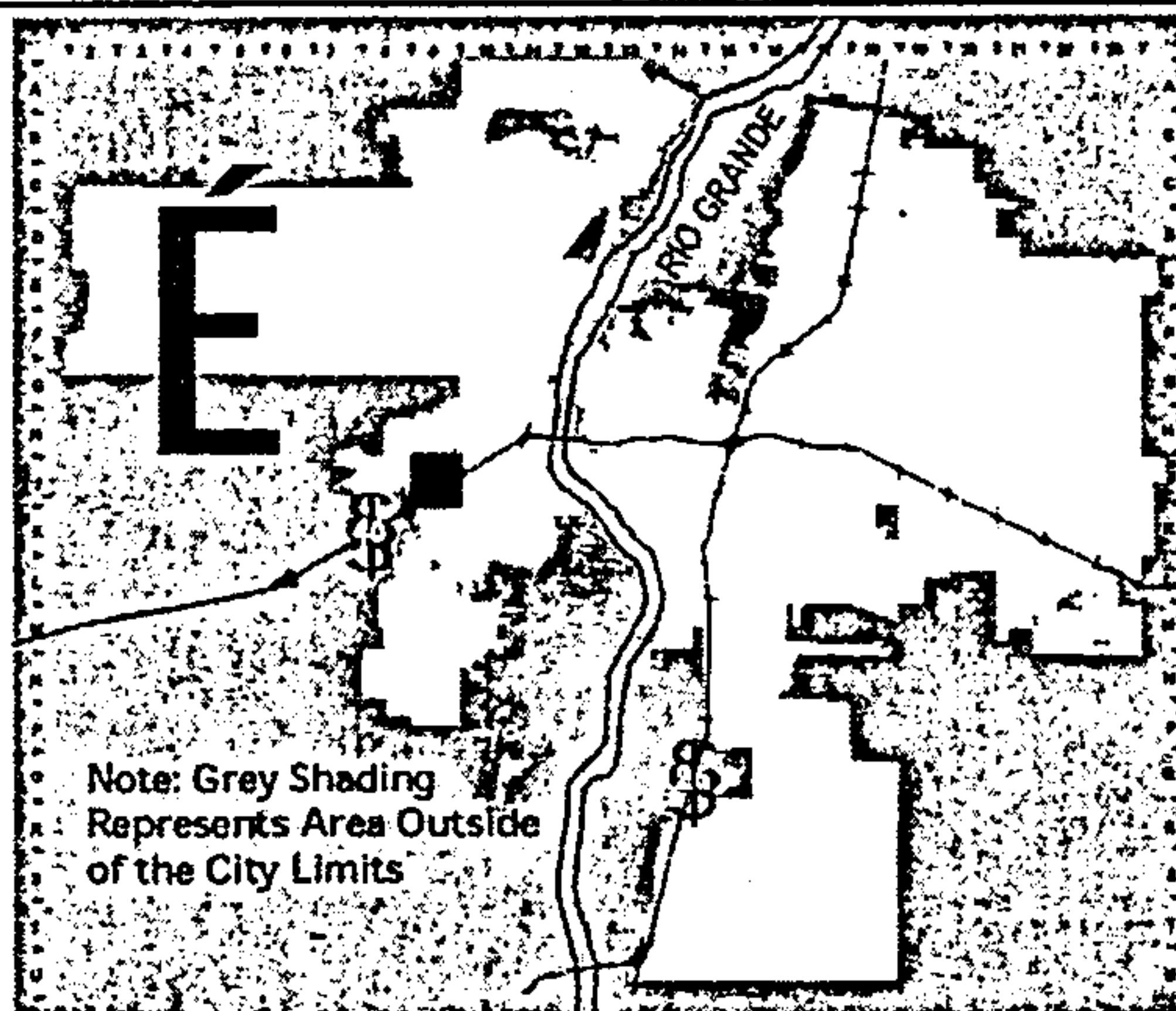




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Map amended through: Apr 22, 2005

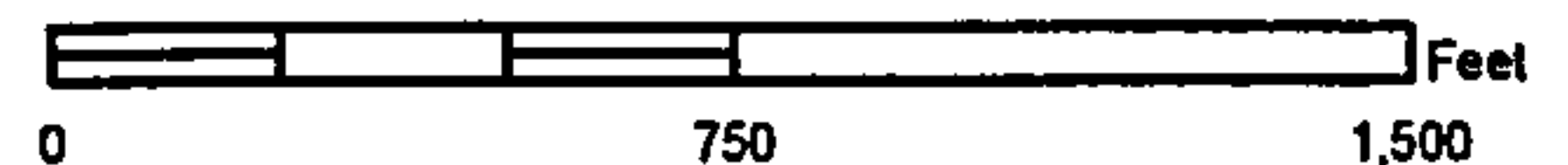


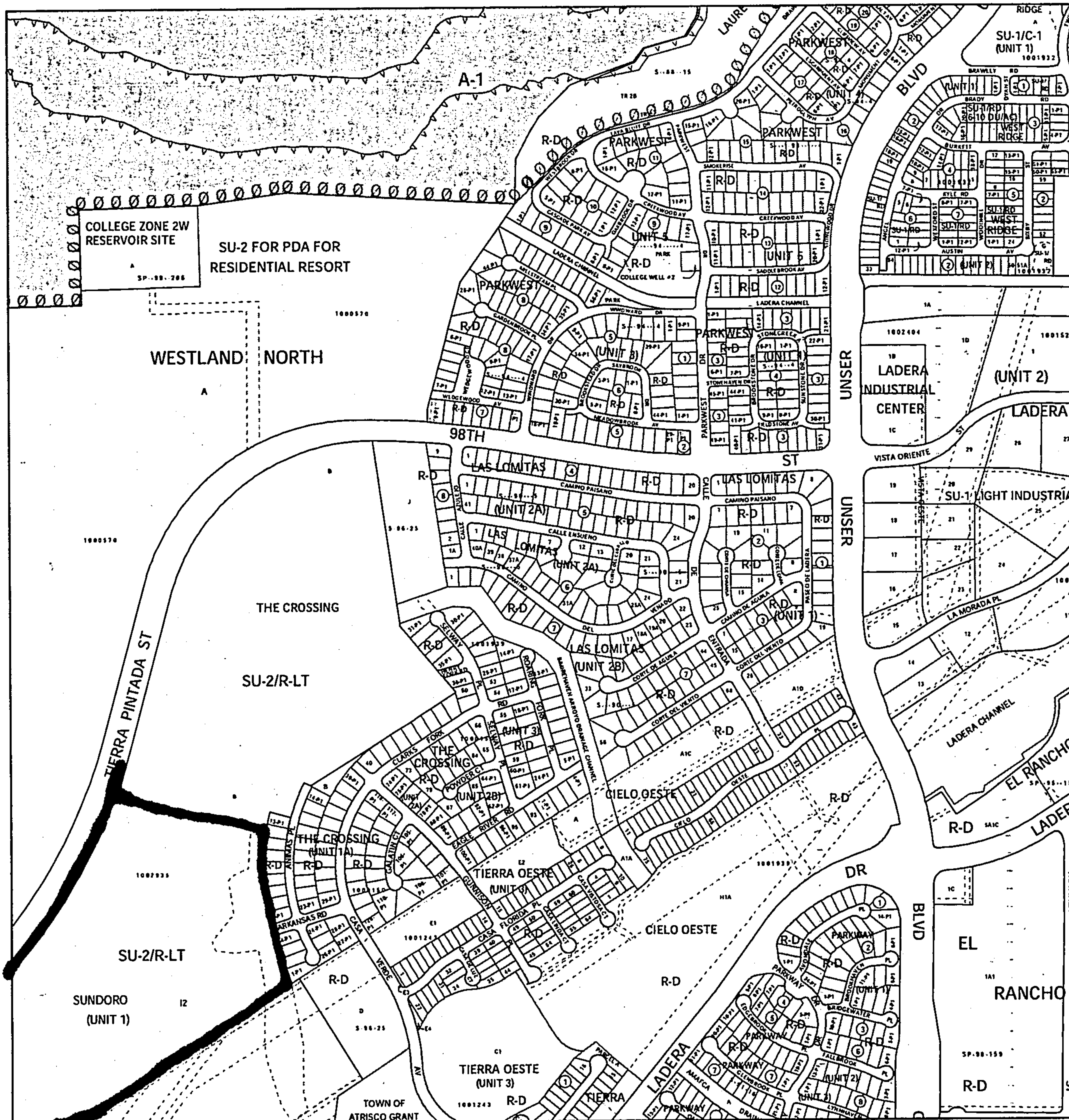
Zone Atlas Page:

J-9-Z

Selected Symbols

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





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

Albuquerque Geographic Information System

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
H-9-Z

Selected Symbols

Map amended through: Apr 22, 2005

0 750 1,500 Feet

Project# 1004233

WESTLAND DEVELOPMENT CO. INC.
401 COORS BLVD NW
ALBUQUERQUE NM 87121

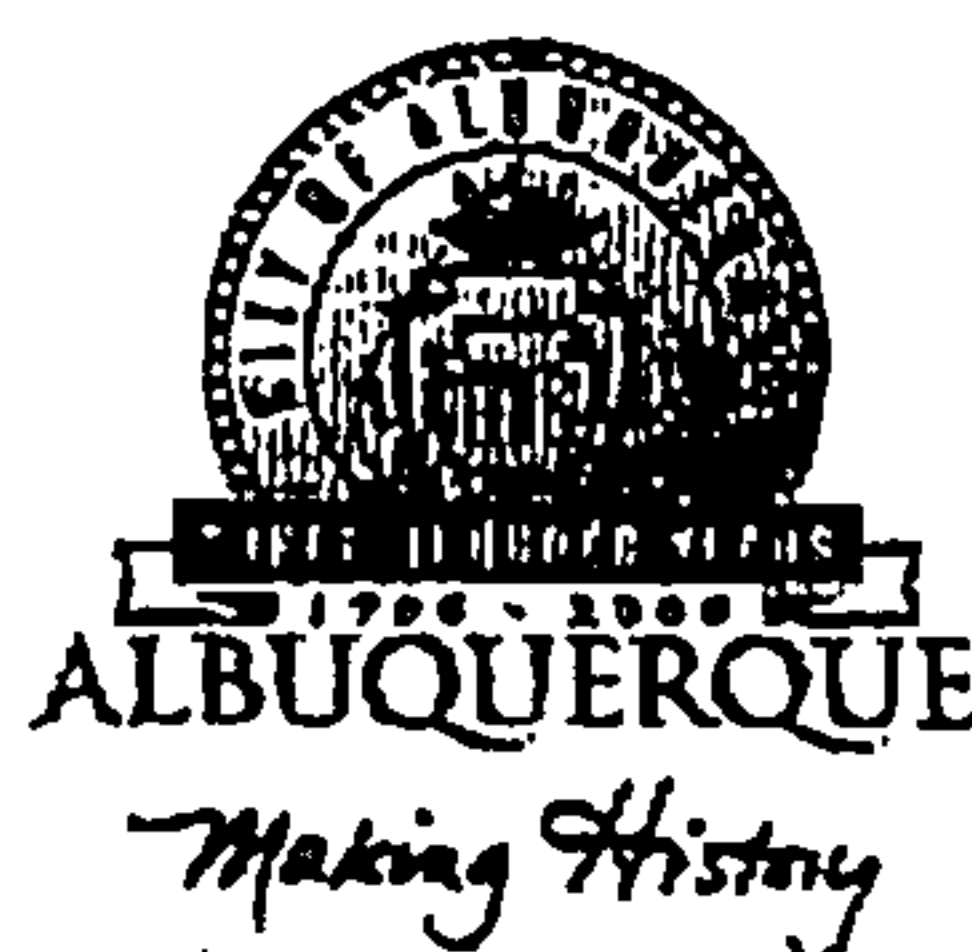
BERNADINE CHAVEZ
Tierra Oeste Neigh. Assoc.
1601 CASA FLORIDA NW
ALBUQUERQUE NM 87120

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

100905912709530909

COLLATZ INC
8631 CASA VERDE NW
ALBUQUERQUE NM 87120

FRANK BRICENO
Tierra Oeste Neigh. Assoc.
8615 CASA DE LUZ CT. NW
ALBUQUERQUE NM 87120



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.

May 24, 2005

Stephanie Stratton
Bohannan Huston Inc.
7500 Jefferson NE/87109
Phone: 798-7988/Fax: 798-7988

Dear Stephanie:

Thank you for your inquiry of May 24, 2005 requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **TRACT I-2 OF WESTLAND NORTH** zone map **H-9, J-8-9**.

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: May 24, 2005
Name: Stephanie Stratton, BHI
Address/Zip: 7500 Jefferson NE /87109
Phone: 823-1000/Fax: 798-7988
Zone Map: H-9, J-8-9

TIERRA OESTE N.A. (TOS) "R"

***Frank Briceno**

8615 Casa de Luz Ct. NW/87120 883-7171 (h)

Bernadine *Chavez*

1601 Casa Florida NW/87120 352-0876 (h)

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

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

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

01/07/2010 Issued By: PLNSDH 65083

Permit Number: 2010 070 007

Category Code 910

Application Number: 10DRB-70007, Ext Of Sia For Temp Defr Sdwk Const

Address:

Location Description: TIERRA PINTADA BLVD NW BETWEEN ARROYO VISTA BLVD NW AND ARKANSAS RD NW

Project Number: 1004233

Applicant

Westland Development Co Lp

201 3rd St Nw
Albuquerque NM 87102
224-2300

Agent / Contact

Westland Development Co Lp

201 3rd St Nw
Albuquerque NM 87102
224-2300

Application Fees

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	
441006/4983000	DRB Actions	\$50.00
TOTAL:		\$50.00

City Of Albuquerque
Treasury Division

1/7/2010 1:39PM LOC: ANNX
WS# 007 TRANS# 0025
RECEIPT# 00125508-00125509
PERMIT# 2010070007 TRSCXG
Trans Amt \$100.00
DRB Actions \$50.00
CA \$100.00
CHANGE \$0.00

Thank You

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

01/07/2010 Issued By: PLNSDH 65081

Permit Number: 2010 070 006 **Category Code 910**

Application Number: 10DRB-70006, Ext Of Sia For Temp Defr Sdwk Const

Address:

Location Description: TIERRA PINTADA BLVD NW BETWEEN ARROYO VISTA BLVD NW AND ARKANSAS RD NW

Project Number: 1004233

Applicant
Westland Development Co Lp

201 3rd St Nw
Albuquerque NM 87102
224-2300

Agent / Contact
Westland Development Co Lp

201 3rd St Nw
Albuquerque NM 87102
224-2300

Application Fees

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	
441006/4983000	DRB Actions	\$50.00
TOTAL:		\$50.00

City Of Albuquerque
Treasury Division

1/7/2010 1:39PM LOC: ANNX
WS# 007 TRANS# 0025
RECEIPT# 00125508-00125508
PERMIT# 2010070006 TRSCXG
Trans Amt \$100.00
DRB Actions \$50.00

Thank You

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

01/06/2010 Issued By: PLNSDH 65017

Permit Number: 2010 070 004 **Category Code 910**

Application Number: 10DRB-70004, Ext Of Sia For Temp Defr Sdwk Const

Address:

Location Description: TIERRA PINTADA BLVD NW BETWEEN ARROYO VISTA BLVD NW AND WINDRIDGE DR NW

Project Number: 1004233

Applicant
Westland Development Co Lp

201 3rd St Nw
Albuquerque NM 87102
224-2300

Agent / Contact
Westland Development Co Lp

201 3rd St Nw
Albuquerque NM 87102
224-2300

Application Fees

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	\$20.00
441006/4983000	DRB Actions	\$50.00
TOTAL:		\$70.00

City Of Albuquerque
Treasury Division

1/6/2010 3:23PM LOC: ANNX
WS# 006 TRANS# 0013
RECEIPT# 00114389-00114389
PERMIT# 2010070004 TRSASR
Trans Amt \$70.00
Conflict Manag. Fee \$20.00
DRB Actions \$50.00
CA \$70.00
CHANGE \$0.00

Thank You



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

January 20, 2010

Project# 1004233

10DRB-70004 EXT OF SIA FOR TEMP DEFR SDWK CONST
10DRB-70006 EXT OF SIA FOR TEMP DEFR SDWK CONST
10DRB-70007 EXT OF SIA FOR TEMP DEFR SDWK CONST

WESTLAND DEVELOPMENT CO LP request(s) the above action(s) for all or a portion of **STORMCLOUD Unit(s) 1, 2, & 3**, zoned RLT, located on TIERRA PINTADA BLVD NW BETWEEN ARROYO VISTA BLVD NW AND ARKANSAS RD NW containing approximately 107 acre(s). (J-08, 09 & H-08, 09)

At the January 20, 2010 Development Review Board meeting, the two year extension to the four-year agreements for the deferral of sidewalks were approved.

If you wish to appeal this decision, you must do so by February 4, 2010 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).


Jack Cloud, AICP, DRB Chair

Cc: Westland Development Co. – 201 3rd St. NW Ste 500 – Albuquerque, NM 87102
Marilyn Maldonado
File

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)
- APPEAL / PROTEST of...**
- Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

APPLICATION INFORMATION:

Professional/Agent (if any): _____ PHONE: _____
 ADDRESS: _____ FAX: _____
 CITY: _____ STATE _____ ZIP _____ E-MAIL: _____

APPLICANT: Westland DevCo LP (SunCal Companies) PHONE: 505-224-2300
 ADDRESS: 201 3rd St. NW Suite 500 FAX: 505-224-2360
 CITY: Albuq. STATE NM ZIP 87102 E-MAIL: Lchavez@SunCal.com
 Proprietary interest in site: Owner/Developer List all owners: _____

DESCRIPTION OF REQUEST: Extension of SIA for Temporary Deferral of Sidewalk Construction for an additional 2 years

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

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

Lot or Tract No. _____ Block: _____ Unit: _____
 Subdiv/Addn/TBKA: Stormcloud Subd. Unit 1, 2 + 3
 Existing Zoning: RLT Proposed zoning: N/A MRGCD Map No N/A
 Zone Atlas page(s): J-08, 09 UPC Code: 1008 058 525 430 10350
H-08, 09 1008 058 361 415 11102

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.):
Proj. # 1004233; 05DRB-00899, 00900, 00901, 00902

CASE INFORMATION:

Within city limits? Yes 520 Within 1000FT of a landfill? No
 No. of existing lots: 227 No. of proposed lots: N/A Total area of site (acres): 55~~00~~ 107 Ac.

LOCATION OF PROPERTY BY STREETS: On or Near: Tierra Pintada Blvd. NW
 Between: Arroyo Vista Blvd NW and Woodbridge Dr. NW Arkansas Rd. NW

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

SIGNATURE: Leroy J. Chavez DATE 1/6/2010
 (Print) Leroy J. Chavez Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

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

Application case numbers	Action	S.F.	Fees
<u>LODRB - 70004</u>	<u>ESIA</u>	<u>V</u>	<u>\$ 50.00</u>
_____	<u>CME</u>	_____	<u>\$ 20.00</u>
_____	<u>ESIA</u>	_____	<u>\$ 50.00</u>
_____	<u>ESIA</u>	_____	<u>\$ 50.00</u>
_____	_____	_____	<u>\$ _____</u>
Hearing date <u>01/20/10</u>			Total <u>\$ 170.00</u>

Sandra Handley 01/06/10 Project # 1004233
 Planner signature / date

FORM V: SUBDIVISION VARIANCES & VACATIONS

- BULK LAND VARIANCE (DRB04)** (PUBLIC HEARING CASE)
 ___ Application for Minor Plat on FORM S-3, including those submittal requirements. 24 copies
 ___ Letter briefly describing and explaining: the request, compliance with the Development Process Manual, and all improvements to be waived.
 ___ Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
 ___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 ___ Sign Posting Agreement
 ___ Fee (see schedule)
 ___ List any original and/or related file numbers on the cover application
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

- VACATION OF PUBLIC EASEMENT (DRB27)**
 VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)
 ___ The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) 24 copies.
 (Not required for City owned public right-of-way.)
 ___ Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") 24 copies
 ___ Zone Atlas map with the entire property(ies) clearly outlined
 ___ Letter briefly describing, explaining, and justifying the request
 ___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 ___ Sign Posting Agreement
 ___ Fee (see schedule)
 ___ List any original and/or related file numbers on the cover application
 Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

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

- SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)**
 ___ Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14") 24 copies
 ___ Zone Atlas map with the entire property(ies) clearly outlined
 ___ Letter briefly describing, explaining, and justifying the variance
 ___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 ___ Sign Posting Agreement
 ___ Fee (see schedule)
 ___ List any original and/or related file numbers on the cover application
DRB meetings are approximately 30 DAYS after the filing deadline. Your attendance is required.

- TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**
 EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)
 ___ Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") 6 copies
 ___ Zone Atlas map with the entire property(ies) clearly outlined
 ___ Letter briefly describing, explaining, and justifying the deferral or extension
 ___ List any original and/or related file numbers on the cover application
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

- VACATION OF PRIVATE EASEMENT (DRB26)**
 VACATION OF RECORDED PLAT (DRB29)
 ___ The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") 6 copies
 ___ Scale drawing showing the easement to be vacated (8.5" by 11") 6 copies
 ___ Zone Atlas map with the entire property(ies) clearly outlined
 ___ Letter/documents briefly describing, explaining, and justifying the vacation 6 copies
 ___ Letter of authorization from the grantors and the beneficiaries (private easement only)
 ___ Fee (see schedule)
 ___ List any original and/or related file numbers on the cover application
 Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

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

Leroy J. Chavez
 Applicant name (print)
[Signature] 1/6/10
 Applicant signature / date



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

Application case numbers
 10 DRB - 70004

Form revised 4/07
Sandy Handley 01/20/10
 Planner signature / date
 Project # 004233

FORM V: SUBDIVISION VARIANCES & VACATIONS

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 VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)
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 (Not required for City owned public right-of-way.)
 Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
 Zone Atlas map with the entire property(ies) clearly outlined
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 Sign Posting Agreement
 Fee (see schedule)
 List any original and/or related file numbers on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
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- SEWALK VARIANCE (DRB20)**
 SEWALK WAIVER (DRB21)
 Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6 copies**
 Zone Atlas map with the entire property(ies) clearly outlined
 Letter briefly describing, explaining, and justifying the variance or waiver
 List any original and/or related file numbers on the cover application

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

- SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)**
 Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14") **24 copies**
 Zone Atlas map with the entire property(ies) clearly outlined
 Letter briefly describing, explaining, and justifying the variance
 Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 Sign Posting Agreement
 Fee (see schedule)
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 EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SEWALK CONSTRUCTION (DRB07)
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Leroy J. Chavez
 Applicant name (print)
[Signature] 1/7/10
 Applicant signature / date



- Checklists complete
 Fees collected
 Case #s assigned
 Related #s listed
- Application case numbers
 10DRB - 20007

Form revised 4/07
[Signature] 1-7-10
 Planner signature / date
 Project # 1004233

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 - Letter briefly describing, explaining, and justifying the request
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 - Sign Posting Agreement
 - Fee (see schedule)
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 - SIDEWALK WAIVER (DRB21)**
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- DRB meetings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

- TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**
 - EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)**
 - Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the deferral or extension
 - List any original and/or related file numbers on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

- VACATION OF PRIVATE EASEMENT (DRB26)**
 - VACATION OF RECORDED PLAT (DRB29)**
 - The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") **6 copies**
 - Scale drawing showing the easement to be vacated (8.5" by 11") **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter/documents briefly describing, explaining, and justifying the vacation **6 copies**
 - Letter of authorization from the grantors and the beneficiaries (private easement only)
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

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

Leroy J. Chavez
Applicant name (print)
[Signature] 1/7/10
Applicant signature / date

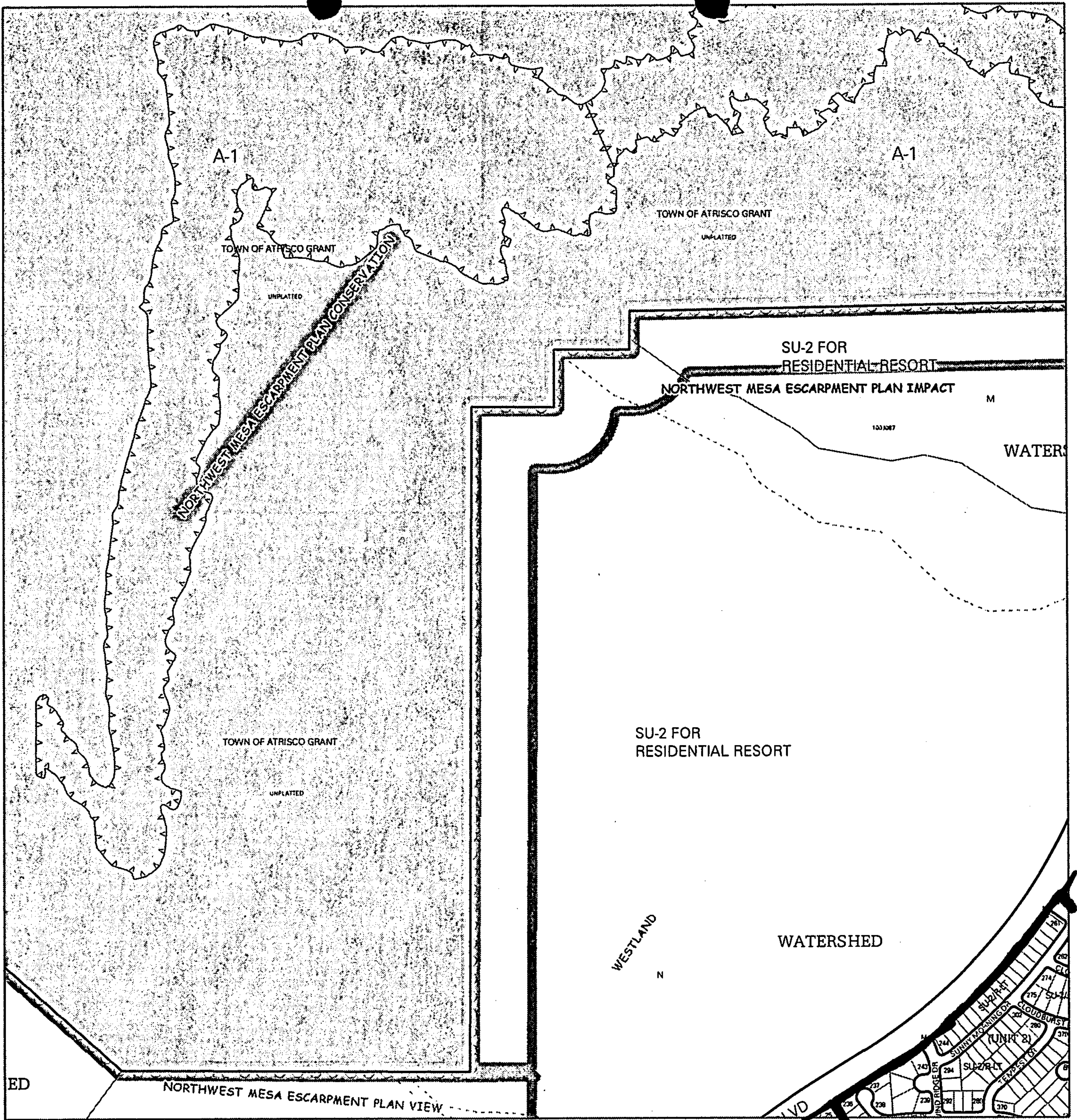


Form revised 4/07

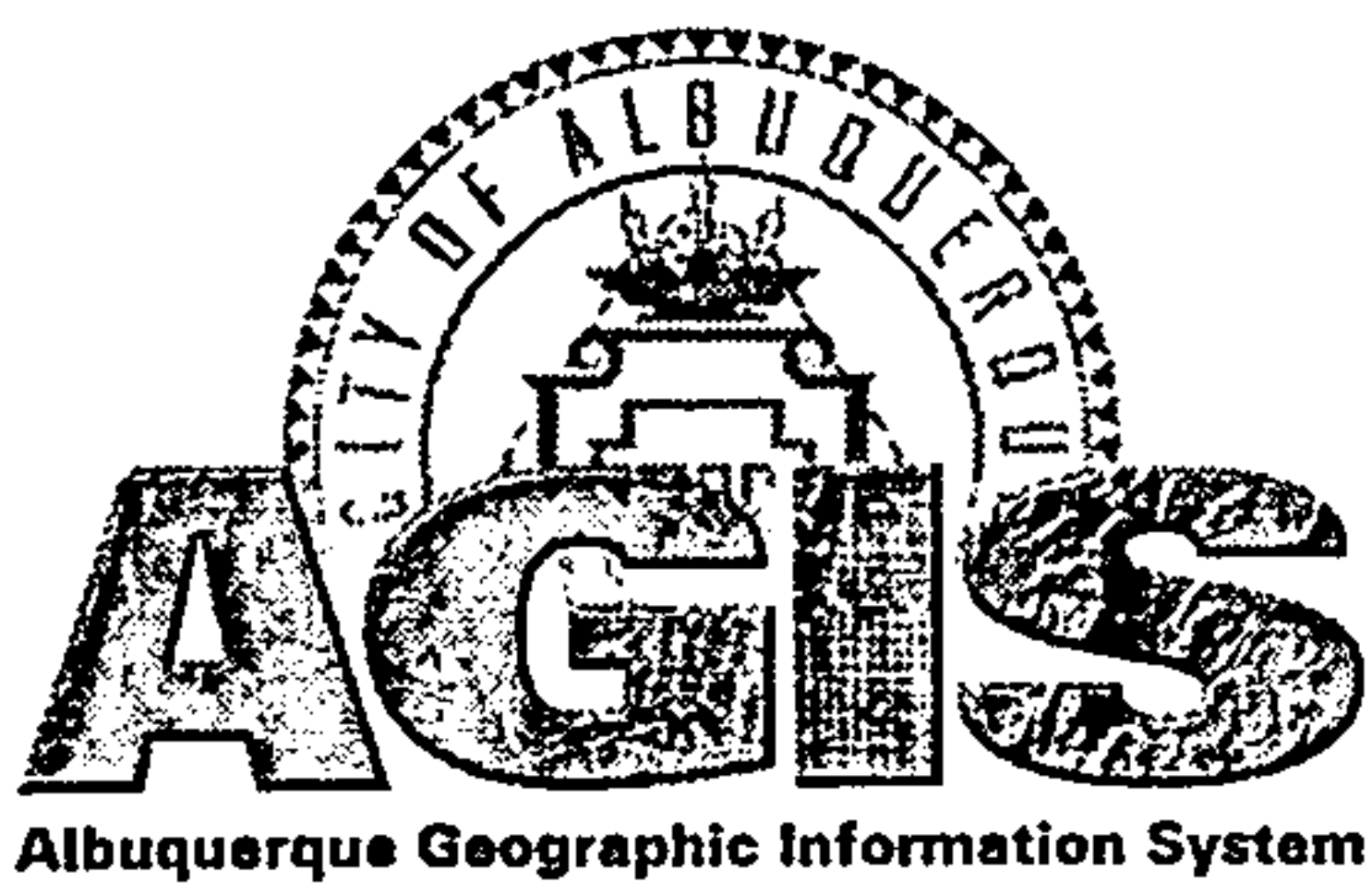
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers
10DRB - - - - - 70006

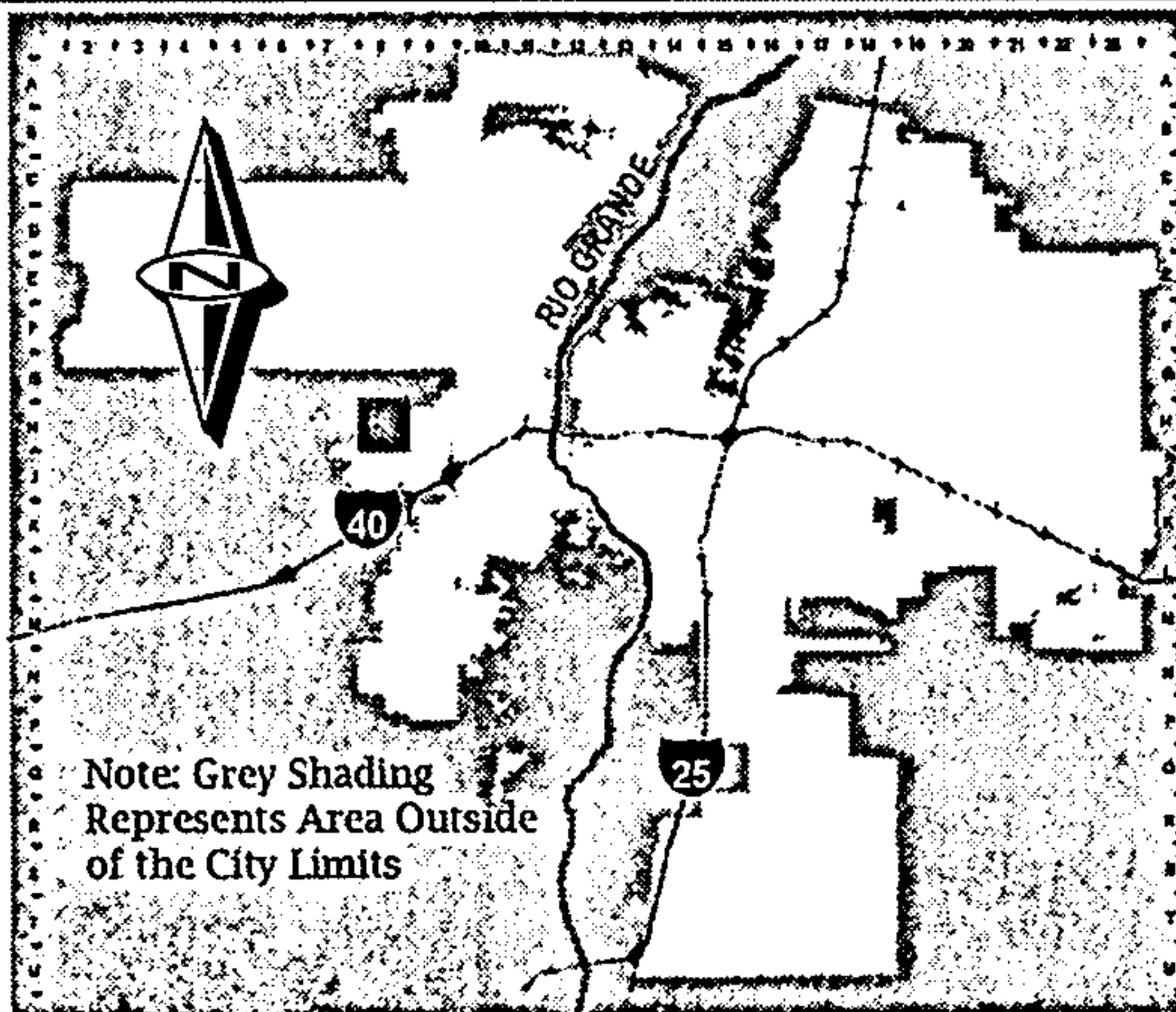
[Signature] 1-7-10
Planner signature / date
Project # 1004233



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



Map amended through: 3/10/2009



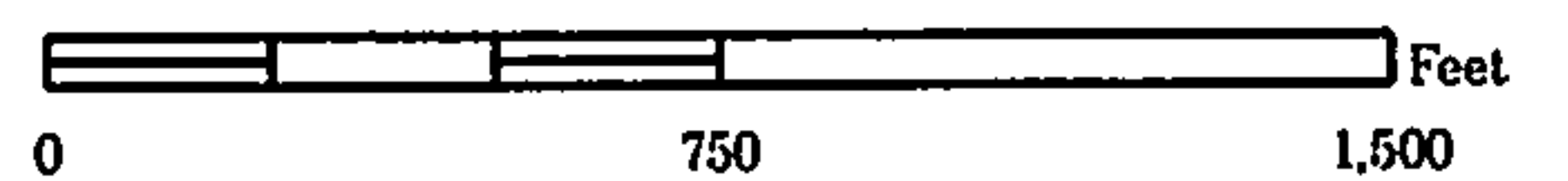
Note: Grey Shading Represents Area Outside of the City Limits

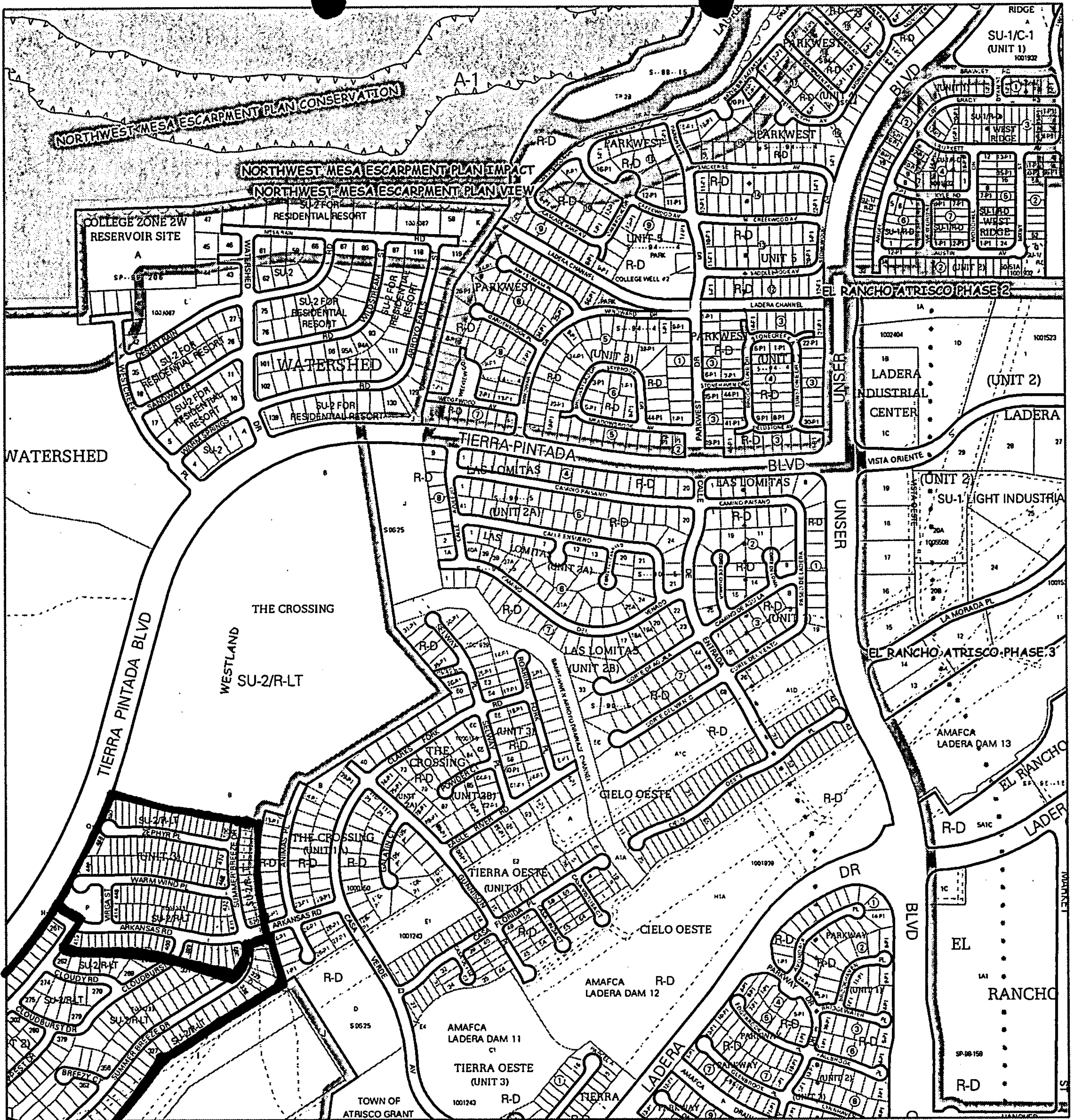
Zone Atlas Page:

H-08-Z

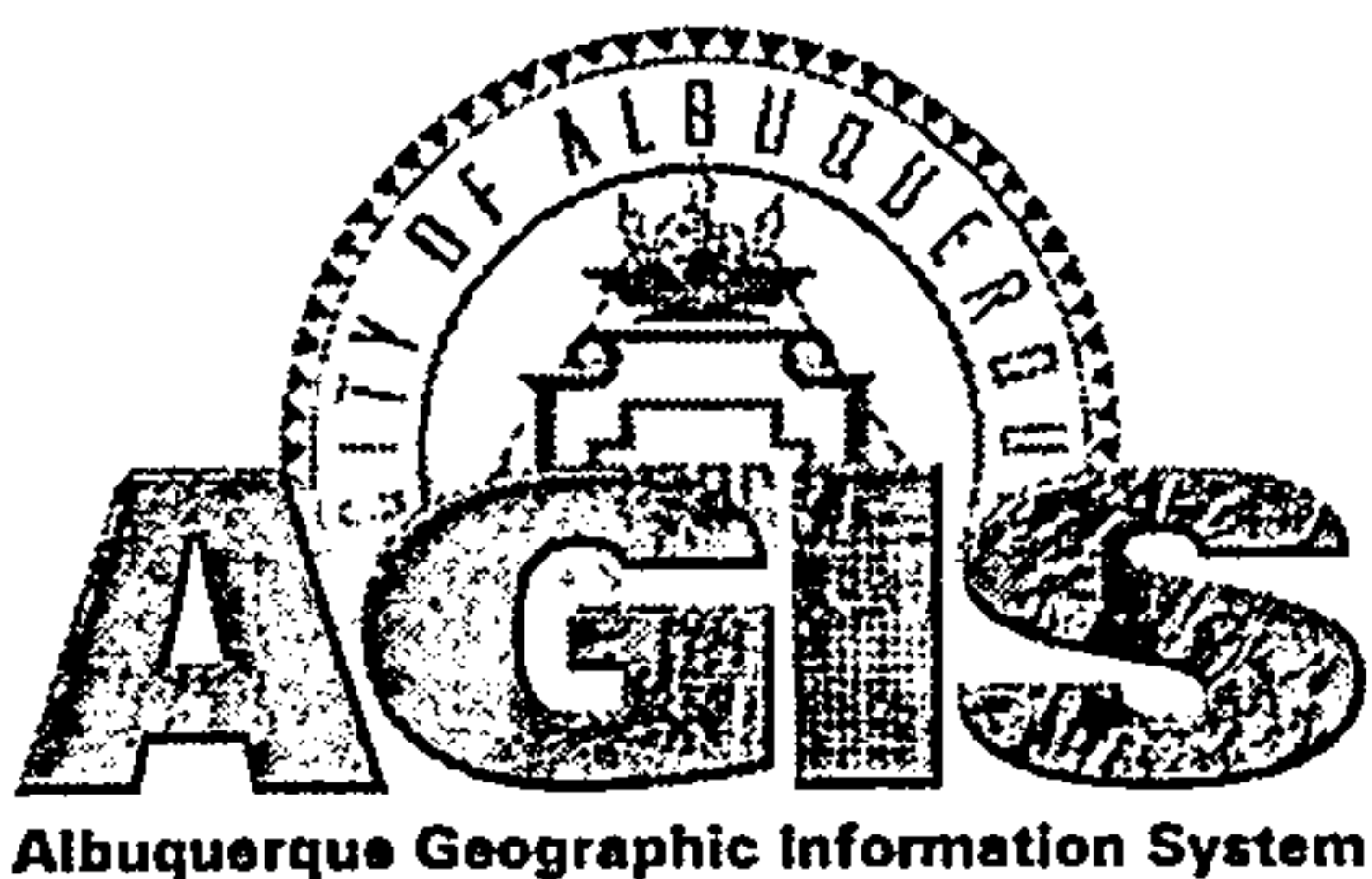
Selected Symbols

- 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

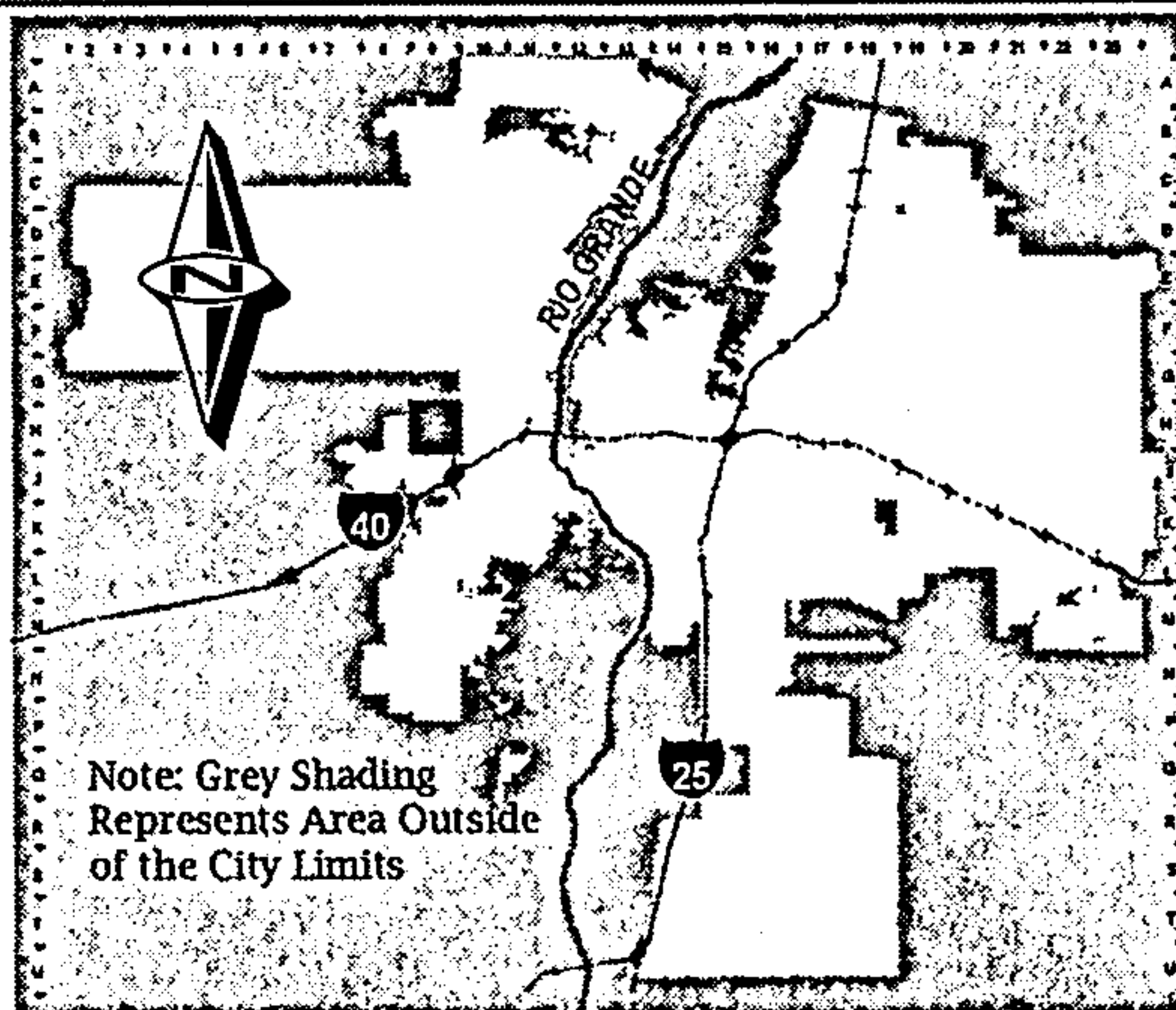




For more current information and more details visit: <http://www.cabq.gov/gis>



Map amended through: 3/10/2009

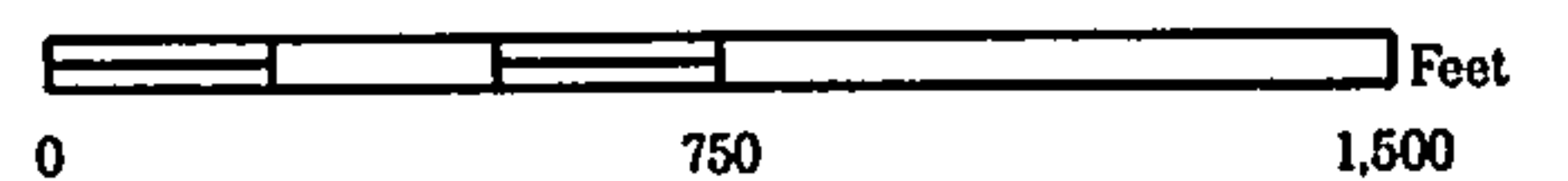


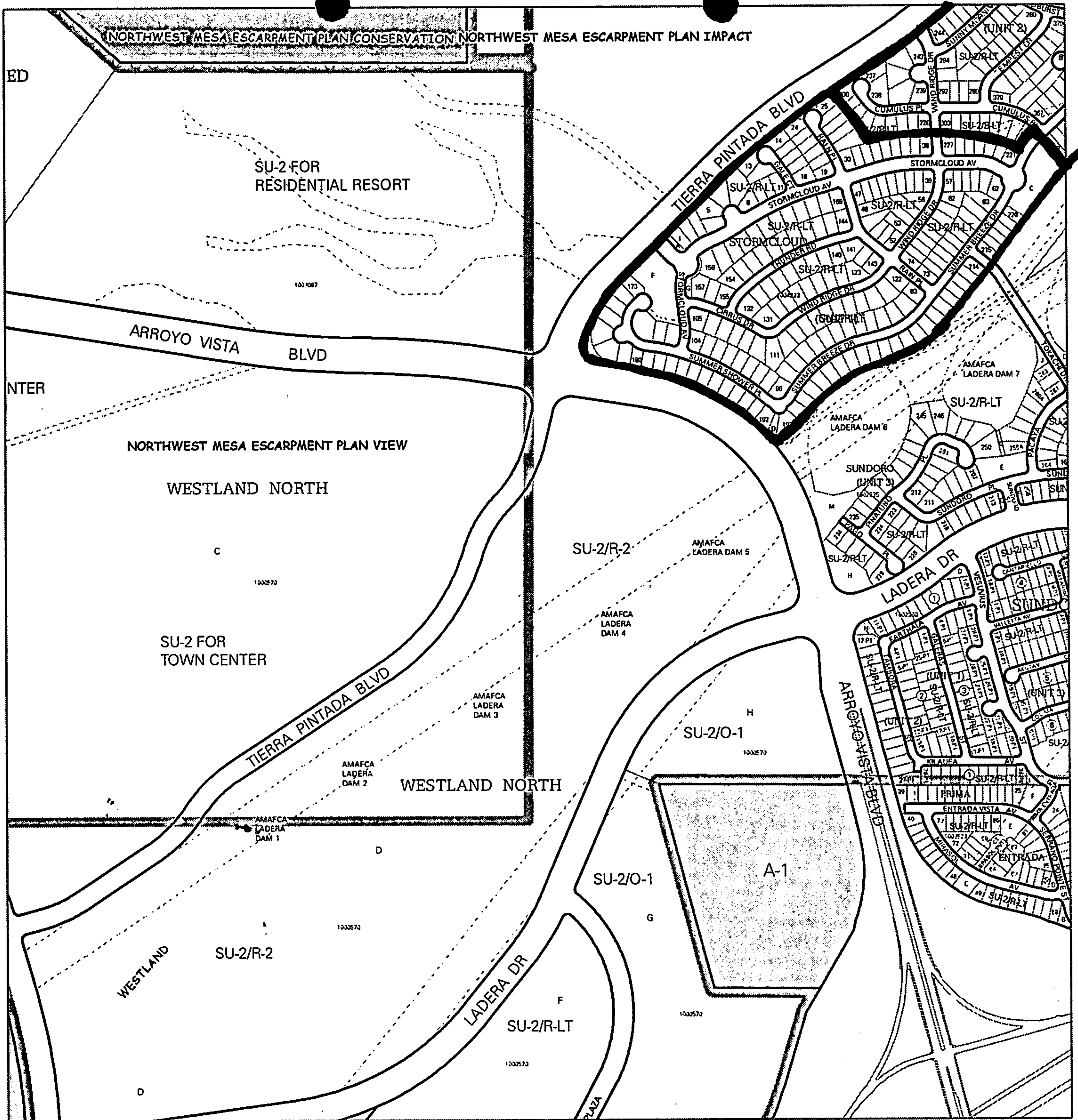
Zone Atlas Page:

H-09-Z

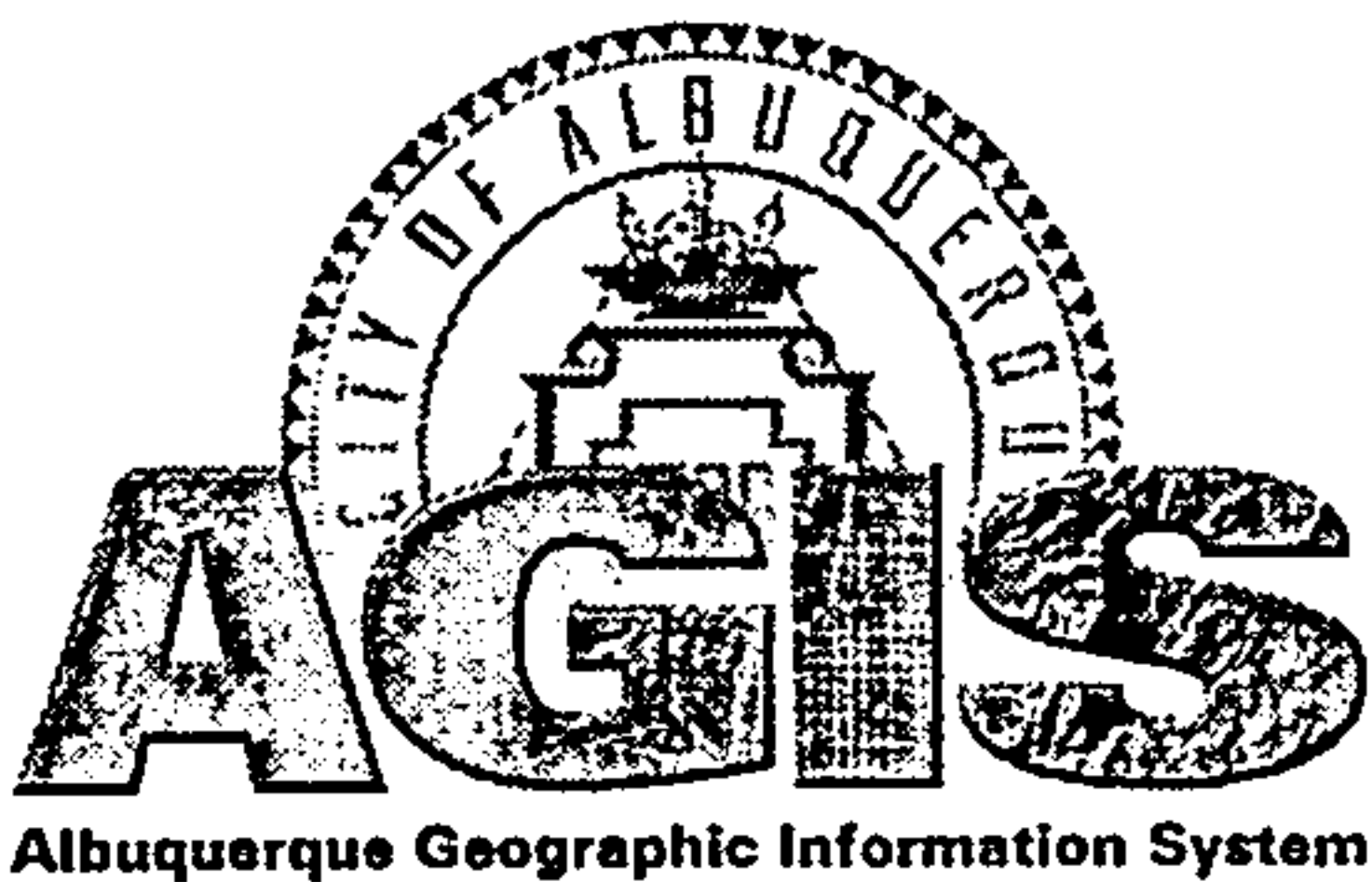
Selected Symbols

- 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

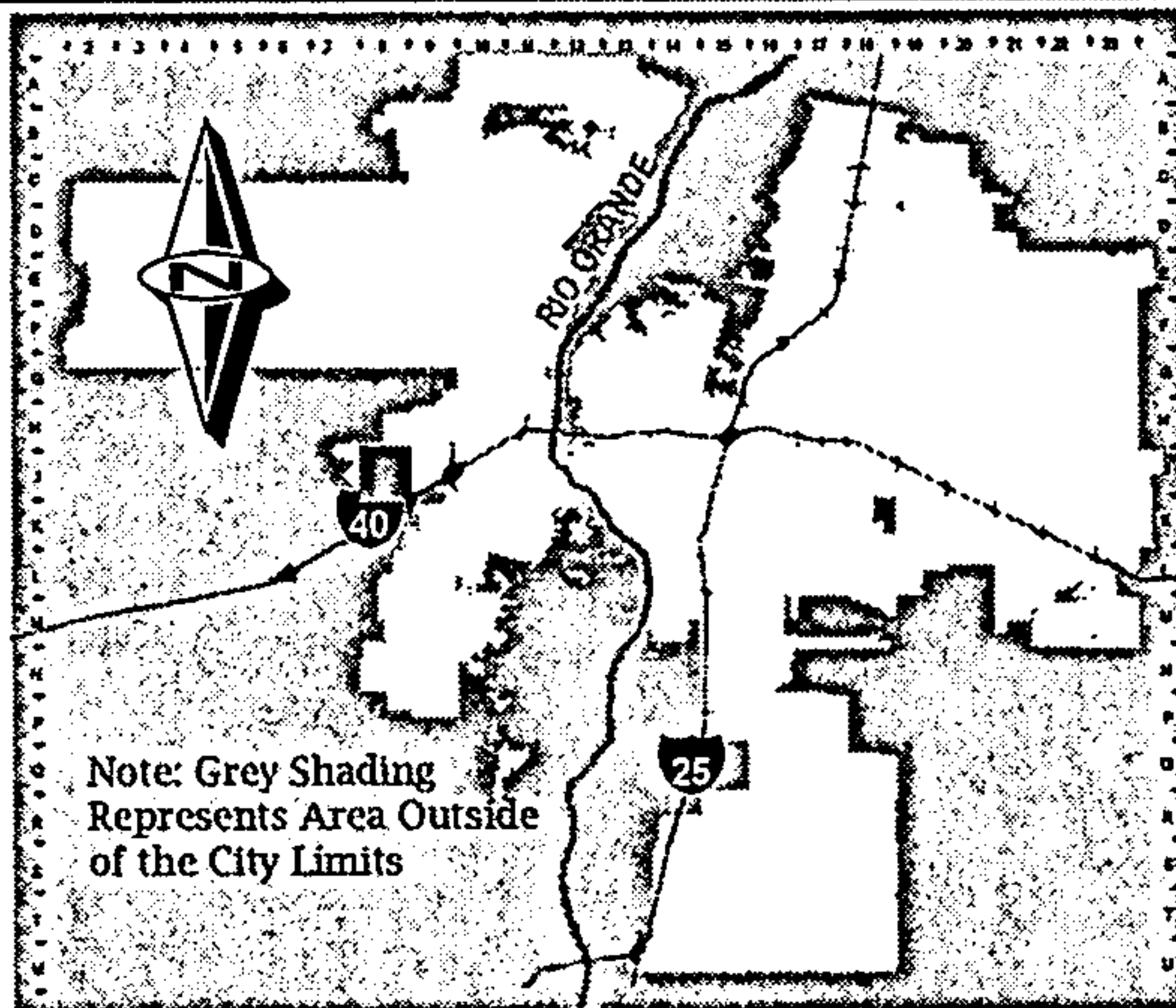




For more current information and more details visit: <http://www.cabq.gov/gis>



Map amended through: 3/10/2009

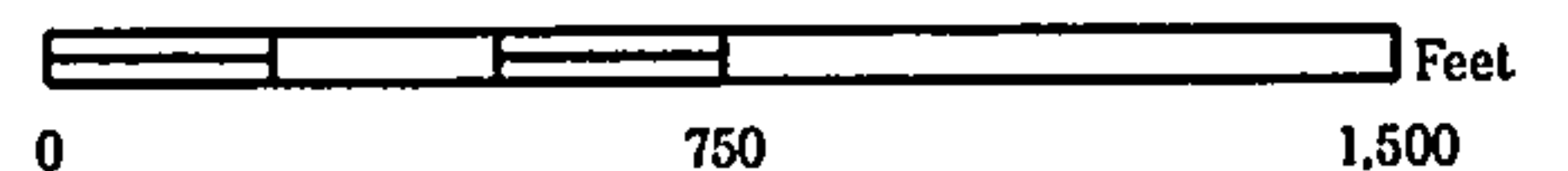


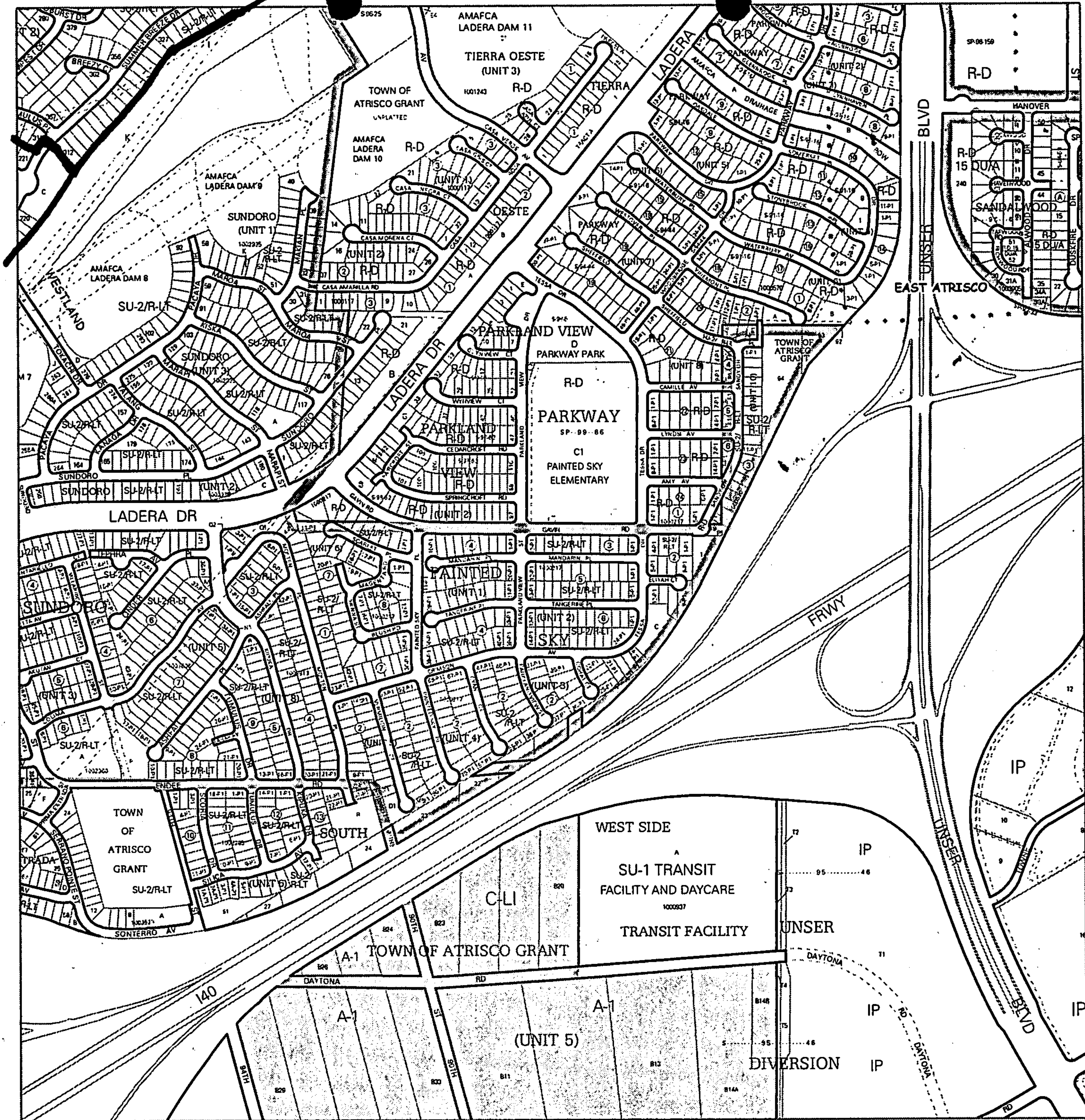
Zone Atlas Page:

J-08-Z

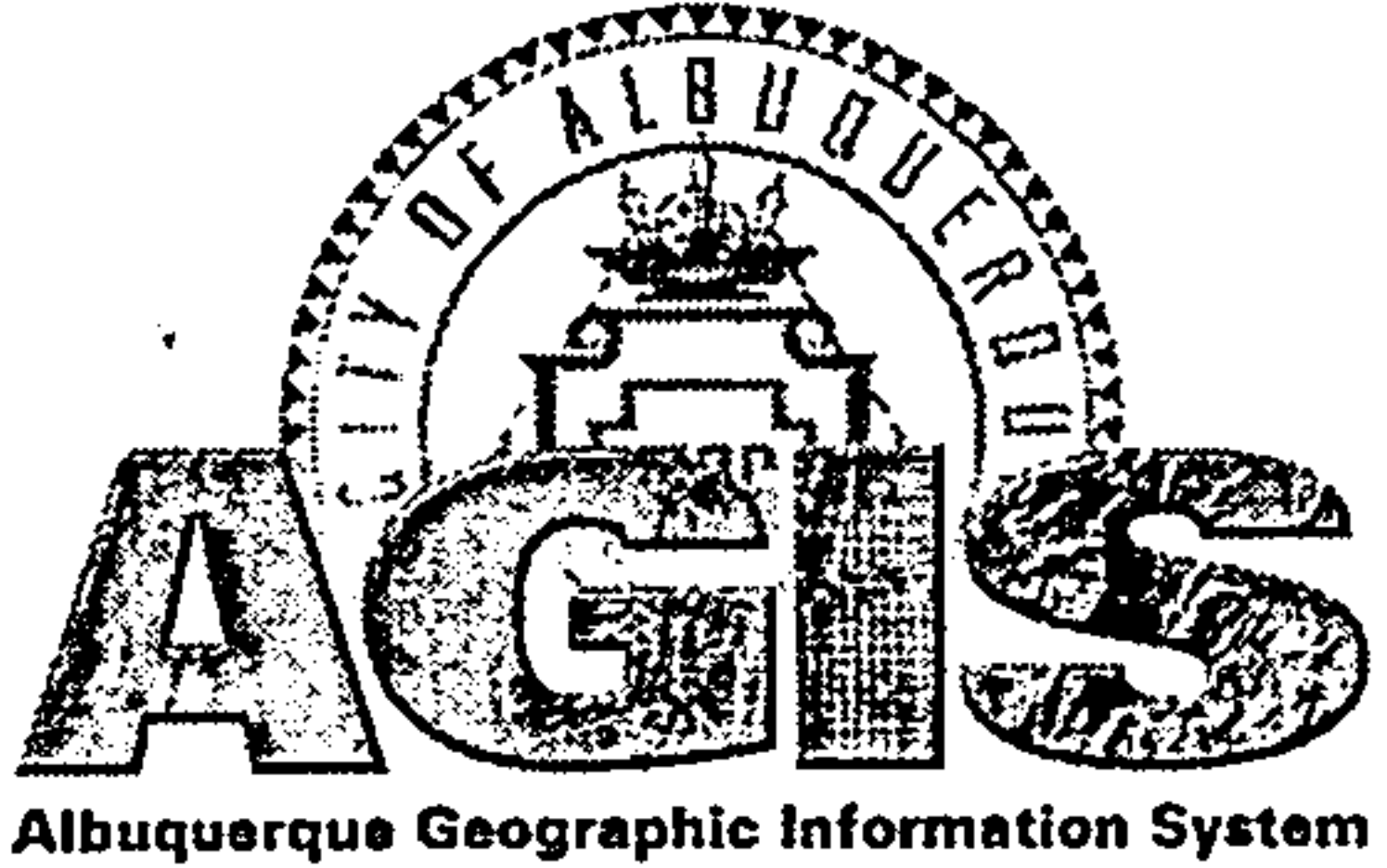
Selected Symbols

- 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

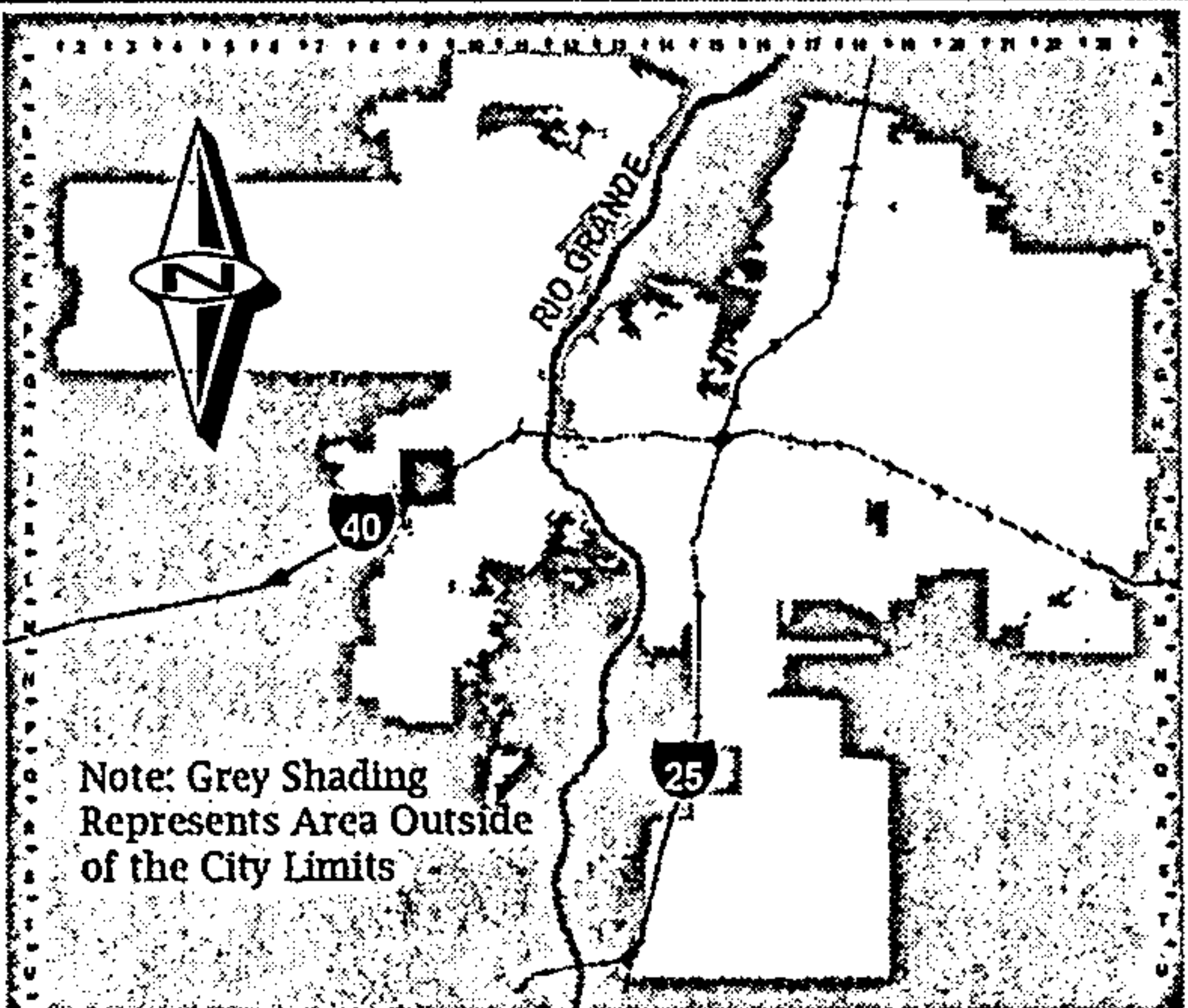




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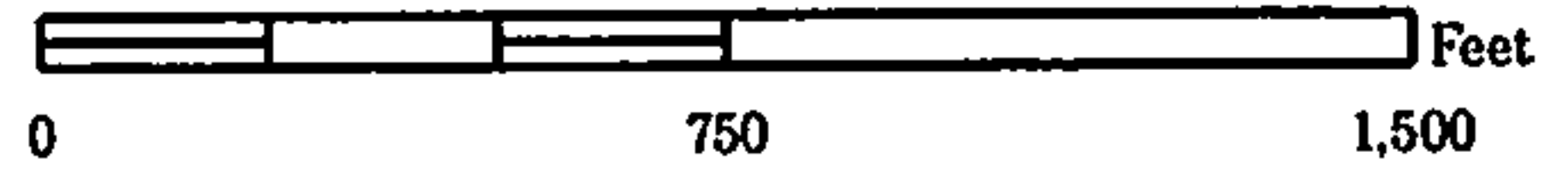
Map amended through: 3/10/2009



Zone Atlas Page:
J-09-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





SunCal Companies

NEW MEXICO DIVISION
201 THIRD ST. NW, STE 500
ALBUQUERQUE, NM 87102

PHONE 505 224 2300
FAX 505-224-2340

WWW.SUNCAL.COM

January 6, 2010

Mr. Jack Cloud
Chairman, Development Review Board
City of Albuquerque
PO Box 1293
Albuquerque, NM 87120

RE: Project # 1004233, Stormcloud Subd. (Units 1, 2 & 3), Sidewalk SIA Extension Request

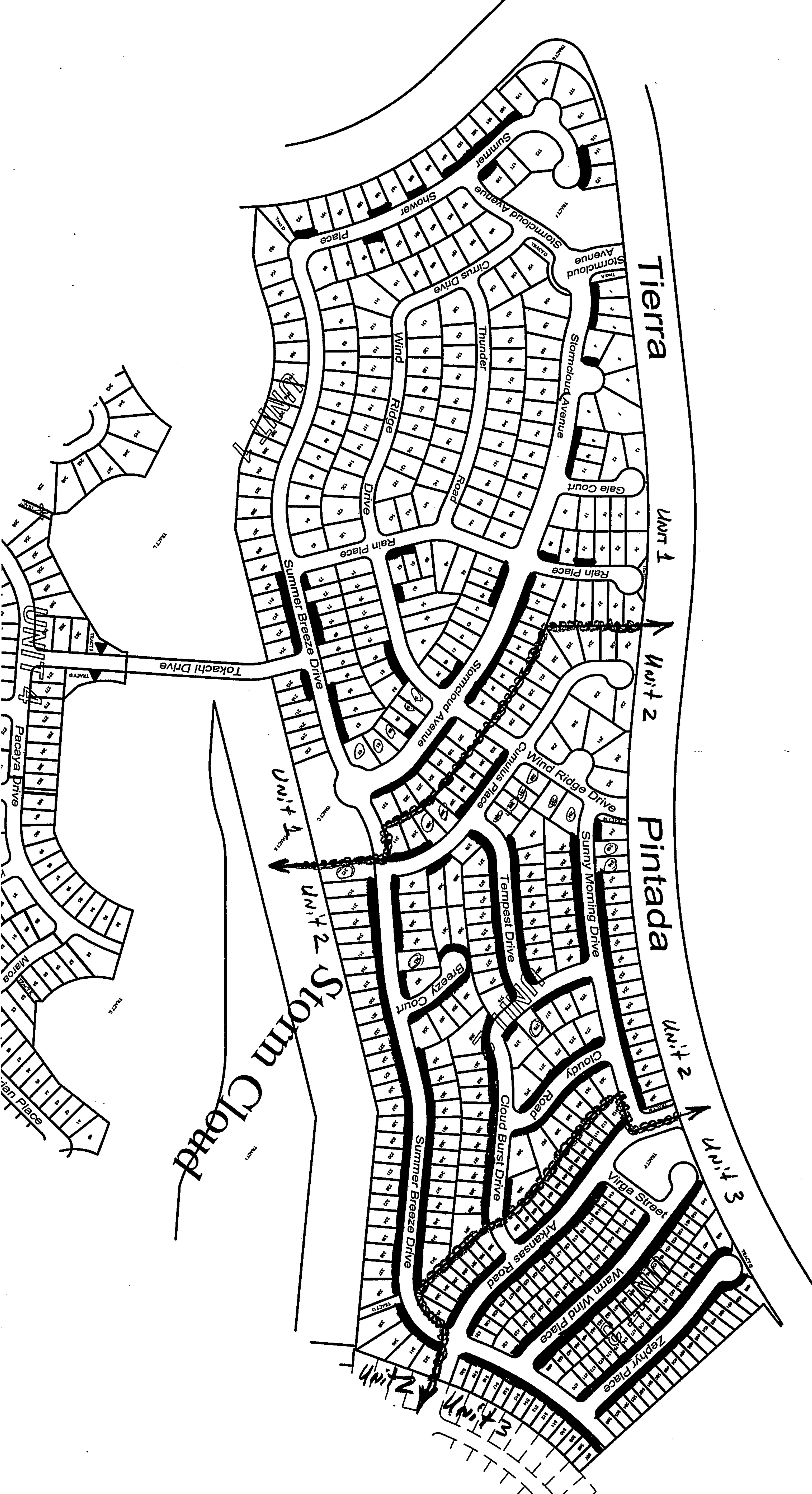
Dear Chairman Cloud and DRB Members,

The purpose of this submittal is to request of the City an extension of the Sidewalk SIA for an additional two year period. Since the housing market and economic conditions have slowed down, it will take additional time for the homebuilders to build out in this subdivision. There remains high interest by builders and homebuyers in our Stormcloud subdivision development.

Thank you for your consideration and should you have any questions or comments, please do not hesitate to call me at 224-2314.

Sincerely,

Leroy J. Chavez
Vice President of Operations



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

PAID RECEIPT

APPLICANT NAME WESTLAND DEVELOPMENT
AGENT PRECISION SURVEYS
ADDRESS _____
PROJECT & APP # 1004233 / 06DRB - 01220
PROJECT NAME STORM CLOUD UNIT 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.

PRECISION SURVEYS, INC.

8414-D JEFFERSON ST. NE
ALBUQUERQUE, NM 87113

1024

DATE 8-22-06

95-8965/1070
279

PAY TO THE ORDER OF City of Albuquerque
Twenty dollars 00/100

\$ 20.00

IronStone Bank

Albuquerque, NM 87109
www.ironstonebank.com

FOR Submittal Fee 05-7332 Unit 3 Project # 1004233

⑈001024⑈ ⑆107089652⑆009460019387⑈

CK CHANGE \$20.00 \$0.00

Thank You

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

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

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

APPLICANT INFORMATION:

NAME: Westland Development Co. Inc. PHONE: 831-9600
 ADDRESS: 401 Coors NW #100 FAX: 831-4865
 CITY: Albuquerque STATE NM ZIP 87121 E-MAIL: _____
 Proprietary interest in site: Owner List all owners: _____
 AGENT (if any): Precision Surveys Inc. PHONE: 856-5700
 ADDRESS: 8500-A Jefferson NE FAX: 856-7900
 CITY: Albuquerque STATE NM ZIP 87113 E-MAIL: presurv@presurv.com

DESCRIPTION OF REQUEST: To replat the existing one tract into 129 new lots & 3 new tracts. To dedicate public right of way & to grant easements
 Is the applicant seeking incentives pursuant to the Family Housing Development Program? Yes. No.

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

Lot or Tract No. H Block: _____ Unit: _____
 Subdiv. / Addn. Stormcloud Unit 3
 Current Zoning: SU-2/R-LT Proposed zoning: SU-2/R-LT
 Zone Atlas page(s): N8, H9, J8, J9 No. of existing lots: 1 No. of proposed lots: 132
 Total area of site (acres): 12.0498 Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____
 Within city limits? Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? _____
 UPC No. 100805852543010350 MRGCD Map No. N/A
 LOCATION OF PROPERTY BY STREETS: On or Near: Trina Pintada Street NW
 Between: Arroyo Vista Blvd NW and Ladera Drive NW

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): 1004233

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

SIGNATURE Lisa Parish DATE 8-10-06
 (Print) Lisa Parish Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 9/01, 3/03, 7/03, 10/03, 3/04

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>06DRB</u> - <u>0122D</u>	<u>FP</u>	<u>5(3)</u>	\$ <u>0</u>
<input checked="" type="checkbox"/> All fees have been collected		<u>CMF</u>		\$ <u>20.00</u>
<input type="checkbox"/> All case #s are assigned				\$ _____
<input type="checkbox"/> AGIS copy has been sent				\$ _____
<input checked="" type="checkbox"/> Case history #s are listed				\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill				\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus				\$ _____
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	Hearing date <u>8-30-06</u>			Total \$ <u>20.00</u>

Lisa Parish 8/28/06
 Planner signature / date

Project # 1004233

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

SKETCH PLAT REVIEW AND COMMENT

YOUR ATTENDANCE IS REQUIRED.

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

MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT

Your attendance is required.

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

Extensions are not reviewed through internal routing.

Extension of preliminary plat approval expires after one year.

MAJOR SUBDIVISION FINAL PLAT APPROVAL

Your attendance is required.

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

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

MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL

Your attendance is required.

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

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

AMENDMENT TO PRELIMINARY PLAT (with minor changes)

Your attendance is required.

AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)

AMENDMENT TO GRADING PLAN (with minor changes)

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

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

Amended preliminary plat approval expires after one year.

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

Lisa Parish Applicant name (print)
Lisa Parish Applicant signature / date 8-10-06



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

Application case numbers
06DRB - - 01220

Form revised 3/03, 8/03 and 11/03
KE SIS 8/22/04 Planner signature / date
Project # 1004233



SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

Supplemental form

S

V

P

L

Supplemental form

ZONING & PLANNING

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

APPEAL / PROTEST of...

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

Z

A

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

APPLICANT INFORMATION:

NAME: WESTLAND DEVELOPMENT CO.
 ADDRESS: 401 COORS BLVD. NW
 CITY: ALBUQUERQUE
 Proprietary interest in site: OWNER
 AGENT (if any): BOHANNAN HUSTON INC.
 ADDRESS: 7500 JEFFERSON NE
 CITY: ALBUQUERQUE

STATE NM

ZIP 87121

PHONE: 831-9600

FAX: 831-4865

E-MAIL: _____

STATE NM

ZIP 87109

PHONE: 823-1000

FAX: 798-7988

E-MAIL: _____

DESCRIPTION OF REQUEST: EXTENSION OF PRELIMINARY PLAT

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

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

Lot or Tract No. TRACT I-2 Block: _____ Unit: _____

Subdiv. / Addn. WESTLAND NORTH- STORM CLOUD SUBDIVISION

Current Zoning: SU-2/R-LT

Proposed zoning: _____

Zone Atlas page(s): H9, J8, J9

No. of existing lots: 1

No. of proposed lots: 525

Total area of site (acres): 106.8801

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. _____

MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: TIERRA PINTADA STREET SW

Between: ARROYO VISTA BLVD. SW and LADERA DRIVE SW

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.): 1004233

05DRB-00894

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

SIGNATURE

Stephanie Walton

DATE 6/6/2006

(Print) STEPHANIE WALTON

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

06DRB - 00793

Action

EPP

CMF

S.F.

53

Fees

\$ 50.00

\$ 20.00

\$ _____

\$ _____

\$ _____

Total

\$ 70.00

Hearing date 6-14-06

Li Si 6/6/06

Planner signature / date

Project # 1004233

Stormcloud expires
050316

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

SKETCH PLAT REVIEW AND COMMENT

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- 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.
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- Letter briefly describing, explaining, and justifying the request
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MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT

Your attendance is required.

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- 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.
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- Property owner's and City Surveyor's signatures on the Mylar drawing
- Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application
- Infrastructure list if required (verify with DRB Engineer) **NO INTERNAL ROUTING**
- DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

AMENDMENT TO PRELIMINARY PLAT (with minor changes)

Your attendance is required.

AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)

AMENDMENT TO GRADING PLAN (with minor changes)

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

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 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Original Mylar drawing of the proposed amended plat for internal routing only. Otherwise, bring Mylar to meeting.
 - Property owner's and City Surveyor's signatures on the Mylar drawing, if the plat is being amended
 - Any original and/or related file numbers are listed on the cover application
- Amended preliminary plat approval expires after one year

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

Stephanie Walton
Applicant name (print)
Stephanie Walton
Applicant signature / date
6-6-2006



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

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

Application case numbers
06DRB - -00793

Vi Sus 4/4/04
Planner signature / date

Project # 1004233

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

June 6, 2006

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

Re: PRELIMINARY PLAT EXTENSION
Storm Cloud Subdivision- Westland North DRB# 1004233 05DRB-00899

Dear Sheran:

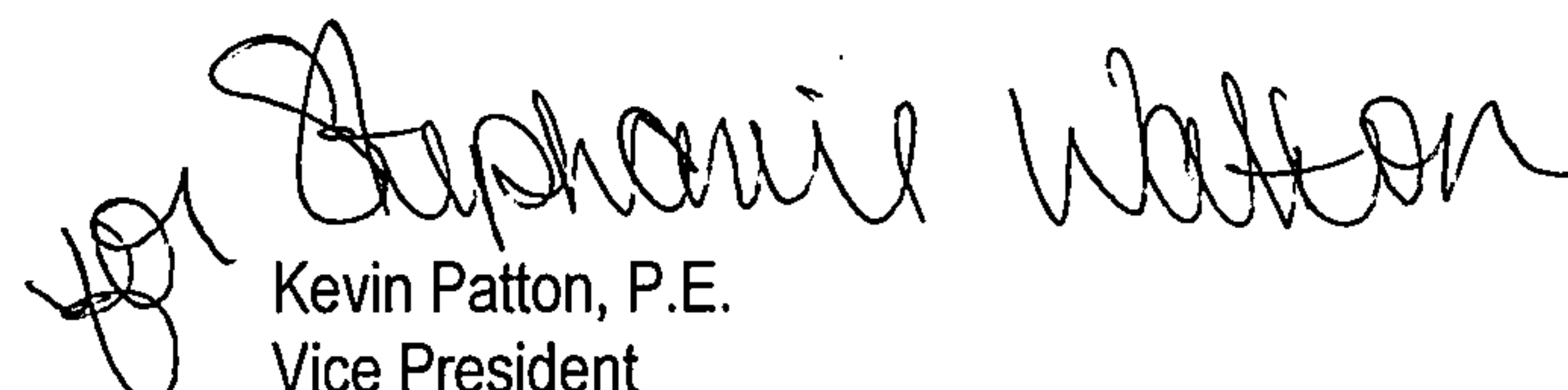
We are submitting the following items for this extension request:

- Preliminary plat reduced to 8 ½ X 11
- Zone atlas with site highlighted
- Letter briefly describing and justifying request
- Copy of previous DRB approved infrastructure list
- Copy of latest DRB Official Notice
- Check in the amount of \$70.00

We are at this time requesting a 1 year extension to the Preliminary Plat for Storm Cloud subdivision at Westland North Subdivision, which was approved by the DRB on June 29, 2005.

Please place this item on the DRB Agenda for hearing on June 14, 2006. If you have any questions or require further information, please call me.

Sincerely,
Bohannon Huston, Inc.


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

LOCAL RESERVATION:

1. UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHALL BE MARKED BY A 1/2" IRON ROD, 6" DEEP, SET IN CONCRETE.

2. THE SPURRING BOUNDARY WILL BE TO THE NEW LINDSAY STATE PLANE CORNER STATION AS SHOWN.

3. BASES OF BEARINGS WILL BE NEW LINDSAY STATE PLANE CORNER STATIONS.

4. DISTANCES SHALL BE GROUND DISTANCES.

5. UNLESS OTHERWISE NOTED, ALL POINTS OF CURVATURE AND POINTS OF BEGINNING SHALL BE INTERSECTION AND ALL OTHER POINTS SHALL BE TO THE USE OF THE SUBDIVISION ENGINEER.

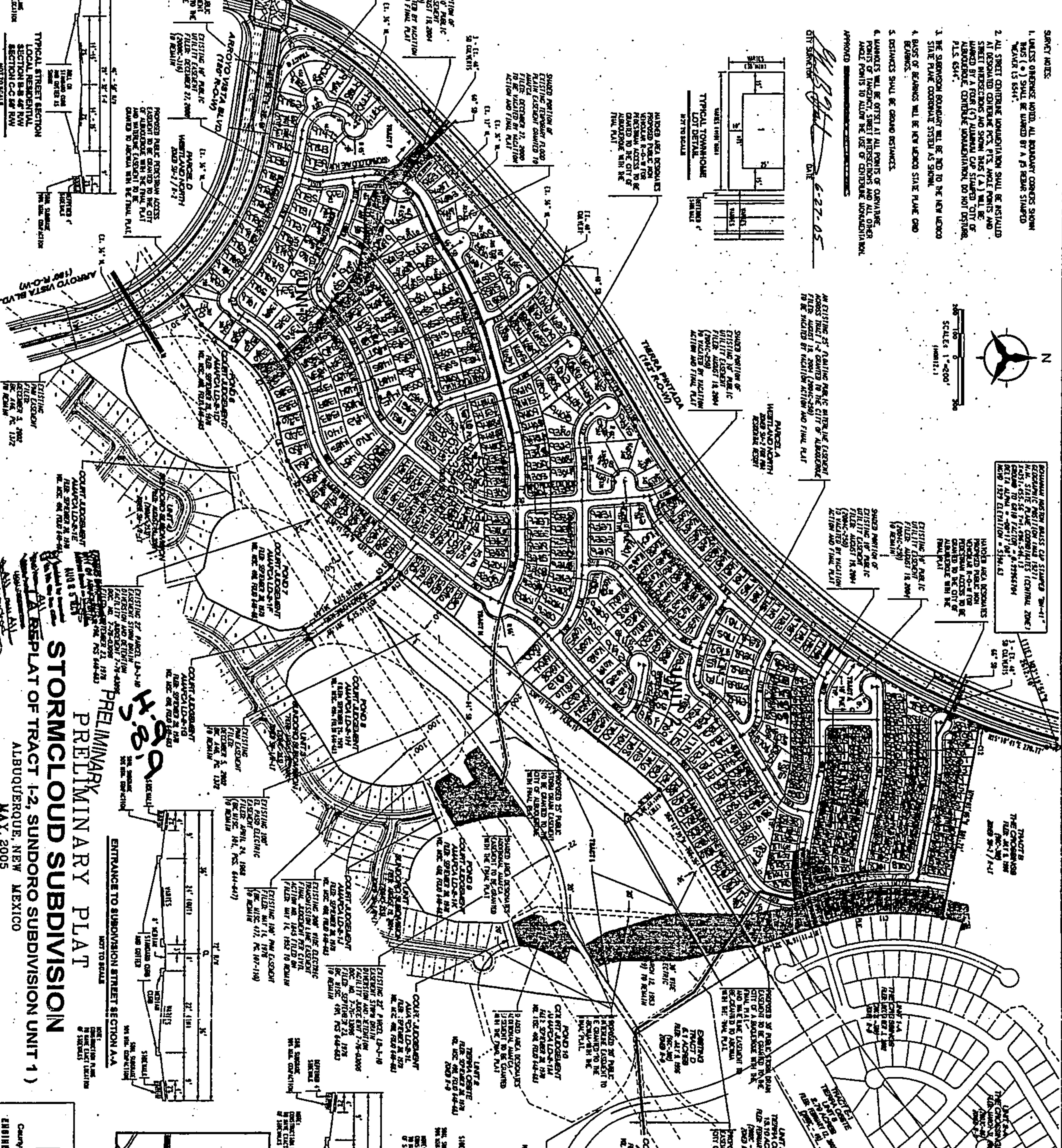
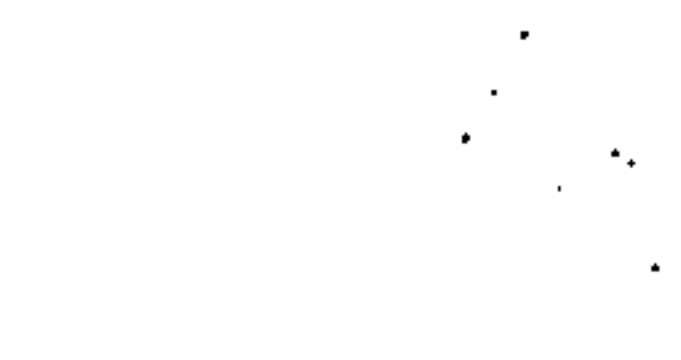
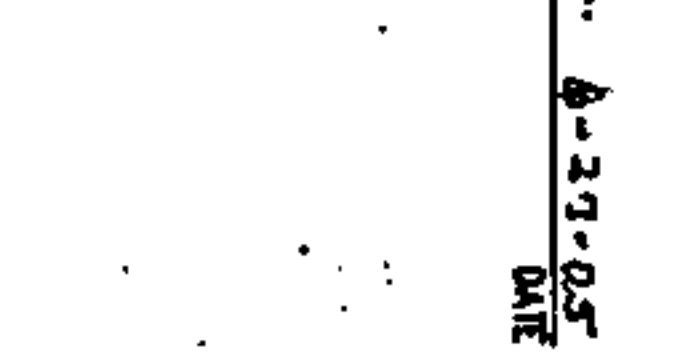
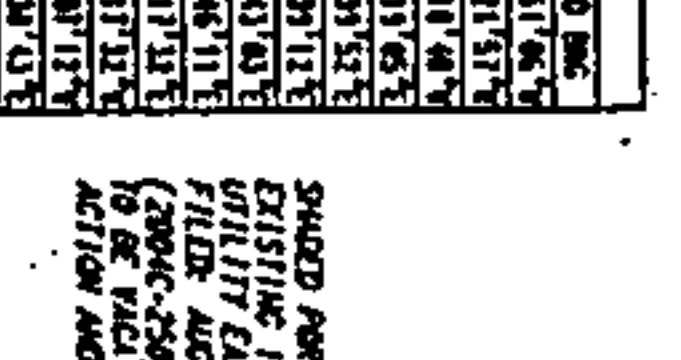
6. ALL STREETS, UTILITY AND DRAINAGE IMPROVEMENTS ARE TO BE PERFORMED TO BE COMPLETED TO THE CITY OF ALBUQUERQUE.

7. ALL UTILITIES SHALL COMPLY TO 8-4-2006 REGULATIONS.

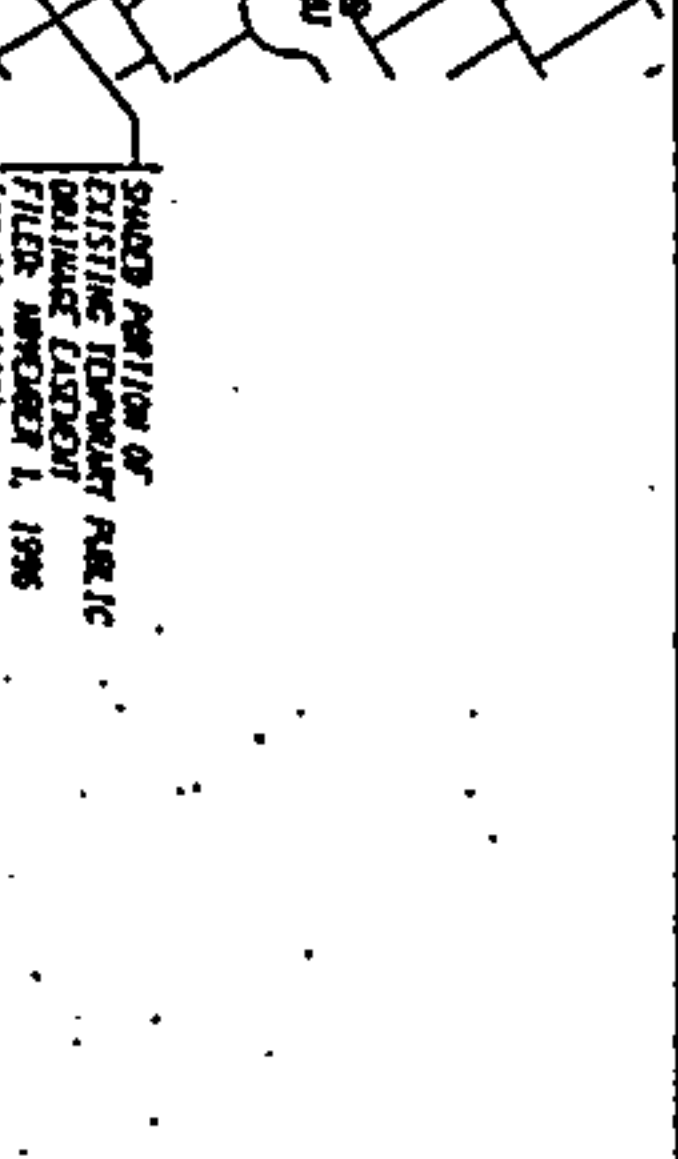
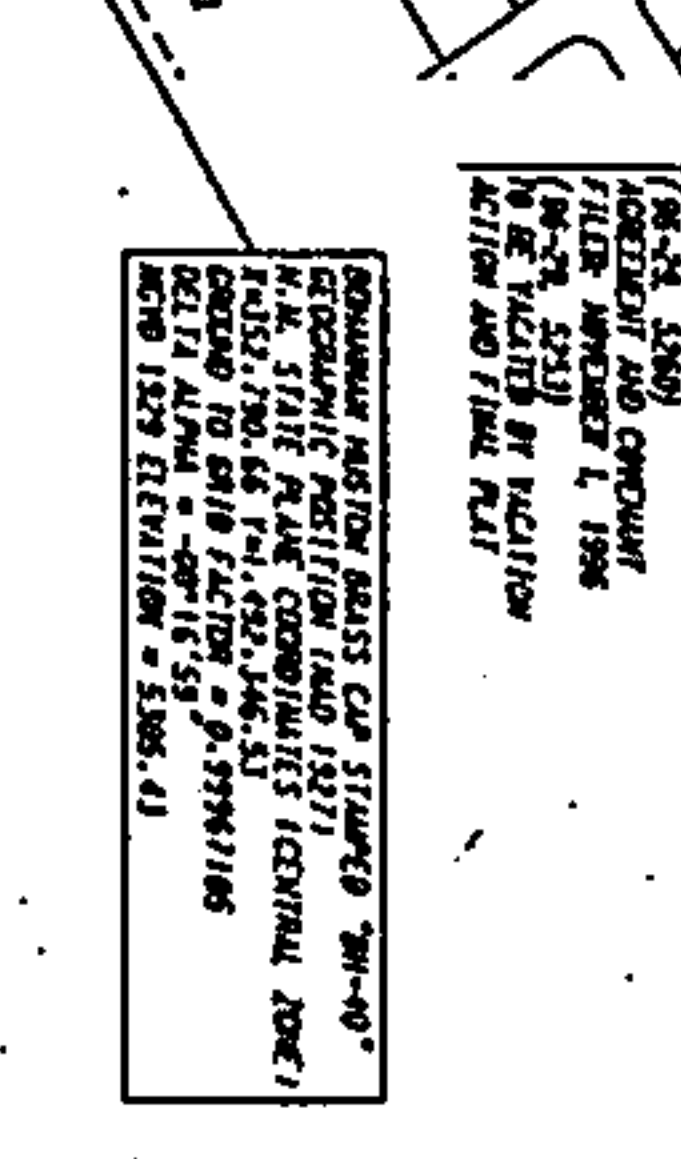
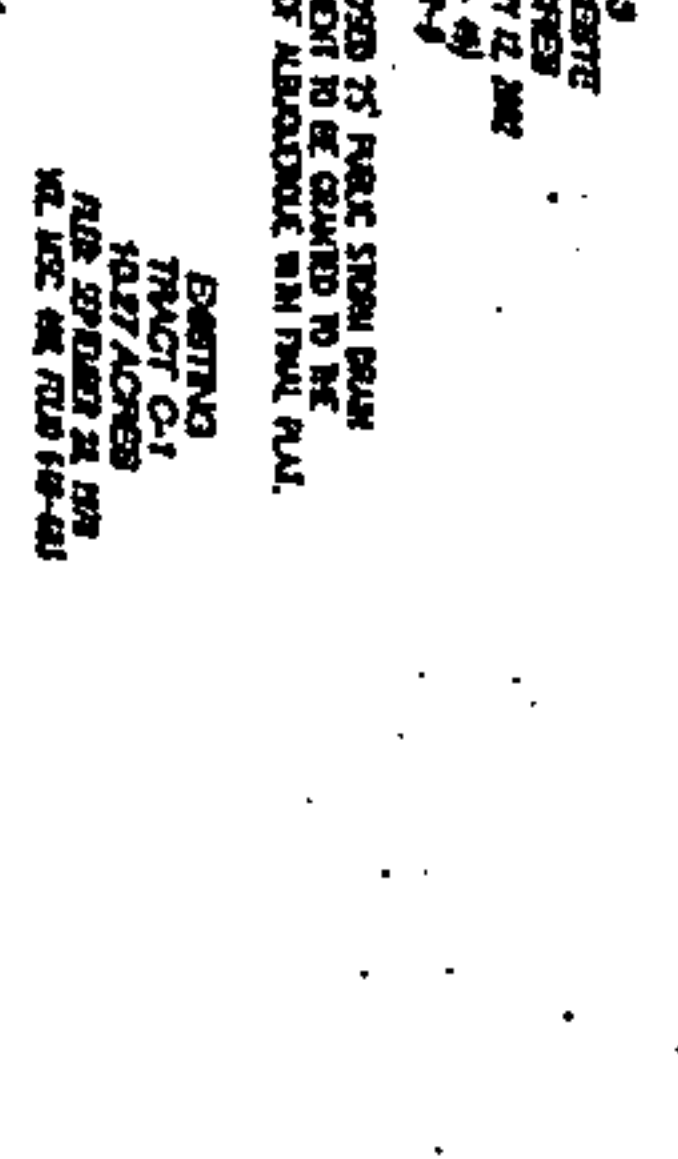
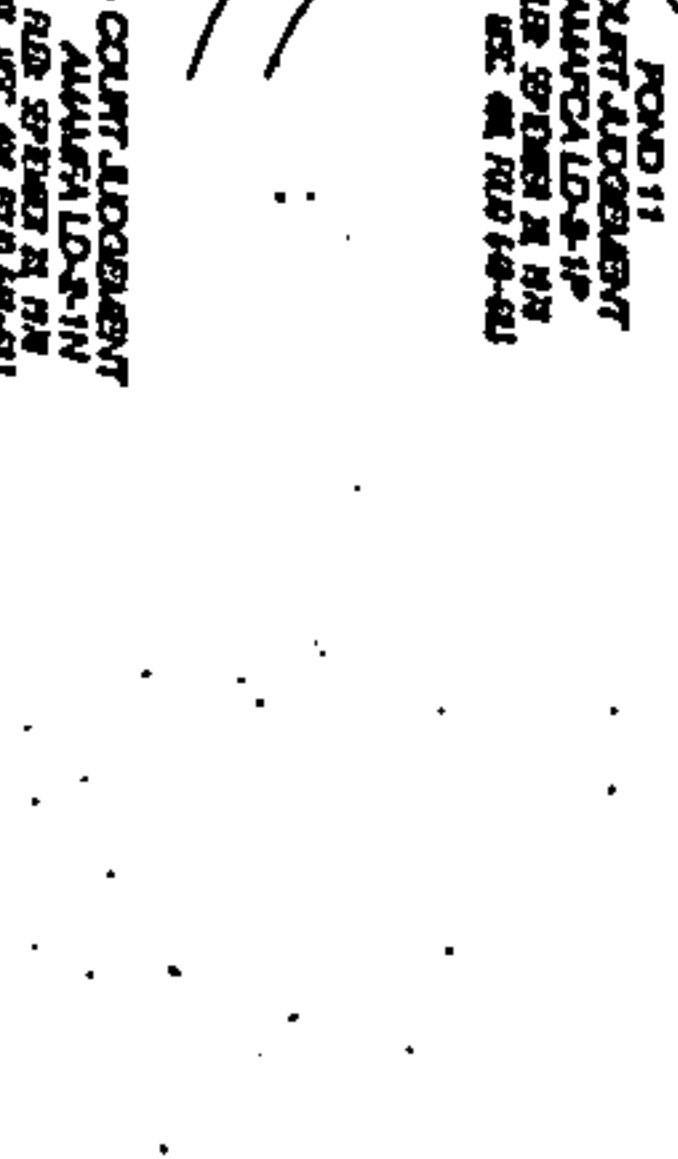
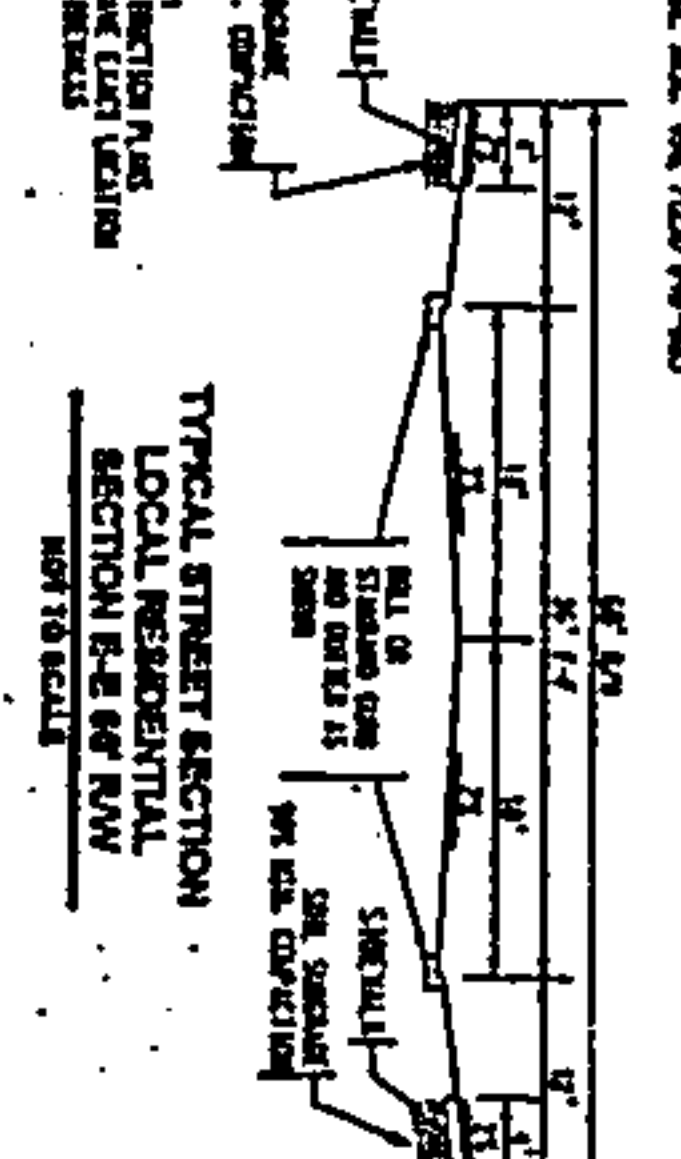
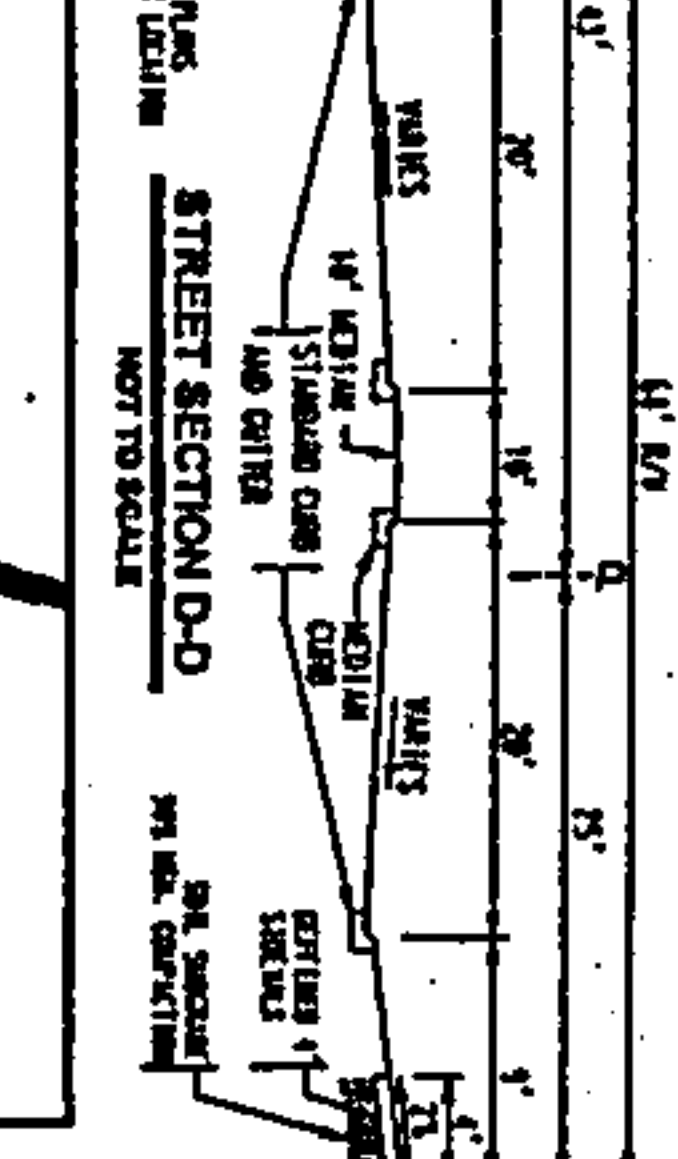
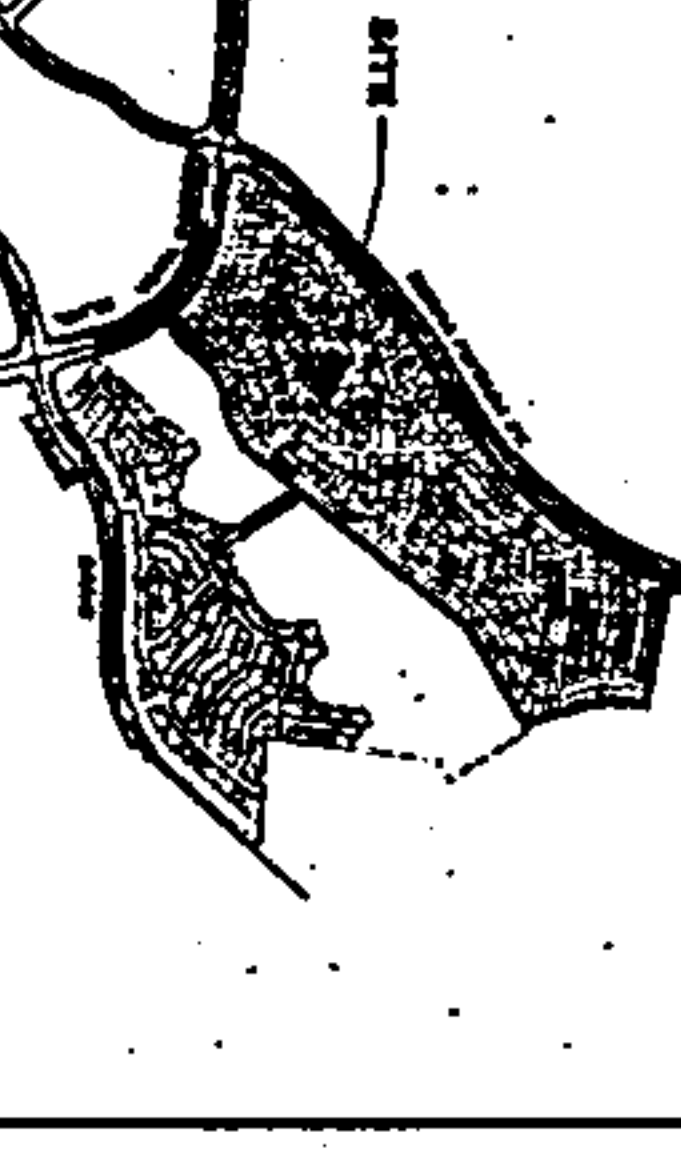
OWNERS:

THE ALBUQUERQUE DEVELOPMENT COMPANY, INC.
 217-05
 DATE

NO.	BEARING	DISTANCE	AREA	PERCENTAGE	AREA	PERCENTAGE
1	S 85° 12' 30" E	156.00	156.00	1.00	156.00	1.00
2	S 85° 12' 30" E	156.00	156.00	1.00	156.00	1.00
3	S 85° 12' 30" E	156.00	156.00	1.00	156.00	1.00
4	S 85° 12' 30" E	156.00	156.00	1.00	156.00	1.00
5	S 85° 12' 30" E	156.00	156.00	1.00	156.00	1.00
6	S 85° 12' 30" E	156.00	156.00	1.00	156.00	1.00
7	S 85° 12' 30" E	156.00	156.00	1.00	156.00	1.00
8	S 85° 12' 30" E	156.00	156.00	1.00	156.00	1.00
9	S 85° 12' 30" E	156.00	156.00	1.00	156.00	1.00
10	S 85° 12' 30" E	156.00	156.00	1.00	156.00	1.00
11	S 85° 12' 30" E	156.00	156.00	1.00	156.00	1.00
12	S 85° 12' 30" E	156.00	156.00	1.00	156.00	1.00
13	S 85° 12' 30" E	156.00	156.00	1.00	156.00	1.00
14	S 85° 12' 30" E	156.00	156.00	1.00	156.00	1.00
15	S 85° 12' 30" E	156.00	156.00	1.00	156.00	1.00
16	S 85° 12' 30" E	156.00	156.00	1.00	156.00	1.00
17	S 85° 12' 30" E	156.00	156.00	1.00	156.00	1.00
18	S 85° 12' 30" E	156.00	156.00	1.00	156.00	1.00
19	S 85° 12' 30" E	156.00	156.00	1.00	156.00	1.00
20	S 85° 12' 30" E	156.00	156.00	1.00	156.00	1.00
21	S 85° 12' 30" E	156.00	156.00	1.00	156.00	1.00
22	S 85° 12' 30" E	156.00	156.00	1.00	156.00	1.00
23	S 85° 12' 30" E	156.00	156.00	1.00	156.00	1.00
24	S 85° 12' 30" E	156.00	156.00	1.00	156.00	1.00
25	S 85° 12' 30" E	156.00	156.00	1.00	156.00	1.00
26	S 85° 12' 30" E	156.00	156.00	1.00	156.00	1.00
27	S 85° 12' 30" E	156.00	156.00	1.00	156.00	1.00
28	S 85° 12' 30" E	156.00	156.00	1.00	156.00	1.00
29	S 85° 12' 30" E	156.00	156.00	1.00	156.00	1.00
30	S 85° 12' 30" E	156.00	156.00	1.00	156.00	1.00
31	S 85° 12' 30" E	156.00	156.00	1.00	156.00	1.00
32	S 85° 12' 30" E	156.00	156.00	1.00	156.00	1.00
33	S 85° 12' 30" E	156.00	156.00	1.00	156.00	1.00
34	S 85° 12' 30" E	156.00	156.00	1.00	156.00	1.00
35	S 85° 12' 30" E	156.00	156.00	1.00	156.00	1.00
36	S 85° 12' 30" E	156.00	156.00	1.00	156.00	1.00
37	S 85° 12' 30" E	156.00	156.00	1.00	156.00	1.00
38	S 85° 12' 30" E	156.00	156.00	1.00	156.00	1.00
39	S 85° 12' 30" E	156.00	156.00	1.00	156.00	1.00
40	S 85° 12' 30" E	156.00	156.00	1.00	156.00	1.00
41	S 85° 12' 30" E	156.00	156.00	1.00	156.00	1.00
42	S 85° 12' 30" E	156.00	156.00	1.00	156.00	1.00
43	S 85° 12' 30" E	156.00	156.00	1.00	156.00	1.00
44	S 85° 12' 30" E	156.00	156.00	1.00	156.00	1.00
45	S 85° 12' 30" E	156.00	156.00	1.00	156.00	1.00
46	S 85° 12' 30" E	156.00	156.00	1.00	156.00	1.00
47	S 85° 12' 30" E	156.00	156.00	1.00	156.00	1.00
48	S 85° 12' 30" E	156.00	156.00	1.00	156.00	1.00
49	S 85° 12' 30" E	156.00	156.00	1.00	156.00	1.00
50	S 85° 12' 30" E	156.00	156.00	1.00	156.00	1.00



STORMCLOUD SUBDIVISION
 PRELIMINARY PLAT
 ALBUQUERQUE, NEW MEXICO
 MAY, 2005





OFFICIAL NOTICE OF DECISION
PAGE 2

FINDINGS:

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

CONDITIONS:

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

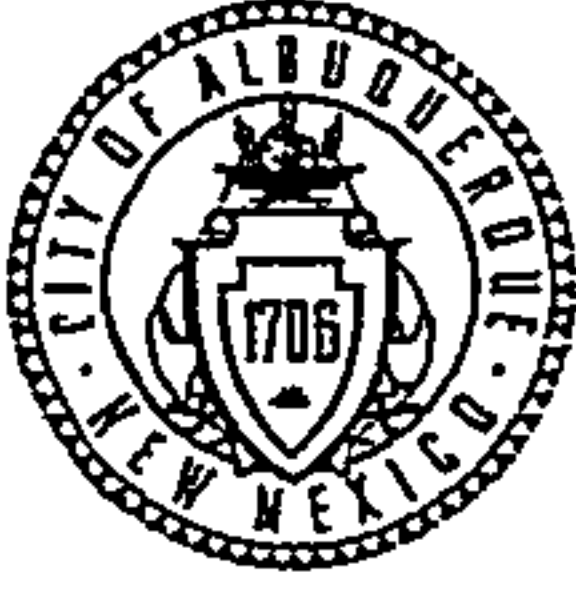
A sidewalk variance for waiver of sidewalks was approved as shown on Exhibit C in the Planning file. The temporary deferral of construction of sidewalks on the interior streets was approved as shown on Exhibit C in the Planning file.

If you wish to appeal this decision, you must do so by July 14, 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).

REC'D JUL 05 2005



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

June 29, 2005

9. Project # 1004233

05DRB-00899 Major-Preliminary Plat Approval
05DRB-00900 Major-Vacation of Public Easements
05DRB-00901 Minor-Sidewalk Waiver
05DRB-00902 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for WESTLAND DEVELOPMENT CO request(s) the above action(s) for all or a portion of Tract(s) I-2, WESTLAND NORTH (to be known as **STORM CLOUD SUBDIVISION**) zoned SU-2, RLT, located on TIERRA PINTADA ST SW, between ARROYO VISTA BLVD SW and LADERA DR SW containing approximately 107 acre(s). [Deferred from 6/22/05] (H-9, J-8, J-9)

At the June 29, 2005, Development Review Board meeting, with the signing of the infrastructure list dated 6/29/05 and approval of the grading plan engineer stamp dated 5/27/05 the preliminary plat was approved with the following conditions of final plat approval:

Adjacent lots at the two entrances need to meet the major local street standards.

An overall evaluation of the impacts of developing Phases One and Two of Westland North, identification of all the roadway elements that will need to be in place to serve those completed phases, and specific allocation of proportional responsibilities for each of those roadway improvements to each of the future sub-components of those phases; and a specific timetable for proposing and implementing each of the non-residential developments described in the master plan for Phases One and Two that, as yet, have not been proposed for actual development. According to the traffic study, Storm Cloud will not be finished until 2007. The above evaluations will need to be completed prior to final plat.

The AMAFCA Board shall vacate and/or Quit Claim the flood plain easement back to the owner.

The vacation was approved as shown on Exhibit B in the Planning file, subject to these findings and conditions:



OFFICIAL NOTICE OF DECISION
PAGE 3

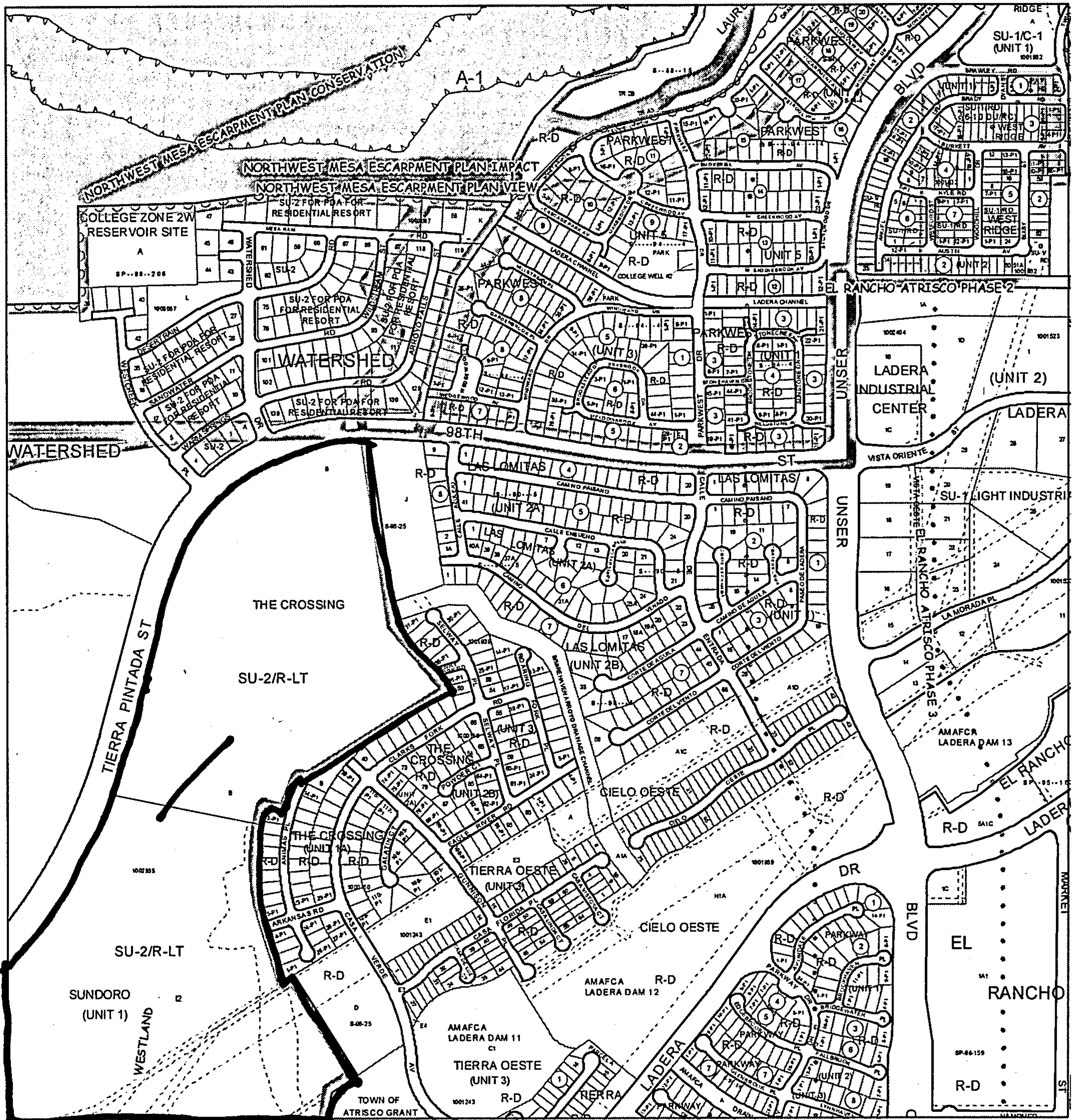
Please note that the vacation of all plats, rights-of-way, and easements are void after one year from the final appeal date referenced above if all conditions are not met. (The effective date of Development Review Board approval is the hearing date plus the 15-day appeal period.) (REF: Chapter 14 Article 14 Part 7-2 (E)(3)(6) Revised Ordinance.)

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

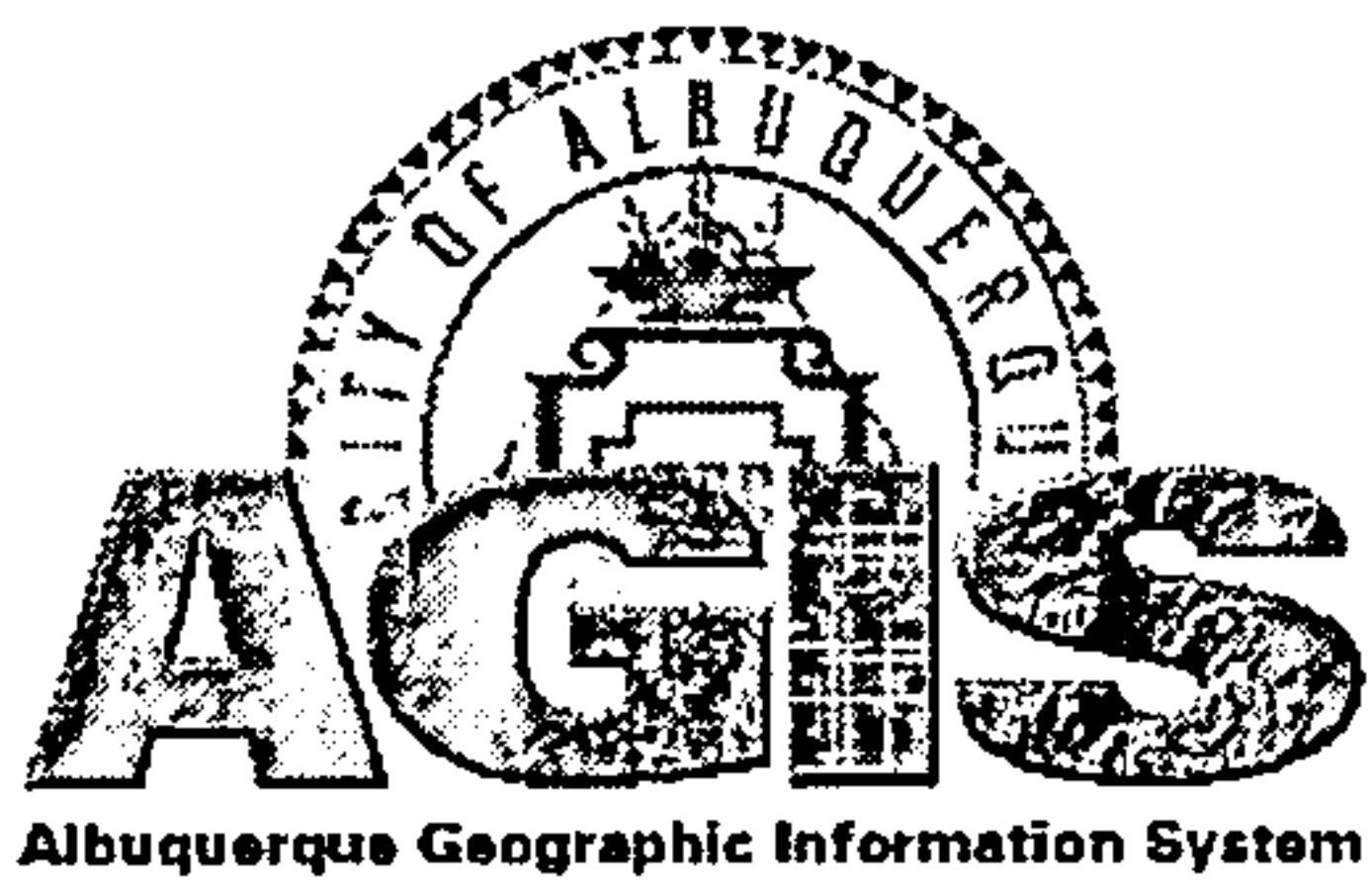
A handwritten signature in cursive script, appearing to read "S. Matson", is positioned above the typed name.

Sheran Matson, AICP, DRB Chair

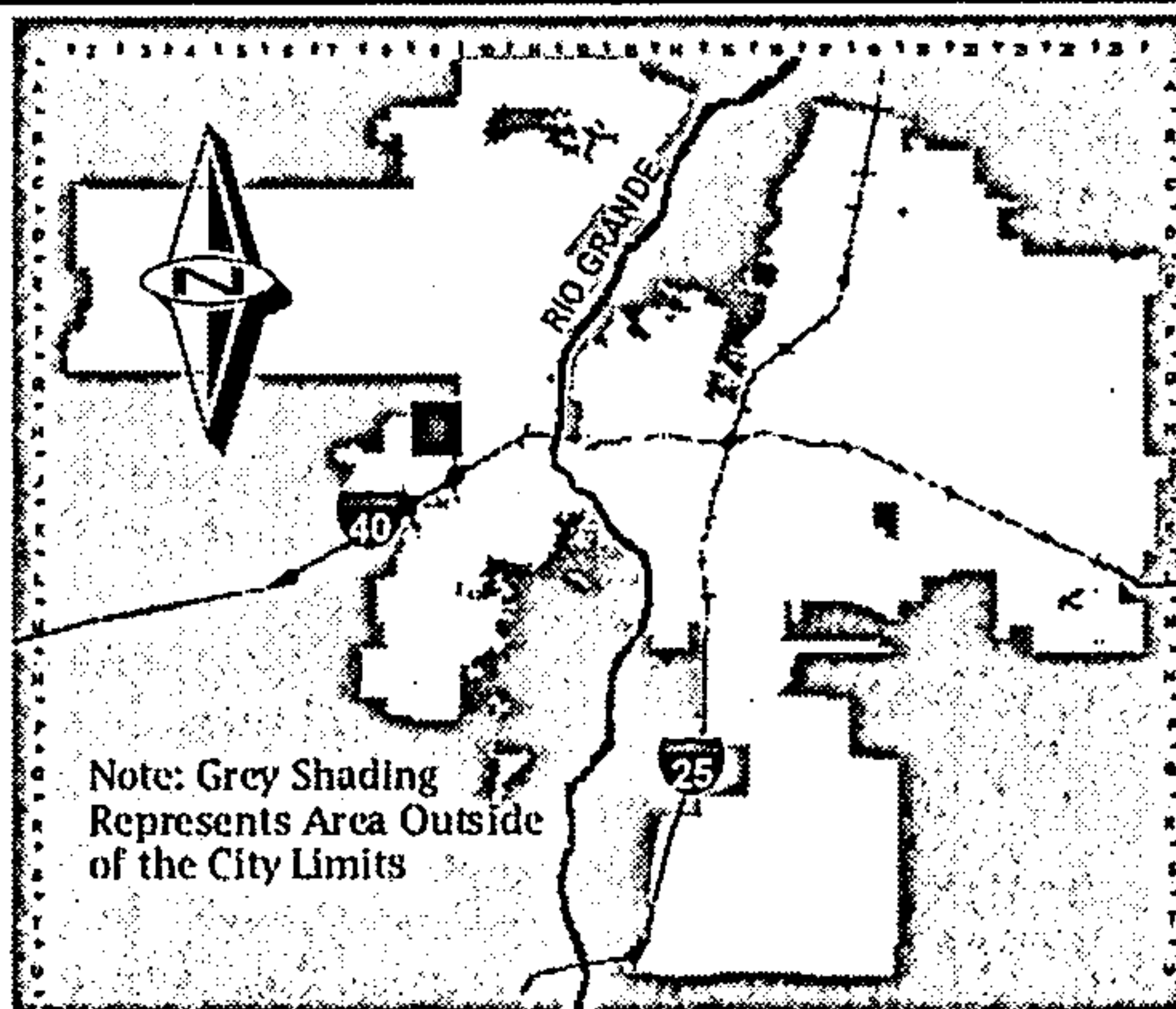
Cc: Westland Development Co., Inc., 401 Coors Blvd NW, 87121
Bohannon Huston Inc., 7500 Jefferson St NE, 87109
Marilyn Maldonado; Planning Department, 4th Floor, Plaza del Sol Bldg.
File



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



Map amended through: 5/1/2006

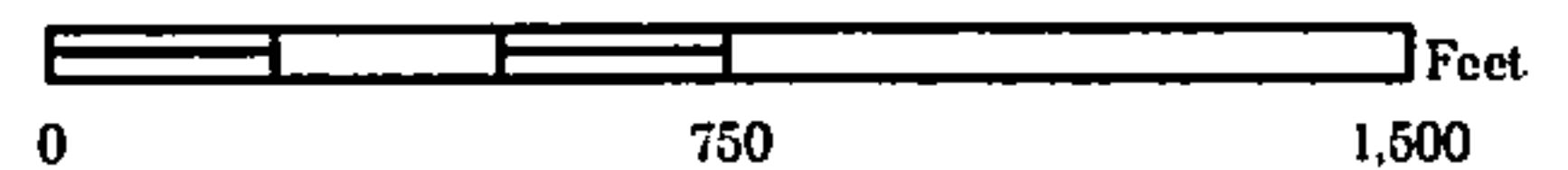


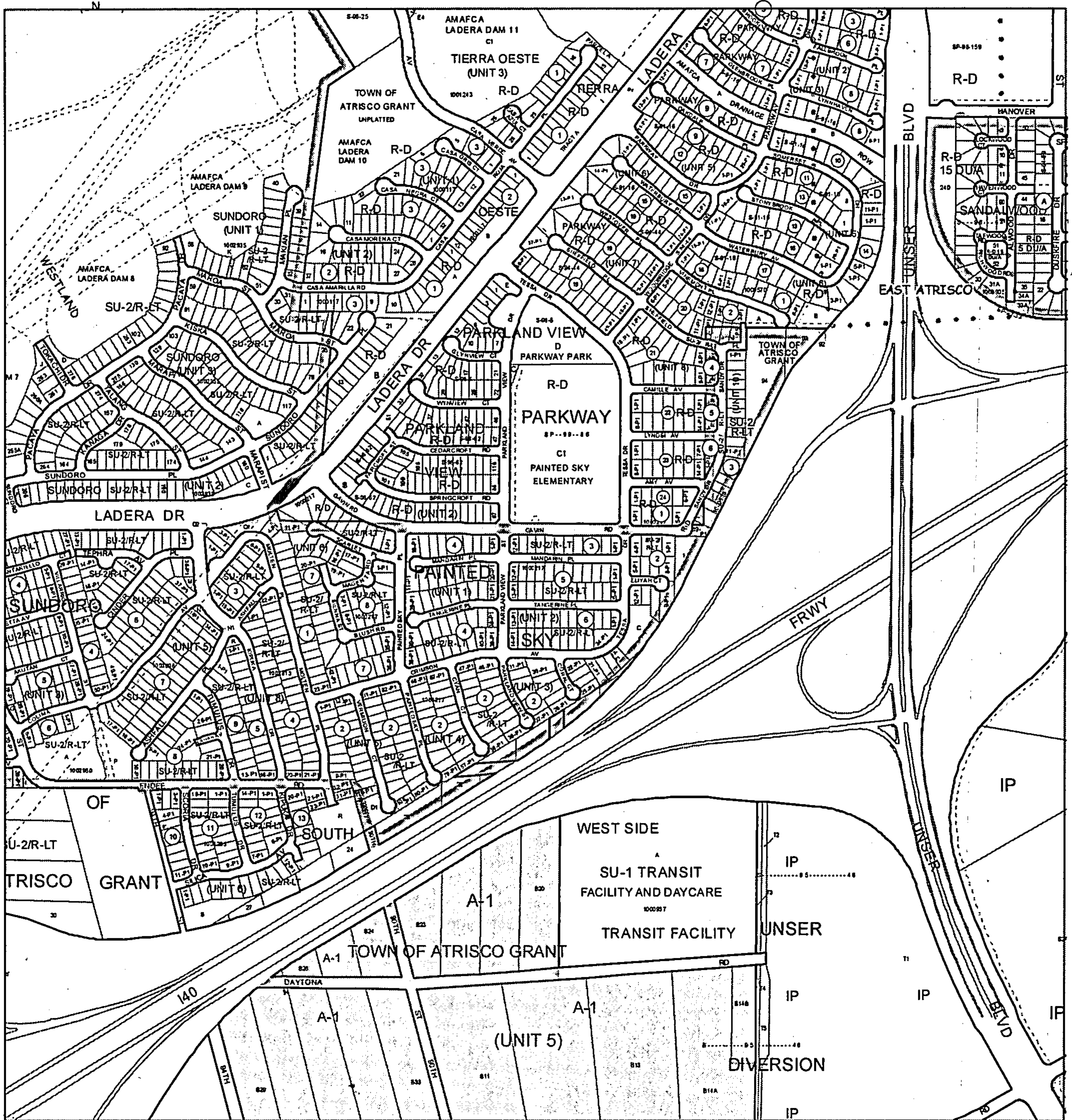
Zone Atlas Page:

H-09-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





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

AGIS
Albuquerque Geographic Information System

Map amended through: 5/1/2006

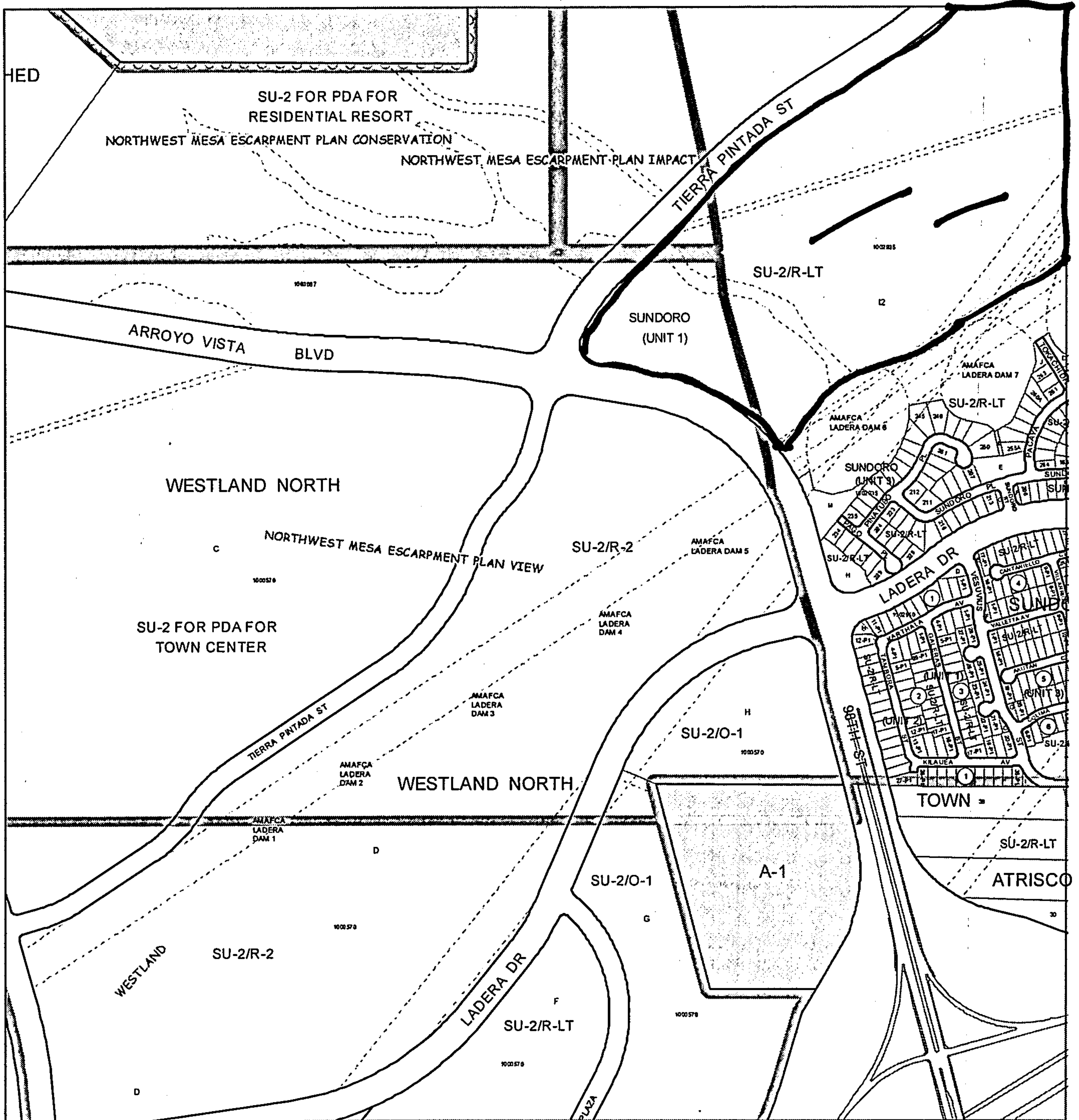
Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
J-09-Z

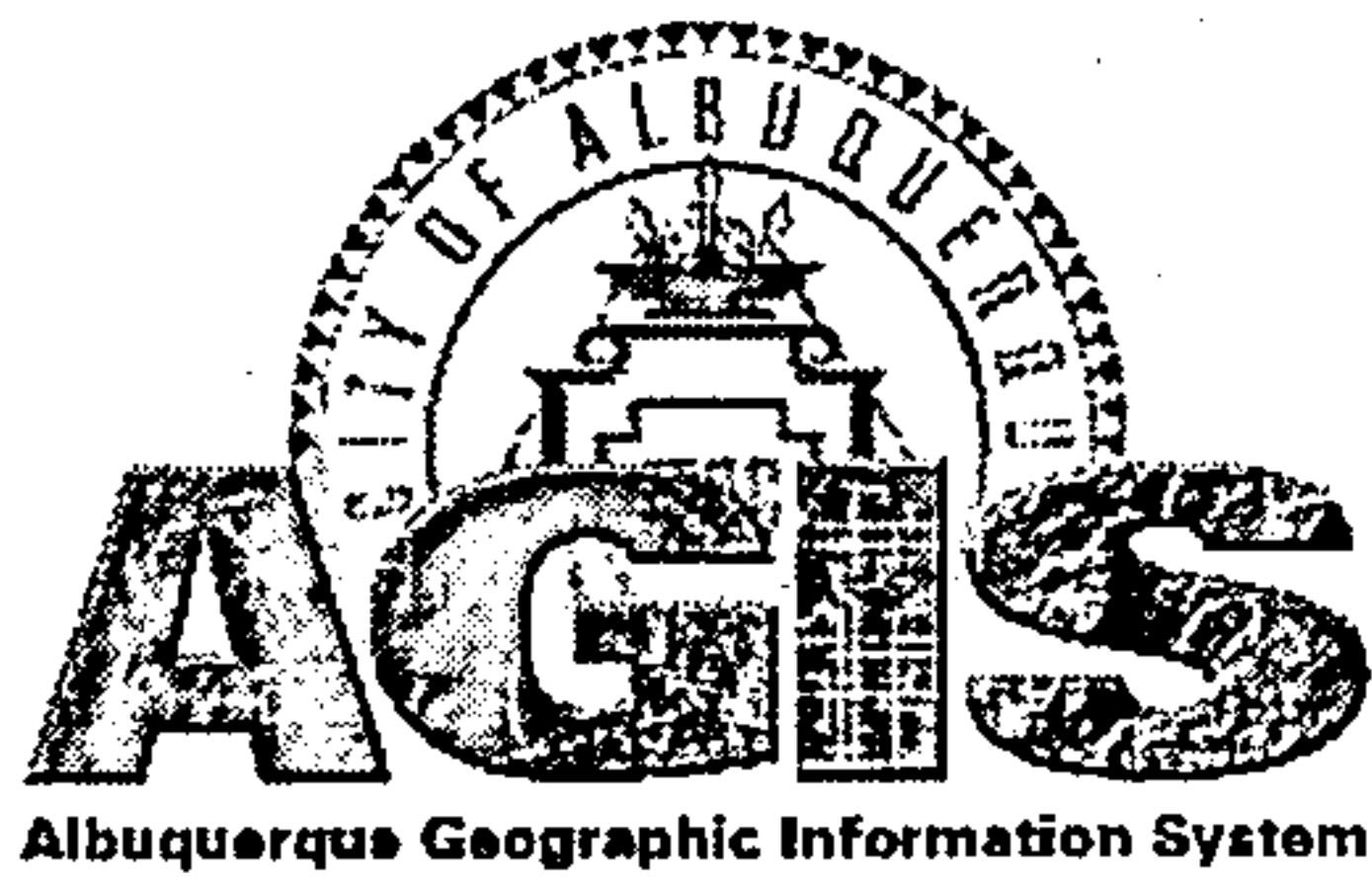
Selected Symbols

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

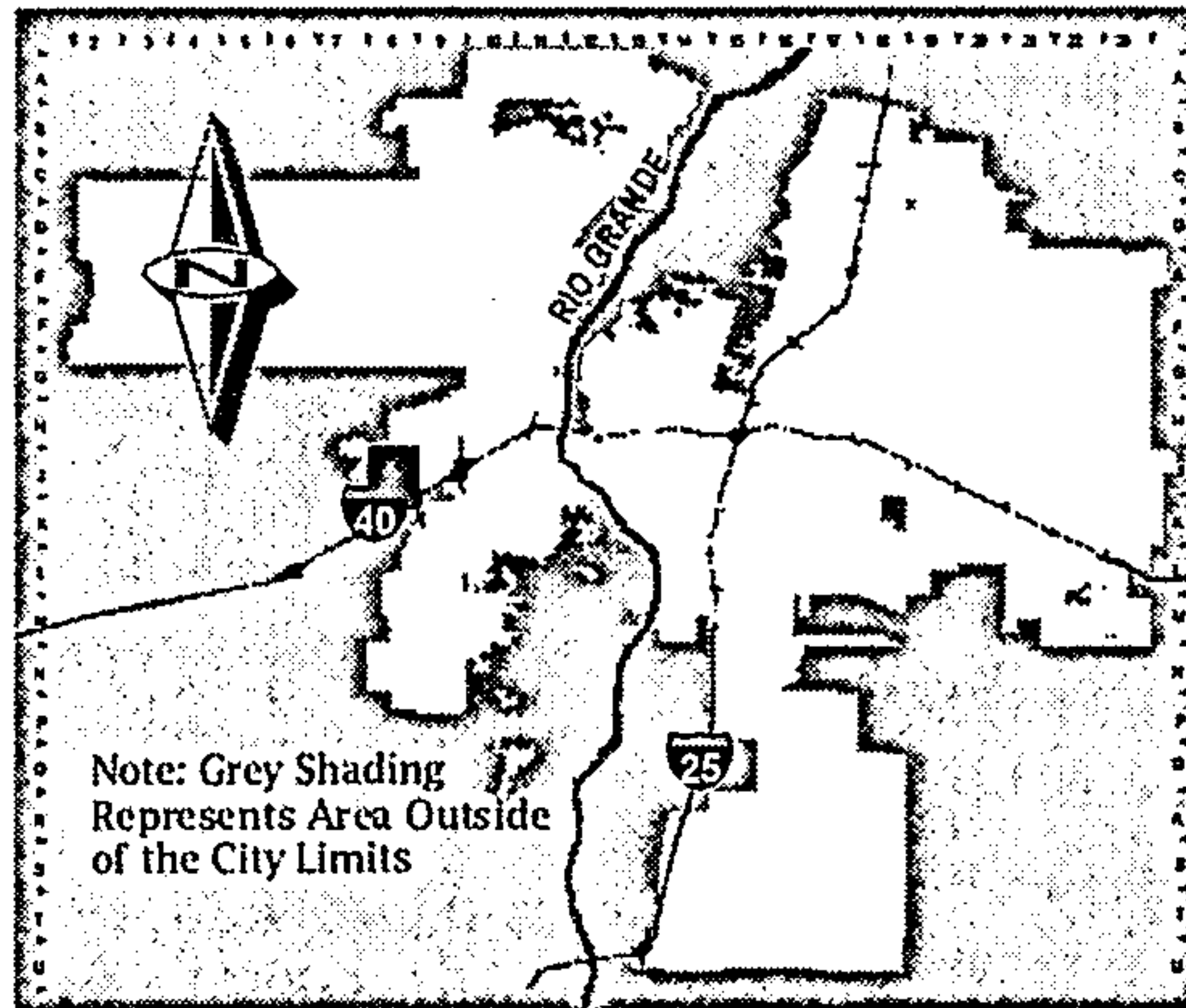
0 750 1,500 Feet



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



Map amended through: 5/1/2006

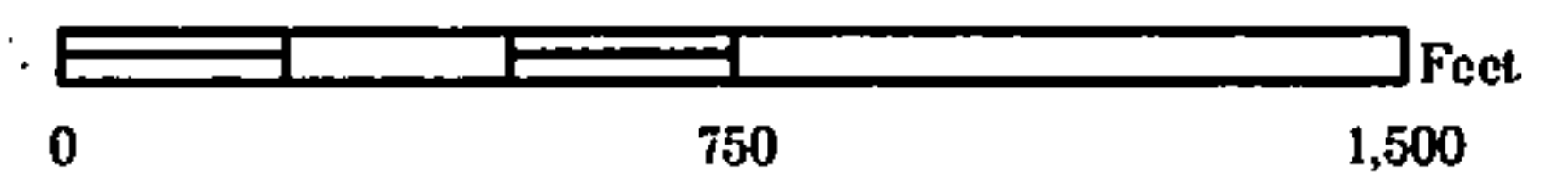


Zone Atlas Page:

J-08-Z

Selected Symbols

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



Current DRC Project No. _____

Date Submitted: June 27, 2005
 Date Site Plan Approved: MA
 Date Preliminary Plat Approved: 6/29/05
 Date Preliminary Plat Expires: 6/29/06

0.7.1.1

Figure 12
INFRASTRUCTURE LIST
 EXHIBIT "A"
 TO SUBDIVISION IMPROVEMENTS AGREEMENT
 DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST
STORMCLOUD SUBDIVISION

DRB Project No. 1004233
 App. # 05-00899
 1 6-30-05

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, those revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
MASTER PLAN BACKBONE INFRASTRUCTURE IMPROVEMENTS (Required for all Units)									
MASTER PLAN BACKBONE PUBLIC ROADWAY IMPROVEMENTS									
		44' F-F	ARTERIAL PAVEMENT W/ MEDIAN & STD. CURB & GUTTER W/ 10 FT ACC TRAIL ON SOUTH SIDE	ARROYO VISTA BLVD	TERRA PINTADA ST	EXISTING PAVEMENT AT SUNDORO UNIT 4 BDRY	/	/	/
		30' F-F	ARTERIAL PAVEMENT W/ MEDIAN & STD. CURB & GUTTER W/ 10 FT ACC TRAIL ON SOUTH SIDE	TERRA PINTADA ST (Ext of 98th ST)	ARROYO VISTA BLVD	NORTH BDRY OF STORMCLOUD UNIT 3	/	/	/
		NOTE:	STREET LIGHTS AS PER COA DPM						
		NOTE:	LANDSCAPING WITHIN THE PUBLIC RIGHT OF WAY WILL BE CONSTRUCTED IN ACCORDANCE WITH AN APPROVED STREETSCAPE AGREEMENT. A FINANCIAL GUARANTY IS NOT REQUIRED FOR LANDSCAPING WITHIN PUBLIC RIGHT OF WAY.						
MASTER PLAN BACKBONE PUBLIC WATERLINE IMPROVEMENTS									
		10" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	TERRA PINTADA ST	TIE TO EXIST. SOUTH PRV IN TERRA PINTADA ST	TIE TO EXIST. NORTH PRV IN TERRA PINTADA ST	/	/	/
		10" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	PUBLIC WL EASEMENT	MAKIAN PLACE TIE TO EXIST. 10" WL (SUNDORO UNIT 1)	SUMMER BREEZE DRIVE	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	TOKACHI DRIVE	TOKACHI DRIVE TIE TO EXIST. 8" WL (SUNDORO UNIT 4)	SUMMER BREEZE DRIVE	/	/	/
MASTER PLAN BACKBONE PUBLIC SANITARY SEWER IMPROVEMENTS									
		8" - 12" DIA	SANITARY SEWER LINE W/ NEC. MHS & SERVICES	TERRA PINTADA ST	ARROYO VISTA BLVD	NORTH BDRY OF STORMCLOUD UNIT 3	/	/	/
MASTER PLAN BACKBONE PUBLIC STORM DRAIN IMPROVEMENTS									
		18"-60" DIA	RCP W/ NEC. MH'S LATERALS & INLETS	TERRA PINTADA ST (STORMCLOUD AVE)	TERRA PINTADA ST WEST ROW	TERRA PINTADA ST EAST ROW	/	/	/
		18"-60" DIA	RCP W/ NEC. MH'S LATERALS & INLETS	TERRA PINTADA ST (ZEPHYR PLACE)	TERRA PINTADA ST WEST ROW	TERRA PINTADA ST EAST ROW	/	/	/
		18"-30" DIA	RCP W/ NEC. MH'S LATERALS & INLETS	ARROYO VISTA BLVD (BTWN LADERA DAMS 5&6)	ARROYO VISTA BLVD WEST ROW	ARROYO VISTA BLVD EAST ROW	/	/	/

SIA
Sequence #
COA DRG
Project #
UNIT 1 INFRASTRUCTURE IMPROVEMENTS

ORIGINAL
From

Private
Inspector
City
Inspector
City Cost
Engineer

UNIT 1 PUBLIC ROADWAY IMPROVEMENTS

SIA Sequence #	COA DRG Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cost Engineer
		32' F-F	RESIDENTIAL PAVEMENT W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	SUMMER SHOWER PLACE	CUL-DE-SAC TERMINUS	SUMMER BREEZE DRIVE	/	/	/
		32' F-F	RESIDENTIAL PAVEMENT W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	SUMMER BREEZE DRIVE	SUMMER SHOWER PLACE	CUMULUS PLACE	/	/	/
		28' F-F	RESIDENTIAL PAVEMENT W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	CIRRUS DRIVE	STORMCLOUD AVE	WIND RIDGE DRIVE	/	/	/
		32' F-F	RESIDENTIAL PAVEMENT W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	STORMCLOUD AVE	SUMMER SHOWER PLACE	STORMCLOUD AVE ROUNDABOUT	/	/	/
		50' F-F	RESIDENTIAL PAVEMENT W/ PCC MEDIAN & STD. CURB & GUTTER & PCC 4' WIDE SIDEWALK BOTH SIDES*	STORMCLOUD AVE	STORMCLOUD AVE ROUNDABOUT	SUMMER BREEZE DRIVE	/	/	/
		28'-32' F-F	RESIDENTIAL PAVEMENT W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	WIND RIDGE DRIVE	CIRRUS DRIVE	UNIT 1 PHASE BOUNDARY	/	/	/
		28' F-F	RESIDENTIAL PAVEMENT W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	THUNDER ROAD	CIRRUS DRIVE	RAIN PLACE	/	/	/
		32' F-F	RESIDENTIAL PAVEMENT W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	GALE COURT	STORMCLOUD AVE	CUL-DE-SAC TERMINUS	/	/	/
		28'-32' F-F	RESIDENTIAL PAVEMENT W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	RAIN PLACE	SUMMER BREEZE DRIVE	CUL-DE-SAC TERMINUS	/	/	/
		54' F-F	RESIDENTIAL PAVEMENT W/ PCC MEDIAN & STD. CURB & GUTTER & PCC 6' WIDE SIDEWALK BOTH SIDES*	STORMCLOUD AVE ENTRANCE RD	STORMCLOUD AVE	TIERRA PINTADA ST	/	/	/
		32' F-F	RESIDENTIAL PAVEMENT W/ PCC CURB & GUTTER & PCC 6' WIDE SIDEWALK WAIVED ON WEST SIDE OF STREET	TOKACHI DRIVE	SUMMER BREEZE DRIVE	TOKACHI DRIVE EXISTING	/	/	/
		NOTE:	STREET LIGHTS AS PER COA DPM				/	/	/
		NOTE:	LANDSCAPING WITHIN THE PUBLIC RIGHT OF WAY WILL BE CONSTRUCTED IN ACCORDANCE WITH AN APPROVED STREETSCAPE AGREEMENT. A FINANCIAL GUARANTY IS NOT REQUIRED FOR LANDSCAPING WITHIN PUBLIC RIGHT OF WAY.				/	/	/


* SIDEWALKS TO BE DEFERRED UNLESS OTHERWISE STATED PER SIDEWALK EXHIBIT

UNIT 1 PUBLIC SANITARY SEWER IMPROVEMENTS

SIA Sequence #	COA DRG Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cost Engineer
		8" DIA	SANITARY SEWER LINE W/ NEC. MHS & SERVICES	SUMMER SHOWER PLACE	CUL-DE-SAC	SUMMER BREEZE DRIVE	/	/	/
		8" DIA	SANITARY SEWER LINE W/ NEC. MHS & SERVICES	SUMMER BREEZE DRIVE	SUMMER SHOWER PLACE	TOKACHI DRIVE	/	/	/
		8" DIA	SANITARY SEWER LINE W/ NEC. MHS & SERVICES	SUMMER BREEZE DRIVE	TOKACHI DRIVE	CUMULUS PLACE	/	/	/
		8" DIA	SANITARY SEWER LINE W/ NEC. MHS & SERVICES	TOKACHI DRIVE	SUMMER BREEZE DRIVE	TOKACHI DRIVE EXISTING	/	/	/
		8" DIA	SANITARY SEWER LINE W/ NEC. MHS & SERVICES	WIND RIDGE DRIVE	CIRRUS DRIVE	STORMCLOUD AVE	/	/	/
		8" DIA	SANITARY SEWER LINE W/ NEC. MHS & SERVICES	THUNDER ROAD	CIRRUS DRIVE	RAIN PLACE	/	/	/
		8" DIA	SANITARY SEWER LINE W/ NEC. MHS & SERVICES	STORMCLOUD AVE	STORMCLOUD AVE ENTRANCE RD	SUMMER BREEZE DRIVE	/	/	/
		8" DIA	SANITARY SEWER LINE W/ NEC. MHS & SERVICES	GALE COURT	STORMCLOUD AVE	CUL-DE-SAC	/	/	/
		8" DIA	SANITARY SEWER LINE W/ NEC. MHS & SERVICES	RAIN PLACE	SUMMER BREEZE DRIVE	CUL-DE-SAC	/	/	/

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
UNIT 1 PUBLIC WATERLINE IMPROVEMENTS									
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	SUMMER SHOWER PLACE	CUL-DE-SAC	SUMMER BREEZE DRIVE	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	SUMMER BREEZE DRIVE	SUMMER SHOWER PLACE	TOKACHI DRIVE	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	SUMMER BREEZE DRIVE	TOKACHI DRIVE	UNIT 1 PHASE BOUNDARY	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	CIRRUS DRIVE	STORMCLOUD AVE	WIND RIDGE DRIVE	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	STORMCLOUD AVE	SUMMER SHOWER PLACE	WIND RIDGE DRIVE	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	STORMCLOUD AVE	WIND RIDGE DRIVE	SUMMER BREEZE DRIVE	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	WIND RIDGE DRIVE	CIRRUS DRIVE	STORMCLOUD AVE	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	WIND RIDGE DRIVE	STORMCLOUD AVE	UNIT 1 PHASE BOUNDARY	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	THUNDER ROAD	CIRRUS DRIVE	RAIN PLACE	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	GALE COURT	STORMCLOUD AVE	TIERRA PINTADA ST	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	RAIN PLACE	SUMMER BREEZE	TIERRA PINTADA ST	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	WL EASEMENT	SUMMER SHOWER PLACE CUL-DE-SAC	STORMCLOUD AVE	/	/	/
		4" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	STORMCLOUD AVE KNUCKLE	STORMCLOUD AVE	STORMCLOUD AVE KNUCKLE TERMINUS	/	/	/

UNIT 1 PUBLIC STORM DRAIN IMPROVEMENTS												
		48" DIA	RCP W/ NEC. MH'S, LATERALS, & INLETS	GALE COURT	STORMCLOUD AVE	WEST PROPERT LINE TIERRA PINTADA ST	/	/	/			
		66"-84" DIA	RCP STORM DRAIN LINE W/ WATER QUALITY MANHOLE	STORMCLOUD AVE & TRACTS H & I	STORMCLOUD AVE ENTRANCE RD	AMAFCA DAM #9	/	/	/			
		24" DIA	RCP W/ NEC. MH'S, LATERALS, & INLETS	STORMCLOUD AVE	LOT 19 	RAIN PLACE	/	/	/			
		24"-36" DIA	RCP W/ NEC. MH'S, LATERALS, & INLETS	WIND RIDGE DRIVE	RAIN PLACE		/	/	/			
		24"-48" DIA	RCP W/ NEC. MH'S, LATERALS, & INLETS	SUMMER BREEZE DRIVE	RAIN PLACE	STORMCLOUD AVE	/	/	/			
		NOTE:	LETTER OF MAP REVISION TO FEMA MUST BE COMPLETED PRIOR TO RELEASE OF FINANCIAL GUARANTIES							/	/	/
		NOTE:	A GRADING AND DRAINAGE CERTIFICATION OF THE APPROVED GRADING PLAN FOR UNIT 1 IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTIES.							/	/	/
		NOTE:	GRADING ON AMAFCA DAM #9 AND #10 WITH SCOUR PROTECTION FOR STORM DRAIN OUTFALL AT DAM #9							/	/	/

UNIT 2 PUBLIC ROADWAY IMPROVEMENTS

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cost Engineer
		32' F-F	RESIDENTIAL PAVEMENT W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES**	WIND RIDGE DRIVE	UNIT 1 PHASE BOUNDARY	SUNNY MORNING DRIVE	/	/	/
		54' F-F	RESIDENTIAL PAVEMENT W/ PCC MEDIAN & STD. CURB & GUTTER & PCC 4' WIDE SIDEWALK BOTH SIDES*	WIND RIDGE DRIVE	SUNNY MORNING DRIVE	TERRA PINTADA ST	/	/	/
		32' F-F	RESIDENTIAL PAVEMENT W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	SUMMER BREEZE DRIVE	CUMULUS PLACE	ARKANSAS ROAD	/	/	/
		28'-32' F-F	RESIDENTIAL PAVEMENT W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	CUMULUS PLACE	SUMMER BREEZE DRIVE	CUL-DE-SAC TERMINUS	/	/	/
		32' F-F	RESIDENTIAL PAVEMENT W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	SUNNY MORNING ROAD	WIND RIDGE DRIVE	ARKANSAS ROAD	/	/	/
		32' F-F	RESIDENTIAL PAVEMENT W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	TEMPEST DRIVE	CUMULUS PLACE	CLOUD BURST DRIVE	/	/	/
		32' F-F	RESIDENTIAL PAVEMENT W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	CLOUD BURST DRIVE	SUNNY MORNING DRIVE	UNIT 2 PHASE BOUNDARY	/	/	/
		32' F-F	RESIDENTIAL PAVEMENT W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	CLOUDY ROAD	SUNNY MORNING DRIVE	CLOUD BURST DRIVE	/	/	/
		28' F-F	RESIDENTIAL PAVEMENT W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	BREEZY COURT	SUMMER BREEZE DRIVE	CUL-DE-SAC TERMINUS	/	/	/
		NOTE:	STREET LIGHTS AS PER COA DPM						
		NOTE:	LANDSCAPING WITHIN THE PUBLIC RIGHT OF WAY WILL BE CONSTRUCTED IN ACCORDANCE WITH AN APPROVED STREETSCAPE AGREEMENT. A FINANCIAL GUARANTY IS NOT REQUIRED FOR LANDSCAPING WITHIN PUBLIC RIGHT OF WAY.						

* SIDEWALKS TO BE DEFERRED UNLESS OTHERWISE STATED PER SIDEWALK EXHIBIT

UNIT 2 PUBLIC WATERLINE IMPROVEMENTS

		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJ'S	WIND RIDGE DRIVE	UNIT 1 PHASE BOUNDARY	TERRA PINTADA ST	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJ'S	SUMMER BREEZE DRIVE	UNIT 1 PHASE BOUNDARY	10" WL TIE-IN AT EASEMENT	/	/	/
		10" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJ'S	SUMMER BREEZE DRIVE	10" WL TIE-IN AT EASEMENT	ARKANSAS ROAD	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJ'S	CUMULUS PLACE	SUMMER BREEZE DRIVE	TERRA PINTADA ST	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJ'S	SUNNY MORNING DRIVE	WIND RIDGE DRIVE	ARKANSAS ROAD	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJ'S	TEMPEST DRIVE	CUMULUS PLACE	CLOUD BURST DRIVE	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJ'S	CLOUD BURST DRIVE	SUNNY MORNING DRIVE	UNIT 2 PHASE BOUNDARY	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJ'S	CLOUDY ROAD	SUNNY MORNING DRIVE	CLOUD BURST DRIVE	/	/	/
		4" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJ'S	BREEZY COURT	CUL-DE-SAC	SUMMER BREEZE DRIVE	/	/	/
		4" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJ'S	WIND RIDGE DRIVE KNUCKLE	WIND RIDGE DRIVE	WIND RIDGE DRIVE KNUCKLE TERMINUS	/	/	/

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cret Engineer
UNIT 2 PUBLIC SANITARY SEWER IMPROVEMENTS									
		8" DIA	SANITARY SEWER LINE W/ NEC. MH'S & SERVICES	CUMULUS PLACE	SUMMER BREEZE DRIVE	CUL-DE-SAC	/	/	/
		8" DIA	SANITARY SEWER LINE W/ NEC. MH'S & SERVICES	WIND RIDGE DRIVE	UNIT 1 PHASE BOUNDARY	SUNNY MORNING DRIVE	/	/	/
		8" DIA	SANITARY SEWER LINE W/ NEC. MH'S & SERVICES	WIND RIDGE DRIVE KNUCKLE	WIND RIDGE DRIVE	TERMINUS	/	/	/
		8" DIA	SANITARY SEWER LINE W/ NEC. MH'S & SERVICES	SUMMER BREEZE DRIVE	CUMULUS PLACE	ARKANSAS ROAD	/	/	/
		8" DIA	SANITARY SEWER LINE W/ NEC. MH'S & SERVICES	BREEZY COURT	SUMMER BREEZE DRIVE	CUL-DE-SAC	/	/	/
		8" DIA	SANITARY SEWER LINE W/ NEC. MH'S & SERVICES	TEMPEST DRIVE	CUMULUS PLACE	CLOUD BURST DRIVE	/	/	/
		8" DIA	SANITARY SEWER LINE W/ NEC. MH'S & SERVICES	SUNNY MORNING DRIVE	WIND RIDGE DRIVE	ARKANSAS ROAD	/	/	/
		8" DIA	SANITARY SEWER LINE W/ NEC. MH'S & SERVICES	CLOUD BURST DRIVE	SUNNY MORNING DRIVE	ARKANSAS ROAD	/	/	/
		8" DIA	SANITARY SEWER LINE W/ NEC. MH'S & SERVICES	ARKANSAS ROAD	CLOUD BURST DRIVE	SUMMER BREEZE DRIVE	/	/	/
		8" DIA	SANITARY SEWER LINE W/ NEC. MH'S & SERVICES	CLOUDY ROAD	SUNNY MORNING DRIVE	CLOUD BURST DRIVE	/	/	/

UNIT 2 PUBLIC STORM DRAIN IMPROVEMENTS									
		24" DIA	RCP W/ NEC. MH'S, LATERALS, & INLETS	CLOUD BURST DRIVE	LOT 384 383 ²	ARKANSAS ROAD	/	/	/
		30" DIA	RCP W/ NEC. MH'S, LATERALS, & INLETS	ARKANSAS ROAD	CLOUD BURST DRIVE	SUMMER BREEZE DRIVE	/	/	/
		24"-30" DIA	RCP W/ NEC. MH'S, LATERALS, & INLETS	SUMMER BREEZE DRIVE	LOT 334 335 ²	STORM DRAIN EASEMENT	/	/	/
		84" DIA	RCP W/ NEC. MH'S, LATERALS, & INLETS	SUMMER BREEZE DRIVE	STORM DRAIN EASEMENT	ARKANSAS ROAD	/	/	/
		84" DIA	RCP STORM DRAIN LINE W/ WATER QUALITY MANHOLE	STORM DRAIN EASEMENT	SUMMER BREEZE DRIVE	AMAFCO DAM #11	/	/	/
		NOTE:	SCOUR PROTECTION FOR STORM DRAIN OUTFALL AT DAM #11						
		NOTE:	A GRADING AND DRAINAGE CERTIFICATION OF THE APPROVED GRADING PLAN FOR UNIT 2 IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTIES.						

VIRGINIA

SIA
Sequence #
COA DRC
Project #
UNIT 3 INFRASTRUCTURE IMPROVEMENTS

Size Type of Improvement Location

From To

Private Inspector City Inspector City Const Engineer

UNIT 3 PUBLIC ROADWAY IMPROVEMENTS

32' F-F	RESIDENTIAL PAVEMENT W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES**	ARKANSAS ROAD	SUNNY MORNING DRIVE	SUMMER BREEZE DRIVE
32' F-F	RESIDENTIAL PAVEMENT W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	WARM WIND PLACE	SUMMER BREEZE DRIVE	CUL-DE-SAC TERMINUS
32' F-F	RESIDENTIAL PAVEMENT W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	ZEPHYR PLACE	SUMMER BREEZE DRIVE	CUL-DE-SAC TERMINUS
32' F-F	RESIDENTIAL PAVEMENT W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	SUMMER BREEZE DRIVE	ARKANSAS ROAD	SUMMER BREEZE DRIVE TERMINUS
32' F-F	RESIDENTIAL PAVEMENT W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	VRGA STREET	ARKANSAS ROAD	WARM WIND PLACE
54' F-F	RESIDENTIAL PAVEMENT W/ PCC MEDIAN & STD. CURB & GUTTER & PCC 6' WIDE SIDEWALK BOTH SIDES*	ARKANSAS ROAD	TIERRA PINTADA ST	SUNNY MORNING DRIVE
32' F-F	RESIDENTIAL PAVEMENT W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	CLOUD BURST DRIVE	UNIT 2 PHASE BOUNDARY	ARKANSAS ROAD
NOTE:	STREET LIGHTS AS PER COA DPM			
NOTE:	LANDSCAPING WITHIN THE PUBLIC RIGHT OF WAY WILL BE CONSTRUCTED IN ACCORDANCE WITH AN APPROVED STREETSCAPE AGREEMENT. A FINANCIAL GUARANTY IS NOT REQUIRED FOR LANDSCAPING WITHIN PUBLIC RIGHT OF WAY.			
	* SIDEWALKS TO BE DEFERRED UNLESS OTHERWISE STATED PER SIDEWALK EXHIBIT			

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UNIT 3 PUBLIC WATERLINE IMPROVEMENTS

6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	ARKANSAS ROAD	TIERRA PINTADA ST	SUMMER BREEZE DRIVE
6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	WARM WIND PLACE	TIERRA PINTADA ST	SUMMER BREEZE DRIVE
6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	ZEPHYR PLACE	TIERRA PINTADA ST	SUMMER BREEZE DRIVE
10" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	SUMMER BREEZE DRIVE	ARKANSAS ROAD	SUMMER BREEZE DRIVE TERMINUS
6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	CLOUD BURST DRIVE	UNIT 2 PHASE BOUNDARY	ARKANSAS ROAD

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

UNIT 3 PUBLIC SANITARY SEWER IMPROVEMENTS

8" DIA	SANITARY SEWER LINE W/ NEC. MH'S & SERVICES	ARKANSAS ROAD	SUNNY MORNING DRIVE	CLOUD BURST DRIVE
10" DIA	SANITARY SEWER LINE W/ NEC. MH'S & SERVICES	WARM WIND PLACE	TIERRA PINTADA ST	SUMMER BREEZE DRIVE
8" DIA	SANITARY SEWER LINE W/ NEC. MH'S & SERVICES	ZEPHYR PLACE	TIERRA PINTADA ST	SUMMER BREEZE DRIVE
10" DIA	SANITARY SEWER LINE W/ NEC. MH'S & SERVICES	SUMMER BREEZE DRIVE	ARKANSAS ROAD	WARM WIND PLACE
8" DIA	SANITARY SEWER LINE W/ NEC. MH'S & SERVICES	SUMMER BREEZE DRIVE	WARM WIND PLACE	SUMMER BREEZE DRIVE TERMINUS

/	/	/
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ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
UNIT 3 PUBLIC STORM DRAIN IMPROVEMENTS									
		66" DIA ✓	STORM DRAIN LINE	ZEPHYR PLACE	TIERRA PINTADA ST	SUMMER BREEZE DRIVE	/	/	/
		72"-84" DIA	STORM DRAIN LINE	SUMMER BREEZE DRIVE	LOT 403 ARKANSAS ⚠	ZEPHYR PLACE	/	/	/
		84" DIA	STORM DRAIN LINE	STORM DRAIN EASEMENT	SUMMER BREEZE DRIVE	ARAFCA DAM #11	/	/	/
		24"-30" DIA	STORM DRAIN LINE	CLOUD BURST DRIVE	UNIT 2 PHASE BOUNDARY	ARKANSAS ROAD	/	/	/
		30" DIA	STORM DRAIN LINE	ARKANSAS ROAD	CLOUD BURST DRIVE	SUMMER BREEZE DRIVE	/	/	/
		24" DIA	STORM DRAIN LINE	SUMMER BREEZE DRIVE	ZEPHYR PLACE	SUMMER BREEZE DRIVE TERMINUS	/	/	/
		30" DIA	STORM DRAIN LINE	SUMMER BREEZE DRIVE	LOT 113	ARKANSAS ROAD	/	/	/
		NOTE: A GRADING AND DRAINAGE CERTIFICATION OF THE APPROVED GRADING PLAN FOR UNIT 3 IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTEES.							

~~KEVIN RATTON PE
PREPARED BY: PRINT NAME~~ _____ DRB CHAIR _____ DATE _____ PARKS & GENERAL SERVICES _____ DATE _____

~~BOHANNAN HUSTON INC.
FIRM:~~ _____ TRANSPORTATION DEVELOPMENT _____ DATE _____ AMAFCA _____ DATE _____

~~Signature: [Handwritten Signature] DATE: 5/27/05~~ _____ UTILITY DEVELOPMENT _____ DATE _____ CITY ENGINEER _____ DATE _____

~~MAXIMUM TIME ALLOW TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION~~ _____ DATE _____ DATE _____

DESIGN REVIEW COMMITTEE REVISIONS				
REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

Sequence #	COA DRG Project #	Size	Type of Improvement	Location	From	Private Inspector	City Inspector	City Const Engineer
		60" DIA	STORM DRAIN LINE	ZEPHYR PLACE	TERRA PINTADA ST			
		72" 84" DIA	STORM DRAIN LINE	SUMMER BREEZE DRIVE	SUMMER BREEZE DRIVE			
		24" DIA	STORM DRAIN LINE	SUMMER BREEZE DRIVE	ZEPHYR PLACE			
					ARKANSAS ROAD			
					ZEPHYR PLACE			
					SUMMER BREEZE DRIVE TERMINUS			

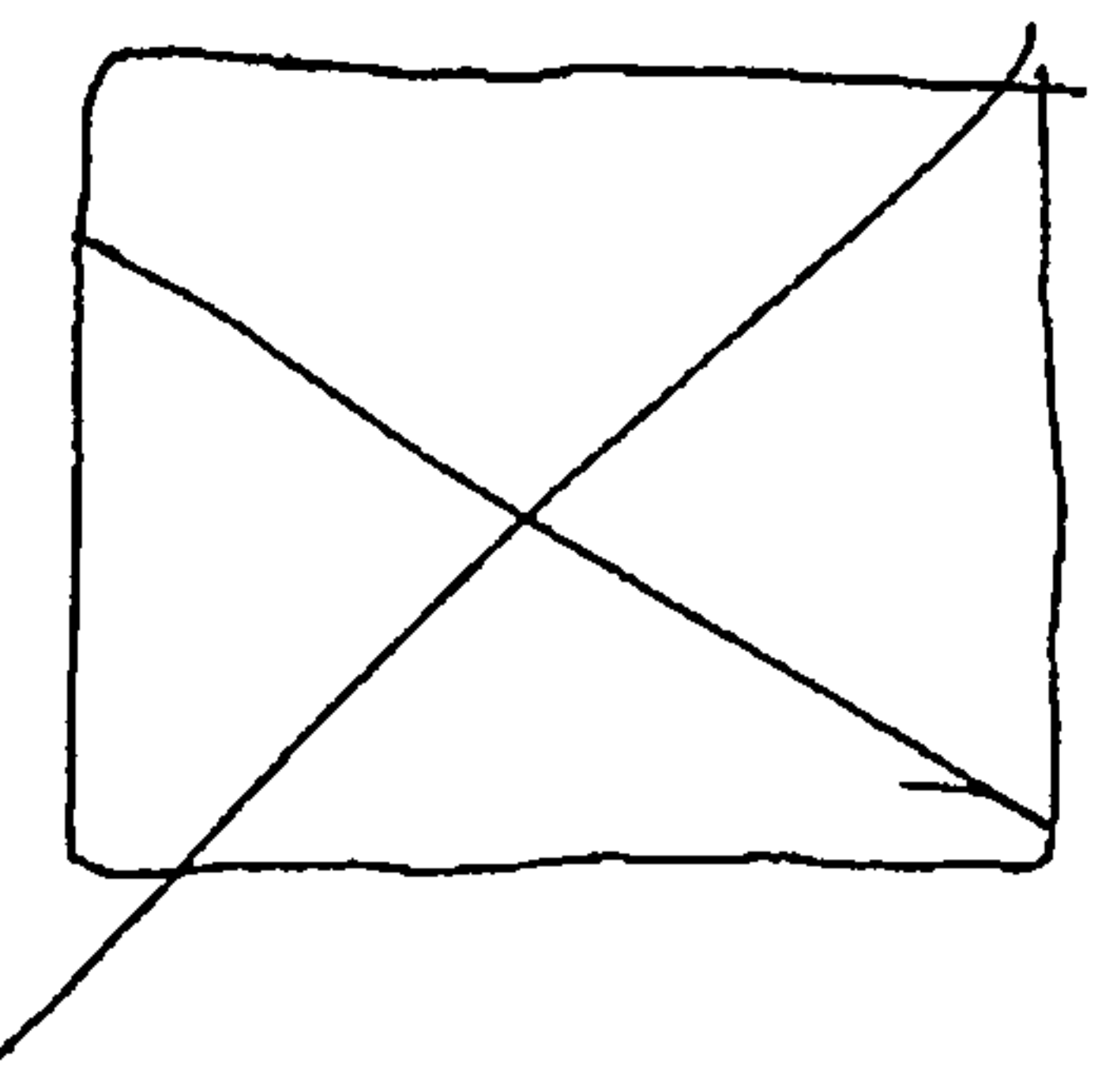
UNIT 3 PUBLIC STORM DRAIN IMPROVEMENTS

A GRADING AND DRAINAGE CERTIFICATION OF THE APPROVED GRADING PLAN FOR UNIT 3 IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTEES.

KEVIN PATTON, PE 0982705
 PREPARED BY, PRINT NAME
 BOHANNAN HUSTON INC.
 FIRM: *Kevin Patton* 6-27-05
 SIGNATURE DATE
 MAXIMUM TIME ALLOW TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION

DRB CHAIR *Kevin Patton* 6-29-05
 TRANSPORTATION DEVELOPMENT
 UTILITY DEVELOPMENT
 DATE DATE
 AMVCA 6-27-05
 PARKS & GENERAL SERVICES
 CITY ENGINEER *Buddy J. Bishop* 6-29/05

REVISION	DATE	DRG CHAIR	DESIGN REVIEW COMMITTEE REVISIONS	USER DEPARTMENT	AGENT OWNER
1	6-30-05	<i>[Signature]</i>			<i>[Signature]</i>
2	10-6-05	<i>[Signature]</i>			<i>[Signature]</i>



City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION **S**

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

SITE DEVELOPMENT PLAN **P**

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

Supplemental form

ZONING & PLANNING **Z**

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

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

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

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 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: Westland Development Co. Inc. PHONE: 831-9600
 ADDRESS: 401 COBBS NW #100 FAX: 831-4865
 CITY: Albuquerque STATE NM ZIP 87121 E-MAIL: _____
 Proprietary interest in site: Owner List all owners: _____
 AGENT (if any): Precision Surveys Inc. PHONE: 856-5700
 ADDRESS: P.O. Box 94928 FAX: 856-7900
 CITY: Albuquerque STATE NM ZIP 87199 E-MAIL: presurv@presurv.com

DESCRIPTION OF REQUEST: Replat of existing one tract into 221 new lots + 12 Recre Tracts
TBK's: STORMCLOUD SUBDIVISION UNIT 1

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

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

Lot or Tract No. I-2 Block: _____ Unit: _____
 Subdiv. / Adn. Sundorio Subdivision Unit 1
 Current Zoning: SU2/R-LT Proposed zoning: Same
 Zone Atlas page(s): H8, H9, J8, J9 No. of existing lots: 1 No. of proposed lots: 233
 Total area of site (acres): 163.3582 Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____
 Within city limits? Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? _____
 UPC No. 100805852 5430 10350 MRGCD Map No. N/A
 LOCATION OF PROPERTY BY STREETS: On or Near: Arroyo Vista Blvd NW
 Between: Tierra Pintada St. NW and Ladera Drive NW

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): 1004233
05 DRB 00899, 05 DRB 00900, 05 DRB 00901, 05 DRB 00902
 Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: _____

SIGNATURE Lisa Parish DATE 5-8-06
 (Print) LISA PARISH Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 9/01, 3/03, 7/03, 10/03, 3/04

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>06 DRB - 00646</u>	<u>FP</u>	<u>5(3)</u>	<u>\$ 0.00</u>
<input type="checkbox"/> All fees have been collected	_____	<u>CMF</u>	_____	<u>\$ 20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	Total
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	Hearing date <u>05/17/06</u>	_____	_____	<u>\$ 20.00</u>

Sandy Handley 05/09/06
 Planner signature / date

Project # 1004233

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

SKETCH PLAT REVIEW AND COMMENT

YOUR ATTENDANCE IS REQUIRED.

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

MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT

Your attendance is required.

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

Extensions are not reviewed through internal routing.

Extension of preliminary plat approval expires after one year.

MAJOR SUBDIVISION FINAL PLAT APPROVAL

Your attendance is required.

- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
- Design elevations & cross sections of perimeter walls *APPROVED BY DRB ON JUNE 29, 2005*
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
- Property owner's and City Surveyor's signatures on the Mylar drawing
- SIA financial guaranty verification
- Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
- Any original and/or related file numbers are listed on the cover application
- DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL

Your attendance is required.

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

AMENDMENT TO PRELIMINARY PLAT (with minor changes)

Your attendance is required.

AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)

AMENDMENT TO GRADING PLAN (with minor changes)

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

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

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

Lisa Parish
 Applicant name (print)
Lisa Parish
 Applicant signature / date

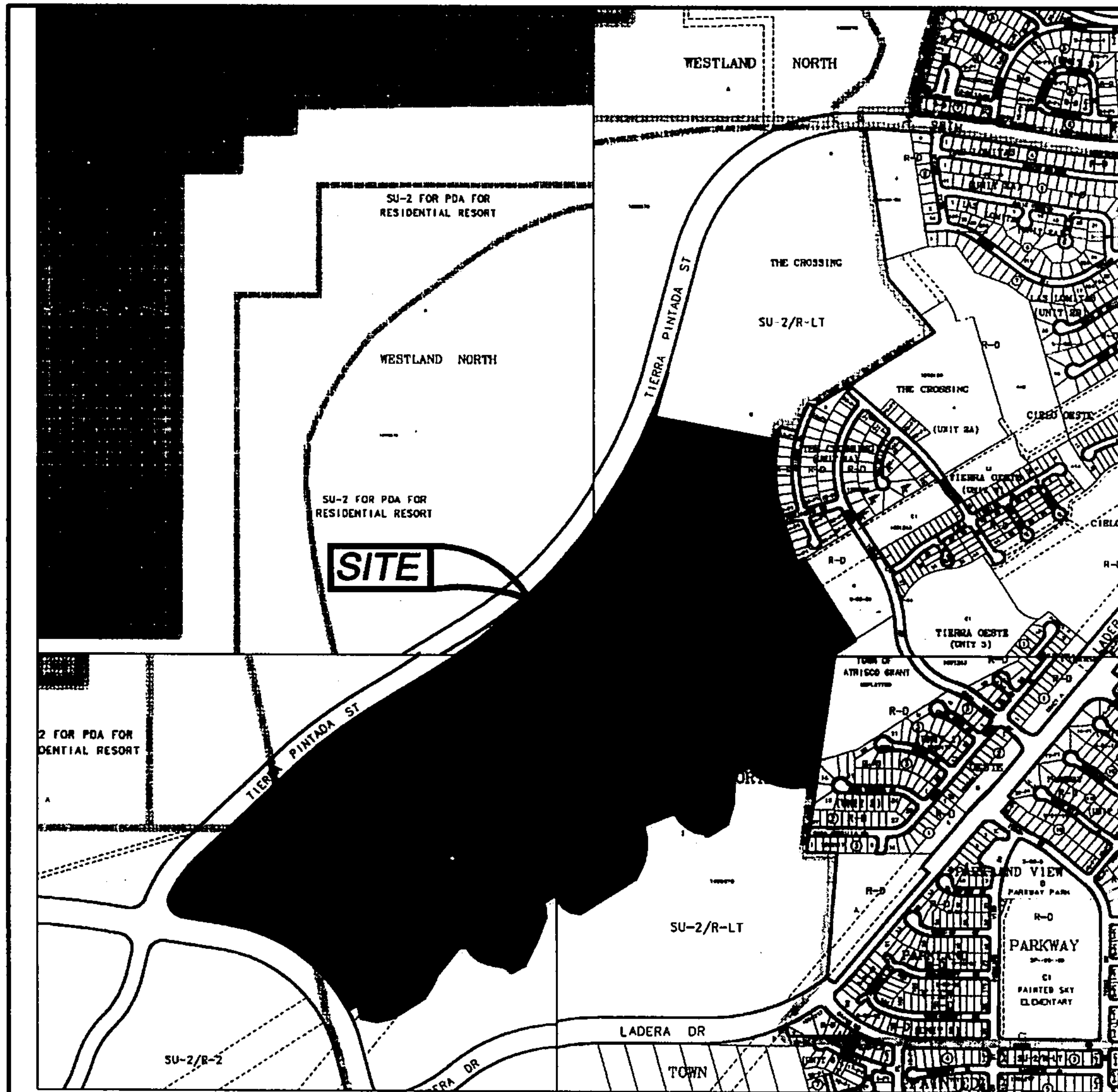


Form revised 3/03, 8/03 and 11/03

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

Application case numbers
06 DRB - 00646
 - - -
 - - -

Sandy Handley 05/09/06
 Planner signature / date
Project # 1004233



Location Map

N.T.S.

Zone Atlas Map No. H-8-Z, H-9-Z, J-8-Z, J-9-Z

Subdivision Data:

GROSS SUBDIVISION ACREAGE: 163.3582 ACRES±

Legal
 A TRACT
 16 AND 1
 BERNALIL
 NUMBERS
 THE COU
 PAGE 25
 UNIT ONE

Stephanie BH

1900

No. of Lots: 227
Nearest Major Streets
Ladera @ Arroyo Vista Sts. NW

FIGURE 12

SUBDIVISION IMPROVEMENTS
AGREEMENT-PUBLIC AND/OR PRIVATE

Stormcloud Subdivision, Unit One, CPN 650278

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

THIS AGREEMENT is made this 11th 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 Westland Development Co., Inc. ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] New Mexico Corporation, whose address is 401 Coors Blvd. NW, Albuquerque, NM 87121 and whose telephone number is (505) 831-9600, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

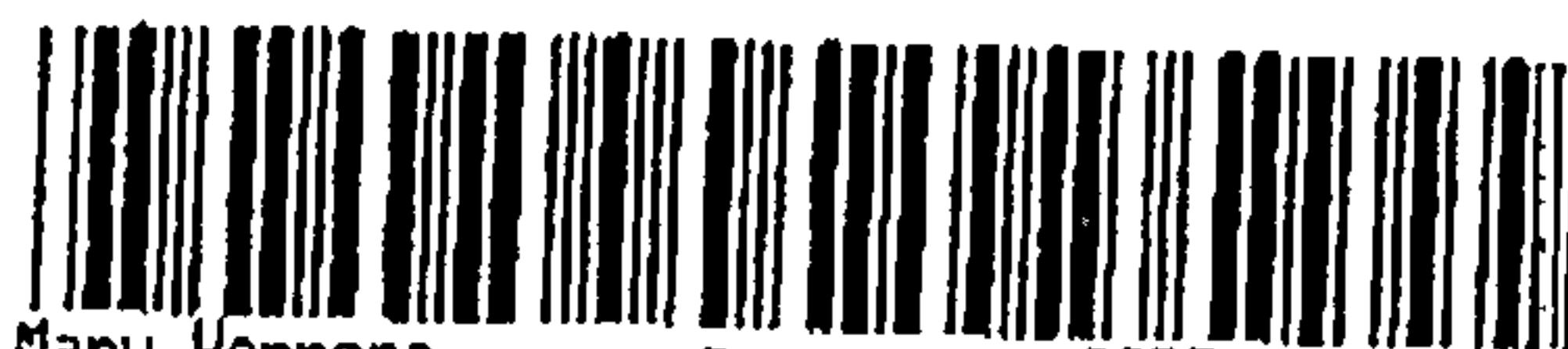
1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [existing legal description:] Tract I-2, Sundero Subdivision, Unit 1, recorded on August 19, 2004 in the records of the Bernalillo County Clerk at Book 2004 C, pages 250 through 250 (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:] Westland Development Co., Inc. ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as Preliminary Plat, Stormcloud Subdivision describing Subdivider's Property.

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

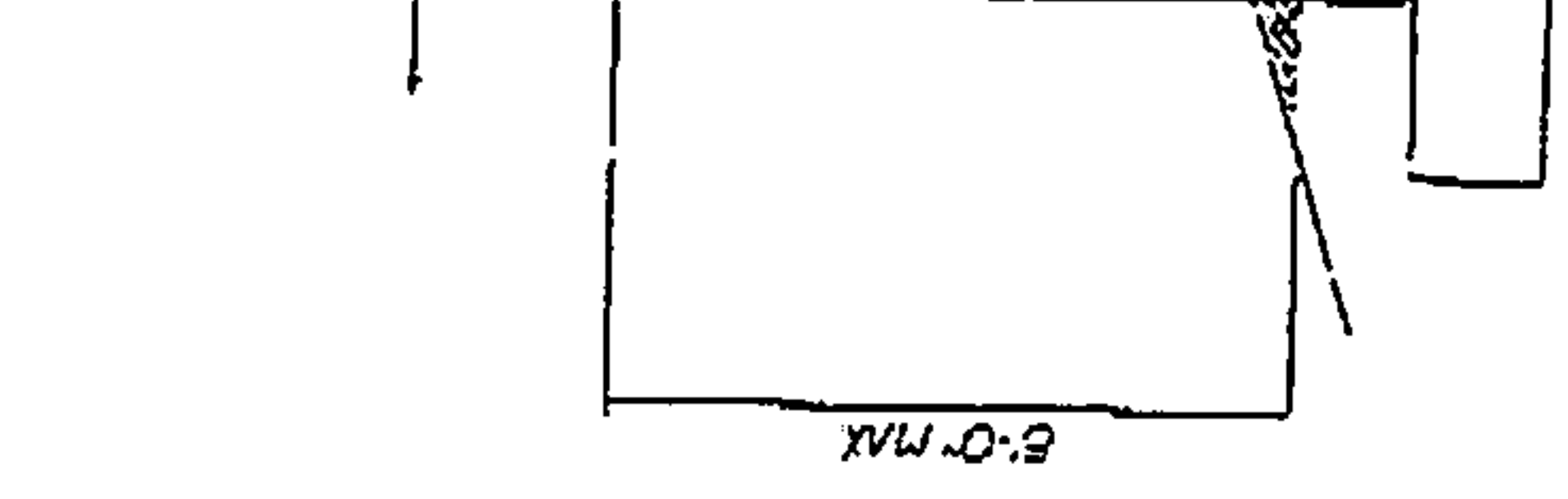
2. Improvements and Construction Deadline. The Subdivider agrees to install and complete the public and/or private improvements described Exhibit A, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the 20th day of January, 2008 ("Construction Completion 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. 650278.

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



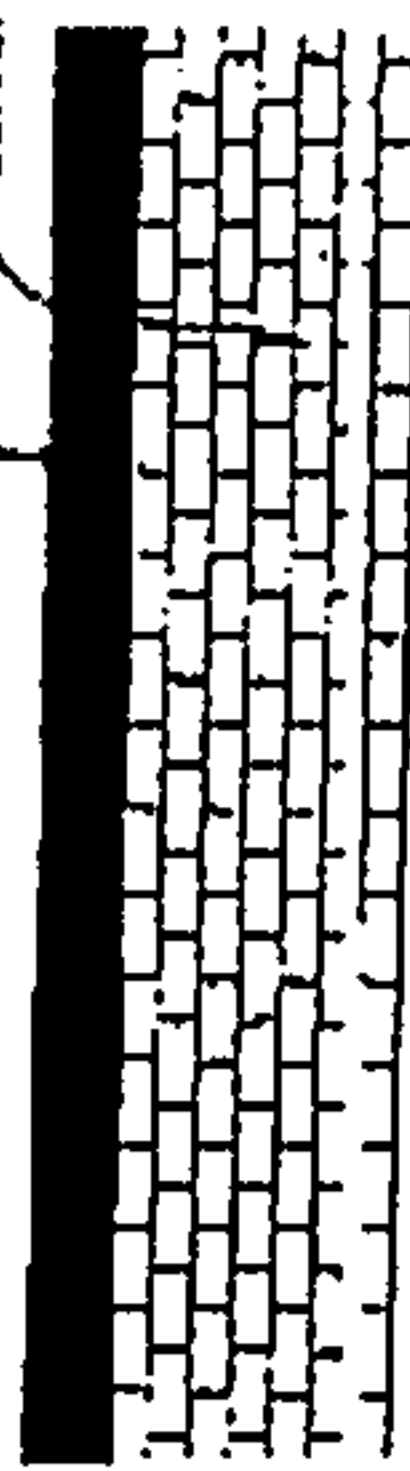
Stormcloud - Approved Perimeter Wall Design

PROPERTY LINE
RIGHT-OF-WAY



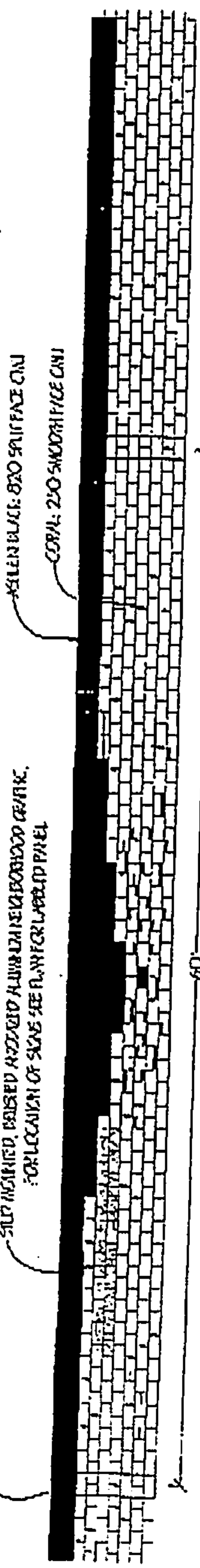
PERIMETER WALL
SCALE: 1/8" = 1'

WALL IN 100' R.O.W. SURFACE CAN
CORAL: 250 SANDSHIFFER CAN



STORMCLOUD PLAIN WALL PANEL
SCALE: 1/8" = 1'

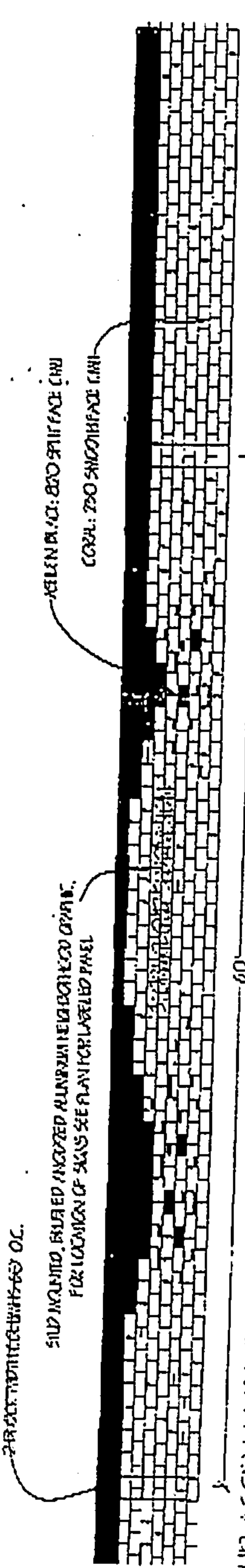
10' wall segments to be spaced 60' O.C., around entrance features and then
at regular intervals of 60' or less O.C. along the remainder of the wall surface.
Entrances to provide 4' minimum clear width of the wall surface. Pedestrian clear
and tolerance of returns to match adjacent wall surface.



STORMCLOUD ACCENT-II PANEL
SCALE: 1/8" = 1'

WALL IN 100' R.O.W. SURFACE CAN
CORAL: 250 SANDSHIFFER CAN

2 RECT. W/SPACING 60" O.C.
SUD INCLINED, BEISED ANGLE ALUMINUM REINFORCED ORNIF.
FOR LOCATION OF SUDS SEE PLAN FOR LABELED PANEL



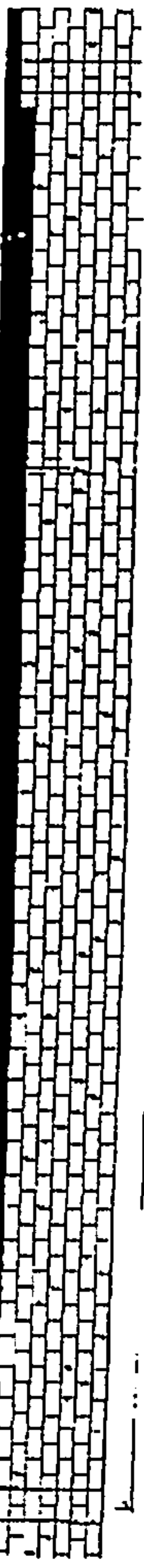
STORMCLOUD ACCENT-I PANEL
SCALE: 1/8" = 1'

WALL IN 100' R.O.W. SURFACE CAN
CORAL: 250 SANDSHIFFER CAN

2 RECT. W/SPACING 60" O.C.
SUD INCLINED, BEISED ANGLE ALUMINUM REINFORCED ORNIF.
FOR LOCATION OF SUDS SEE PLAN FOR LABELED PANEL

PROVIDE W/SPACING 60" O.C.
SUD INCLINED, BEISED ANGLE ALUMINUM REINFORCED ORNIF.
FOR LOCATION OF SUDS SEE PLAN FOR LABELED PANEL
Signature
DATE

WALL IN 100' R.O.W. SURFACE CAN
CORAL: 250 SANDSHIFFER CAN



STORMCLOUD ACCENT-III PANEL
SCALE: 1/8" = 1'

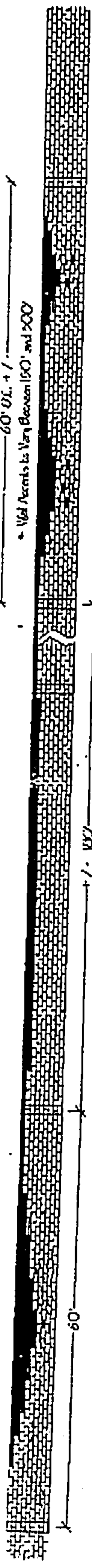
Additional Notes:

- Panel A all corners of Terra Phiala St. & Arroyo Vista Blvd. to include sign - see plan for exact location
- Panel B all intersections of Terra Phiala St. to include sign - see plan for exact location.

Notes:

- 1. All block numbers indicated on site per utility loc. 2. Use 4" x 4", 4" x 6", and 6" x 6" blocks to create 1/2" pattern
- 3. See plan view for wall design locations, panel's located with representative letters.

60' O.C. +/-
Wall Returns to Vary Between 150' and 200'



STORMCLOUD 300' WALL SECTION WITH ENTRANCE AND ACCENT PANELS
SCALE: 1/16" = 1'

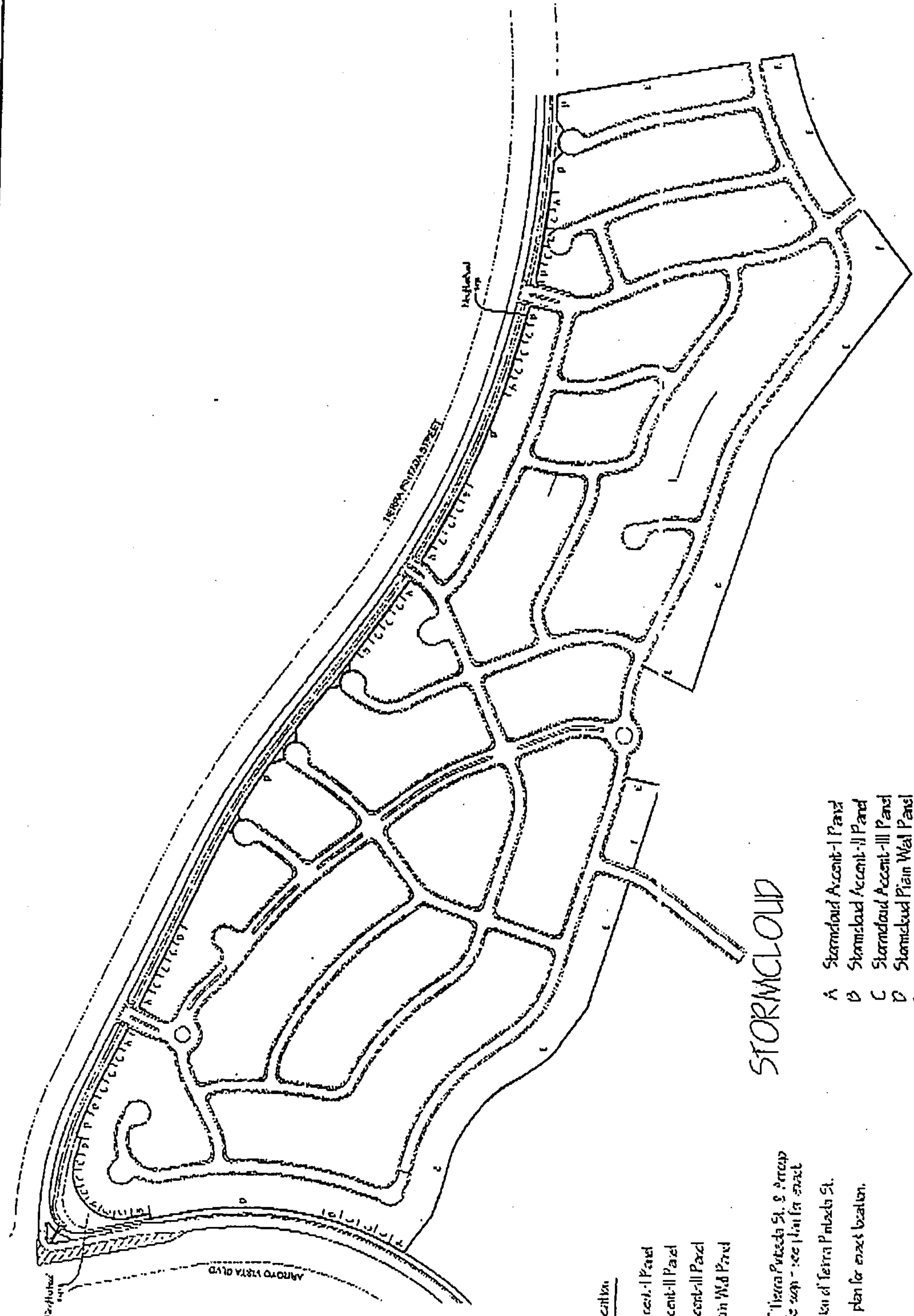
Scale: 1/16" = 1'

STORMCLOUD

2015 AS-AS PAGES 117, 118 & 119
SUDS PANELS 117/118/119

Westland Development Co. Inc.





Perimeter Wall Location

- A Stormcloud Accent-I Panel
- B Stormcloud Accent-II Panel
- C Stormcloud Accent-III Panel
- D Stormcloud Plain Wall Panel
- E Stormcloud Garden Wall Panel

Note:

Panel A at corner of Terra Pareda St. & Percep Vista Blvd. to include sign - see plan for exact location.
 Panel B at intersection of Terra Pareda St. & Alvarado Rd. to include sign - see plan for exact location.

- A Stormcloud Accent-I Panel
- B Stormcloud Accent-II Panel
- C Stormcloud Accent-III Panel
- D Stormcloud Plain Wall Panel
- E Stormcloud Garden Wall - smooth concrete block color: coral

STORMCLOUD

Approved: _____

Scale: 1" = 350'
June 21, 2006

STORMCLOUD

DATE: 05/08/06 TIME: 15:51:17 USER: C03253

Westland Development Co. Inc.



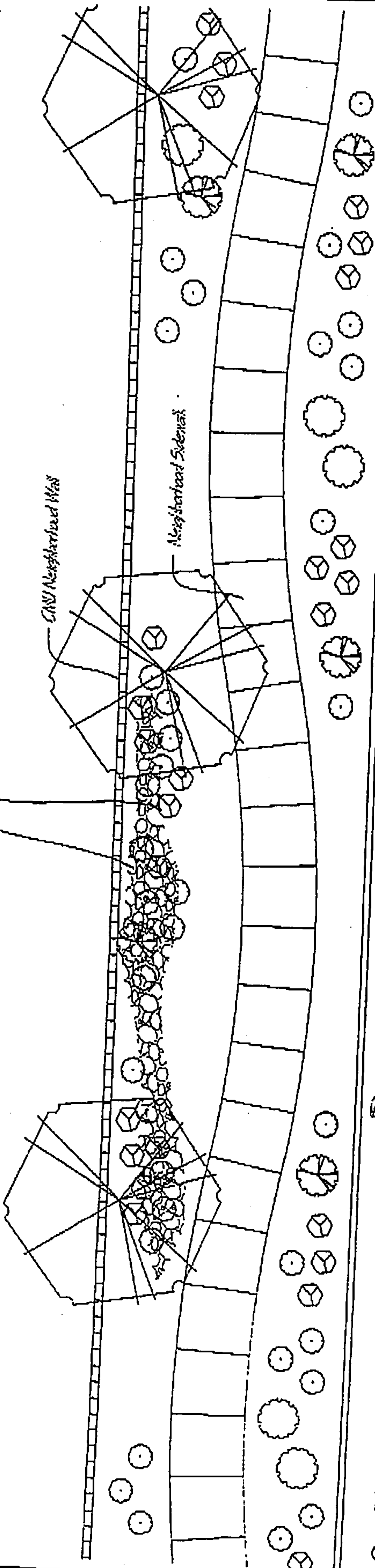
Westland Development Co. Inc.
MSU Project # 1004293

River cobbles used at stamined design features

Mesh and/or Low Water Use Plant Materials

CMS Neighborhood Wall

Neighborhood Subwall



Wall/Landscape Plan

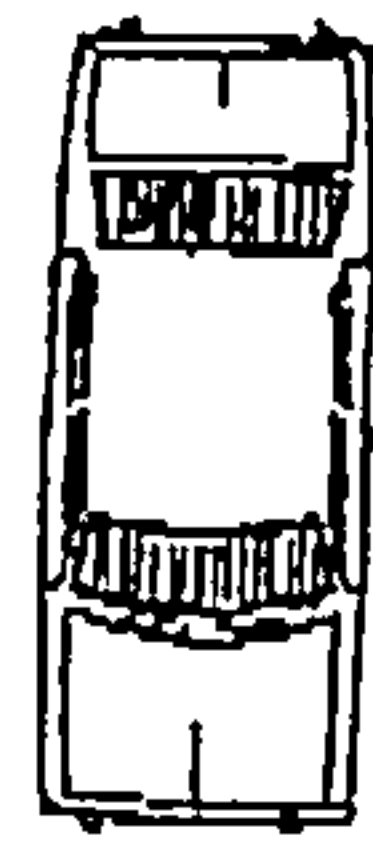
- PLANTING PLAN LIST**
- 1. Plant Wall (L), Cedar Mountain Midway (L), Little Leaf Sore (L), Sandstone (L), Granite Top (H)
 - 2. Double Line (H), Red of Parakee (L), Fennel (L), Clematis (L), Summer Dues (L), Perennial Alternata (H)
 - 3. Cedar Mountain Midway (L), Ivy Sage (L), 4 very Sandstone (L), Sand Sage
 - 4. Cherry Sage (H), Herbs (L), Autumn Copper Rose (H), Plant material (H)
 - 5. Paper Birch (L), Cedar (L), Dogwood (L), Plant material (H)

Note:
 - Dimensions shown will be required for material and installation.
 - Plant (L) will be located at the street level of wall, not just at wall.
 - A combination of color and material will be used to add depth to the landscape.

16" wide columns to be spaced 60" O.C. around some design features and then at regular intervals of 60" or less O.C. along the remainder of the wall surface. Columns to project 4" from the public side of the wall surface. Pattern, color, and texture of columns to match adjacent wall surface.

Aspen Black Split Face CMS

Color: 290 Smooth Face CMS



Aspen Black 820 Split Face CMS



Wall/Landscape Elevation

Scale: 1/8"=10' (H&V)
Jan 27, 2004

STORMCLOUD
DATE: 05/08/2006 15:51

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

PAID RECEIPT

APPLICANT NAME WESTLAND DEVELOPMENT CO INC
AGENT PRECISION SURVEYS INC
ADDRESS P.O. BOX 94928
PROJECT & APP # 1004233/016 DRB 001046
PROJECT NAME SUNPORO SUBDIVISION UNIT 1

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

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

PRECISION SURVEYS, INC.
8414-D JEFFERSON ST. NE
ALBUQUERQUE, NM 87113
(505) 856-5700

DATE 5-8-06 95-145-1070

PAY TO THE ORDER OF City of Albuquerque City of Albuquerque
Twenty Dollars 00/100 Treasury Division \$ 20.00

1ST STATE BANK
www.fsbnm.com

FOR DRB Fee 05-2332

RECEIPT# 00059863-05H-006 TRANS# 0014
Account# 441032 Fund# 0110
LEAVE HAT
J29-115
\$20.00

30880
DOLLARS
LBC ANNEX
\$20.00

030880 107001452 002298120

CHANGE

Thank You

\$0.00

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

PAID RECEIPT

APPLICANT NAME WEST LAND DEVELOPMENT
AGENT BOHANNAN HUSTON
ADDRESS _____
PROJECT & APP # 1004233 / 06DRB-00793
PROJECT NAME STORM CLOUD SUBDIVISION

\$ 20.00 441032/3424000 Conflict Management Fee
\$ 50.00 441006/4983000 DRB Actions
\$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals
\$ _____ 441018/4971000 Public Notification
\$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
() Major/Minor Subdivision () Site Development Plan () Bldg Permit
() Letter of Map Revision () Conditional Letter of Map Revision
() Traffic Impact Study
\$ 70.00 TOTAL AMOUNT DUE

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

6/6/2006
RECEIPT# 00061613 US# 006 TRANSH# 0012
Account 441032 Fund 0110
Activity 3424000
Trans Amt
J24 Misc

9:33AM

LOC: ANNX

6/21/04

DUPLICATE
City Of Albuquerque
Treasury Division

Counter Receipt

\$20.00

\$70.00

Thank You

DUPLICATE
City Of Albuquerque
Treasury Division

6/6/2006 9:33AM LOC: ANNX
RECEIPT# 00061614 US# 006 TRANSH# 0012
Account 441006 Fund 0110
Activity 4983000 TRSVRS
Trans Amt \$70.00
J24 Misc

\$50.00

CK
CHANGE

\$70.00
\$0.00

Thank You



Location Map

Zone Atlas Map No. H-8-Z, H-9-Z, J-8-Z, J-9-Z

RECORDING STAMP

Legal Description

A TRACT OF LAND LYING AND SITUATE WITHIN THE TOWN OF ATRISCO GRANT, PROJECTED SECTIONS 8, 9, 16 AND 17, TOWNSHIP 10 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMPRISED OF TRACT LETTERED F-2, SUNDORO SUBDIVISION, UNIT NUMBERED ONE, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON AUGUST 18, 2004, IN MAP BOOK 2004C, PAGE 250, CONTAINING 183.3582 ACRES, MORE OR LESS, NOW COMPRISING STORMCLOUD SUBDIVISION, UNIT ONE.

FINAL
~~PRELIMINARY PLAT~~
APPROVED BY DRB
ON _____

Subdivision Data:

GROSS SUBDIVISION ACREAGE: 183.3582 ACRES
 NO. OF TRACTS CREATED: 12
 NO. OF LOTS CREATED: 221
 MILES OF FULL-WIDTH STREETS CREATED: 2.02
 DATE OF SURVEY: MAY-JUNE 2005, FIELD VERIFIED DECEMBER 2005

Disclosure Statement:

THE PURPOSE OF THIS PLAT IS TO REPLAT THE EXISTING ONE TRACT INTO TWO HUNDRED TWENTY-ONE (221) NEW LOTS AND TWELVE (12) NEW TRACTS, TO DEDICATE RIGHT OF WAY, TO GRANT EASEMENTS AND TO VACATE EXISTING EASEMENTS.

Notes:

1. MISC. DATA: ZONING= SU-2/R-LT
2. BEARINGS SHOWN ARE GRID BEARINGS (NEW MEXICO STATE PLANE CENTRAL ZONE - NAD 1927).
3. ALL DISTANCES ARE GROUND DISTANCES-US SURVEY FOOT.
4. THIS PROPERTY LIES WITHIN PROJECTED SECTIONS 8, 9, 16 AND 17, TOWNSHIP 10 NORTH, RANGE 2 EAST, TOWN OF ATRISCO GRANT, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.
5. PLAT SHOWS ALL EASEMENTS OF RECORD.
6. SP NO. 2006040297.

Easements

- THIS PLAT SHOWS EXISTING RECORDED AND APPARENT EASEMENTS AS NOTED.
- PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:
1. PNM ELECTRIC SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF UNDERGROUND ELECTRICAL LINES, COMMUNICATION FACILITIES, TRANSFORMERS, AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
 2. PNM GAS SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.
 3. QWEST CORPORATION FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
 4. COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.
 5. WESTLAND DEVELOPMENT CO. INC. FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLES, EQUIPMENT AND OTHER RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL, TELEPHONE AND TELEVISION SERVICES INCLUDING, BUT NOT LIMITED TO, GROUND MOUNTED PEDESTALS AND CLOSURES.

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO WITHIN OR NEAR EASEMENTS SHOWN ON THIS PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHEARS, AS INSTALLED, SHALL EXTEND TEN FEET (10') IN FRONT OF TRANSFORMER/SWITCHEAR DOOR AND FIVE FEET (5') ON EACH SIDE.

IN APPROVING THIS PLAT, PNM ELECTRIC SERVICES AND GAS SERVICES (PNM) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES HEREON. CONSEQUENTLY, PNM DOES NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS TO WHICH IT MAY BE ENTITLED.

Free Consent and Dedication

THE SUBDIVISION SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND/OR PROPRIETOR, EXISTING PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER AND/OR PROPRIETOR DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED, SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

SAID OWNER AND/OR PROPRIETOR DOES HEREBY GRANT ALL EASEMENTS AS SHOWN HEREON WITH LISTED BENEFICIARIES AND STIPULATIONS.

SAID OWNER AND/OR PROPRIETOR DOES HEREBY DEDICATE ALL STREETS AND PUBLIC RIGHTS OF WAY SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS.

Barbara Page 5/5/06
 BARBARA PAGE
 PRESIDENT & CEO
 WESTLAND DEVELOPMENT CO. INC.
 DATE

Acknowledgment

STATE OF NEW MEXICO)
 COUNTY OF BERNALILLO) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 5 DAY OF MAY, 2006 BY BARBARA PAGE, PRESIDENT & CEO, WESTLAND DEVELOPMENT CO. INC.

BY *Linda J. Blair* NOTARY PUBLIC
 My Commission Expires: 8/5/09

OFFICIAL SEAL
 LINDA J. BLAIR
 NOTARY PUBLIC - STATE OF NEW MEXICO
 Notary Bond Filed with Secretary of State
 My Commission Expires 8/5/09

Plat of
Stormcloud Subdivision Unit 1
 Albuquerque, Bernalillo County, New Mexico
 May 2006

Project No. 1004233

Application No. _____

Utility Approvals

PNM ELECTRIC SERVICES	DATE
PNM GAS SERVICES	DATE
QWEST TELECOMMUNICATIONS	DATE
COMCAST	DATE

City Approvals

<i>[Signature]</i> CITY SURVEYOR	5/9/06 DATE
TRAFFIC ENGINEERING, TRANSPORTATION DEPARTMENT	DATE
ABCWUA	DATE
PARKS AND RECREATION DEPARTMENT	DATE
AMAFCA	DATE
CITY ENGINEER	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	

TREASURER'S CERTIFICATE

Surveyor's Certificate

I, LARRY W. MEDRANO, A REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY MEETING THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND OF STANDARDS FOR LAND SURVEYS OF THE N.M. BOARD OF LICENSURE FOR ENGINEERS AND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT NO ENCROACHMENTS EXIST EXCEPT AS NOTED ABOVE AND THAT ALL IMPROVEMENTS ARE SHOWN IN THEIR CORRECT LOCATION RELATIVE TO RECORD BOUNDARIES AS LOCATED BY THIS SURVEY.

Larry Medrano 5/5/06
 LARRY W. MEDRANO
 N.M.P.S. No. 11993
 DATE



PRECISION SURVEYS, INC.

8414-D JEFFERSON ST., N.E. PHONE 505 858 6700
 ALBUQUERQUE, NEW MEXICO 87113 FAX 505 858 7800

Stormcloud Subdivision Unit 1

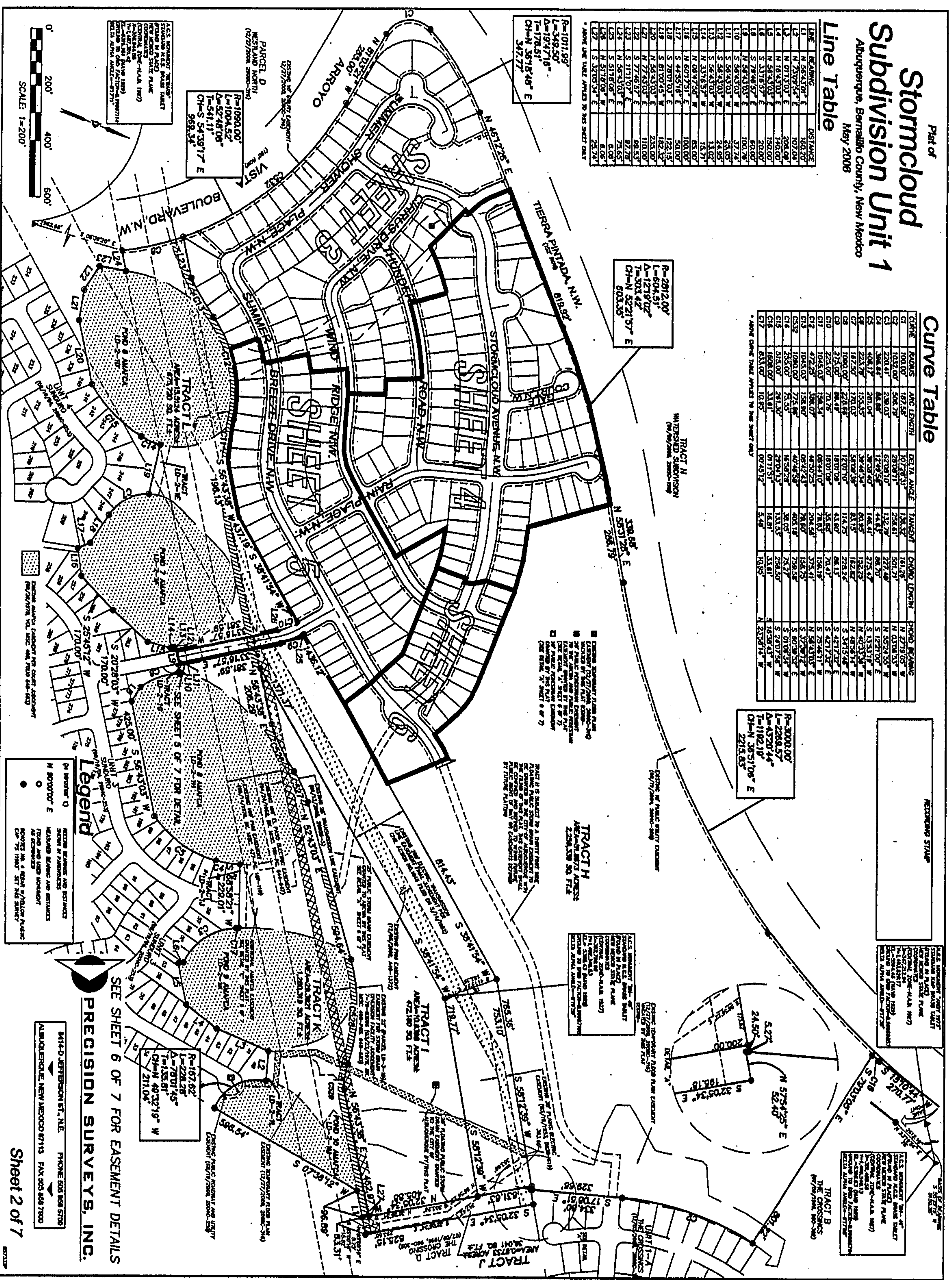
Abuquerque, Bernalillo County, New Mexico
May 2008

Line Table

LINE	BEARING	DISTANCE
L1	N 56°43'03" E	182.00
L2	N 57°54'25" E	107.00
L3	N 07°14'03" E	107.00
L4	N 46°43'03" E	107.00
L5	N 46°43'03" E	107.00
L6	S 79°46'57" E	60.00
L7	S 79°46'57" E	60.00
L8	N 46°43'03" E	107.00
L9	S 46°43'03" W	37.74
L10	S 56°43'03" W	34.65
L11	S 56°43'03" W	34.65
L12	S 56°43'03" W	34.65
L13	S 56°43'03" W	34.65
L14	N 33°16'57" W	15.71
L15	N 06°47'50" W	65.00
L16	N 06°47'50" W	65.00
L17	S 44°53'18" E	50.00
L18	S 28°01'03" E	122.15
L19	S 01°00'45" W	182.32
L20	N 56°43'03" E	235.00
L21	N 77°43'03" E	110.00
L22	S 77°43'03" E	89.43
L23	S 11°11'07" E	97.78
L24	N 56°43'03" E	73.65
L25	S 51°18'08" W	61.00
L26	N 51°18'08" W	61.00
L27	S 32°05'34" E	23.74

Curve Table

CURVE	POINTS	ARC LENGTH	DELTA ANGLE	TANGENT	CHORD LENGTH	CHORD BEARING
C1	100.00	187.58	136.32°	181.25'	181.25'	N 27°18'05" W
C2	1032.00	506.79	236.61°	507.71'	507.71'	N 03°08'55" W
C3	220.41	238.01	62°08'10"	132.72'	227.46'	N 55°24'55" W
C4	398.84	88.86	17°48'58"	44.83'	86.70'	S 12°21'00" E
C5	408.17	291.04	39°48'40"	146.41'	275.47'	S 13°53'18" W
C6	223.78	155.35	39°48'40"	60.85'	128.75'	N 40°33'58" W
C7	187.50	170.03	58°03'58"	83.15'	162.82'	N 48°58'54" W
C8	1090.00	220.69	12°01'10"	114.79'	228.24'	S 34°15'42" E
C9	275.00	88.49	18°01'08"	43.60'	86.13'	S 42°17'32" E
C10	223.00	70.47	18°01'08"	35.69'	70.47'	S 42°17'32" E
C11	1065.00	158.34	08°44'10"	78.83'	158.19'	S 75°48'11" W
C12	472.25	338.07	08°44'10"	204.58'	375.41'	S 37°30'12" W
C13	1065.00	158.90	08°44'10"	78.83'	158.58'	S 75°48'11" W
C14	288.00	27.28	07°42'42"	14.00'	26.58'	S 80°28'52" E
C15	518.00	28.51	16°52'58"	14.25'	27.51'	S 07°08'54" W
C16	1808.00	31.81	16°52'58"	15.88'	31.81'	S 07°08'54" W
C17	833.00	10.85	07°42'42"	5.48'	10.85'	N 83°30'14" W



Legend

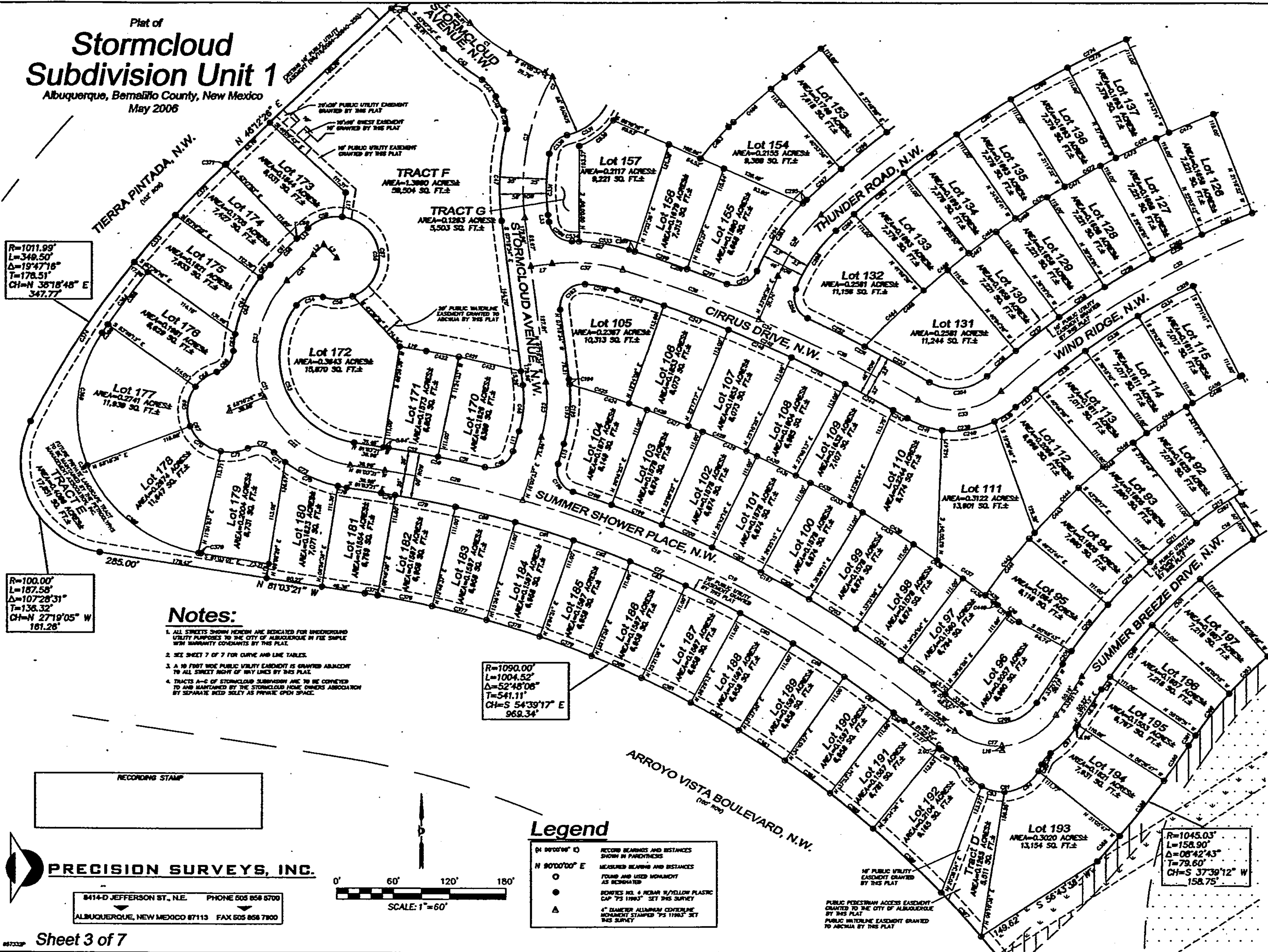
- (A) BOUNDARY
- (B) RECORDING
- (C) RECORDING
- (D) RECORDING
- (E) RECORDING
- (F) RECORDING
- (G) RECORDING
- (H) RECORDING
- (I) RECORDING
- (J) RECORDING
- (K) RECORDING
- (L) RECORDING
- (M) RECORDING
- (N) RECORDING
- (O) RECORDING
- (P) RECORDING
- (Q) RECORDING
- (R) RECORDING
- (S) RECORDING
- (T) RECORDING
- (U) RECORDING
- (V) RECORDING
- (W) RECORDING
- (X) RECORDING
- (Y) RECORDING
- (Z) RECORDING

PRECISION SURVEYS, INC.

8414-D JEFFERSON ST. N.E. ALBUQUERQUE, NEW MEXICO 87113
PHONE: 505 858 5700
FAX: 505 858 7800

Plat of Stormcloud Subdivision Unit 1

Albuquerque, Bernalillo County, New Mexico
May 2006



R=1011.89'
L=349.50'
Δ=19°47'16"
T=178.51'
CH=N 36°18'48" E
347.77'

R=100.00'
L=187.58'
Δ=107°28'31"
T=136.32'
CH=N 27°19'05" W
181.28'

R=1090.00'
L=1004.52'
Δ=52°48'08"
T=541.11'
CH=S 54°39'17" E
969.34'

R=1045.03'
L=158.90'
Δ=08°42'43"
T=79.60'
CH=S 37°39'12" W
158.75'

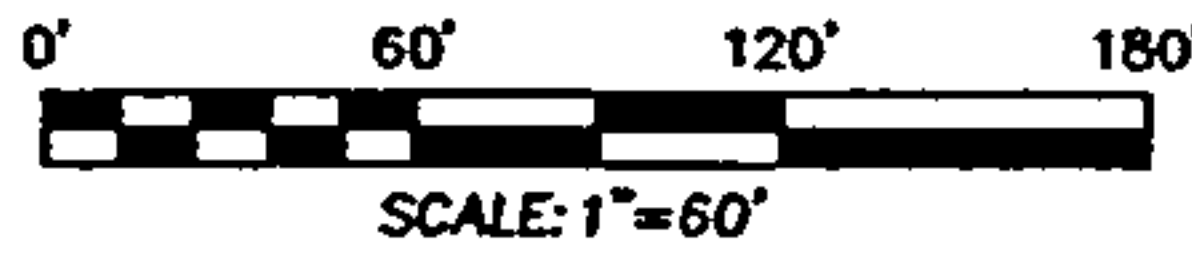
Notes:

1. ALL STREETS SHOWN HEREIN ARE INDICATED FOR UNDERGROUND UTILITY PURPOSES TO THE CITY OF ALBUQUERQUE IN THE SIMPLE WITH WARRANTY COVENANTS BY THIS PLAT.
2. SEE SHEET 7 OF 7 FOR CURVE AND LINE TABLES.
3. A 10 FOOT WIDE PUBLIC UTILITY EASEMENT IS GRANTED ABACROSS TO ALL STREET RIGHT OF WAY LINES BY THIS PLAT.
4. TRACTS A-C OF STORMCLOUD SUBDIVISION ARE TO BE CONVEYED TO AND MAINTAINED BY THE STORMCLOUD HOME OWNERS ASSOCIATION BY SEPARATE DEED SOLELY AS PRIVATE OPEN SPACE.

RECORDING STAMP

PRECISION SURVEYS, INC.

8414-D JEFFERSON ST., N.E. PHONE 505 858 0700
ALBUQUERQUE, NEW MEXICO 87113 FAX 505 858 7100



Legend

- (D) 000000" 0 RECORD BEARINGS AND DISTANCES SHOWN IN PARENTHESES
- (N 90°00'00" E) MEASURED BEARINGS AND DISTANCES FOUND AND USED MONUMENT AS DESCRIBED
- BENCHES NO. 4 NEAR W/YELLOW PLASTIC CAP "TS 11963" SET THIS SURVEY
- ▲ 4" DIAMETER ALUMINUM CONTERLINE MONUMENT STAMPED "TS 11963" SET THIS SURVEY

10' PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT
PUBLIC PEDESTRIAN ACCESS EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE BY THIS PLAT
PUBLIC WATERLINE EASEMENT GRANTED TO ARCHUA BY THIS PLAT

Plot of Stormcloud Subdivision Unit 1

Albuquerque, Bernalillo County, New Mexico
May 2008



- Notes:**
1. ALL STREETS SHOWN HEREON ARE PROPOSED FOR UNDERGROUND UTILITY INSTALLATION AND SHALL BE CONSIDERED TO BE PUBLIC STREETS.
 2. SEE SHEET 7 OF 7 FOR CURB AND LAKE TRUCKS.
 3. A 10' BUFFER FROM PUBLIC UTILITY LOCATIONS IS SHOWN AS SHOWN.
 4. THIS PLAN IS A PRELIMINARY PLAN AND IS SUBJECT TO THE APPROVAL OF THE CITY OF ALBUQUERQUE AND THE BERNALILLO COUNTY ENGINEER.



TRACT A
AREA=0.0728 ACRES
3.180 SQ. FT.

TRACT B
AREA=0.1328 ACRES
5.742 SQ. FT.

TRACT C
AREA=0.1328 ACRES
5.742 SQ. FT.

TRACT D
AREA=0.1328 ACRES
5.742 SQ. FT.

TRACT E
AREA=0.1328 ACRES
5.742 SQ. FT.

TRACT F
AREA=0.1328 ACRES
5.742 SQ. FT.

TRACT G
AREA=0.1328 ACRES
5.742 SQ. FT.

TRACT H
AREA=0.1328 ACRES
5.742 SQ. FT.

TRACT I
AREA=0.1328 ACRES
5.742 SQ. FT.

TRACT J
AREA=0.1328 ACRES
5.742 SQ. FT.

TRACT K
AREA=0.1328 ACRES
5.742 SQ. FT.

Legend

- RECORDED AND BOUNDARIES SHOWN BY PREVIOUS SURVEY AND RECORDS AS SHOWN
- RECORDED AND BOUNDARIES SHOWN BY PREVIOUS SURVEY AND RECORDS AS SHOWN
- RECORDED AND BOUNDARIES SHOWN BY PREVIOUS SURVEY AND RECORDS AS SHOWN
- RECORDED AND BOUNDARIES SHOWN BY PREVIOUS SURVEY AND RECORDS AS SHOWN

Sheet 4 of 7
PRECISION SURVEYS, INC.
841440 JEFFERSON ST., N.E.
ALBUQUERQUE, NEW MEXICO 87113
PHONE: 505.858.5700
FAX: 505.858.7800

Curve Table

Table with columns: Curve, Radius, Arc Length, Delta Angle, Tangent, Chord Length, Chord Bearing, Curve Station, Radius, Arc Length, Delta Angle, Tangent, Chord Length, Chord Bearing. It contains a dense grid of numerical data for curve calculations.

Table with columns: Curve, Radius, Arc Length, Delta Angle, Tangent, Chord Length, Chord Bearing. It contains a dense grid of numerical data for curve calculations, continuing from the first table.

RECORDING STAMP

Plat of Stormcloud Subdivision Unit 1 Albuquerque, Bernalillo County, New Mexico May 2006



6414-D JEFFERSON ST., N.E. PHONE 505 858 5700 ALBUQUERQUE, NEW MEXICO 87113 FAX 505 858 7800

0:\Users\200510313137\Arc... 5/27/2006 11:07:23 AM

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

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

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

APPLICANT INFORMATION:

NAME: Westland Development Co. Inc. PHONE: 831-9600
 ADDRESS: 401 Coors NW #100 FAX: 831-4865
 CITY: Albuquerque STATE NM ZIP 87121 E-MAIL: _____
 Proprietary interest in site: Owner List all owners: _____
 AGENT (if any): Precision Surveys Inc. PHONE: 856-5700
 ADDRESS: 8500 Jefferson NE Suite A FAX: 856-7900
 CITY: Albuquerque STATE NM ZIP 87113 E-MAIL: presurv@precision.com

DESCRIPTION OF REQUEST: To replat existing one tract into 4 New Tracts + 164 New lots
To grant easements + to dedicate right of way

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. H Block: _____ Unit: _____
 Subdiv. / Addn. Stormcloud Unit 2
 Current Zoning: SU-2/R-LT Proposed zoning: SU-2/R-LT
 Zone Atlas page(s): H8, H9, J8, J9 No. of existing lots: 1 No. of proposed lots: 168
 Total area of site (acres): 51.8673 Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____
 Within city limits? Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? _____
 UPC No. 10080585243010350 MRGCD Map No. N/A
 LOCATION OF PROPERTY BY STREETS: On or Near: Tierra Pintada SW2 NW
 Between: Aroyo Vista Blvd. (E) NW and Ladera Drive SW 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.): 1004233

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

SIGNATURE Lisa Parish DATE 8-10-06
 (Print) Lisa Parish Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 9/01, 3/03, 7/03, 10/03, 3/04

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>06DRB-</u>	<u>FP</u>	<u>5(3)</u>	<u>\$ 0.00</u>
<input checked="" type="checkbox"/> All fees have been collected		<u>CMF</u>		<u>\$ 20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned				\$
<input checked="" type="checkbox"/> AGIS copy has been sent				\$
<input checked="" type="checkbox"/> Case history #s are listed				\$
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill				\$
<input checked="" type="checkbox"/> F.H.D.P. density bonus				\$
<input checked="" type="checkbox"/> F.H.D.P. fee rebate				\$
	Hearing date <u>08/23/06</u>			Total <u>\$ 20.00</u>

Sandy Handley 08/15/06 Project # 1004233
 Planner signature / date

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

SKETCH PLAT REVIEW AND COMMENT

YOUR ATTENDANCE IS REQUIRED.

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

MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT

Your attendance is required.

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

Extensions are not reviewed through internal routing.

Extension of preliminary plat approval expires after one year.

MAJOR SUBDIVISION FINAL PLAT APPROVAL

Your attendance is required.

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

MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL

Your attendance is required.

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

AMENDMENT TO PRELIMINARY PLAT (with minor changes)

Your attendance is required.

AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)

AMENDMENT TO GRADING PLAN (with minor changes)

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

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

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

Lisa Parish
 Applicant name (print)
Lisa Parish
 Applicant signature / date
8-10-06



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

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

Application case numbers
06DRB - 01187
 _____ - _____
 _____ - _____

Sandy Handley 08/15/06
 Planner signature / date
Project # 1004233



2006041557
6429118
Page: 1 of 6
03/24/2006 03:05P
Bk-A114 Pg-1419

No. of Lots: 164
Nearest Major Streets
Arroyo Vista @ Tierra Pintada NW

FIGURE 12

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

Stormcloud Subdivision, Unit 2, CPN 6502.79

AGREEMENT TO CONSTRUCT
PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS

THIS AGREEMENT is made this 20th day of March, 2006, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P. O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, and Westland Development Co., Inc. ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] New Mexico Corporation, whose address is 401 Coors Blvd NW, Albuquerque, NM 87121 and whose telephone number is (505) 831-9600, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [existing legal description:] Tract I-2, Sundoro Subdivision, Unit 1, recorded on Aug. 19, 2004 in the records of the Bernalillo County Clerk at Book 2004-C, pages 250 through (the "Subdivision"). The Subdivider certifies that the Subdivision is owned by [state the name of the present real property owner exactly as shown on the real estate document conveying title in the Subdivision to the present owner:] Westland Development Co., Inc. ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as Preliminary Plat, Stormcloud Subdivision describing Subdivider's Property.

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

2. Improvements and Construction Deadline. The Subdivider agrees to install and complete the public and/or private improvements described Exhibit A, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the 10th day of March, 2008 ("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. 6502.79.

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

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

SUBDIVIDER:

CITY OF ALBUQUERQUE

By [Signature]: Barbara Page
Name: Barbara Page
Title: President & CEO
Dated: 3-16-06

[Signature]
City Engineer
Dated: 3-20-06

[Signature]

[Signature]
3-17-06

SUBDIVIDER'S NOTARY

STATE OF New Mexico)
) ss.
COUNTY OF Bernalillo

This instrument was acknowledged before me on 16 day of March,
2006 by [name of person:] Barbara Page, [title or capacity, for
instance, "President" or "Owner":] President & CEO of
[Subdivider:] Westland Development Co., Inc.

[Signature]
Notary Public

OFFICIAL SEAL
My Commission Expires:
NOTARY PUBLIC STATE OF NEW MEXICO
Notary Bond Filed with Secretary of State
My Commission Expires 8/5/09

CITY'S NOTARY

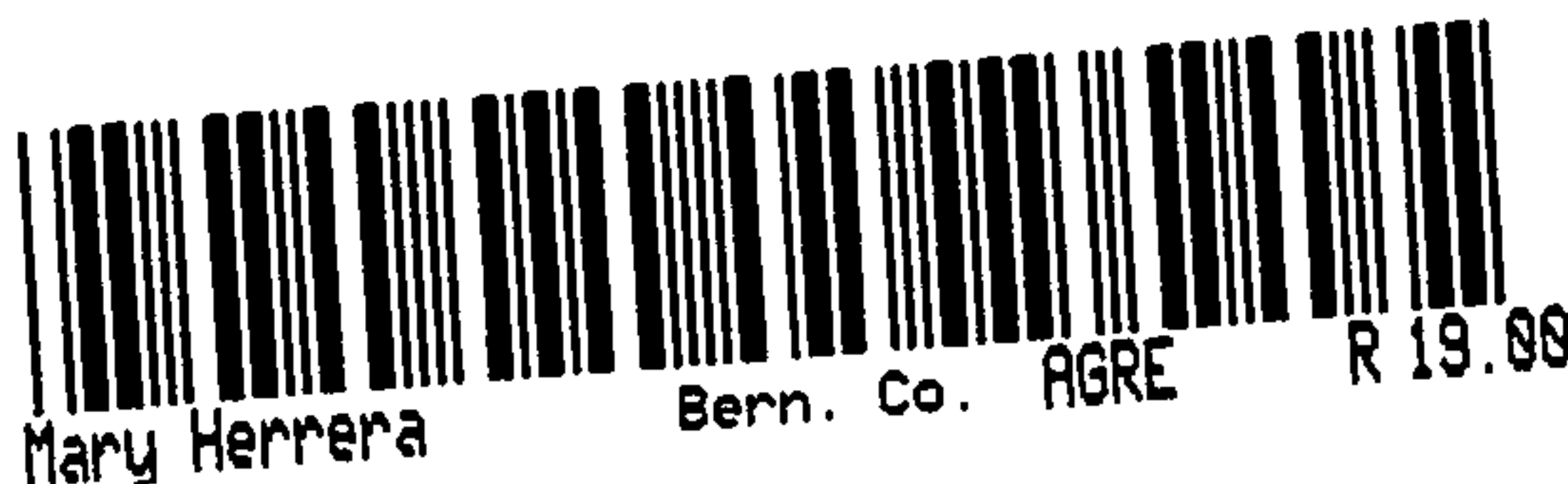
STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on 20th day of March,
2006 by Richard Bourte, City Engineer of the City of Albuquerque, a
municipal corporation, on behalf of said corporation.

[Signature]
Notary Public

My Commission Expires:
11-25-2007

EXHIBIT A AND POWER OF ATTORNEY ATTACHED



2006041557
6429118
Page: 6 of 6
03/24/2006 03:05P
Bk-A114 Pg-1419

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

PAID RECEIPT

APPLICANT NAME WESTLAND DEVELOPMENT CO INC
AGENT PRECISION SURVEYS INC
ADDRESS 8500 JEFFERSON NE STE A
PROJECT & APP # 1004233/06 DRB 01187
PROJECT NAME STORMCLOUD UNIT 2

\$ 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

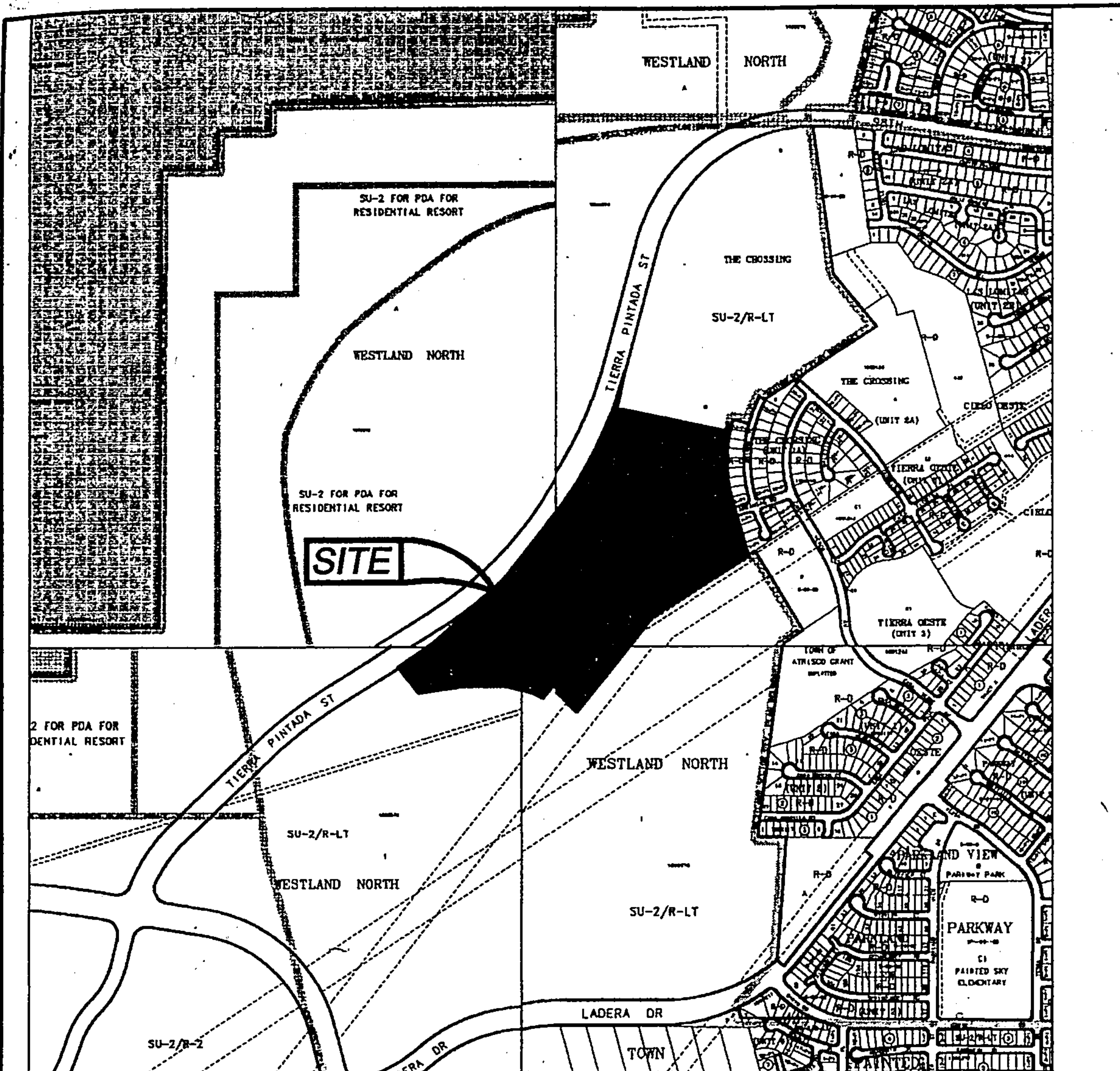
***NOTE: If a subsequent submittal is required, bring a copy of this paid receipt with you to avoid an additional charge.

City Of Albuquerque
Treasury Division

8/15/2006 11:07AM LOC: ANNX
RECEIPT# 00063091 WSH# 008 TRANS# 0041
Account 441032 Fund 0110
Activity 3424000 TRSLJS
Trans Amt \$20.00
J24 Misc

CK \$20.00
CHANGE \$20.00
\$0.00

Thank You



L
A
16
BE
NL
TH
CC

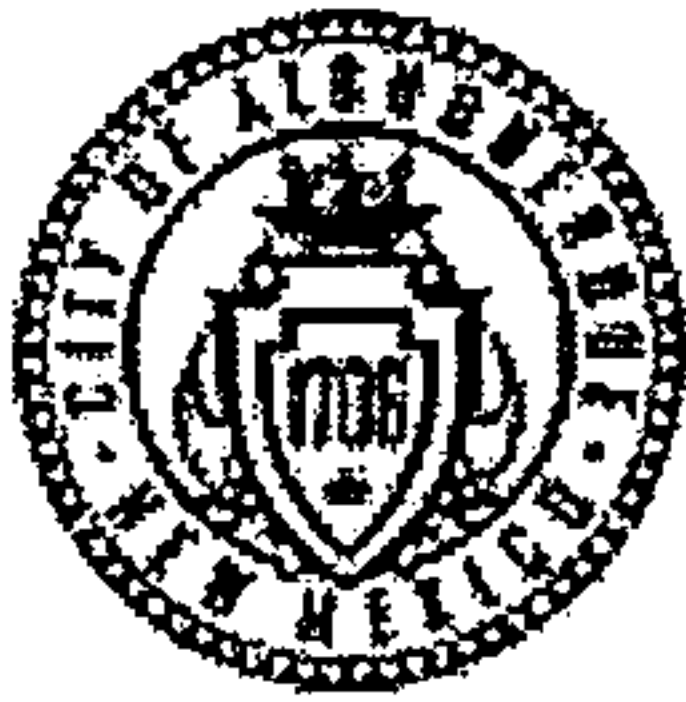
Location Map

N.T.S.

Zone Atlas Map No. H-8-Z, H-9-Z, J-8-Z, J-9-Z

Subdivision Data:

GROSS SUBDIVISION ACREAGE: 51.8673 ACRES±
 NO. OF TRACTS CREATED: 4
 NO. OF LOTS CREATED: 164
 MILES OF FULL-WIDTH STREETS CREATED: 1.32
 DATE OF SURVEY: OCTOBER 2005, FIELD VERIFIED DECEMBER 2005



LeroyChavez@aol.com
12/19/2006 09:41 AM

To WGallegos@cabq.gov
cc
bcc
Subject Re: Storm Cloud Unit 3 Final Plat

DRB

~~1005171~~

Wilfred,

You are right. The project number is ~~1005171~~ Heard by DRB on 10/04/06.

Thanks,
Leroy

Subj:Re: Storm Cloud Unit 3 Final Plat
Date:12/19/2006 9:35:23 AM Mountain Standard Time
From:WGallegos@cabq.gov
To:LeroyChavez@aol.com
Sent from the Internet

I don't know what DRB #01396 is, the DRB project number should read something like #100XXXX.

wg

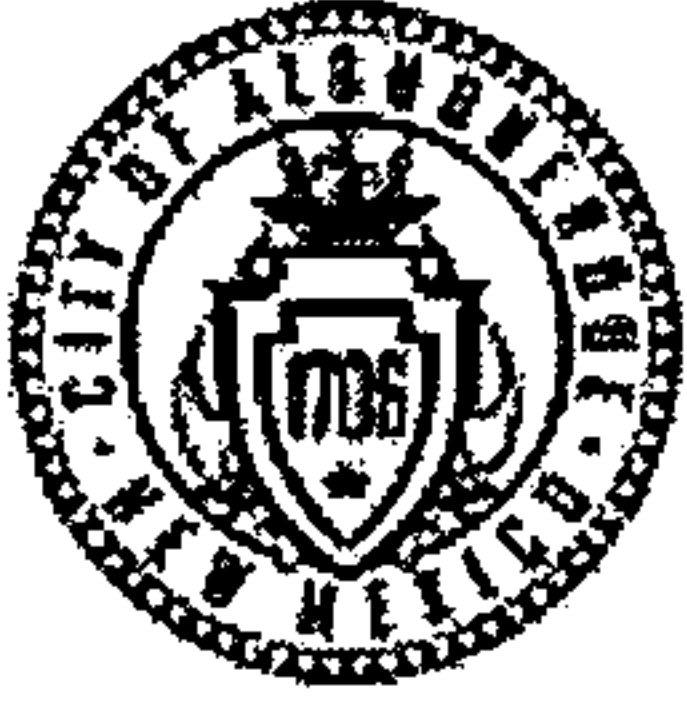
LeroyChavez@aol.com

12/19/2006
09:30 AM

To
WGallegos@cabq.gov
cc

FredAmbrogi@aol.com,
Larry@presurv.com,
elisapaster@paulhastings.com,
WSteadman@SunCal.com

Subject
Storm Cloud Unit 3 Final Plat



LeroyChavez@aol.com
12/19/2006 09:30 AM

To WGallegos@cabq.gov
cc FredAmbrogi@aol.com, Larry@presurv.com,
elisapaster@paulhastings.com, WSteadman@SunCal.com
bcc

Subject Storm Cloud Unit 3 Final Plat

History: This message has been replied to.

Wilfred,

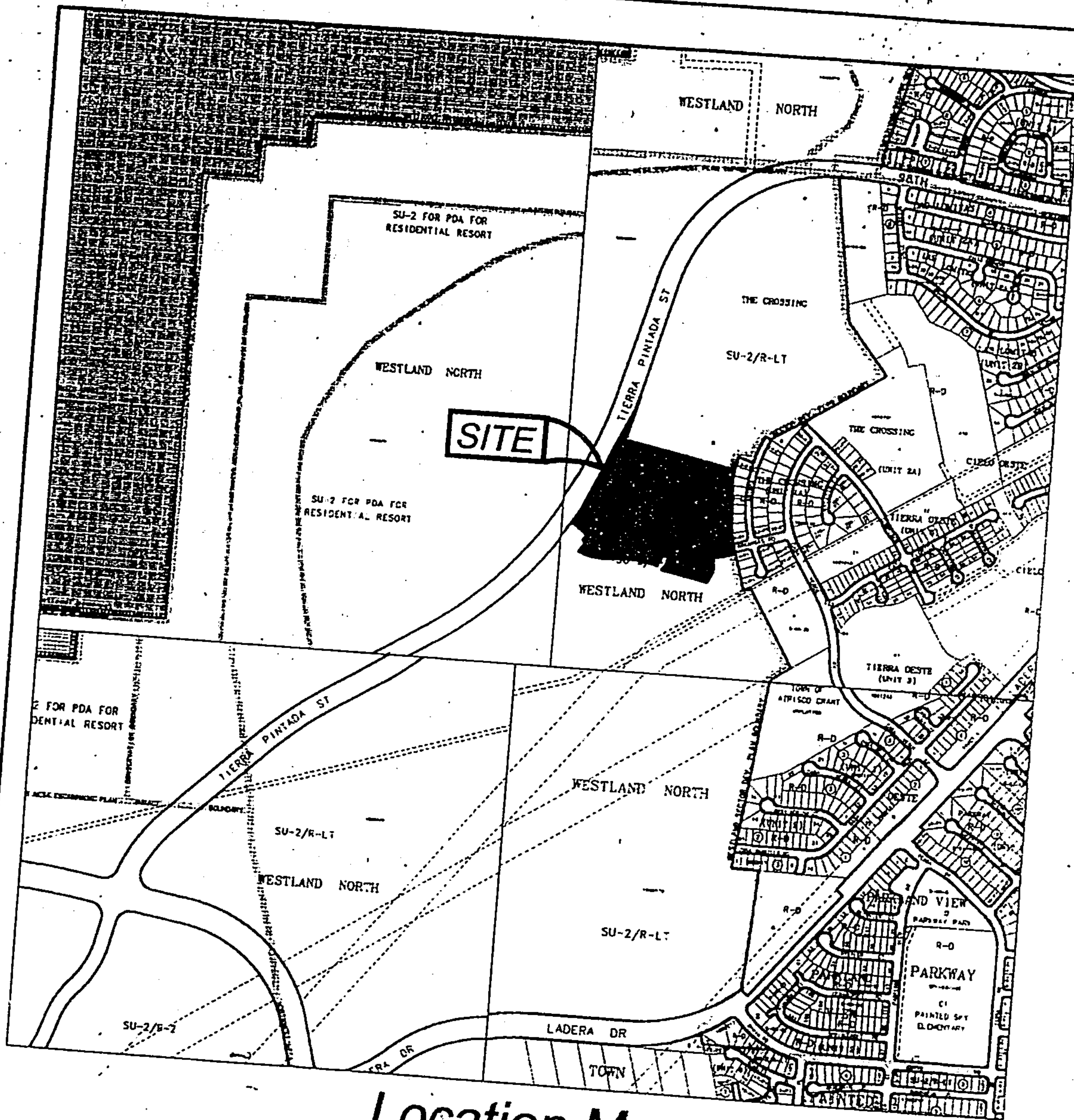
Per our conversation yesterday, this is to confirm our agreement to place any traffic requirements resulting in the study by BHI requested by John Hartmann to be placed on the Grasslands Subdivision. The Grasslands sketch plat was submitted to the City under DRB # 01396.

It is our intent to submit the Grasslands Preliminary Plat in January/February of '07. This should coincide with the COG's runs requested by Hartmann.

I will have Precision run the Unit 3 plat by you for signature.

I appreciate you help on this.

Leroy J. Chavez
V.P. of Development
Westland Development Co. Inc.
505-831-9600
505-280-2031 (cell)
505-831-4865 (fax)
LeroyChavez@aol.com



Location Map

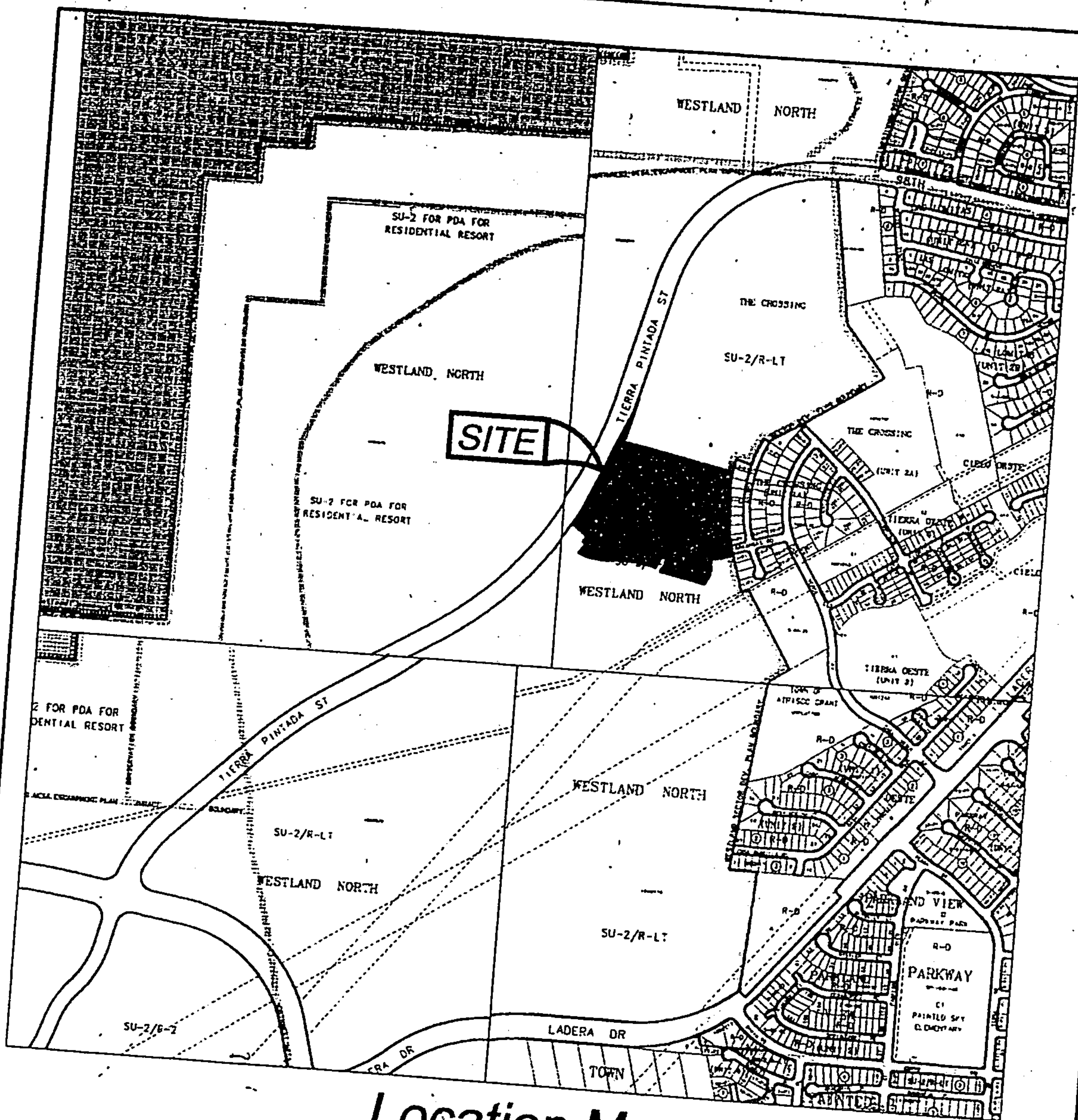
Zone Atlas Map No. H-8-Z, H-9-Z, J-8-Z, J-9-Z

N.T.S.

Subdivision Data:

GROSS SUBDIVISION ACREAGE: 17.0498 ACRES±
 NO. OF TRACTS CREATED: 3
 NO. OF LOTS CREATED: 129
 MILES OF FULL-WIDTH STREETS CREATED: 0.65
 DATE OF SURVEY: OCTOBER 2005, FIELD VERIFIED DECEMBER 2005

Disclosure Statement:



Location Map

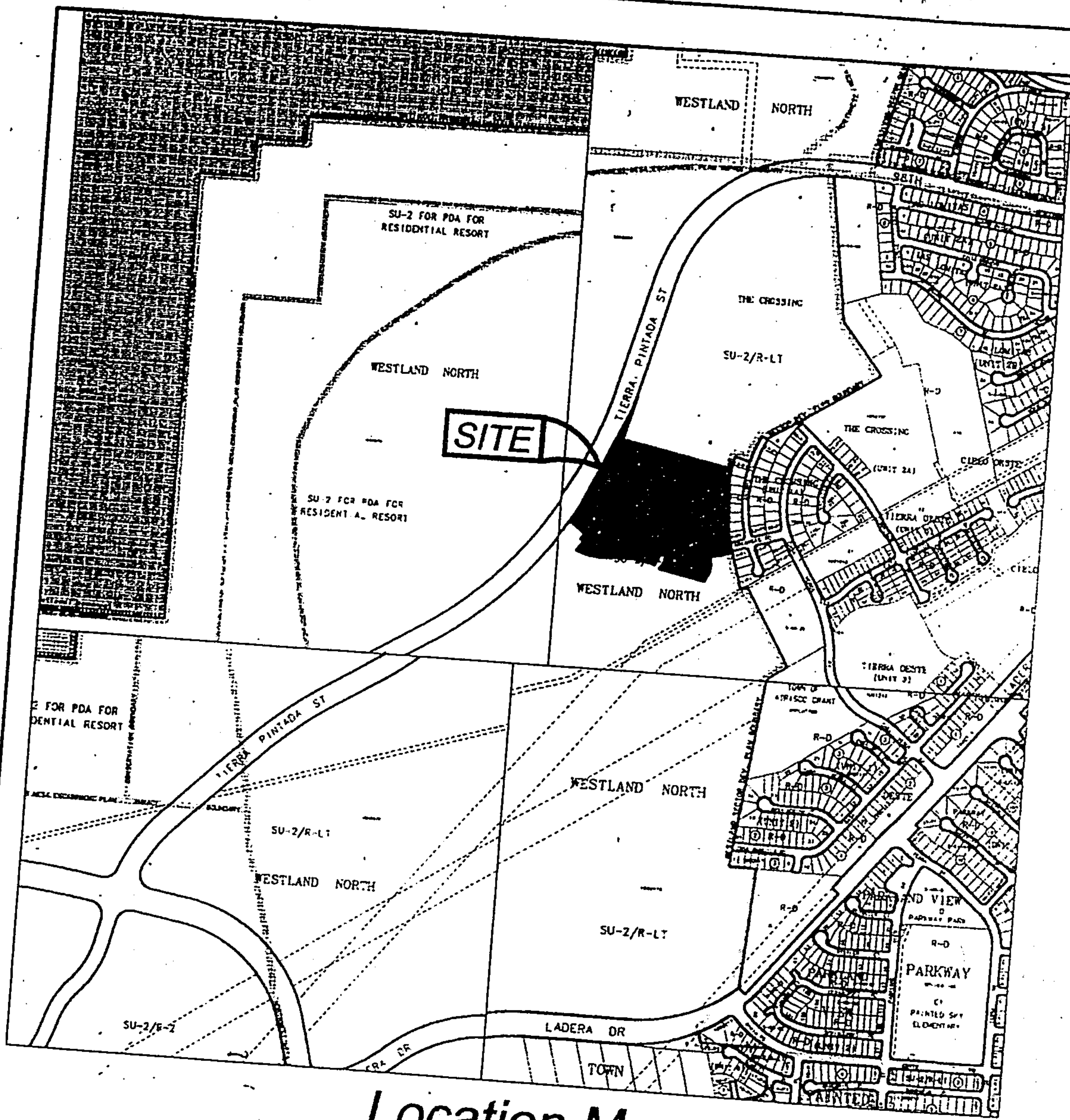
Zone Atlas Map No. H-8-Z, H-9-Z, J-8-Z, J-9-Z

N.T.S.

Subdivision Data:

GROSS SUBDIVISION ACREAGE: 17.0498 ACRES±
 NO. OF TRACTS CREATED: 3
 NO. OF LOTS CREATED: 129
 MILES OF FULL-WIDTH STREETS CREATED: 0.65
 DATE OF SURVEY: OCTOBER 2005, FIELD VERIFIED DECEMBER 2005

Disclosure Statement:



Location Map

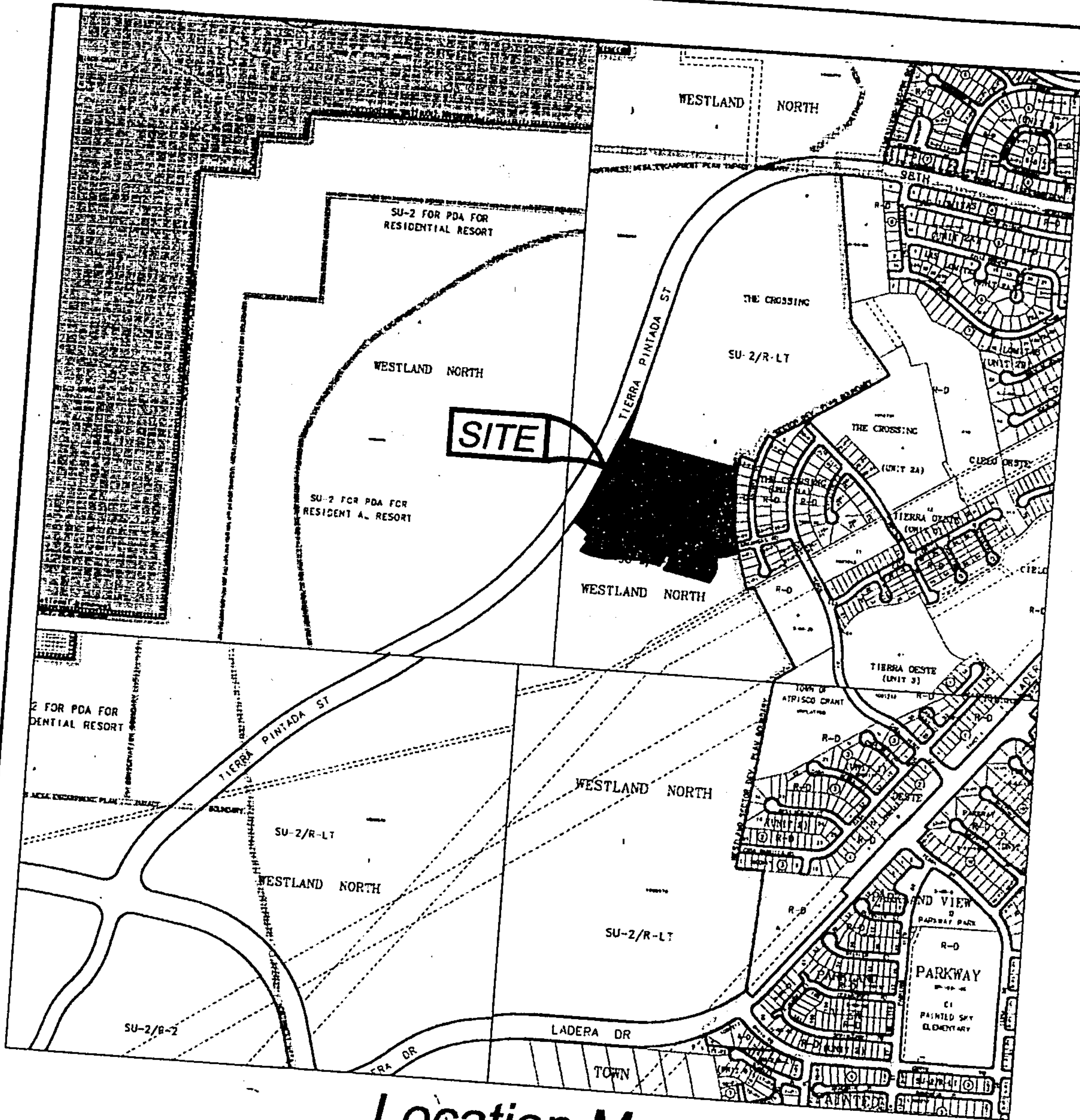
Zone Atlas Map No. H-8-Z, H-9-Z, J-8-Z, J-9-Z

N.T.S.

Subdivision Data:

GROSS SUBDIVISION ACREAGE: 17.0498 ACRES±
 NO. OF TRACTS CREATED: 3
 NO. OF LOTS CREATED: 129
 MILES OF FULL-WIDTH STREETS CREATED: 0.65
 DATE OF SURVEY: OCTOBER 2005, FIELD VERIFIED DECEMBER 2005

Disclosure Statement:



Handwritten signature or initials.

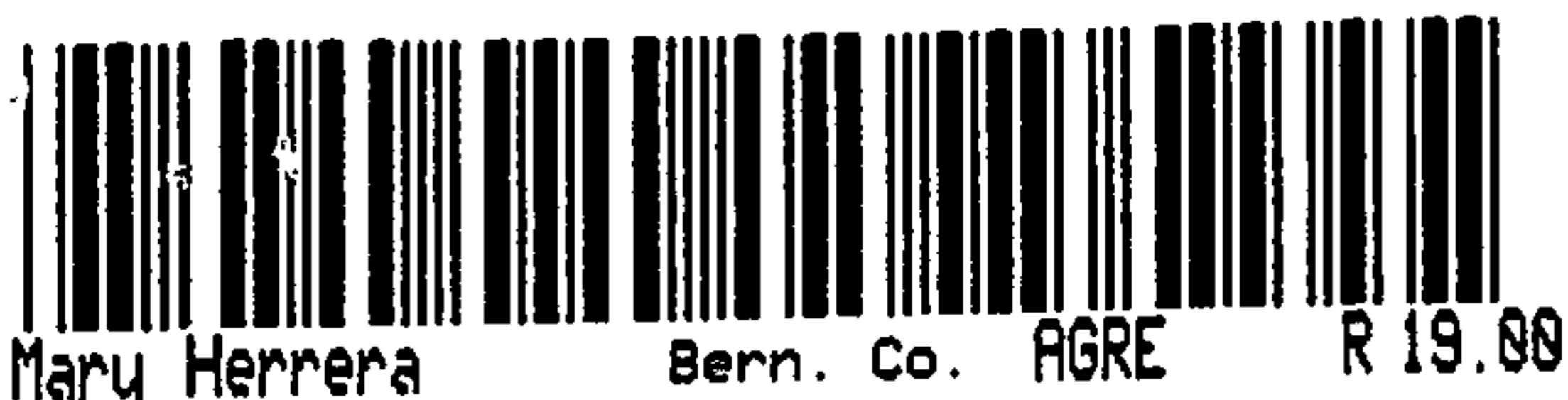
Location Map

Zone Atlas Map No. H-8-Z, H-9-Z, J-8-Z, J-9-Z N.T.S.

Subdivision Data:

GROSS SUBDIVISION ACREAGE: 17.0498 ACRES±
 NO. OF TRACTS CREATED: 3
 NO. OF LOTS CREATED: 129
 MILES OF FULL-WIDTH STREETS CREATED: 0.65
 DATE OF SURVEY: OCTOBER 2005, FIELD VERIFIED DECEMBER 2005

Disclosure Statement:



2006041557
6429118
Page: 1 of 6
03/24/2006 03:05P
Bk-A114 Pg-1419

No. of Lots: 164
Nearest Major Streets
Arroyo Vista @ Tierra Pintada NW

FIGURE 12

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

Stormcloud Subdivision, Unit 2, CPN 6502.79

AGREEMENT TO CONSTRUCT
PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS

THIS AGREEMENT is made this 20th day of March, 2006, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P. O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, and Westland Development Co., Inc. ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] New Mexico Corporation, whose address is 401 Coors Blvd. NW, Albuquerque, NM 87121 and whose telephone number is (505) 831-9600, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [existing legal description:] Tract I-2, Sundoro Subdivision, Unit 1, recorded on Aug. 19, 2004 in the records of the Bernalillo County Clerk at Book 2004-C, pages 250 through (the "Subdivision"). The Subdivider certifies that the Subdivision is owned by [state the name of the present real property owner exactly as shown on the real estate document conveying title in the Subdivision to the present owner:] Westland Development Co., Inc. ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as Preliminary Plat, Stormcloud Subdivision describing Subdivider's Property.

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

2. Improvements and Construction Deadline. The Subdivider agrees to install and complete the public and/or private improvements described Exhibit A, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the 10th day of March, 2008 ("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. 6502.79.

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

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

SUBDIVIDER:

CITY OF ALBUQUERQUE

By [Signature]: Barbara Page
Name: Barbara Page
Title: President & CEO
Dated: 3-16-06

[Signature]
City Engineer
Dated: 3-20-06

[Signature]

[Signature]
3-17-06

SUBDIVIDER'S NOTARY

STATE OF New Mexico)
) ss.
COUNTY OF Bernalillo

This instrument was acknowledged before me on 16 day of MARCH, 2006 by [name of person:] Barbara Page, [title or capacity, for instance, "President" or "Owner":] President & C.E.O. of [Subdivider:] Westland Development Co., Inc.

OFFICIAL SEAL
My Commission Expires: 8/5/09
NOTARY PUBLIC STATE OF NEW MEXICO
Notary Bond Filed with Secretary of State
My Commission Expires 8/5/09

Linda Blair
Notary Public

CITY'S NOTARY

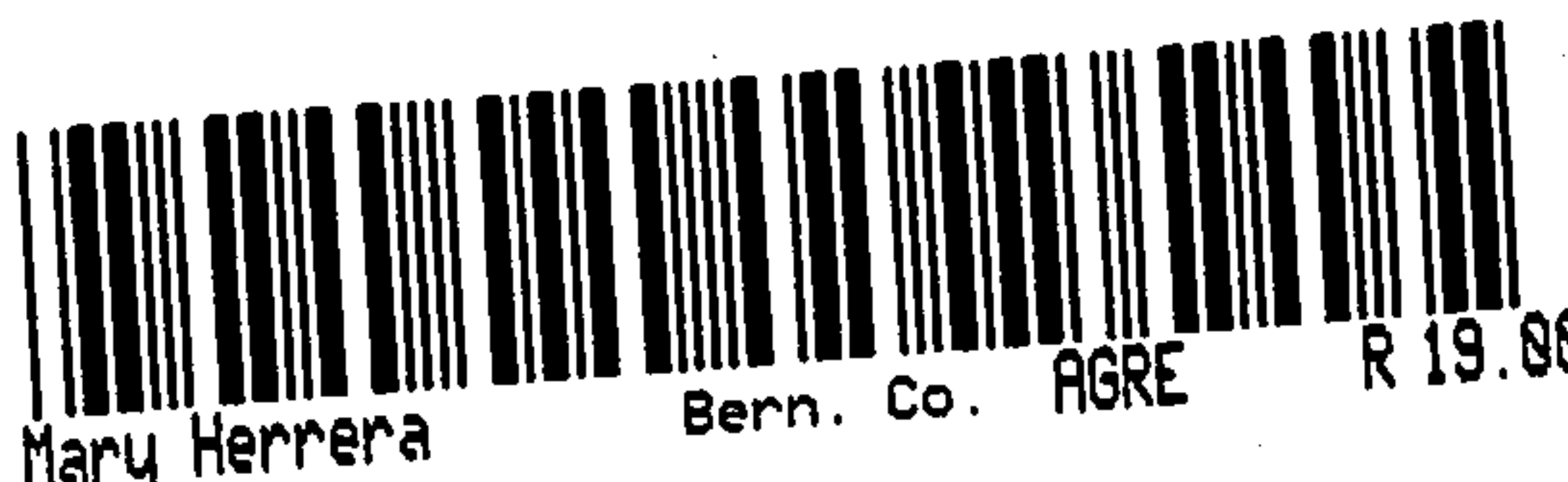
STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on 20th day of March, 2006 by Richard Bourte, 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



2006041557
6429118
Page: 6 of 6
03/24/2006 03:05P
Bk-A114 Pg-1419

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

October 18, 2005

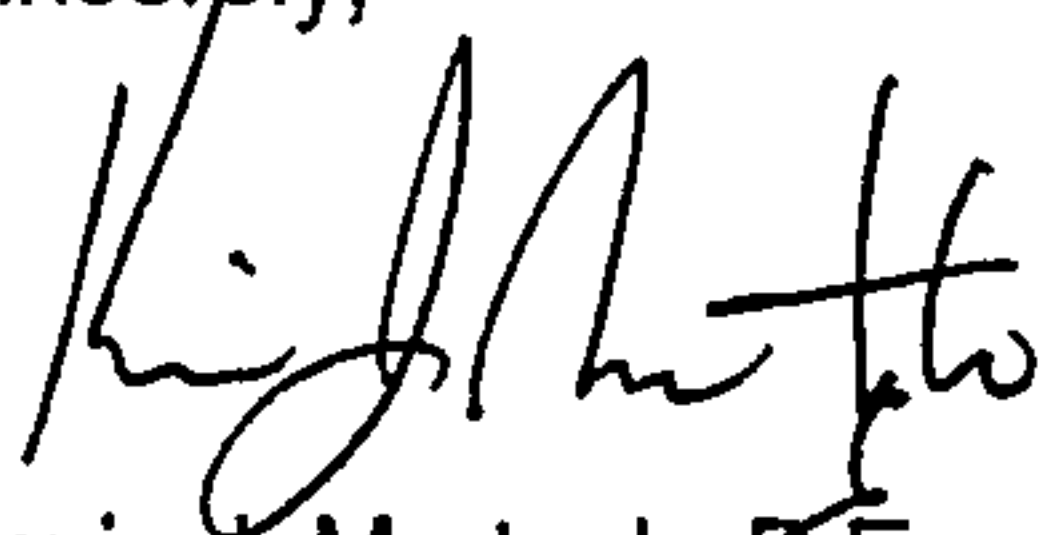
Wilfred Gallegos, Traffic Engineering
Development Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico 87103

Re: Sidewalk Deferral & Waiver revision, Stormcloud Subdivision, DRB # 1004233

Dear Wilfred:

During the course of construction plan development for Stormcloud Subdivision, I discovered that two small portions of sidewalk were shown to be "built" on the sidewalk deferral and waiver exhibit originally approved by DRB. It is my intention to have these two portions of sidewalk deferred. Enclosed is a revised sidewalk deferral exhibit (original also enclosed) for the above referenced project. Please review this exhibit at your convenience and let me know if you have any comments. Should you approve of this revision please retain the letter and exhibit for your records.

Sincerely,



Kevin J. Murtagh, P.E.
Project Engineer
Community Development and Planning Group

Enclosures

cc: Fred A. Westland Development (w/ encls)
~~Sheran Matson~~, DRB Chair (w/encls)

ARROYO VISTA BLVD

TIERRA PINTADA STREET

- DEFERRED sidewalk / trail to be built on a lot-by-lot basis as home construction is completed. the deferral is requested to reduce damage to sidewalks due to building construction activities.
- ~~~~~ WAIVED sidewalks are requested
- - - Sidewalk to be built

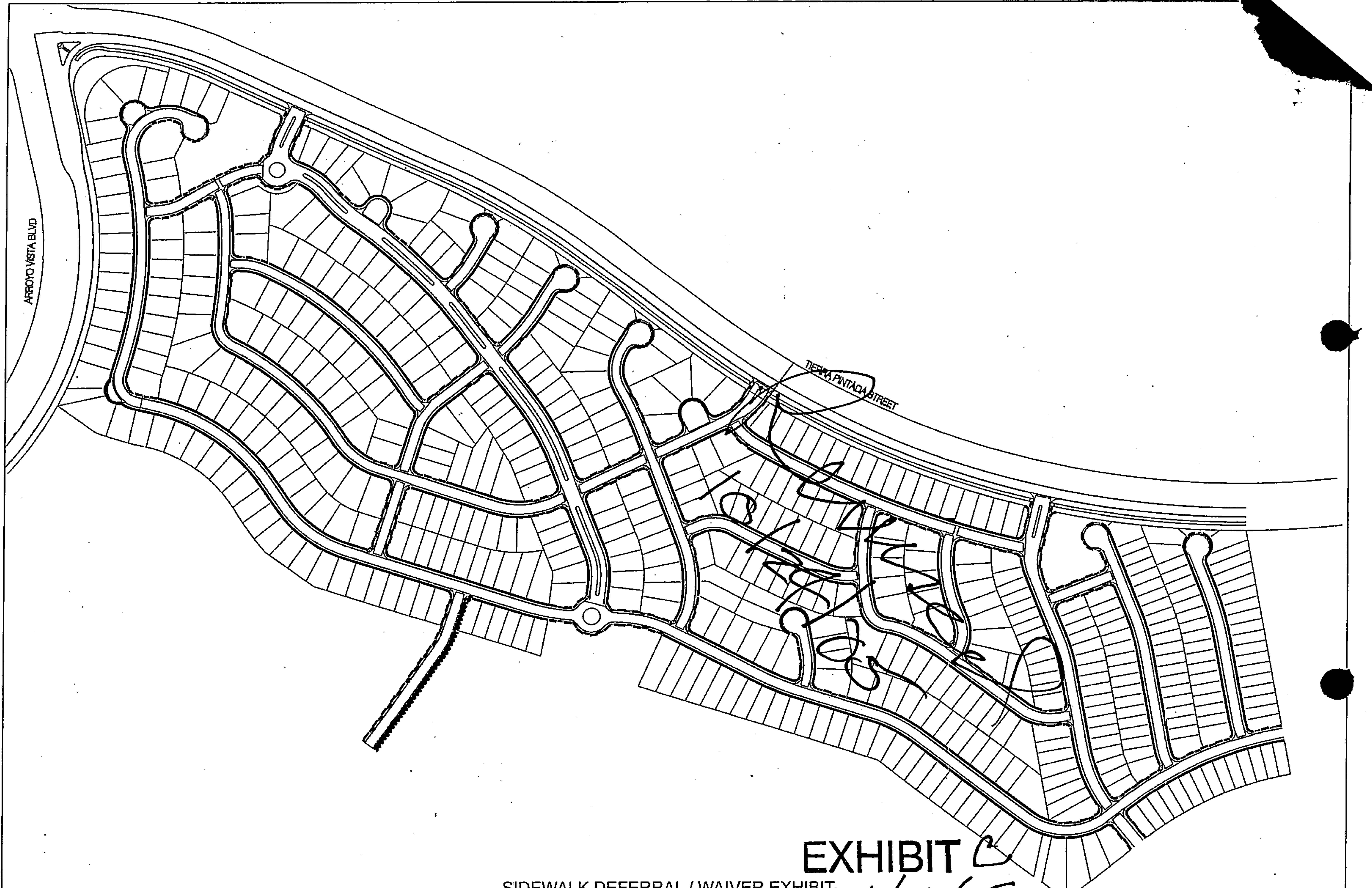
SIDEWALK DEFERRAL / WAIVER EXHIBIT
 STORMCLOUD SUBDIVISION
 MAY, 2005
 REVISED OCTOBER, 2005

EXHIBIT C
 Date 10/24/05



NO SCALE

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



ARROYO VISTA BLVD

TIERRA PINTADA STREET

J.P. [unclear]

- DEFERRED sidewalk / trail to be built on a lot-by-lot basis as home construction is completed. the deferral is requested to reduce damage to sidewalks due to building construction activities.
- ~~~~~ WAIVED sidewalks are requested
- - - Sidewalk to be built

SIDEWALK DEFERRAL / WAIVER EXHIBIT
 STORMCLOUD SUBDIVISION
 MAY, 2005

EXHIBIT *C*
 Date *6/02/05*



NO SCALE

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

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

PAID RECEIPT

APPLICANT NAME Westland Development
AGENT Priscilla Lee
ADDRESS _____
PROJECT & APP# 1004233 06DRB.0046
PROJECT NAME Stormwater Silt

\$ 441032/3424000 Conflict Management Fee
\$ 50.00 441006/4983000 DRB Actions referral 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.

PRECISION SURVEYS, INC.
8414-D JEFFERSON ST. NE
ALBUQUERQUE, NM 87113
(505) 856-5700

30896

PAY TO THE ORDER OF City of Albuquerque
Fifty dollars 00/100

DATE 6-6-06 95-145-1070

City of Albuquerque
Treasury Division

\$ 50.00

6/6/2006 10:49AM
RECEIPT# 00063814 USH-007 TRANS# 0003
Account 42905 Fund 0110

1ST STATE BANK
www.fsbnm.com

FOR Referral Fee 05-7322

030896 107001452 002298 201157

DOLLARS Security Features Included. Details on Back.
LOC: ANN
FUND: 0110
FISCAL

MP

CK CHANGE \$50.00 \$0.00
Thank You

Claire

Date Submitted: June 27, 2005
 Date Site Plan Approved: MA
 Date Preliminary Plat Approved: 4/29/05
 Date Preliminary Plat Expires: 6/29/06

07.11

Figure 12
INFRASTRUCTURE LIST

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

STORMCLOUD SUBDIVISION

DRB Project No. 1004233
 App. # 05-00899

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

1 6-30-05

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Crst Engineer
MASTER PLAN BACKBONE INFRASTRUCTURE IMPROVEMENTS (Required for all Units)									
MASTER PLAN BACKBONE PUBLIC ROADWAY IMPROVEMENTS									
		44' F-F	ARTERIAL PAVEMENT W/ MEDIAN & STD. CURB & GUTTER W/ 10 FT ACC TRAIL ON SOUTH SIDE	ARROYO VISTA BLVD	TIERRA PINTADA ST	EXISTING PAVEMENT AT SUNDORO UNIT 4 BDRY	/	/	/
		30' F-F	ARTERIAL PAVEMENT W/ MEDIAN & STD. CURB & GUTTER W/ 10 FT ACC TRAIL ON SOUTH SIDE	TIERRA PINTADA ST (Ext of 98th ST)	ARROYO VISTA BLVD	NORTH BDRY OF STORMCLOUD UNIT 3	/	/	/
		NOTE:	STREET LIGHTS AS PER COA DPM						
		NOTE:	LANDSCAPING WITHIN THE PUBLIC RIGHT OF WAY WILL BE CONSTRUCTED IN ACCORDANCE WITH AN APPROVED STREETScape AGREEMENT. A FINANCIAL GUARANTY IS NOT REQUIRED FOR LANDSCAPING WITHIN PUBLIC RIGHT OF WAY.						
MASTER PLAN BACKBONE PUBLIC WATERLINE IMPROVEMENTS									
		10" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	TIERRA PINTADA ST	TIE TO EXIST. SOUTH PRV IN TIERRA PINTADA ST	TIE TO EXIST. NORTH PRV IN TIERRA PINTADA ST	/	/	/
		10" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	PUBLIC WL EASEMENT	MAKIAN PLACE TIE TO EXIST. 10" WL (SUNDORO UNIT 1)	SUMMER BREEZE DRIVE	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	TOKACHI DRIVE	TOKACHI DRIVE TIE TO EXIST. 8" WL (SUNDORO UNIT 4)	SUMMER BREEZE DRIVE	/	/	/
MASTER PLAN BACKBONE PUBLIC SANITARY SEWER IMPROVEMENTS									
		8" - 12" DIA	SANITARY SEWER LINE W/ NEC. MH'S & SERVICES	TIERRA PINTADA ST	ARROYO VISTA BLVD	NORTH BDRY OF STORMCLOUD UNIT 3	/	/	/
MASTER PLAN BACKBONE PUBLIC STORM DRAIN IMPROVEMENTS									
		18"-60" DIA	RCP W/ NEC. MH'S LATERALS & INLETS	TIERRA PINTADA ST (STORMCLOUD AVE)	TIERRA PINTADA ST WEST ROW	TIERRA PINTADA ST EAST ROW	/	/	/
		18"-60" DIA	RCP W/ NEC. MH'S LATERALS & INLETS	TIERRA PINTADA ST (ZEPHYR PLACE)	TIERRA PINTADA ST WEST ROW	TIERRA PINTADA ST EAST ROW	/	/	/
		18"-30" DIA	RCP W/ NEC. MH'S LATERALS & INLETS	ARROYO VISTA BLVD (BTWN LADERA DAMS 5&6)	ARROYO VISTA BLVD WEST ROW	ARROYO VISTA BLVD EAST ROW	/	/	/

UNIT 1 PUBLIC ROADWAY IMPROVEMENTS

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		32' F-F	RESIDENTIAL PAVEMENT W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES**	SUMMER SHOWER PLACE	CUL-DE-SAC TERMINUS	SUMMER BREEZE DRIVE	/	/	/
		32' F-F	RESIDENTIAL PAVEMENT W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	SUMMER BREEZE DRIVE	SUMMER SHOWER PLACE	CUMULUS PLACE	/	/	/
		28' F-F	RESIDENTIAL PAVEMENT W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	CIRRUS DRIVE	STORMCLOUD AVE	WIND RIDGE DRIVE	/	/	/
		32' F-F	RESIDENTIAL PAVEMENT W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	STORMCLOUD AVE	SUMMER SHOWER PLACE	STORMCLOUD AVE ROUNDABOUT	/	/	/
		50' F-F	RESIDENTIAL PAVEMENT W/ PCC MEDIAN & STD. CURB & GUTTER & PCC 4' WIDE SIDEWALK BOTH SIDES*	STORMCLOUD AVE	STORMCLOUD AVE ROUNDABOUT	SUMMER BREEZE DRIVE	/	/	/
		28'-32' F-F	RESIDENTIAL PAVEMENT W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	WIND RIDGE DRIVE	CIRRUS DRIVE	UNIT 1 PHASE BOUNDARY	/	/	/
		28' F-F	RESIDENTIAL PAVEMENT W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	THUNDER ROAD	CIRRUS DRIVE	RAIN PLACE	/	/	/
		32' F-F	RESIDENTIAL PAVEMENT W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	GALE COURT	STORMCLOUD AVE	CUL-DE-SAC TERMINUS	/	/	/
		28'-32' F-F	RESIDENTIAL PAVEMENT W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	RAIN PLACE	SUMMER BREEZE DRIVE	CUL-DE-SAC TERMINUS	/	/	/
		54' F-F	RESIDENTIAL PAVEMENT W/ PCC MEDIAN & STD. CURB & GUTTER & PCC 6' WIDE SIDEWALK BOTH SIDES*	STORMCLOUD AVE ENTRANCE RD	STORMCLOUD AVE	TIERRA PINTADA ST	/	/	/
		32' F-F	RESIDENTIAL PAVEMENT W/ PCC CURB & GUTTER & PCC 6' WIDE SIDEWALK WAIVED ON WEST SIDE OF STREET	TOKACHI DRIVE	SUMMER BREEZE DRIVE	TOKACHI DRIVE EXISTING	/	/	/
		NOTE:	STREET LIGHTS AS PER COA DPM				/	/	/
		NOTE:	LANDSCAPING WITHIN THE PUBLIC RIGHT OF WAY WILL BE CONSTRUCTED IN ACCORDANCE WITH AN APPROVED STREETScape AGREEMENT. A FINANCIAL GUARANTY IS NOT REQUIRED FOR LANDSCAPING WITHIN PUBLIC RIGHT OF WAY.				/	/	/


* SIDEWALKS TO BE DEFERRED UNLESS OTHERWISE STATED PER SIDEWALK EXHIBIT

UNIT 1 PUBLIC SANITARY SEWER IMPROVEMENTS

		8" DIA	SANITARY SEWER LINE W/ NEC. MH'S & SERVICES	SUMMER SHOWER PLACE	CUL-DE-SAC	SUMMER BREEZE DRIVE	/	/	/
		8" DIA	SANITARY SEWER LINE W/ NEC. MH'S & SERVICES	SUMMER BREEZE DRIVE	SUMMER SHOWER PLACE	TOKACHI DRIVE	/	/	/
		8" DIA	SANITARY SEWER LINE W/ NEC. MH'S & SERVICES	SUMMER BREEZE DRIVE	TOKACHI DRIVE	CUMULUS PLACE	/	/	/
		8" DIA	SANITARY SEWER LINE W/ NEC. MH'S & SERVICES	TOKACHI DRIVE	SUMMER BREEZE DRIVE	TOKACHI DRIVE EXISTING	/	/	/
		8" DIA	SANITARY SEWER LINE W/ NEC. MH'S & SERVICES	WIND RIDGE DRIVE	CIRRUS DRIVE	STORMCLOUD AVE	/	/	/
		8" DIA	SANITARY SEWER LINE W/ NEC. MH'S & SERVICES	THUNDER ROAD	CIRRUS DRIVE	RAIN PLACE	/	/	/
		8" DIA	SANITARY SEWER LINE W/ NEC. MH'S & SERVICES	STORMCLOUD AVE	STORMCLOUD AVE ENTRANCE RD	SUMMER BREEZE DRIVE	/	/	/
		8" DIA	SANITARY SEWER LINE W/ NEC. MH'S & SERVICES	GALE COURT	STORMCLOUD AVE	CUL-DE-SAC	/	/	/
		8" DIA	SANITARY SEWER LINE W/ NEC. MH'S & SERVICES	RAIN PLACE	SUMMER BREEZE DRIVE	CUL-DE-SAC	/	/	/

ORIGINAL
From

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Crst Engineer
UNIT 1 PUBLIC WATERLINE IMPROVEMENTS									
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	SUMMER SHOWER PLACE	CUL-DE-SAC	SUMMER BREEZE DRIVE	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	SUMMER BREEZE DRIVE	SUMMER SHOWER PLACE	TOKACHI DRIVE	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	SUMMER BREEZE DRIVE	TOKACHI DRIVE	UNIT 1 PHASE BOUNDARY	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	CIRRUS DRIVE	STORMCLOUD AVE	WIND RIDGE DRIVE	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	STORMCLOUD AVE	SUMMER SHOWER PLACE	WIND RIDGE DRIVE	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	STORMCLOUD AVE	WIND RIDGE DRIVE	SUMMER BREEZE DRIVE	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	WIND RIDGE DRIVE	CIRRUS DRIVE	STORMCLOUD AVE	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	WIND RIDGE DRIVE	STORMCLOUD AVE	UNIT 1 PHASE BOUNDARY	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	THUNDER ROAD	CIRRUS DRIVE	RAIN PLACE	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	GALE COURT	STORMCLOUD AVE	TERRA PINTADA ST	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	RAIN PLACE	SUMMER BREEZE	TERRA PINTADA ST	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	WL EASEMENT	SUMMER SHOWER PLACE CUL-DE-SAC	STORMCLOUD AVE	/	/	/
		4" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	STORMCLOUD AVE KNUCKLE	STORMCLOUD AVE	STORMCLOUD AVE KNUCKLE TERMINUS	/	/	/

UNIT 1 PUBLIC STORM DRAIN IMPROVEMENTS									
		48" DIA	RCP W/ NEC. MH'S, LATERALS, & INLETS	GALE COURT	STORMCLOUD AVE	WEST PROPERT LINE TERRA PINTADA ST	/	/	/
		66"-84" DIA	RCP STORM DRAIN LINE W/ WATER QUALITY MANHOLE	STORMCLOUD AVE & TRACTS H & I	STORMCLOUD AVE ENTRANCE RD	AMAFCA DAM #9	/	/	/
		24" DIA	RCP W/ NEC. MH'S, LATERALS, & INLETS	STORMCLOUD AVE	LOT 19 	RAIN PLACE	/	/	/
		24"-36" DIA	RCP W/ NEC. MH'S, LATERALS, & INLETS	WIND RIDGE DRIVE	⊙ RAIN PLACE		/	/	/
		24"-48" DIA	RCP W/ NEC. MH'S, LATERALS, & INLETS	SUMMER BREEZE DRIVE	RAIN PLACE	STORMCLOUD AVE	/	/	/
		NOTE:	LETTER OF MAP REVISION TO FEMA MUST BE COMPLETED PRIOR TO RELEASE OF FINANCIAL GUARANTIES						
		NOTE:	A GRADING AND DRAINAGE CERTIFICATION OF THE APPROVED GRADING PLAN FOR UNIT 1 IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTIES.						
		NOTE:	GRADING ON AMAFCA DAM #9 AND #10 WITH SCOUR PROTECTION FOR STORM DRAIN OUTFALL AT DAM #9						

SIA
Sequence #
COA DRC
Project #
UNIT 2 INFRASTRUCTURE IMPROVEMENTS

UNIT 2 PUBLIC ROADWAY IMPROVEMENTS

Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Crst Engineer
32' F-F	RESIDENTIAL PAVEMENT W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	WIND RIDGE DRIVE	UNIT 1 PHASE BOUNDARY	SUNNY MORNING DRIVE	/	/	/
54' F-F	RESIDENTIAL PAVEMENT W/ PCC MEDIAN & STD. CURB & GUTTER & PCC 4' WIDE SIDEWALK BOTH SIDES*	WIND RIDGE DRIVE	SUNNY MORNING DRIVE	TERRA PINTADA ST	/	/	/
32' F-F	RESIDENTIAL PAVEMENT W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	SUMMER BREEZE DRIVE	CUMULUS PLACE	ARKANSAS ROAD	/	/	/
28'-32' F-F	RESIDENTIAL PAVEMENT W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	CUMULUS PLACE	SUMMER BREEZE DRIVE	CUL-DE-SAC TERMINUS	/	/	/
32' F-F	RESIDENTIAL PAVEMENT W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	SUNNY MORNING ROAD	WIND RIDGE DRIVE	ARKANSAS ROAD	/	/	/
32' F-F	RESIDENTIAL PAVEMENT W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	TEMPEST DRIVE	CUMULUS PLACE	CLOUD BURST DRIVE	/	/	/
32' F-F	RESIDENTIAL PAVEMENT W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	CLOUD BURST DRIVE	SUNNY MORNING DRIVE	UNIT 2 PHASE BOUNDARY	/	/	/
32' F-F	RESIDENTIAL PAVEMENT W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	CLOUDY ROAD	SUNNY MORNING DRIVE	CLOUD BURST DRIVE	/	/	/
28' F-F	RESIDENTIAL PAVEMENT W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	BREEZY COURT	SUMMER BREEZE DRIVE	CUL-DE-SAC TERMINUS	/	/	/
NOTE:	STREET LIGHTS AS PER COA DPM				/	/	/
NOTE:	LANDSCAPING WITHIN THE PUBLIC RIGHT OF WAY WILL BE CONSTRUCTED IN ACCORDANCE WITH AN APPROVED STREETScape AGREEMENT. A FINANCIAL GUARANTY IS NOT REQUIRED FOR LANDSCAPING WITHIN PUBLIC RIGHT OF WAY.				/	/	/

* SIDEWALKS TO BE DEFERRED UNLESS OTHERWISE STATED PER SIDEWALK EXHIBIT

UNIT 2 PUBLIC WATERLINE IMPROVEMENTS

8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	WIND RIDGE DRIVE	UNIT 1 PHASE BOUNDARY	TERRA PINTADA ST	/	/	/
8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	SUMMER BREEZE DRIVE	UNIT 1 PHASE BOUNDARY	10" WL TIE-IN AT EASEMENT	/	/	/
10" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	SUMMER BREEZE DRIVE	10" WL TIE-IN AT EASEMENT	ARKANSAS ROAD	/	/	/
6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	CUMULUS PLACE	SUMMER BREEZE DRIVE	TERRA PINTADA ST	/	/	/
6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	SUNNY MORNING DRIVE	WIND RIDGE DRIVE	ARKANSAS ROAD	/	/	/
6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	TEMPEST DRIVE	CUMULUS PLACE	CLOUD BURST DRIVE	/	/	/
6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	CLOUD BURST DRIVE	SUNNY MORNING DRIVE	UNIT 2 PHASE BOUNDARY	/	/	/
6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	CLOUDY ROAD	SUNNY MORNING DRIVE	CLOUD BURST DRIVE	/	/	/
4" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	BREEZY COURT	CUL-DE-SAC	SUMMER BREEZE DRIVE	/	/	/
4" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	WIND RIDGE DRIVE KNUCKLE	WIND RIDGE DRIVE	WIND RIDGE DRIVE KNUCKLE TERMINUS	/	/	/

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Crst Engineer
UNIT 2 PUBLIC SANITARY SEWER IMPROVEMENTS									
		8" DIA	SANITARY SEWER LINE W/ NEC. MH'S & SERVICES	CUMULUS PLACE	SUMMER BREEZE DRIVE	CUL-DE-SAC	/	/	/
		8" DIA	SANITARY SEWER LINE W/ NEC. MH'S & SERVICES	WIND RIDGE DRIVE	UNIT 1 PHASE BOUNDARY	SUNNY MORNING DRIVE	/	/	/
		8" DIA	SANITARY SEWER LINE W/ NEC. MH'S & SERVICES	WIND RIDGE DRIVE	WIND RIDGE DRIVE	TERMINUS	/	/	/
		8" DIA	SANITARY SEWER LINE W/ NEC. MH'S & SERVICES	SUMMER BREEZE DRIVE	CUMULUS PLACE	ARKANSAS ROAD	/	/	/
		8" DIA	SANITARY SEWER LINE W/ NEC. MH'S & SERVICES	BREEZY COURT	SUMMER BREEZE DRIVE	CUL-DE-SAC	/	/	/
		8" DIA	SANITARY SEWER LINE W/ NEC. MH'S & SERVICES	TEMPEST DRIVE	CUMULUS PLACE	CLOUD BURST DRIVE	/	/	/
		8" DIA	SANITARY SEWER LINE W/ NEC. MH'S & SERVICES	SUNNY MORNING DRIVE	WIND RIDGE DRIVE	ARKANSAS ROAD	/	/	/
		8" DIA	SANITARY SEWER LINE W/ NEC. MH'S & SERVICES	CLOUD BURST DRIVE	SUNNY MORNING DRIVE	ARKANSAS ROAD	/	/	/
		8" DIA	SANITARY SEWER LINE W/ NEC. MH'S & SERVICES	ARKANSAS ROAD	CLOUD BURST DRIVE	SUMMER BREEZE DRIVE	/	/	/
		8" DIA	SANITARY SEWER LINE W/ NEC. MH'S & SERVICES	CLOUDY ROAD	SUNNY MORNING DRIVE	CLOUD BURST DRIVE	/	/	/

UNIT 2 PUBLIC STORM DRAIN IMPROVEMENTS									
		24" DIA	RCP W/ NEC. MH'S, LATERALS, & INLETS	CLOUD BURST DRIVE	LOT 324 383 ²	ARKANSAS ROAD	/	/	/
		30" DIA	RCP W/ NEC. MH'S, LATERALS, & INLETS	ARKANSAS ROAD	CLOUD BURST DRIVE	SUMMER BREEZE DRIVE	/	/	/
		24"-30" DIA	RCP W/ NEC. MH'S, LATERALS, & INLETS	SUMMER BREEZE DRIVE	LOT 400 335 ²	STORM DRAIN EASEMENT	/	/	/
		84" DIA	RCP W/ NEC. MH'S, LATERALS, & INLETS	SUMMER BREEZE DRIVE	STORM DRAIN EASEMENT	ARKANSAS ROAD	/	/	/
		⁴ / ₈ 34" DIA	RCP STORM DRAIN LINE W/ WATER QUALITY MANHOLE	STORM DRAIN EASEMENT	SUMMER BREEZE DRIVE	AMAFCA DAM #11	/	/	/
			NOTE:	SCOUR PROTECTION FOR STORM DRAIN OUTFALL AT DAM #11					
			NOTE:	A GRADING AND DRAINAGE CERTIFICATION OF THE APPROVED GRADING PLAN FOR UNIT 2 IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTIES.					

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
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UNIT 3 INFRASTRUCTURE IMPROVEMENTS

UNIT 3 PUBLIC ROADWAY IMPROVEMENTS

		32' F-F	RESIDENTIAL PAVEMENT W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES**	ARKANSAS ROAD	SUNNY MORNING DRIVE	SUMMER BREEZE DRIVE	/	/	/
		32' F-F	RESIDENTIAL PAVEMENT W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	WARM WIND PLACE	SUMMER BREEZE DRIVE	CUL-DE-SAC TERMINUS	/	/	/
		32' F-F	RESIDENTIAL PAVEMENT W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	ZEPHYR PLACE	SUMMER BREEZE DRIVE	CUL-DE-SAC TERMINUS	/	/	/
		32' F-F	RESIDENTIAL PAVEMENT W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	SUMMER BREEZE DRIVE	ARKANSAS ROAD	SUMMER BREEZE DRIVE TERMINUS	/	/	/
		32' F-F	RESIDENTIAL PAVEMENT W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	VIRGA STREET	ARKANSAS ROAD	WARM WIND PLACE	/	/	/
		54' F-F	RESIDENTIAL PAVEMENT W/ PCC MEDIAN & STD. CURB & GUTTER & PCC 6' WIDE SIDEWALK BOTH SIDES*	ARKANSAS ROAD	TIERRA PINTADA ST	SUNNY MORNING DRIVE	/	/	/
		32' F-F	RESIDENTIAL PAVEMENT W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	CLOUD BURST DRIVE	UNIT 2 PHASE BOUNDARY	ARKANSAS ROAD	/	/	/
		NOTE:	STREET LIGHTS AS PER COA DPM				/	/	/
		NOTE:	LANDSCAPING WITHIN THE PUBLIC RIGHT OF WAY WILL BE CONSTRUCTED IN ACCORDANCE WITH AN APPROVED STREETScape AGREEMENT. A FINANCIAL GUARANTY IS NOT REQUIRED FOR LANDSCAPING WITHIN PUBLIC RIGHT OF WAY.				/	/	/

* SIDEWALKS TO BE DEFERRED UNLESS OTHERWISE STATED PER SIDEWALK EXHIBIT

UNIT 3 PUBLIC WATERLINE IMPROVEMENTS


		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	ARKANSAS ROAD	TIERRA PINTADA ST	SUMMER BREEZE DRIVE	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	WARM WIND PLACE	TIERRA PINTADA ST	SUMMER BREEZE DRIVE	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	ZEPHYR PLACE	TIERRA PINTADA ST	SUMMER BREEZE DRIVE	/	/	/
		10" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	SUMMER BREEZE DRIVE	ARKANSAS ROAD	SUMMER BREEZE DRIVE TERMINUS	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	CLOUD BURST DRIVE	UNIT 2 PHASE BOUNDARY	ARKANSAS ROAD	/	/	/

UNIT 3 PUBLIC SANITARY SEWER IMPROVEMENTS

		8" DIA	SANITARY SEWER LINE W/ NEC. MH'S & SERVICES	ARKANSAS ROAD	SUNNY MORNING DRIVE	CLOUD BURST DRIVE	/	/	/
		10" DIA	SANITARY SEWER LINE W/ NEC. MH'S & SERVICES	WARM WIND PLACE	TIERRA PINTADA ST	SUMMER BREEZE DRIVE	/	/	/
		8" DIA	SANITARY SEWER LINE W/ NEC. MH'S & SERVICES	ZEPHYR PLACE	TIERRA PINTADA ST	SUMMER BREEZE DRIVE	/	/	/
		10" DIA	SANITARY SEWER LINE W/ NEC. MH'S & SERVICES	SUMMER BREEZE DRIVE	ARKANSAS ROAD	WARM WIND PLACE	/	/	/
		8" DIA	SANITARY SEWER LINE W/ NEC. MH'S & SERVICES	SUMMER BREEZE DRIVE	WARM WIND PLACE	SUMMER BREEZE DRIVE TERMINUS	/	/	/

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
UNIT 3 PUBLIC STORM DRAIN IMPROVEMENTS									
		66" DIA ✓	STORM DRAIN LINE	ZEPHYR PLACE	TIERRA PINTADA ST	SUMMER BREEZE DRIVE	/	/	/
		72"-84" DIA	STORM DRAIN LINE	SUMMER BREEZE DRIVE	LOT 499 ARKANSAS ⚠	ZEPHYR PLACE	/	/	/
		84" DIA	STORM DRAIN LINE	STORM DRAIN EASEMENT	SUMMER BREEZE DRIVE	AMAFCA DAM #11	/	/	/
		24"-30" DIA	STORM DRAIN LINE	CLOUD BURST DRIVE	UNIT 2 PHASE BOUNDARY	ARKANSAS ROAD	/	/	/
		36" DIA	STORM DRAIN LINE	ARKANSAS ROAD	CLOUD BURST DRIVE	SUMMER BREEZE DRIVE	/	/	/
		24" DIA	STORM DRAIN LINE	SUMMER BREEZE DRIVE	ZEPHYR PLACE	SUMMER BREEZE DRIVE TERMINUS	/	/	/
		28" DIA	STORM DRAIN LINE	SUMMER BREEZE DRIVE	LOT 113	ARKANSAS ROAD	/	/	/
		NOTE: A GRADING AND DRAINAGE CERTIFICATION OF THE APPROVED GRADING PLAN FOR UNIT 3 IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTEES.							

			
KEVIN RAYTON PE PREPARED BY: PRINT NAME	DRB CHAIR	DATE	PARKS & GENERAL SERVICES DATE
BOHANNAN HUSTON INC. FIRM:	TRANSPORTATION DEVELOPMENT	DATE	AMAFCA DATE
<i>[Signature]</i> SIGNATURE	UTILITY DEVELOPMENT	DATE	CITY ENGINEER DATE
MAXIMUM TIME ALLOW TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION		DATE	DATE

DESIGN REVIEW COMMITTEE REVISIONS				
REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

SIA
Sequence #

COA DRC
Project #

Size

Type of Improvement

Location

From

To

ORIGINAL

Private
Inspector

City
Inspector

City Cnst
Engineer

UNIT 3 PUBLIC STORM DRAIN IMPROVEMENTS

60" DIA	STORM DRAIN LINE	ZEPHYR PLACE	TIERRA PINTADA ST	SUMMER BREEZE DRIVE
72"-84" DIA	STORM DRAIN LINE	SUMMER BREEZE DRIVE	ARKANSAS ROAD	ZEPHYR PLACE
24" DIA	STORM DRAIN LINE	SUMMER BREEZE DRIVE	ZEPHYR PLACE	SUMMER BREEZE DRIVE TERMINUS

A GRADING AND DRAINAGE CERTIFICATION OF THE APPROVED GRADING PLAN FOR UNIT 3 IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTIES.



KEVIN PATTON, PE
PREPARED BY: PRINT NAME

06/27/05

[Signature]
DRB CHAIR

6/29/05

Christina Sandoval
PARKS & GENERAL SERVICES

6/29/05

BOHANNAN HUSTON INC.
FIRM:

[Signature]
6-27-05

6-27-05

[Signature]
TRANSPORTATION DEVELOPMENT

6-29-05

[Signature]
AMAPCA

6-27-05

SIGNATURE

DATE

UTILITY DEVELOPMENT

DATE

CITY ENGINEER

DATE

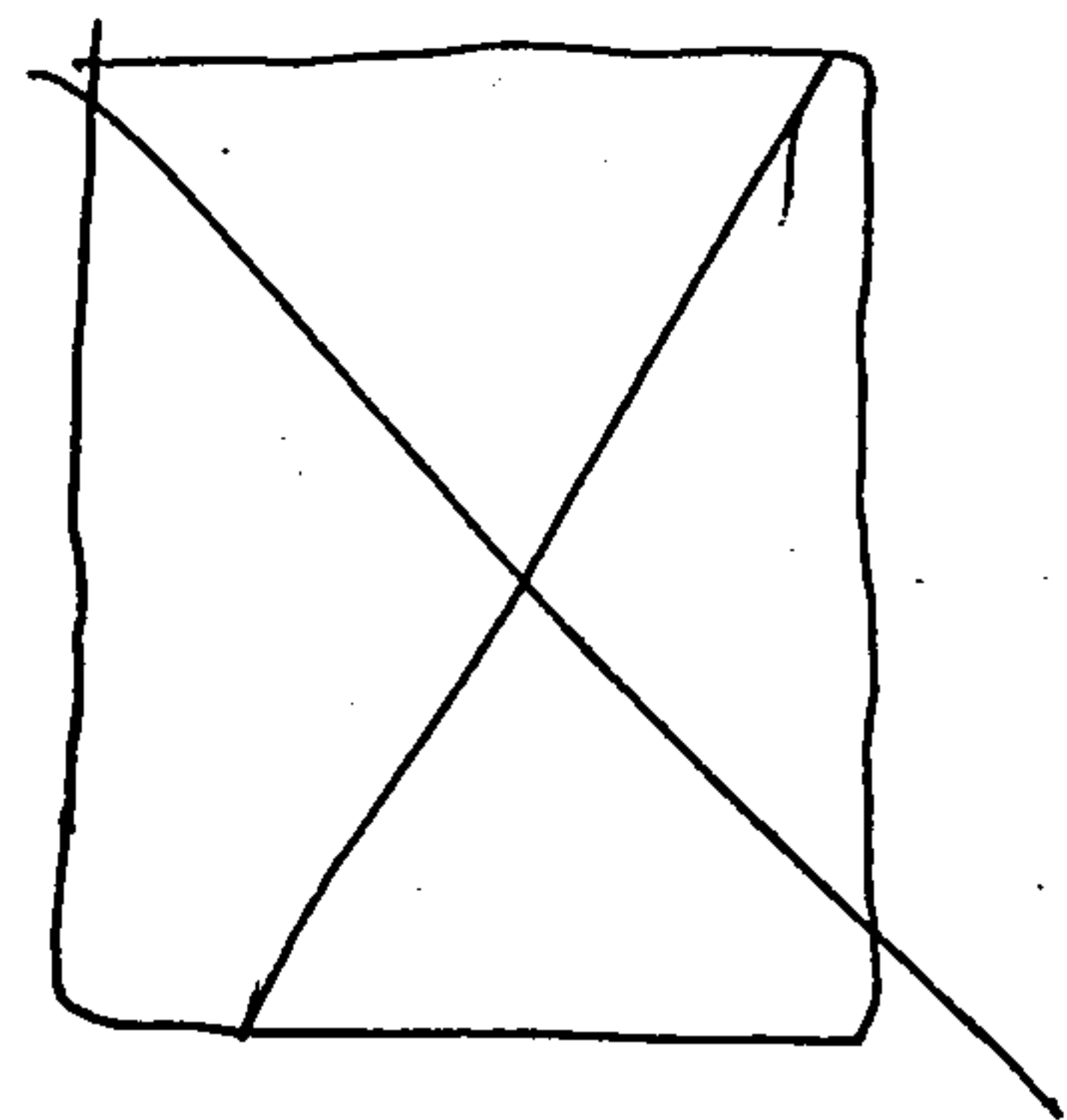
MAXIMUM TIME ALLOW TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION

DATE

DATE



DESIGN REVIEW COMMITTEE REVISIONS				
REVISION	DATE	DRB CHAIR	USER DEPARTMENT	AGENT/OWNER
1	6-30-05	<i>[Signature]</i>	Brad Bil	Kidwell
2	10-6-05	<i>[Signature]</i>	Brad Bil	Kidwell



Claire

Date Submitted: June 27, 2005
 Date Site Plan Approved: MA
 Date Preliminary Plat Approved: 6/29/05
 Date Preliminary Plat Expires: 6/29/06

0.1.1

Figure 12
INFRASTRUCTURE LIST
 EXHIBIT "A"
 TO SUBDIVISION IMPROVEMENTS AGREEMENT
 DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST
STORMCLOUD SUBDIVISION

DRB Project No. 1004233
 App. # 05-00899
 1 6-30-05

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
MASTER PLAN BACKBONE INFRASTRUCTURE IMPROVEMENTS (Required for all Units)									
MASTER PLAN BACKBONE PUBLIC ROADWAY IMPROVEMENTS									
		44' F-F	ARTERIAL PAVEMENT W/ MEDIAN & STD. CURB & GUTTER W/ 10 FT ACC TRAIL ON SOUTH SIDE	ARROYO VISTA BLVD	TIERRA PINTADA ST	EXISTING PAVEMENT AT SUNDORO UNIT 4 BDRY	/	/	/
		30' F-F	ARTERIAL PAVEMENT W/ MEDIAN & STD. CURB & GUTTER W/ 10 FT ACC TRAIL ON SOUTH SIDE	TIERRA PINTADA ST (Ext of 98th ST)	ARROYO VISTA BLVD	NORTH BDRY OF STORMCLOUD UNIT 3	/	/	/
		NOTE:	STREET LIGHTS AS PER COA DPM						
		NOTE:	LANDSCAPING WITHIN THE PUBLIC RIGHT OF WAY WILL BE CONSTRUCTED IN ACCORDANCE WITH AN APPROVED STREETScape AGREEMENT. A FINANCIAL GUARANTY IS NOT REQUIRED FOR LANSCAPING WITHIN PUBLIC RIGHT OF WAY.						
MASTER PLAN BACKBONE PUBLIC WATERLINE IMPROVEMENTS									
		10" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	TIERRA PINTADA ST	TIE TO EXIST. SOUTH PRV IN TIERRA PINTADA ST	TIE TO EXIST. NORTH PRV IN TIERRA PINTADA ST	/	/	/
		10" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	PUBLIC WL EASEMENT	MAKIAN PLACE TIE TO EXIST. 10" WL (SUNDORO UNIT 1)	SUMMER BREEZE DRIVE	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	TOKACHI DRIVE	TOKACHI DRIVE TIE TO EXIST. 8" WL (SUNDORO UNIT 4)	SUMMER BREEZE DRIVE	/	/	/
MASTER PLAN BACKBONE PUBLIC SANITARY SEWER IMPROVEMENTS									
		8" - 12" DIA	SANITARY SEWER LINE W/ NEC. MH'S & SERVICES	TIERRA PINTADA ST	ARROYO VISTA BLVD	NORTH BDRY OF STORMCLOUD UNIT 3	/	/	/
MASTER PLAN BACKBONE PUBLIC STORM DRAIN IMPROVEMENTS									
		18"-60" DIA	RCP W/ NEC. MH'S LATERALS & INLETS	TIERRA PINTADA ST (STORMCLOUD AVE)	TIERRA PINTADA ST WEST ROW	TIERRA PINTADA ST EAST ROW	/	/	/
		18"-60" DIA	RCP W/ NEC. MH'S LATERALS & INLETS	TIERRA PINTADA ST (ZEPHYR PLACE)	TIERRA PINTADA ST WEST ROW	TIERRA PINTADA ST EAST ROW	/	/	/
		18"-30" DIA	RCP W/ NEC. MH'S LATERALS & INLETS	ARROYO VISTA BLVD (BTWN LADERA DAMS 5&6)	ARROYO VISTA BLVD WEST ROW	ARROYO VISTA BLVD EAST ROW	/	/	/

ORIGINAL

UNIT 1 PUBLIC ROADWAY IMPROVEMENTS

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Crst Engineer	
		32' F-F	RESIDENTIAL PAVEMENT W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES**	SUMMER SHOWER PLACE	CUL-DE-SAC TERMINUS	SUMMER BREEZE DRIVE	/	/	/	
		32' F-F	RESIDENTIAL PAVEMENT W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	SUMMER BREEZE DRIVE	SUMMER SHOWER PLACE	CUMULUS PLACE	/	/	/	
		28' F-F	RESIDENTIAL PAVEMENT W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	CIRRUS DRIVE	STORMCLOUD AVE	WIND RIDGE DRIVE	/	/	/	
		32' F-F	RESIDENTIAL PAVEMENT W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	STORMCLOUD AVE	SUMMER SHOWER PLACE	STORMCLOUD AVE ROUNDABOUT	/	/	/	
		50' F-F	RESIDENTIAL PAVEMENT W/ PCC MEDIAN & STD. CURB & GUTTER & PCC 4' WIDE SIDEWALK BOTH SIDES*	STORMCLOUD AVE	STORMCLOUD AVE ROUNDABOUT	SUMMER BREEZE DRIVE	/	/	/	
		28'-32' F-F	RESIDENTIAL PAVEMENT W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	WIND RIDGE DRIVE	CIRRUS DRIVE	UNIT 1 PHASE BOUNDARY	/	/	/	
		28' F-F	RESIDENTIAL PAVEMENT W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	THUNDER ROAD	CIRRUS DRIVE	RAIN PLACE	/	/	/	
		32' F-F	RESIDENTIAL PAVEMENT W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	GALE COURT	STORMCLOUD AVE	CUL-DE-SAC TERMINUS	/	/	/	
		28'-32' F-F	RESIDENTIAL PAVEMENT W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	RAIN PLACE	SUMMER BREEZE DRIVE	CUL-DE-SAC TERMINUS	/	/	/	
		54' F-F	RESIDENTIAL PAVEMENT W/ PCC MEDIAN & STD. CURB & GUTTER & PCC 6' WIDE SIDEWALK BOTH SIDES*	STORMCLOUD AVE ENTRANCE RD	STORMCLOUD AVE	TIERRA PINTADA ST	/	/	/	
		32' F-F	RESIDENTIAL PAVEMENT W/ PCC CURB & GUTTER & PCC 6' WIDE SIDEWALK WAIVED ON WEST SIDE OF STREET	TOKACHI DRIVE	SUMMER BREEZE DRIVE	TOKACHI DRIVE EXISTING	/	/	/	
		NOTE:	STREET LIGHTS AS PER COA DPM				/	/	/	
		NOTE:	LANDSCAPING WITHIN THE PUBLIC RIGHT OF WAY WILL BE CONSTRUCTED IN ACCORDANCE WITH AN APPROVED STREETSCAPE AGREEMENT. A FINANCIAL GUARANTY IS NOT REQUIRED FOR LANDSCAPING WITHIN PUBLIC RIGHT OF WAY.					/	/	/

* SIDEWALKS TO BE DEFERRED UNLESS OTHERWISE STATED PER SIDEWALK EXHIBIT

UNIT 1 PUBLIC SANITARY SEWER IMPROVEMENTS

		8" DIA	SANITARY SEWER LINE W/ NEC. MH'S & SERVICES	SUMMER SHOWER PLACE	CUL-DE-SAC	SUMMER BREEZE DRIVE	/	/	/
		8" DIA	SANITARY SEWER LINE W/ NEC. MH'S & SERVICES	SUMMER BREEZE DRIVE	SUMMER SHOWER PLACE	TOKACHI DRIVE	/	/	/
		8" DIA	SANITARY SEWER LINE W/ NEC. MH'S & SERVICES	SUMMER BREEZE DRIVE	TOKACHI DRIVE	CUMULUS PLACE	/	/	/
		8" DIA	SANITARY SEWER LINE W/ NEC. MH'S & SERVICES	TOKACHI DRIVE	SUMMER BREEZE DRIVE	TOKACHI DRIVE EXISTING	/	/	/
		8" DIA	SANITARY SEWER LINE W/ NEC. MH'S & SERVICES	WIND RIDGE DRIVE	CIRRUS DRIVE	STORMCLOUD AVE	/	/	/
		8" DIA	SANITARY SEWER LINE W/ NEC. MH'S & SERVICES	THUNDER ROAD	CIRRUS DRIVE	RAIN PLACE	/	/	/
		8" DIA	SANITARY SEWER LINE W/ NEC. MH'S & SERVICES	STORMCLOUD AVE	STORMCLOUD AVE ENTRANCE RD	SUMMER BREEZE DRIVE	/	/	/
		8" DIA	SANITARY SEWER LINE W/ NEC. MH'S & SERVICES	GALE COURT	STORMCLOUD AVE	CUL-DE-SAC	/	/	/
		8" DIA	SANITARY SEWER LINE W/ NEC. MH'S & SERVICES	RAIN PLACE	SUMMER BREEZE DRIVE	CUL-DE-SAC	/	/	/

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Crst Engineer
UNIT 1 PUBLIC WATERLINE IMPROVEMENTS									
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	SUMMER SHOWER PLACE	CUL-DE-SAC	SUMMER BREEZE DRIVE	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	SUMMER BREEZE DRIVE	SUMMER SHOWER PLACE	TOKACHI DRIVE	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	SUMMER BREEZE DRIVE	TOKACHI DRIVE	UNIT 1 PHASE BOUNDARY	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	CIRRUS DRIVE	STORMCLOUD AVE	WIND RIDGE DRIVE	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	STORMCLOUD AVE	SUMMER SHOWER PLACE	WIND RIDGE DRIVE	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	STORMCLOUD AVE	WIND RIDGE DRIVE	SUMMER BREEZE DRIVE	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	WIND RIDGE DRIVE	CIRRUS DRIVE	STORMCLOUD AVE	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	WIND RIDGE DRIVE	STORMCLOUD AVE	UNIT 1 PHASE BOUNDARY	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	THUNDER ROAD	CIRRUS DRIVE	RAIN PLACE	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	GALE COURT	STORMCLOUD AVE	TIERRA PINTADA ST	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	RAIN PLACE	SUMMER BREEZE	TIERRA PINTADA ST	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	WL EASEMENT	SUMMER SHOWER PLACE CUL-DE-SAC	STORMCLOUD AVE	/	/	/
		4" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	STORMCLOUD AVE KNUCKLE	STORMCLOUD AVE	STORMCLOUD AVE KNUCKLE TERMINUS	/	/	/

UNIT 1 PUBLIC STORM DRAIN IMPROVEMENTS									
		48" DIA	RCP W/ NEC. MH'S, LATERALS, & INLETS	GALE COURT	STORMCLOUD AVE	WEST PROPERT LINE TIERRA PINTADA ST	/	/	/
		66"-84" DIA	RCP STORM DRAIN LINE W/ WATER QUALITY MANHOLE	STORMCLOUD AVE & TRACTS H & I	STORMCLOUD AVE ENTRANCE RD	AMAFCA DAM #9	/	/	/
		24" DIA	RCP W/ NEC. MH'S, LATERALS, & INLETS	STORMCLOUD AVE	LOT 190	RAIN PLACE	/	/	/
		24"-36" DIA	RCP W/ NEC. MH'S, LATERALS, & INLETS	WIND RIDGE DRIVE	RAIN PLACE		/	/	/
		24"-48" DIA	RCP W/ NEC. MH'S, LATERALS, & INLETS	SUMMER BREEZE DRIVE	RAIN PLACE	STORMCLOUD AVE	/	/	/
		NOTE:	LETTER OF MAP REVISION TO FEMA MUST BE COMPLETED PRIOR TO RELEASE OF FINANCIAL GUARANTIES						
		NOTE:	A GRADING AND DRAINAGE CERTIFICATION OF THE APPROVED GRADING PLAN FOR UNIT 1 IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTIES.						
		NOTE:	GRADING ON AMAFCA DAM #9 AND #10 WITH SCOUR PROTECTION FOR STORM DRAIN OUTFALL AT DAM #9						

ORIGINAL

SIA Sequence # COA DRC Project #
UNIT 2 INFRASTRUCTURE IMPROVEMENTS

UNIT 2 PUBLIC ROADWAY IMPROVEMENTS

Size	Type of Improvement	Location	From	To
32' F-F	RESIDENTIAL PAVEMENT W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES**	WIND RIDGE DRIVE	UNIT 1 PHASE BOUNDARY	SUNNY MORNING DRIVE
54' F-F	RESIDENTIAL PAVEMENT W/ PCC MEDIAN & STD. CURB & GUTTER & PCC 4' WIDE SIDEWALK BOTH SIDES*	WIND RIDGE DRIVE	SUNNY MORNING DRIVE	TERRA PINTADA ST
32' F-F	RESIDENTIAL PAVEMENT W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	SUMMER BREEZE DRIVE	CUMULUS PLACE	ARKANSAS ROAD
28'-32' F-F	RESIDENTIAL PAVEMENT W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	CUMULUS PLACE	SUMMER BREEZE DRIVE	CUL-DE-SAC TERMINUS
32' F-F	RESIDENTIAL PAVEMENT W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	SUNNY MORNING ROAD	WIND RIDGE DRIVE	ARKANSAS ROAD
32' F-F	RESIDENTIAL PAVEMENT W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	TEMPEST DRIVE	CUMULUS PLACE	CLOUD BURST DRIVE
32' F-F	RESIDENTIAL PAVEMENT W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	CLOUD BURST DRIVE	SUNNY MORNING DRIVE	UNIT 2 PHASE BOUNDARY
32' F-F	RESIDENTIAL PAVEMENT W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	CLOUDY ROAD	SUNNY MORNING DRIVE	CLOUD BURST DRIVE
28' F-F	RESIDENTIAL PAVEMENT W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	BREEZY COURT	SUMMER BREEZE DRIVE	CUL-DE-SAC TERMINUS
NOTE:	STREET LIGHTS AS PER COA DPM			
NOTE:	LANDSCAPING WITHIN THE PUBLIC RIGHT OF WAY WILL BE CONSTRUCTED IN ACCORDANCE WITH AN APPROVED STREETSCAPE AGREEMENT. A FINANCIAL GUARANTY IS NOT REQUIRED FOR LANDSCAPING WITHIN PUBLIC RIGHT OF WAY.			
	* SIDEWALKS TO BE DEFERRED UNLESS OTHERWISE STATED PER SIDEWALK EXHIBIT			

Private Inspector	City Inspector	City Crst Engineer
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UNIT 2 PUBLIC WATERLINE IMPROVEMENTS

Size	Type of Improvement	Location	From	To
8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	WIND RIDGE DRIVE	UNIT 1 PHASE BOUNDARY	TERRA PINTADA ST
8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	SUMMER BREEZE DRIVE	UNIT 1 PHASE BOUNDARY	10" WL TIE-IN AT EASEMENT
10" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	SUMMER BREEZE DRIVE	10" WL TIE-IN AT EASEMENT	ARKANSAS ROAD
6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	CUMULUS PLACE	SUMMER BREEZE DRIVE	TERRA PINTADA ST
6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	SUNNY MORNING DRIVE	WIND RIDGE DRIVE	ARKANSAS ROAD
6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	TEMPEST DRIVE	CUMULUS PLACE	CLOUD BURST DRIVE
6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	CLOUD BURST DRIVE	SUNNY MORNING DRIVE	UNIT 2 PHASE BOUNDARY
6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	CLOUDY ROAD	SUNNY MORNING DRIVE	CLOUD BURST DRIVE
4" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	BREEZY COURT	CUL-DE-SAC	SUMMER BREEZE DRIVE
4" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	WIND RIDGE DRIVE KNUCKLE	WIND RIDGE DRIVE	WIND RIDGE DRIVE KNUCKLE TERMINUS

Private Inspector	City Inspector	City Crst Engineer
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ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Crst Engineer
UNIT 2 PUBLIC SANITARY SEWER IMPROVEMENTS									
		8" DIA	SANITARY SEWER LINE W/ NEC. MH'S & SERVICES	CUMULUS PLACE	SUMMER BREEZE DRIVE	CUL-DE-SAC	/	/	/
		8" DIA	SANITARY SEWER LINE W/ NEC. MH'S & SERVICES	WIND RIDGE DRIVE	UNIT 1 PHASE BOUNDARY	SUNNY MORNING DRIVE	/	/	/
		8" DIA	SANITARY SEWER LINE W/ NEC. MH'S & SERVICES	WIND RIDGE DRIVE KNUCKLE	WIND RIDGE DRIVE	TERMINUS	/	/	/
		8" DIA	SANITARY SEWER LINE W/ NEC. MH'S & SERVICES	SUMMER BREEZE DRIVE	CUMULUS PLACE	ARKANSAS ROAD	/	/	/
		8" DIA	SANITARY SEWER LINE W/ NEC. MH'S & SERVICES	BREEZY COURT	SUMMER BREEZE DRIVE	CUL-DE-SAC	/	/	/
		8" DIA	SANITARY SEWER LINE W/ NEC. MH'S & SERVICES	TEMPEST DRIVE	CUMULUS PLACE	CLOUD BURST DRIVE	/	/	/
		8" DIA	SANITARY SEWER LINE W/ NEC. MH'S & SERVICES	SUNNY MORNING DRIVE	WIND RIDGE DRIVE	ARKANSAS ROAD	/	/	/
		8" DIA	SANITARY SEWER LINE W/ NEC. MH'S & SERVICES	CLOUD BURST DRIVE	SUNNY MORNING DRIVE	ARKANSAS ROAD	/	/	/
		8" DIA	SANITARY SEWER LINE W/ NEC. MH'S & SERVICES	ARKANSAS ROAD	CLOUD BURST DRIVE	SUMMER BREEZE DRIVE	/	/	/
		8" DIA	SANITARY SEWER LINE W/ NEC. MH'S & SERVICES	CLOUDY ROAD	SUNNY MORNING DRIVE	CLOUD BURST DRIVE	/	/	/

UNIT 2 PUBLIC STORM DRAIN IMPROVEMENTS									
		24" DIA	RCP W/ NEC. MH'S, LATERALS, & INLETS	CLOUD BURST DRIVE	LOT 124	ARKANSAS ROAD	/	/	/
		30" DIA	RCP W/ NEC. MH'S, LATERALS, & INLETS	ARKANSAS ROAD	CLOUD BURST DRIVE	SUMMER BREEZE DRIVE	/	/	/
		24"-30" DIA	RCP W/ NEC. MH'S, LATERALS, & INLETS	SUMMER BREEZE DRIVE	LOT 496	STORM DRAIN EASEMENT	/	/	/
		84" DIA	RCP W/ NEC. MH'S, LATERALS, & INLETS	SUMMER BREEZE DRIVE	STORM DRAIN EASEMENT	ARKANSAS ROAD	/	/	/
		78"-84" DIA	RCP STORM DRAIN LINE W/ WATER QUALITY MANHOLE	STORM DRAIN EASEMENT	SUMMER BREEZE DRIVE	AMAFCA DAM #11	/	/	/
		NOTE:	SCOUR PROTECTION FOR STORM DRAIN OUTFALL AT DAM #11						
		NOTE:	A GRADING AND DRAINAGE CERTIFICATION OF THE APPROVED GRADING PLAN FOR UNIT 2 IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTIES.						

ORIGINAL

SIA Sequence # COA DRC Project # UNIT 3 INFRASTRUCTURE IMPROVEMENTS

Private Inspector City Inspector City Cnst Engineer

UNIT 3 PUBLIC ROADWAY IMPROVEMENTS

Size	Type of Improvement	Location	From	To
32' F-F	RESIDENTIAL PAVEMENT W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES**	ARKANSAS ROAD	SUNNY MORNING DRIVE	SUMMER BREEZE DRIVE
32' F-F	RESIDENTIAL PAVEMENT W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	WARM WIND PLACE	SUMMER BREEZE DRIVE	CUL-DE-SAC TERMINUS
32' F-F	RESIDENTIAL PAVEMENT W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	ZEPHYR PLACE	SUMMER BREEZE DRIVE	CUL-DE-SAC TERMINUS
32' F-F	RESIDENTIAL PAVEMENT W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	SUMMER BREEZE DRIVE	ARKANSAS ROAD	SUMMER BREEZE DRIVE TERMINUS
32' F-F	RESIDENTIAL PAVEMENT W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	VRGA STREET	ARKANSAS ROAD	WARM WIND PLACE
54' F-F	RESIDENTIAL PAVEMENT W/ PCC MEDIAN & STD. CURB & GUTTER & PCC 6' WIDE SIDEWALK BOTH SIDES*	ARKANSAS ROAD	TIERRA PINTADA ST	SUNNY MORNING DRIVE
32' F-F	RESIDENTIAL PAVEMENT W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	CLOUD BURST DRIVE	UNIT 2 PHASE BOUNDARY	ARKANSAS ROAD
NOTE:	STREET LIGHTS AS PER COA DPM			
NOTE:	LANDSCAPING WITHIN THE PUBLIC RIGHT OF WAY WILL BE CONSTRUCTED IN ACCORDANCE WITH AN APPROVED STREETScape AGREEMENT. A FINANCIAL GUARANTY IS NOT REQUIRED FOR LANDSCAPING WITHIN PUBLIC RIGHT OF WAY. D			
	* SIDEWALKS TO BE DEFERRED UNLESS OTHERWISE STATED PER SIDEWALK EXHIBIT			

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UNIT 3 PUBLIC WATERLINE IMPROVEMENTS

Size	Type of Improvement	Location	From	To
6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	ARKANSAS ROAD	TIERRA PINTADA ST	SUMMER BREEZE DRIVE
6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	WARM WIND PLACE	TIERRA PINTADA ST	SUMMER BREEZE DRIVE
6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	ZEPHYR PLACE	TIERRA PINTADA ST	SUMMER BREEZE DRIVE
10" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	SUMMER BREEZE DRIVE	ARKANSAS ROAD	SUMMER BREEZE DRIVE TERMINUS
6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	CLOUD BURST DRIVE	UNIT 2 PHASE BOUNDARY	ARKANSAS ROAD

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UNIT 3 PUBLIC SANITARY SEWER IMPROVEMENTS

Size	Type of Improvement	Location	From	To
8" DIA	SANITARY SEWER LINE W/ NEC. MH'S & SERVICES	ARKANSAS ROAD	SUNNY MORNING DRIVE	CLOUD BURST DRIVE
10" DIA	SANITARY SEWER LINE W/ NEC. MH'S & SERVICES	WARM WIND PLACE	TIERRA PINTADA ST	SUMMER BREEZE DRIVE
8" DIA	SANITARY SEWER LINE W/ NEC. MH'S & SERVICES	ZEPHYR PLACE	TIERRA PINTADA ST	SUMMER BREEZE DRIVE
10" DIA	SANITARY SEWER LINE W/ NEC. MH'S & SERVICES	SUMMER BREEZE DRIVE	ARKANSAS ROAD	WARM WIND PLACE
8" DIA	SANITARY SEWER LINE W/ NEC. MH'S & SERVICES	SUMMER BREEZE DRIVE	WARM WIND PLACE	SUMMER BREEZE DRIVE TERMINUS

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ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
UNIT 3 PUBLIC STORM DRAIN IMPROVEMENTS									
		66" DIA ✓	STORM DRAIN LINE	ZEPHYR PLACE	W. P. TIERRA PINTADA ST	SUMMER BREEZE DRIVE	/	/	/
		72"-84" DIA	STORM DRAIN LINE	SUMMER BREEZE DRIVE	LOT 109 ARKANSAS ⚠	ZEPHYR PLACE	/	/	/
		84" DIA	STORM DRAIN LINE	STORM DRAIN EASEMENT	SUMMER BREEZE DRIVE	AMAFCA DAM #11	/	/	/
		24"-30" DIA	STORM DRAIN LINE	CLOUD BURST DRIVE	UNIT 2 PHASE BOUNDARY	ARKANSAS ROAD	/	/	/
		30" DIA	STORM DRAIN LINE	ARKANSAS ROAD	CLOUD BURST DRIVE	SUMMER BREEZE DRIVE	/	/	/
		24" DIA	STORM DRAIN LINE	SUMMER BREEZE DRIVE	ZEPHYR PLACE	SUMMER BREEZE DRIVE TERMINUS	/	/	/
		30" DIA	STORM DRAIN LINE	SUMMER BREEZE DRIVE	LOT 115	ARKANSAS ROAD	/	/	/

NOTE: A GRADING AND DRAINAGE CERTIFICATION OF THE APPROVED GRADING PLAN FOR UNIT 3 IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTEES.

DESIGN REVIEW COMMITTEE REVISIONS									
REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER					

KEVIN RATTON PE PREPARED BY: PRINT NAME	DRB CHAIR	DATE	PARKS & GENERAL SERVICES	DATE
BOHANNAN HUSTON INC. FIRM:	TRANSPORTATION DEVELOPMENT	DATE	AMAFCA	DATE
SIGNATURE: <i>[Signature]</i> DATE: 5/27/05	UTILITY DEVELOPMENT	DATE	CITY ENGINEER	DATE
MAXIMUM TIME ALLOW TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION	DATE	DATE	DATE	DATE

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
UNIT 3 PUBLIC STORM DRAIN IMPROVEMENTS									
		66" DIA	STORM DRAIN LINE	ZEPHYR PLACE	TIERRA PINTADA ST	SUMMER BREEZE DRIVE	/	/	/
		72"-84" DIA	STORM DRAIN LINE	SUMMER BREEZE DRIVE	ARKANSAS ROAD	ZEPHYR PLACE	/	/	/
		24" DIA	STORM DRAIN LINE	SUMMER BREEZE DRIVE	ZEPHYR PLACE	SUMMER BREEZE DRIVE TERMINUS	/	/	/
A GRADING AND DRAINAGE CERTIFICATION OF THE APPROVED GRADING PLAN FOR UNIT 3 IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTIES.									



KEVIN PATTON, PE 06/27/05 *[Signature]* 6/29/05 Christina Sandoval 6/29/05
 PREPARED BY: PRINT NAME DRB CHAIR DATE PARKS & GENERAL SERVICES DATE

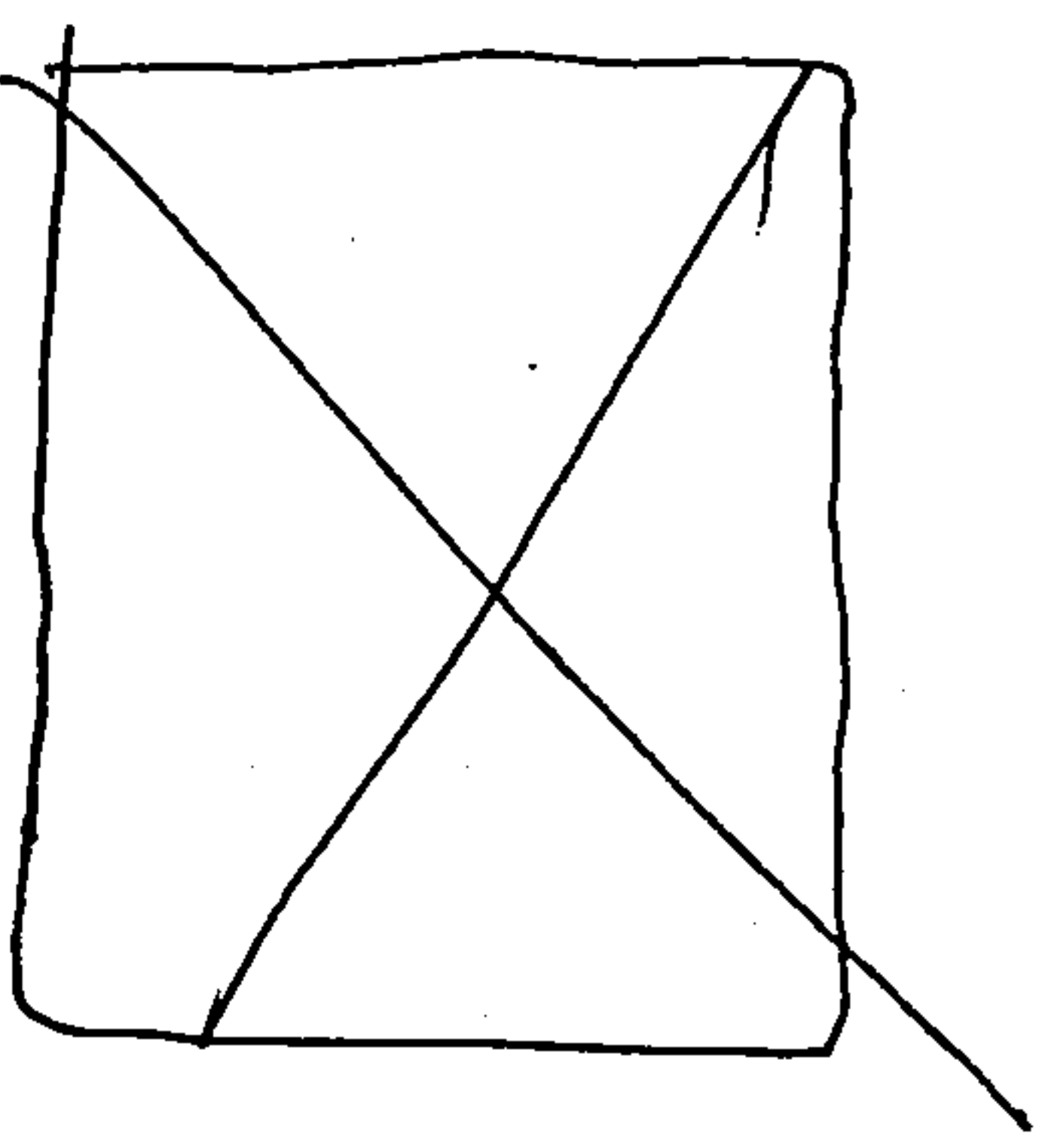
BOHANNAN HUSTON INC. *[Signature]* 6-29-05 *[Signature]* 6-27-05
 FIRM: TRANSPORTATION DEVELOPMENT DATE AMAPCA DATE

[Signature] 6-27-05 *[Signature]* 6/29/05 *[Signature]* 6-29/05
 SIGNATURE DATE UTILITY DEVELOPMENT DATE CITY ENGINEER DATE

MAXIMUM TIME ALLOW TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION
 _____ DATE _____ DATE



DESIGN REVIEW COMMITTEE REVISIONS				
REVISION	DATE	DRB CHAIR	USER DEPARTMENT	AGENT/OWNER
1	6-30-05	<i>[Signature]</i>	Brad B...	<i>[Signature]</i>





SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

Supplemental form

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L

Supplemental form

ZONING & PLANNING

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

APPEAL / PROTEST of...

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

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PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 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: WESTLAND DEVELOPMENT CO.
 ADDRESS: 401 COORS BLVD. NW
 CITY: ALBUQUERQUE
 Proprietary interest in site: OWNER
 AGENT (if any): BOHANNAN HUSTON INC.
 ADDRESS: 7500 JEFFERSON NE
 CITY: ALBUQUERQUE

STATE NM ZIP _____
 STATE NM ZIP 87109

PHONE: 831-9600
 FAX: _____
 E-MAIL: _____
 PHONE: 823-1000
 FAX: 798-7988
 E-MAIL: _____

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

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 1-2 Block: _____ Unit: _____
 Subdiv. / Addn. WESTLAND NORTH *To Be KNOWN AS Storm Cloud Subd.*
 Current Zoning: SU-2/R-LT Proposed zoning: _____
 Zone Atlas page(s): H9, J8, J9 No. of existing lots: 1 No. of proposed lots: 525
 Total area of site (acres): 106.8801 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. 100805848339310101 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: TIERRA PINTADA STREET SW *NW*
 Between: ARROYO VISTA BLVD. SW *NW* and LADERA DRIVE SW *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.): _____

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

SIGNATURE Kevin Patton
 (Print) KEVIN PATTON

DATE 5/27/2005
 Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 10/03

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

Application case numbers	Action	S.F.	Fees
<u>05 DRB - 00899</u>	<u>PP</u>	<u>52</u>	<u>\$ 3500.00</u>
<u>05 DRB - 00900</u>	<u>VPE</u>		<u>\$ 225.00</u>
<u>05 DRB - 00901</u>	<u>CMF</u>		<u>\$ 20.00</u>
<u>05 DRB - 00902</u>	<u>ADF</u>		<u>\$ 75.00</u>
<u>05 DRB - 00901</u>	<u>SW</u>		<u>\$ 0.00</u>
<u>05 DRB - 00902</u>	<u>TDS</u>		<u>\$ 0.00</u>
Hearing date <u>06/22/05</u>			<u>Total 0.00</u>
			<u>\$ 3820.00</u>

Sandy Handley 05/27/05
 Planner signature / date

Project # 1004233

FORM V: SUBDIVISION VARIANCES & VACATIONS

BULK LAND VARIANCE

(PUBLIC HEARING CASE)

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

VACATION OF PUBLIC RIGHT-OF-WAY

VACATION OF PUBLIC EASEMENT

- The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies**. (Not required for dedicated and City owned public right-of-way.)
 - Drawing showing the easement or right-of-way to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) **24 copies**
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB Public hearings are approximately ONE MONTH after the filing deadline. Your attendance is required.

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

SIDEWALK DESIGN VARIANCE

SIDEWALK WAIVER

- Scale drawing showing the proposed variance or waiver (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings. These actions are not approved through internal routing.
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the variance or waiver
 - Any original and/or related file numbers are listed on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

- Drawing showing the sidewalks subject to the proposed deferral or extension (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings. These actions are not approved through internal routing.
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the deferral or extension
 - Any original and/or related file numbers are listed on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

VACATION OF PRIVATE EASEMENT

- The complete document which created the private easement (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings. These actions are not approved through internal routing.
 - Scale drawing showing the easement to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the vacation
 - Letter of authorization from the grantors and the beneficiaries
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

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

Kevin Patton Applicant name (print)
for Stephanie Patton Applicant signature / date
5-27-05



Form revised 4/03 and October 2003

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

Application case numbers
05 DRB - -00900
05 DRB - -00901
05 DRB - -00902

Sandy Sawdley 05/27/05
Planner signature / date
Project # 1004233

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

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

MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL

- Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) 24 copies
- Proposed Infrastructure List
- Design elevations & cross sections of perimeter walls 3 copies
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Property owner's and City Surveyor's signature on the proposed plat
- FORM DRWS Drainage Report, Water & Sewer availability statement filing information.
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- 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

PENDING
(FAX)
NA
NA

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)
Stephanie Patton 5-27-05 Applicant signature / date



Form revised 11/04

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

Application case numbers
05DRB- -00899

Sandy Landley 05/27/05 Planner Signature / date
Project # 1004233

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 27, 2005

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

Re: Preliminary Plat Approval, Grading Plan Approval, Request for Sidewalk Deferral & Waiver, Vacation of Public Easements: Tract I-2, Sundoro Unit 1

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
- One (1) copy of the Infrastructure List (Exhibit "A")
- Six (6) copies of the Reason/Location of Request for Sidewalk Deferral, Design Variance and Waiver (Exhibit "B")
- Letter from the Office of Neighborhood Coordination
- Forms DR/WS and TIS, and
- Fee in the amount of \$4,500.00
- Twenty-four (24) copies of the Vacation of Public Easements (Exhibit "C")

We are requesting to develop Tract I-2 of Sundoro Unit 1 into five hundred twenty (520) single family detached lots (in three phases or units), six (6) small open space tracts (to be owned and maintained by the homeowners association) and one large open space tract that will remain (for now) with the original owner; Westland Development. We are requesting preliminary plat approval, grading plan approval, to defer sidewalk along the fronts of lots and to waive sidewalk on one side of the street on Tokachi Blvd from the existing street in Sundoro Unit 1) to Summer Breeze Drive. We are also requesting to vacate a temporary floodplain easement that was granted to AMAFCA and to vacate a temporary drainage easement adjacent to the Crossing Subdivision that currently drains upland flow to Ladera Dam #10.

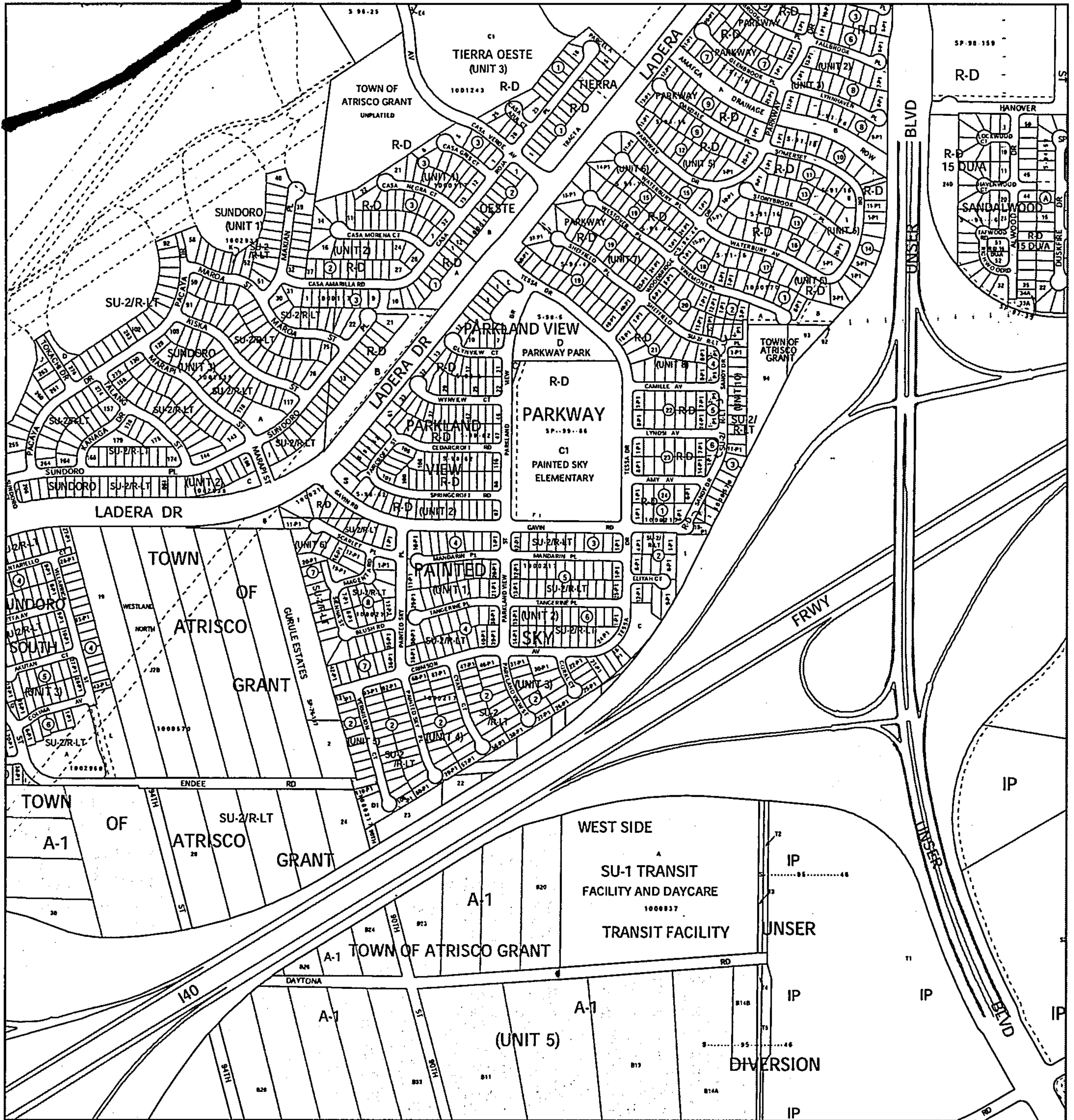
Please place this item on the DRB Agenda to be heard on June 22, 2005. If you have any questions or require further information, please call me at 823-1000.

Sincerely,

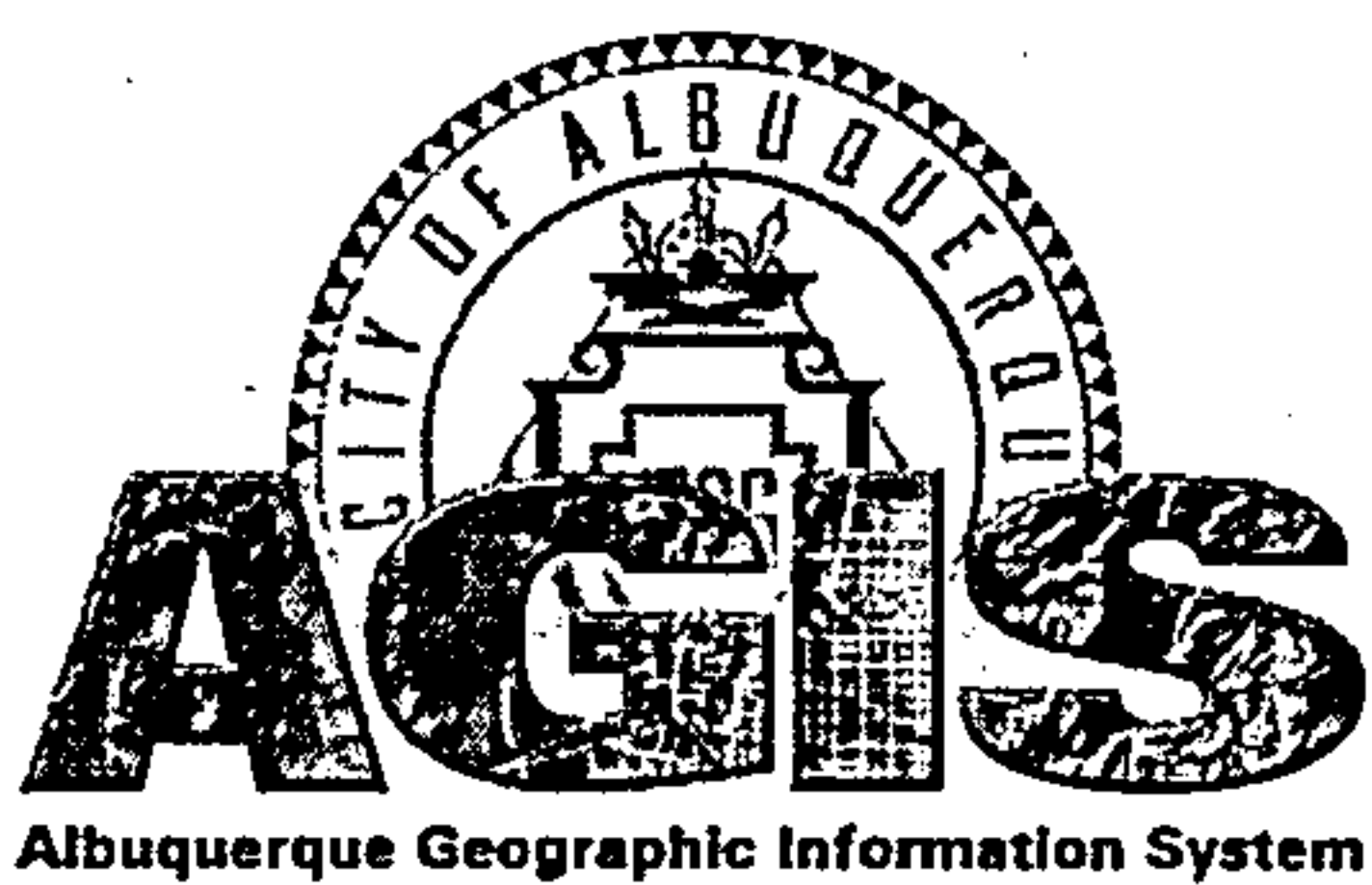
for Stephanie Stratton

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

cc: Fred A. Westland Development (w/ encl)

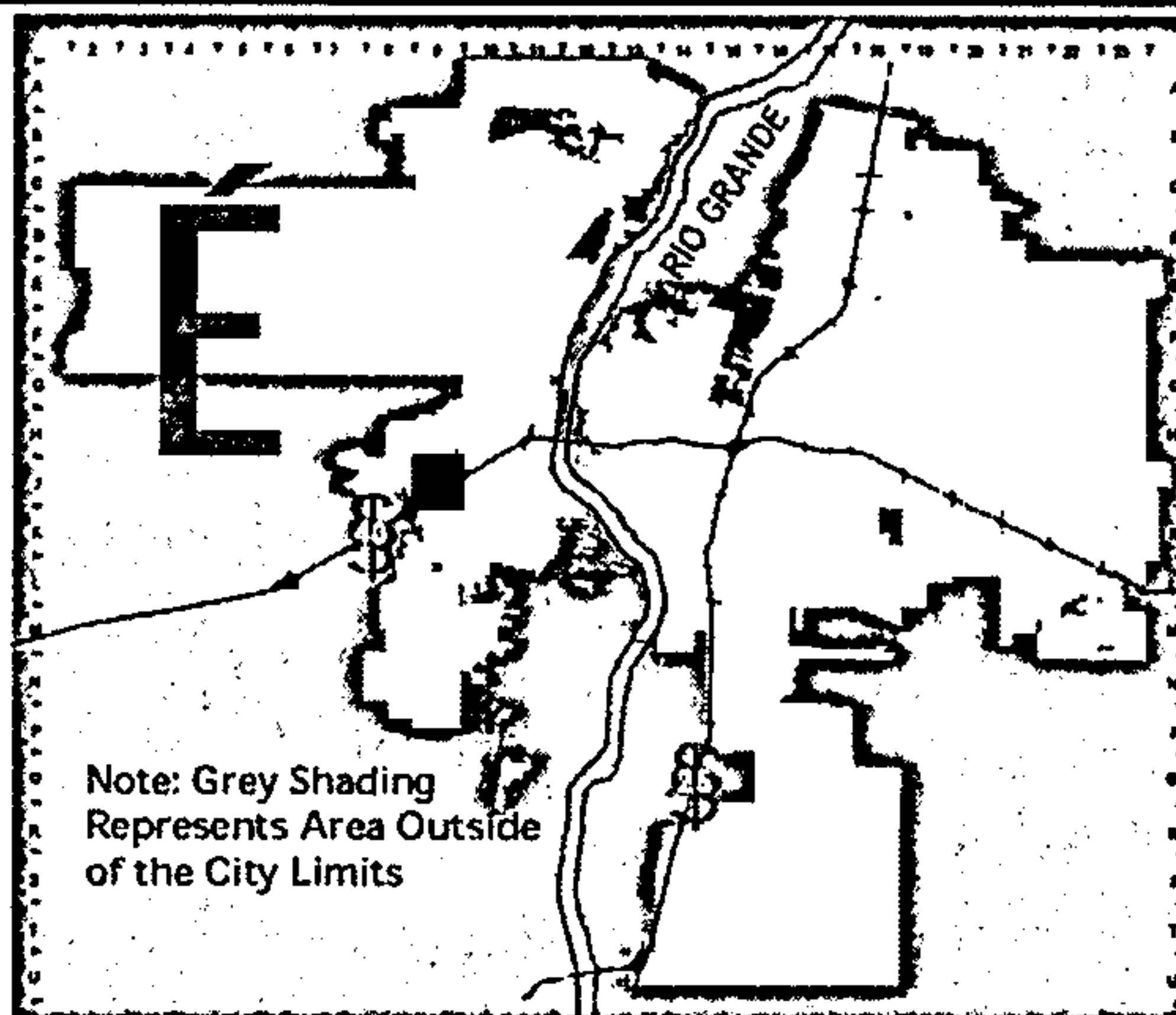


For more current information and more details visit: <http://www.cabq.gov/gis>



Albuquerque Geographic Information System

Map amended through: Apr 22, 2005

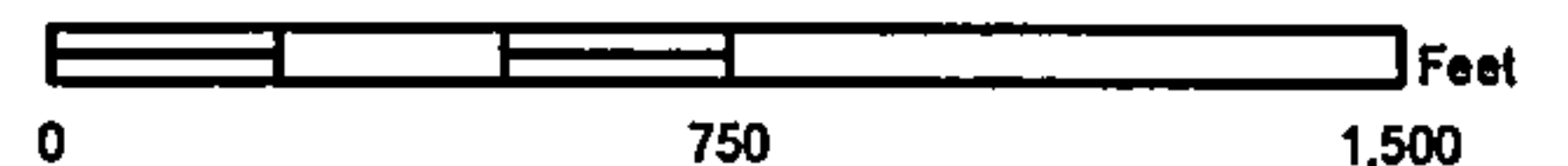


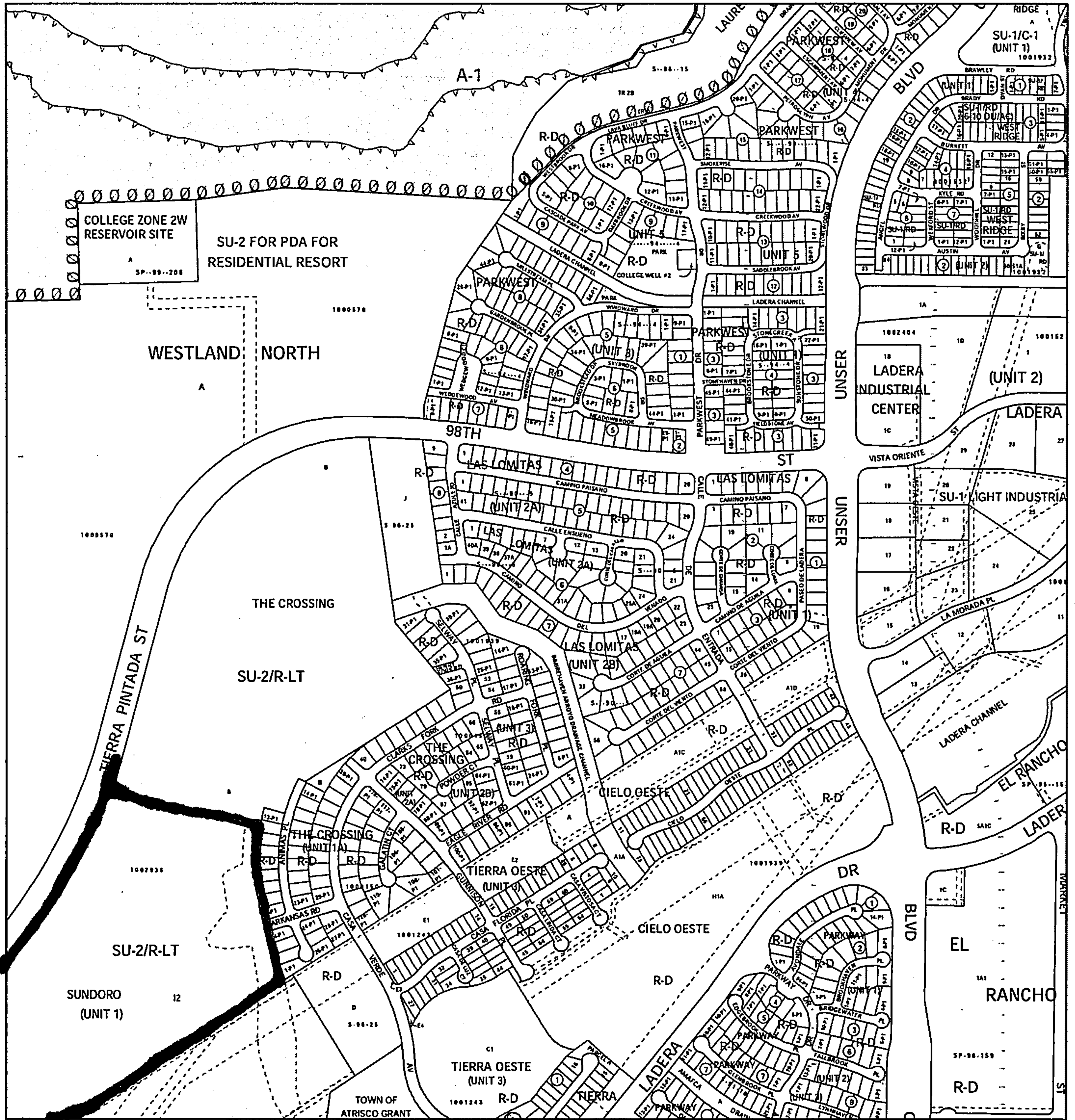
Zone Atlas Page:

J-9-Z

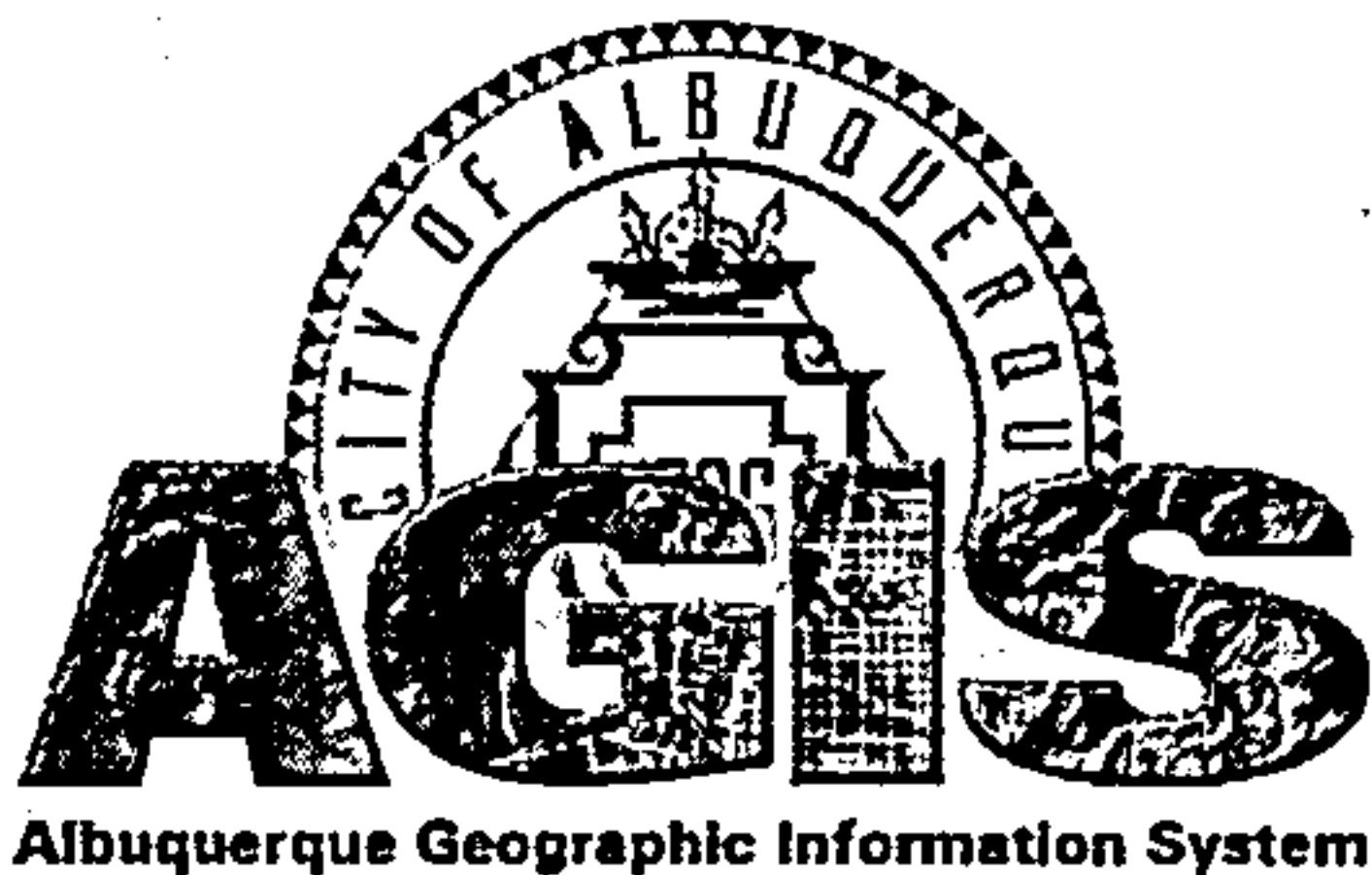
Selected Symbols

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



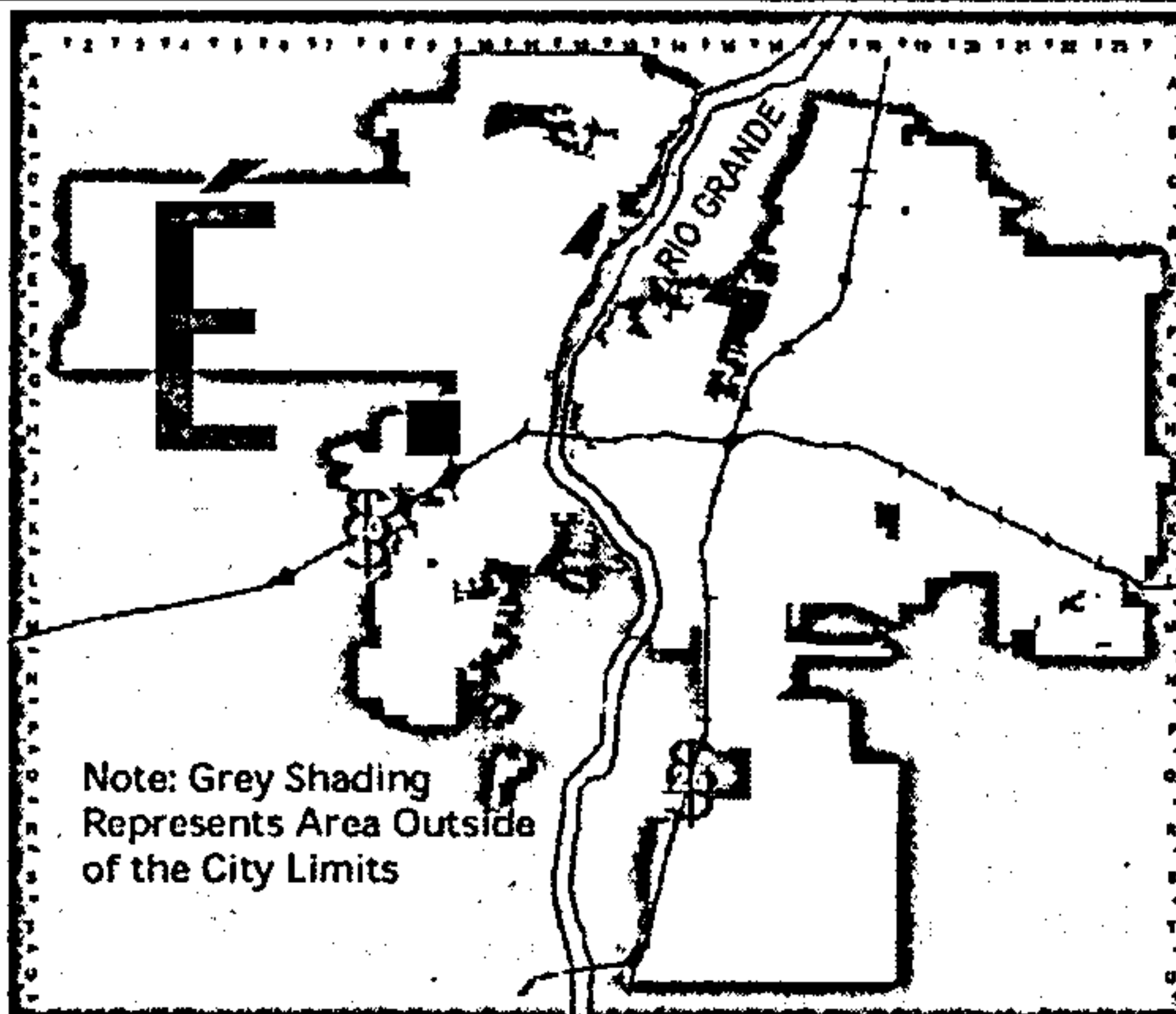


For more current information and more details visit: <http://www.cabq.gov/gis>



Albuquerque Geographic Information System

Map amended through: Apr 22, 2005



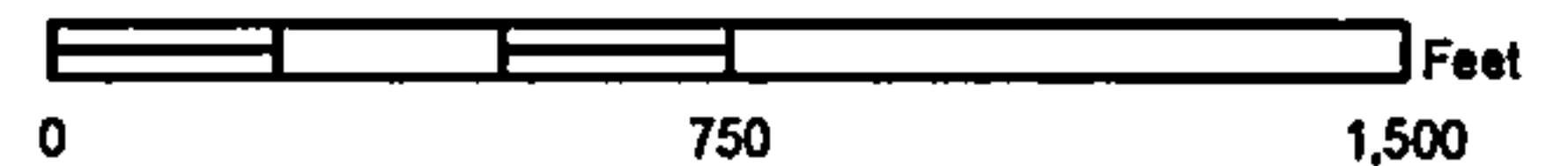
Note: Grey Shading Represents Area Outside of the City Limits

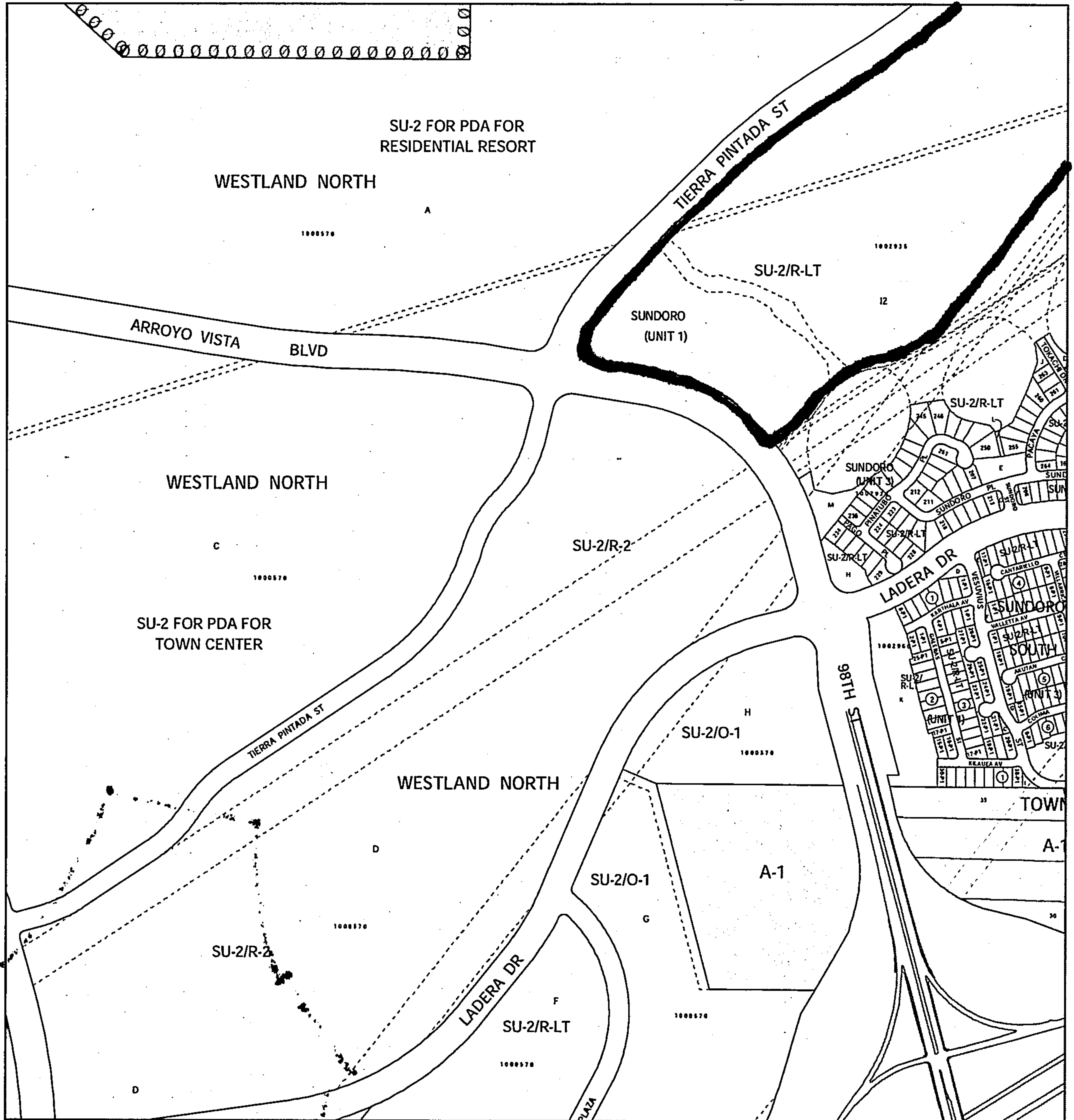
Zone Atlas Page:

H-9-Z

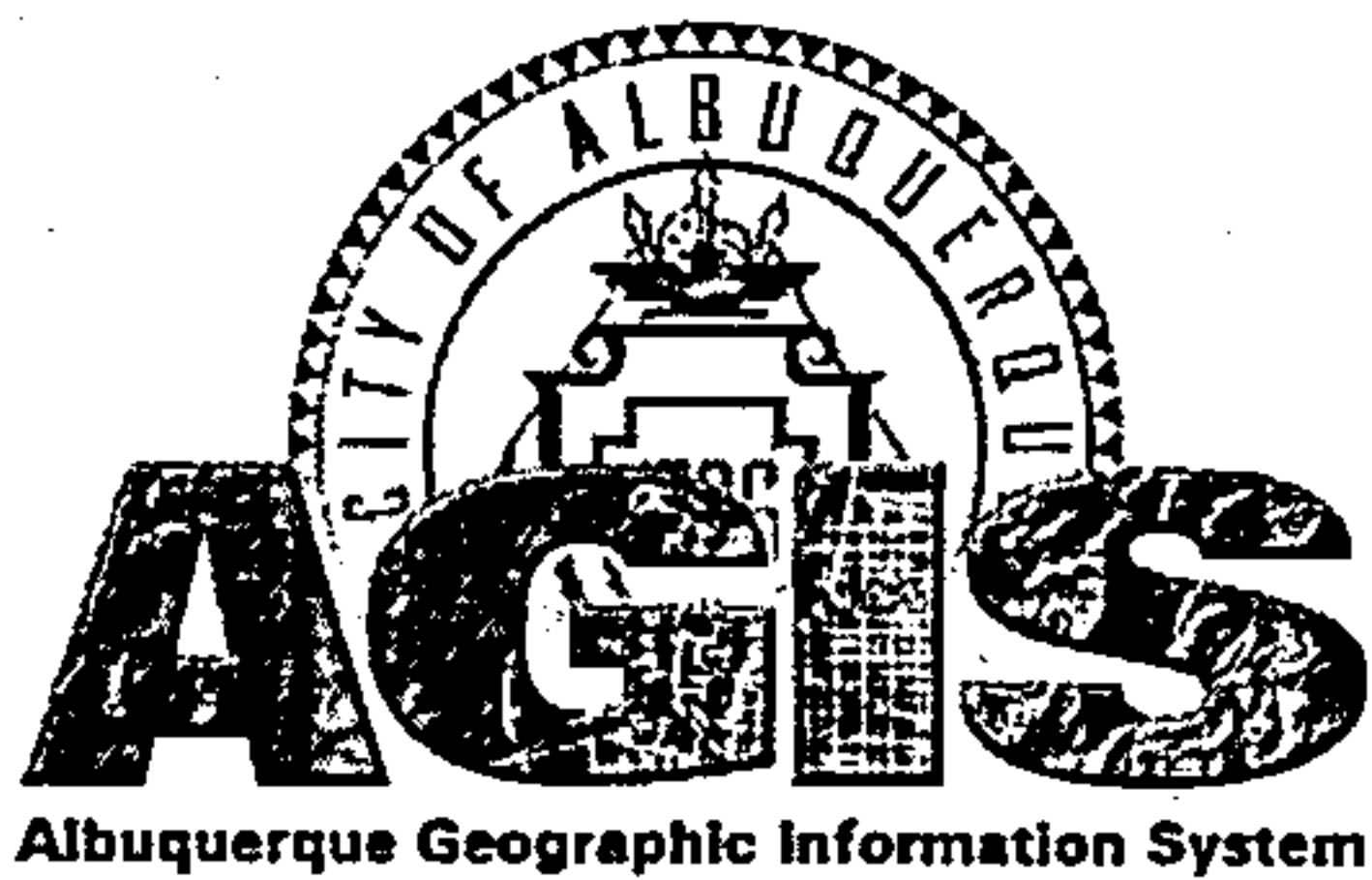
Selected Symbols

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

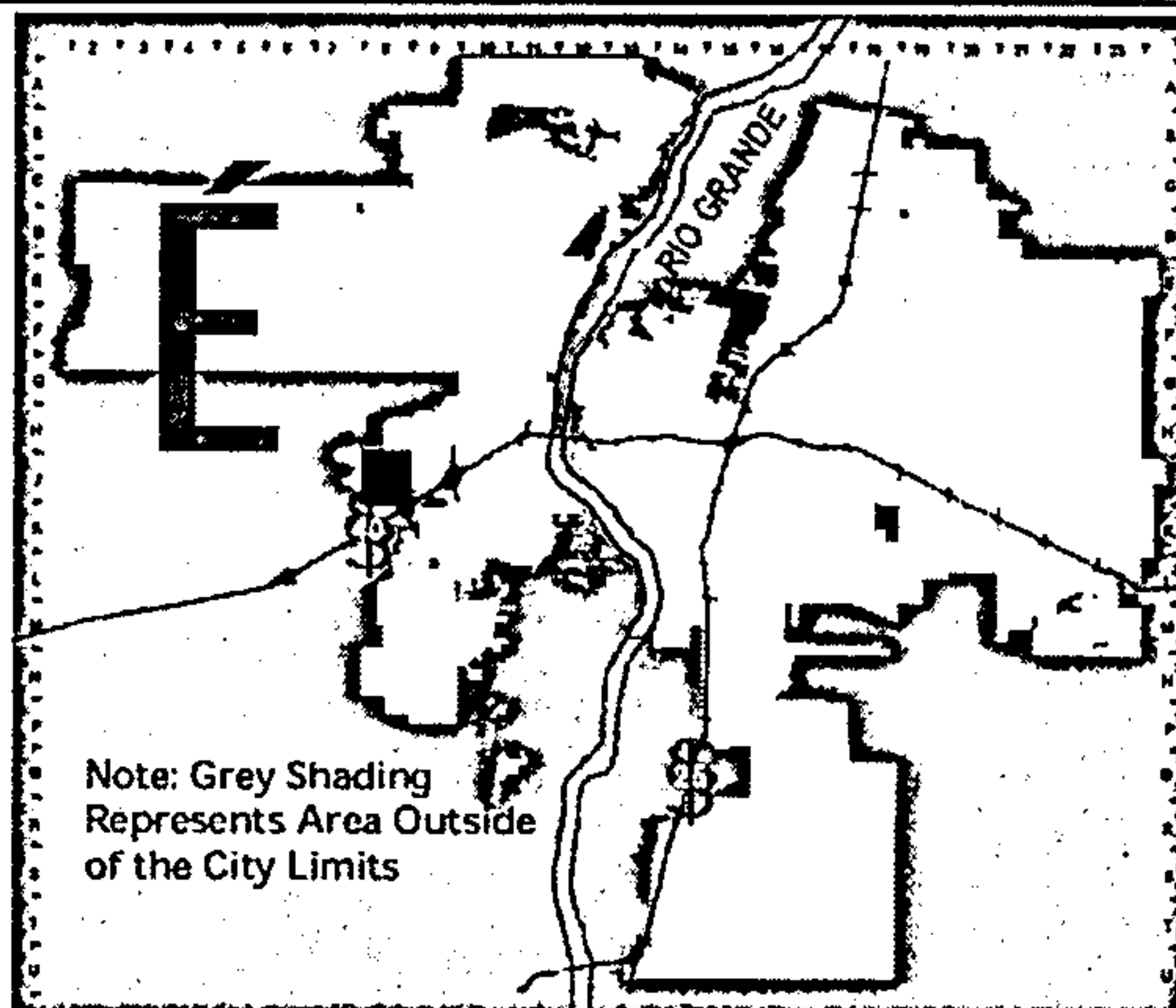




For more current information and more details visit: <http://www.cabq.gov/gis>



Map amended through: Apr 22, 2005

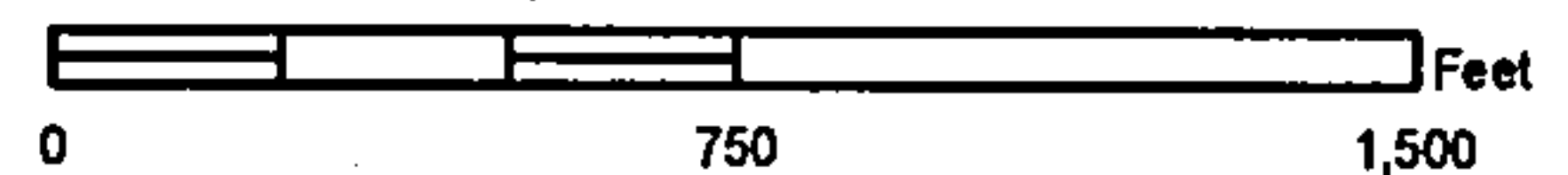


Zone Atlas Page:

J-8-Z

Selected Symbols

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



CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) / ENVIRONMENTAL HEALTH INFORMATION FORM

APPLICANT: Westland Development Date of request: 5/27/05 Zone atlas page(s): 49, 78, 79

CURRENT:
Zoning SU-2/R-LT
Parcel Size (acres / sq.ft.) 106.8801

Legal Description - Westland North
Lot or Tract # TRACT E-2 Block # _____
Subdivision Name Storm Cloud Sub.

REQUESTED CITY ACTION(S):

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

PROPOSED DEVELOPMENT:

GENERAL DESCRIPTION OF ACTION: ¹

No construction / development	[]	# of units -	<u>525</u>
New Construction	[X]	Building Size -	_____ (sq. ft.)
Expansion of existing development	[]		

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

Applicant or Representative _____ Date _____
(To be signed upon completion of processing by Traffic Engineer and Environmental Health)

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

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

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

Notes: TIS to be submitted by 5-31-05

IF A TIS IS REQUIRED: A scoping meeting (as outlined in the Development Process Manual) must be held to define the level of analysis needed and the parameters of the study. Any subsequent changes to the development proposal identified above may require an update or new TIS.

[Signature] 5-27-05
TRAFFIC ENGINEER DATE

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

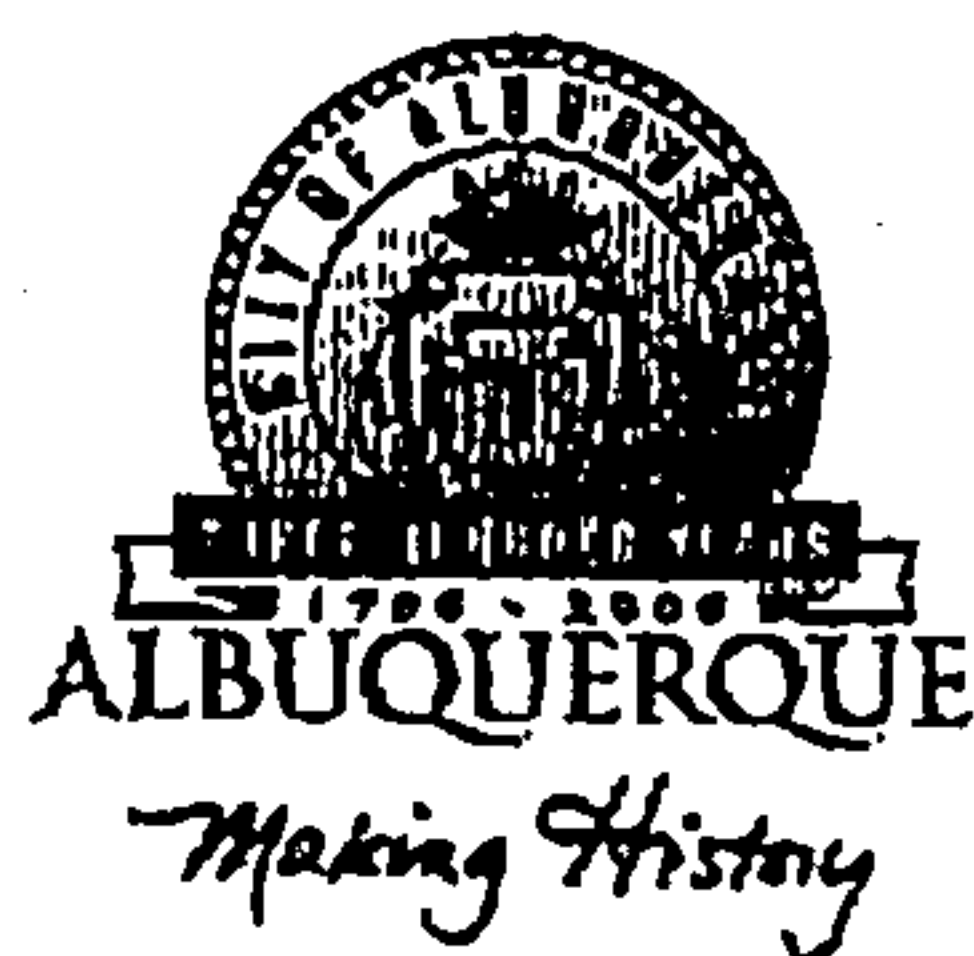
Required TIS must be completed prior to applying to the EPC. Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

TIS - SUBMITTED ___/___/___
- FINALIZED ___/___/___
TRAFFIC ENGINEER _____ DATE _____

TO BE COMPLETED BY APPLICANT

TRANSPORTATION DEVELOPMENT

ENVIRONMENTAL HEALTH



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.

May 24, 2005

Stephanie Stratton
Bohannon Huston Inc.
7500 Jefferson NE/87109
Phone: 798-7988/Fax: 798-7988

Dear Stephanie:

Thank you for your inquiry of May 24, 2005 requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **TRACT I-2 OF WESTLAND NORTH** zone map **H-9, J-8-9**.

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: May 24, 2005
Name: Stephanie Stratton, BHI
Address/Zip: 7500 Jefferson NE /87109
Phone: 823-1000/Fax: 798-7988
Zone Map: H-9, J-8-9

TIERRA OESTE N.A. (TOS) "R"

***Frank Briceno**

8615 Casa de Luz Ct. NW/87120 883-7171 (h)

Bernadine *Chavez*

1601 Casa Florida NW/87120 352-0876 (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: 05/24/05 Time Entered: 10:45 a.m. ONC Rep. Initials: SW

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

May 25, 2005

Mr. Frank Briceno
8615 Casa de Luz Ct. NW
Albuquerque, New Mexico 87120

RE: Preliminary Plat approval, Sidewalk Waiver and Deferral, and Vacation of Public
Easements
Tract I-2 of Westland North

Dear Mr. Briceno:

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

This letter is to advise you that Bohannan Huston, Inc., agent for Westland Development Co., Inc., is seeking approval of Preliminary Plat, Sidewalk waiver and deferral and vacation of public easements from the City of Albuquerque's Development Review Board (DRB).

Enclosed for your review and information is a copy of the zone atlas page with the site highlighted and the vacation exhibit 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

ENGINEERING ▲

SPATIAL DATA ▲

ADVANCED TECHNOLOGIES ▲

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

May 25, 2005

Ms. Bernadine Chavez
1601 Casa Florida NW
Albuquerque, New Mexico 87120

RE: Preliminary Plat approval, Sidewalk Waiver and Deferral, and Vacation of Public Easements
Tract I-2 of Westland North

Dear Ms. Chavez:

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

This letter is to advise you that Bohannan Huston, Inc., agent for Westland Development Co., Inc., is seeking approval of Preliminary Plat, Sidewalk waiver and deferral and vacation of public easements from the City of Albuquerque's Development Review Board (DRB).

Enclosed for your review and information is a copy of the zone atlas page with the site highlighted and the vacation exhibit 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

ENGINEERING ▲

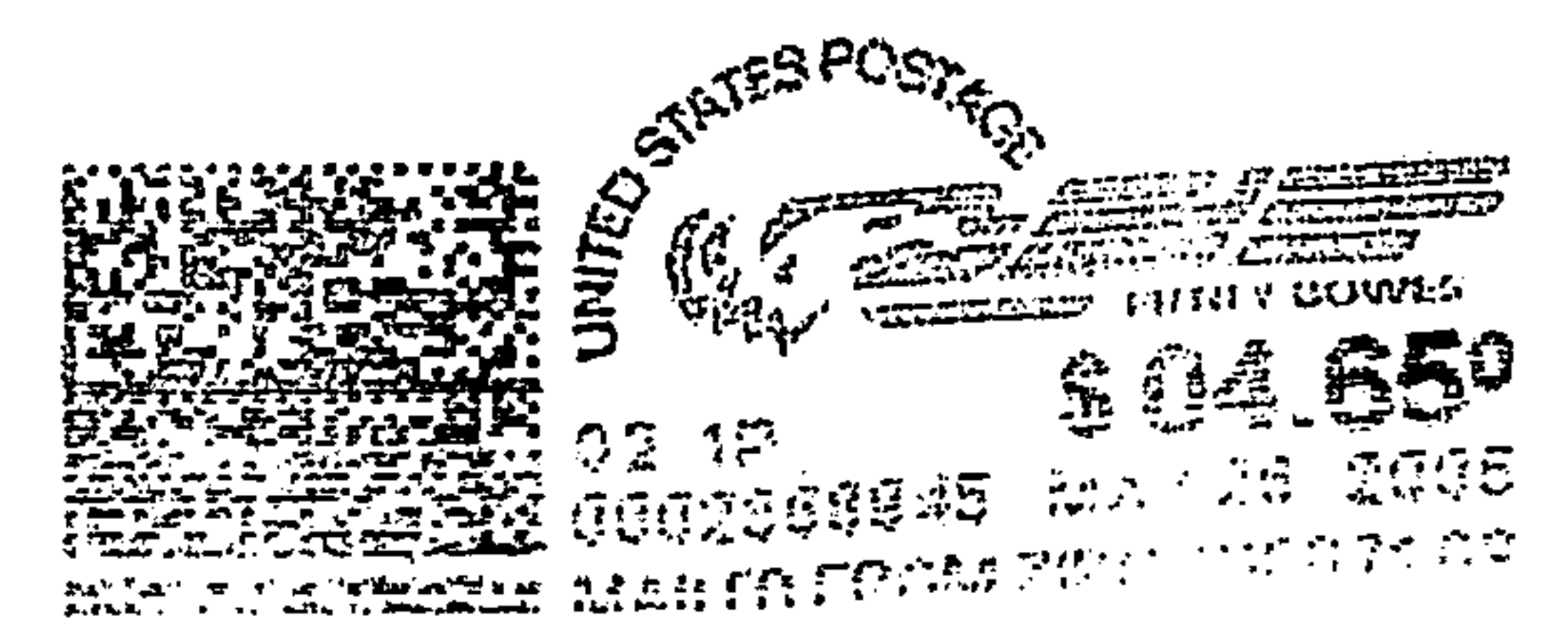
SPATIAL DATA ▲

ADVANCED TECHNOLOGIES ▲

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



91 7108 2133 3931 2005 8222



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:

Frank Briceño
8615 Case de Luz Ct. NW
Albuquerque, NM 87120

2. Article Number
(Transfer from service label)

91 7108 2133 3931 2005 8222

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
X Addressee

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

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

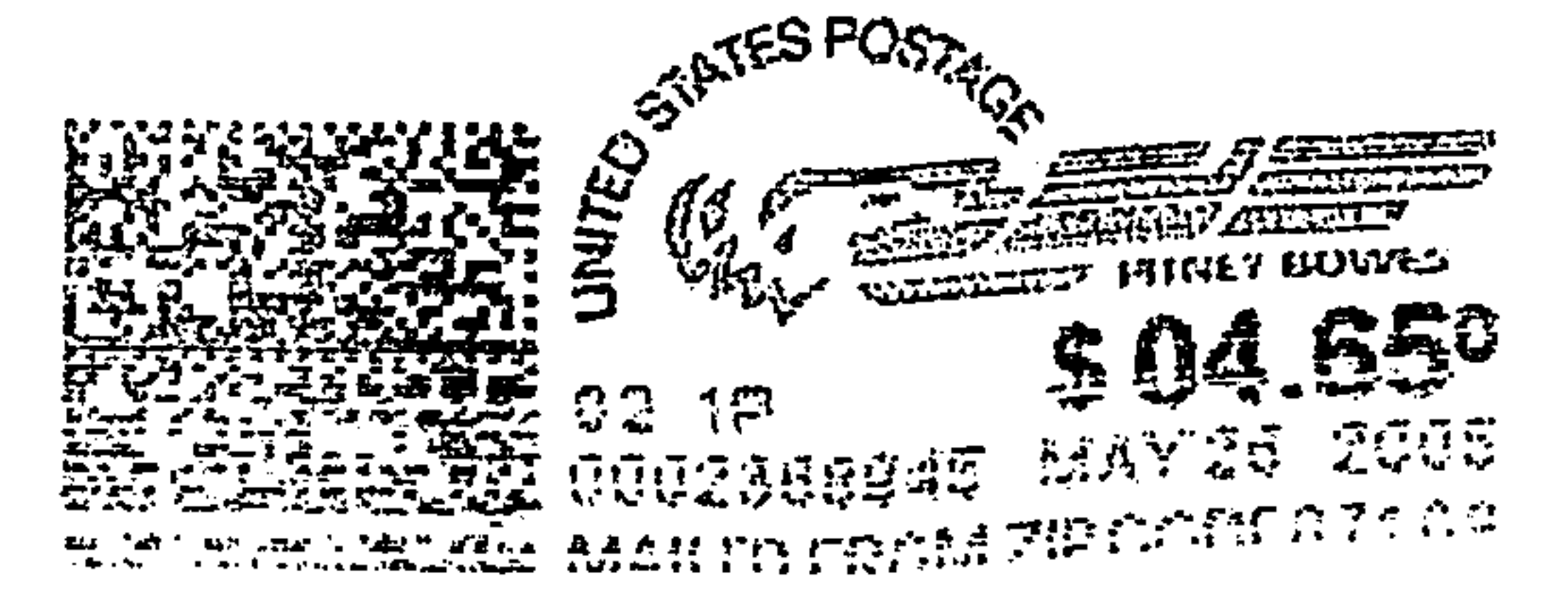
3. Service Type
 Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

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



91 7108 2133 3931 2005 8239



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:
 Bernadine Chavez
 1601 Casa Florida NW
 Albuquerque, NM 87120

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee
 X

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 8239

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

PAID RECEIPT

APPLICANT NAME WESTLAND DEVELOPMENT
 AGENT BOHANNA HUSTON
 ADDRESS 7500 JEFFERSON
 PROJECT & APP # 1004233/00899
 PROJECT NAME TBKA : STORM CLOUD

City of Albuquerque
Treasury Division

5/27/2005 11:40AM LOC: ANNX
 RECEIPT# 00041401 WSH 006 TRANSH 0018
 Account 441006 Fund 0110
 Activity 4983000 TRSEJA
 Trans Amt \$4,500.00
 J24 Misc \$680.00
 CK \$4,500.00
 CHANGE \$0.00

Thank You

- \$ 20.00 441032/3424000 Conflict Management Fee
- \$ 3725.00 441006/4983000 DRB Actions
- \$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals
- \$ 75.00 441018/4971000 Public Notification
- \$ 680.00 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
 () Major/Minor Subdivision () Site Development Plan () Bldg Permit
 () Letter of Map Revision () Conditional Letter of Map Revision
 () Traffic Impact Study
- \$ 4500.00 TOTAL AMOUNT DUE

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

City Of Albuquerque
Treasury Division

WESTLAND DEVELOPMENT CO., INC.
 1001 COORS, NW PH. 505-831-9600
 ALBUQUERQUE, NM 87121

5/27/2005 11:39AM LOC: ANNX
 RECEIPT# 00041398 WSH 006 TRANSH 0018
 Account 441032 Fund 0110
 Activity 3424000 TRSEJA
 Trans Amt \$500.00
 J24 Misc \$20.00

Thank You

TO THE ORDER OF

5/27/2005 11:39AM LOC: ANNX
 RECEIPT# 00041400 WSH 006 TRANSH 0018
 Account 441018 Fund 0110
 Acti COMPASS BANK TRSEJA
 ALBUQUERQUE, NEW MEXICO \$4,500.00
 J24 Misc 95-78-1070 \$75.00

Thank You

DATE 5/26/2005 AMOUNT \$4,500.00

City Of Albuquerque
Treasury Division

5/27/2005 11:39AM LOC: ANNX
 RECEIPT# 00041398 WSH 006 TRANSH 0018
 Account 441032 Fund 0110
 Activity 3424000 TRSEJA
 Trans Amt \$500.00
 J24 Misc \$20.00

Thank You

Bohanna Huston
Linda Blair

Security Features Included. Details on back.

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 06/07/05 To 06/22/05

5. REMOVAL

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

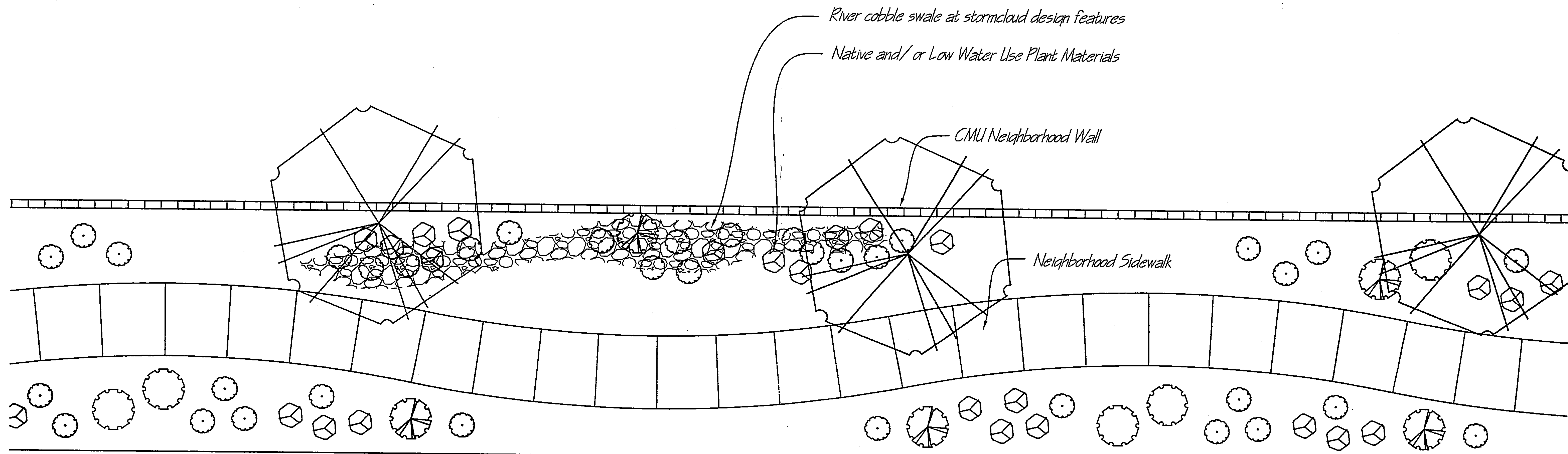
I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

Stephanie Stratton
(Applicant or Agent)

5-27-05
(Date)

I issued 2 signs for this application, 05/27/05, Sandy Handley
(Date) (Staff Member)

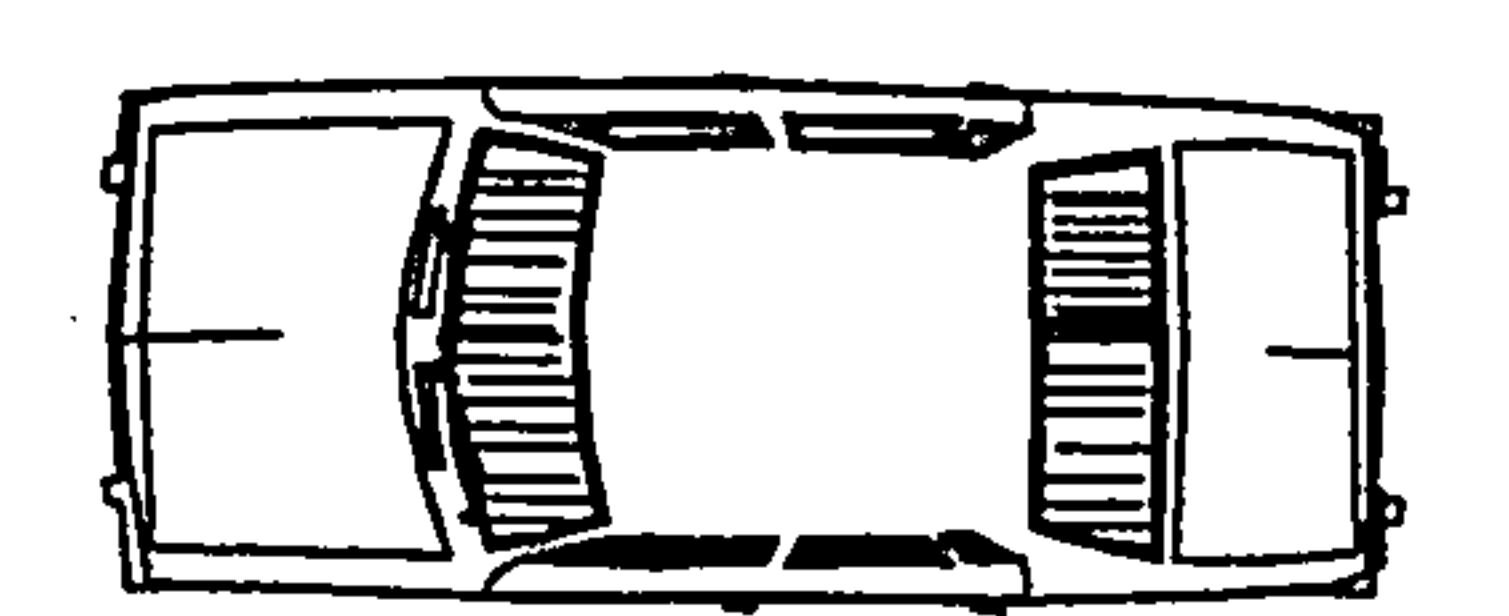
DRB PROJECT NUMBER: 1004233



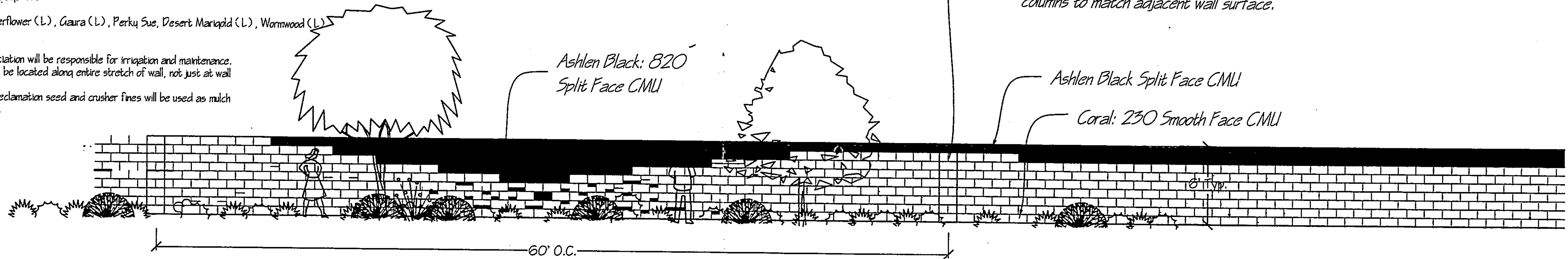
- SUGGESTED PLANT LIST**
1. Desert Willow (L), Curleaf Mountain Mahogany (L), Little Leaf Sumac (L), Smoketree (L), Chaste Tree (M)
 2. Chaste Tree (M), Bird of Paradise (L), Fernbush (L), Chamisa (L), Summer Broom (L)
 3. Curleaf Mountain Mahogany (L), Big Sage (L), 4 wing Saltbush (L), Sand Sage, Pointleaf Manzanita (M)
 4. Cherry Sage (M), Mariola (L), Austria Copper Rose (M), Hummingbird Trumpet (M), Prairie Sage (L)
 5. Paperflower (L), Gaura (L), Perky Sue, Desert Marigold (L), Wormwood (L)

Notes:
 - Homeowners Association will be responsible for irrigation and maintenance.
 - Plant Material will be located along entire stretch of wall, not just at wall accent locations.
 - A combination of reclamation seed and crusher fines will be used as mulch along streetscape.

Wall/Landscape Plan



16" wide columns to be spaced 60' O.C. around wave design features and then at regular intervals of 60' or less O.C. along the remainder of the wall surface. Columns to project 4" from the public side of the wall surface. Pattern, color, and texture of columns to match adjacent wall surface.



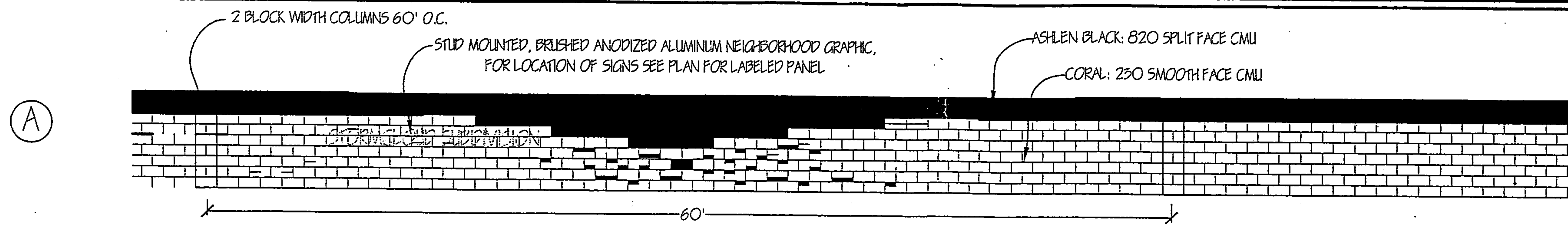
Wall/Landscape Elevation

Scale: 1/8" = 1.0' (11x17)
 June 27, 2004

STORMCLOUD
 ZONE ATLAS PAGES I-9, J-8 & J-9

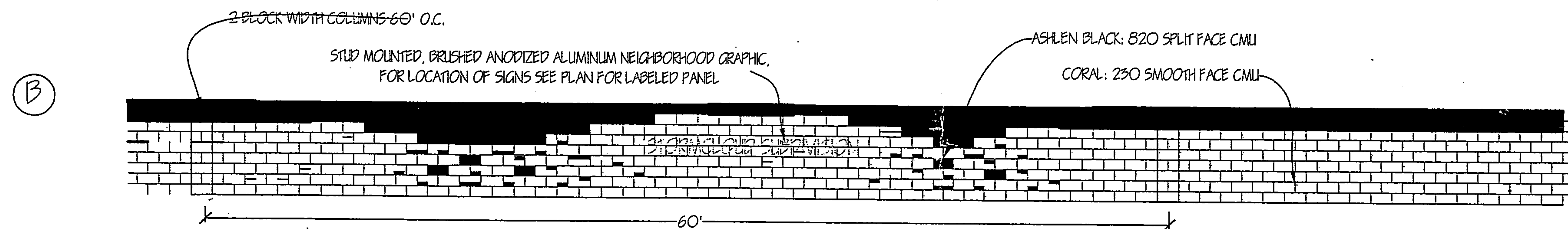
Westland Development Co. Inc.
 DRB Project # 1004233



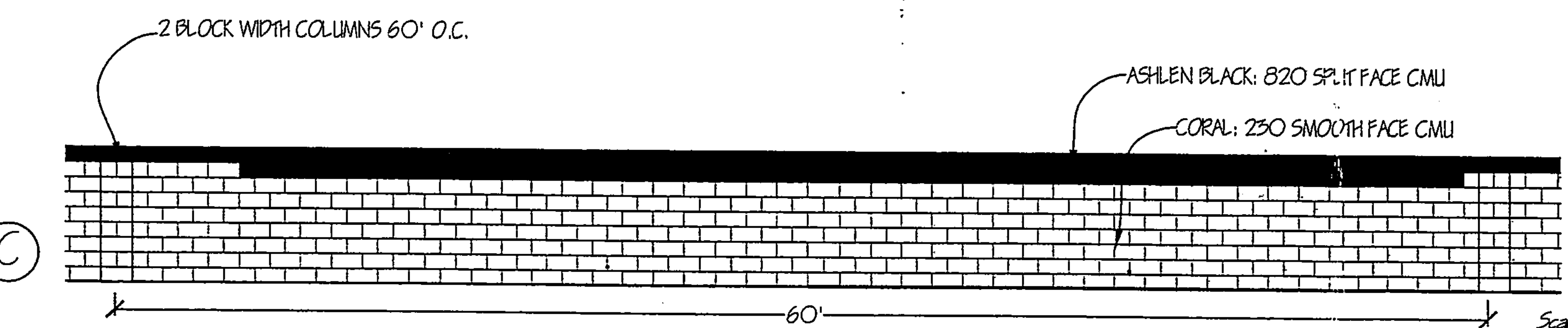


STORMCLOUD ACCENT-II PANEL

Scale: 1/8" = 1'

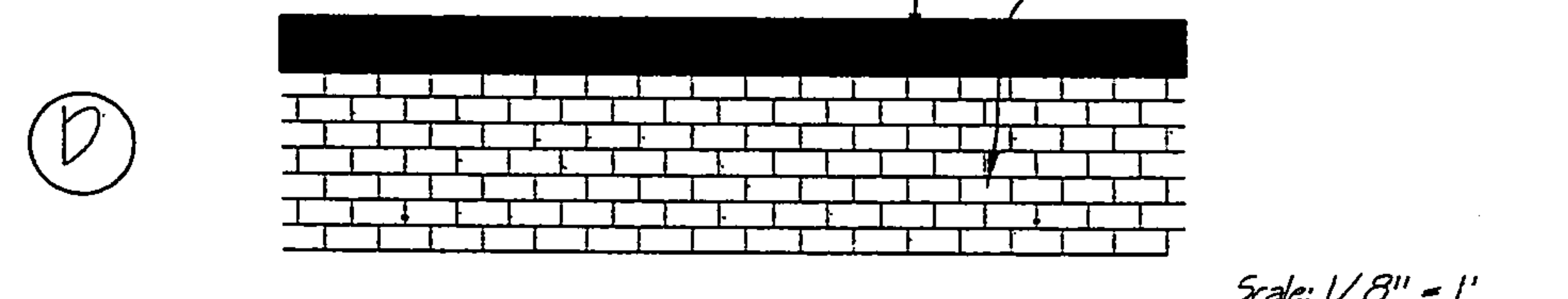


STORMCLOUD ACCENT-I PANEL



STORMCLOUD ACCENT-III PANEL

Scale: 1/8" = 1'



STORMCLOUD PLAIN WALL PANEL

Scale: 1/8" = 1'

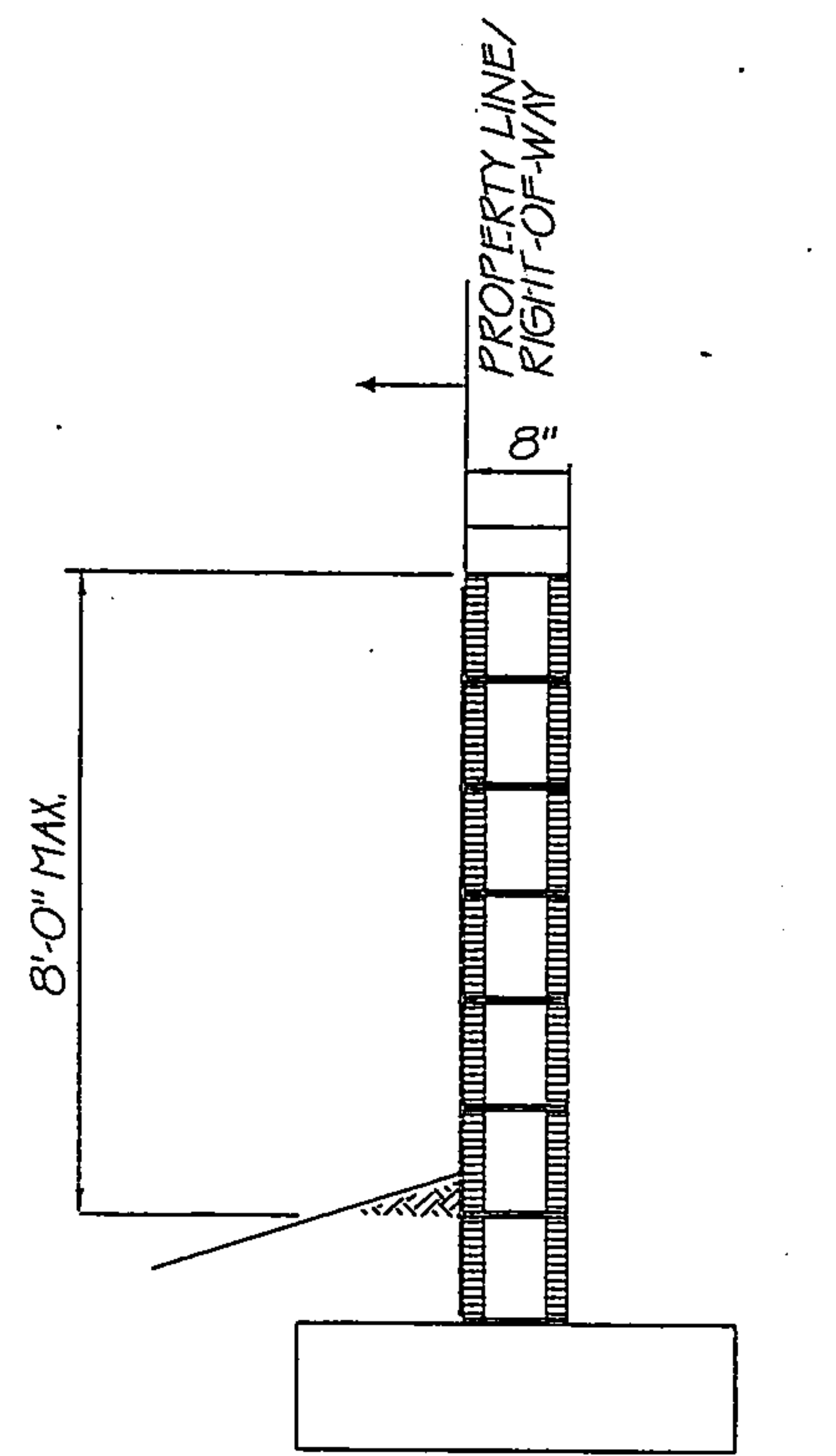
Notes:

1. All block numbers called out as per utility block.
2. Use 4"x4", 4"x8", and 8" x16" blocks to create this pattern.
3. See plan view for wall design locations, panels labeled with representative letters.

Additional Notes:

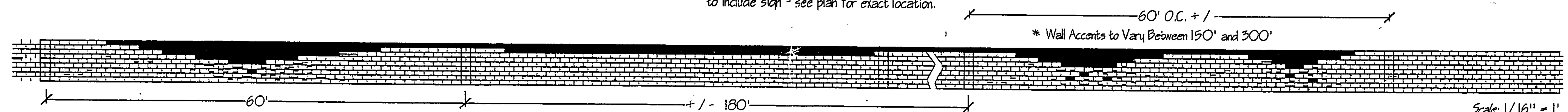
Panel A at corner of Tierra Pintada St. & Arroyo Vista Blvd. to include sign - see plan for exact location.
 Panel B at intersection of Tierra Pintada St. & _____ to include sign - see plan for exact location.

Perimeter Wall Approved
Malton
 DRB Chair
 6/29/05
 Date



PERIMETER WALL
NO SCALE

Stormcloud - Approved Perimeter Wall Design

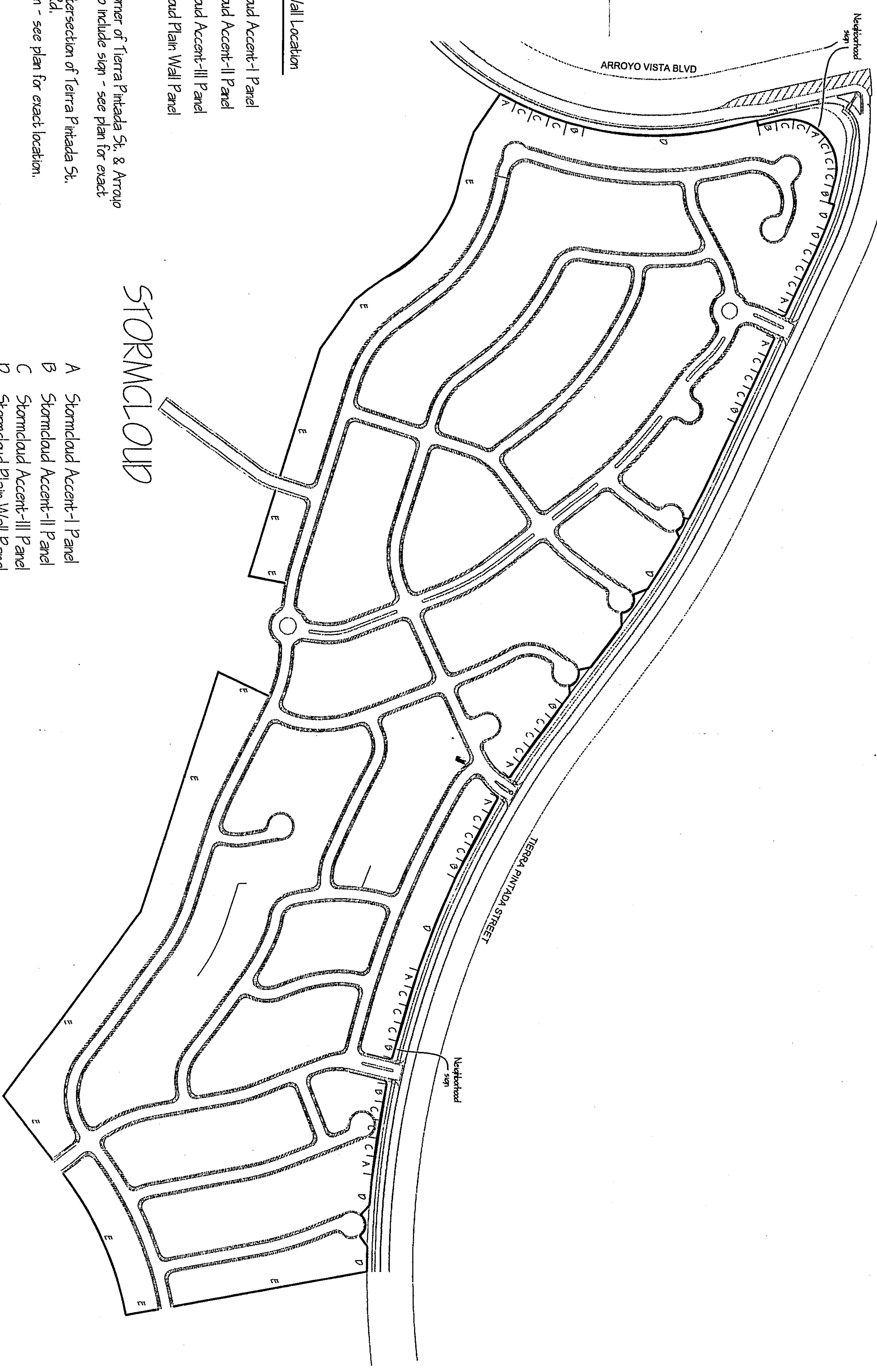


STORMCLOUD 300' WALL SECTION WITH ENTRANCE AND ACCENT PANELS

Approved: _____

Scale varies
June 27, 2005





Perimeter Wall Location

- A Stormcloud Accent-I Panel
- B Stormcloud Accent-II Panel
- C Stormcloud Accent-III Panel
- D Stormcloud Plain Wall Panel

Note:

Panel A at corner of Tierra Pintada St. & Arroyo Vista Blvd. to include sign - see plan for exact location.
 Panel B at intersection of Tierra Pintada St. & Arkansas Rd.
 to include sign - see plan for exact location.

STORMCLOUD

- A Stormcloud Accent-I Panel
- B Stormcloud Accent-II Panel
- C Stormcloud Accent-III Panel
- D Stormcloud Plain Wall Panel
- E Stormcloud Garden Wall - smooth concrete block color: coral

Approved: _____

Scale: 1" = 350'
 June 27, 2005

STORMCLOUD

ZONE AL-15 PAGES 14-9, J-8, 3, 1-9 228 project # 100-2225

Westland Development Co. 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

CLIENT/COURIER TRANSMITTAL

To: Wilfred Gallegos
Traffic Engineer
Development Review Board
Plaza Del Sol
600 2nd St. NW

Requested by: Kevin Murtagh

Date: October 19, 2005

Time Due: This A.M.
 This P.M.
 Rush _____
 By Tomorrow

Phone: 924-3991

Job No.: 050316

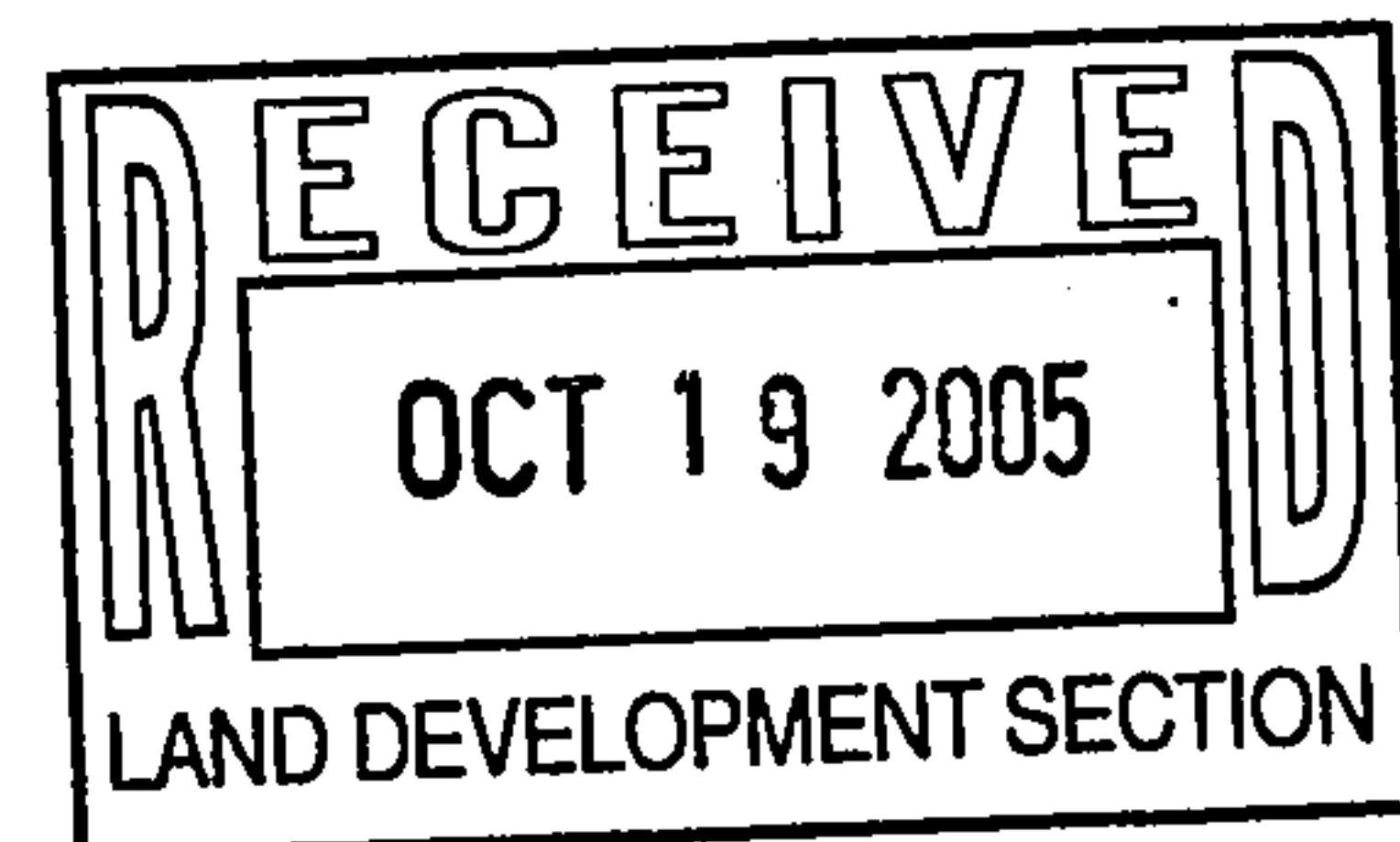
Job Name: Stormcloud Subdivision

DELIVERY VIA	
<input checked="" type="checkbox"/> Courier	<input type="checkbox"/> Federal Express
<input type="checkbox"/> Mail	<input type="checkbox"/> UPS
<input type="checkbox"/> Other	

PICK UP
Item: _____

ITEM NO.	QUANTITY	DESCRIPTION
1	1	Sidewalk Deferral & Waiver Revision DRB # 1004233

COMMENTS / INSTRUCTIONS



REC'D BY: *Kim Jim*

DATE: 10/19/05 TIME: _____

ENGINEERING 

SPATIAL DATA 

ADVANCED TECHNOLOGIES 

APPEND, SEE ME ON THIS. (initials)

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

October 18, 2005

Wilfred Gallegos, Traffic Engineering
Development Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico 87103

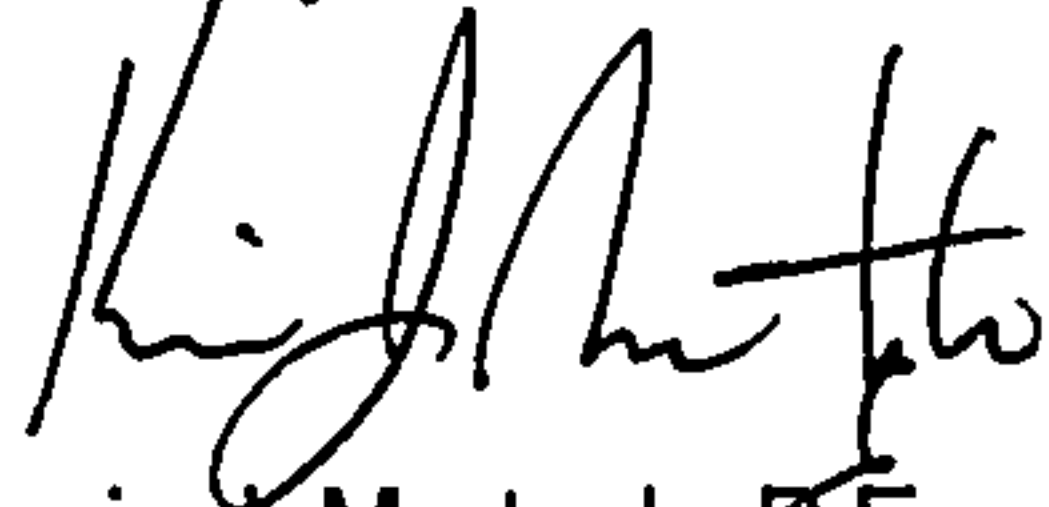
Re: Sidewalk Deferral & Waiver revision, Stormcloud Subdivision, DRB # 1004233

Dear Wilfred:

During the course of construction plan development for Stormcloud Subdivision, I discovered that two small portions of sidewalk were shown to be "built" on the sidewalk deferral and waiver exhibit originally approved by DRB. It is my intention to have these two portions of sidewalk deferred.

Enclosed is a revised sidewalk deferral exhibit (original also enclosed) for the above referenced project. Please review this exhibit at your convenience and let me know if you have any comments. Should you approve of this revision please retain the letter and exhibit for your records.

Sincerely,



Kevin J. Murtagh, P.E.
Project Engineer
Community Development and Planning Group

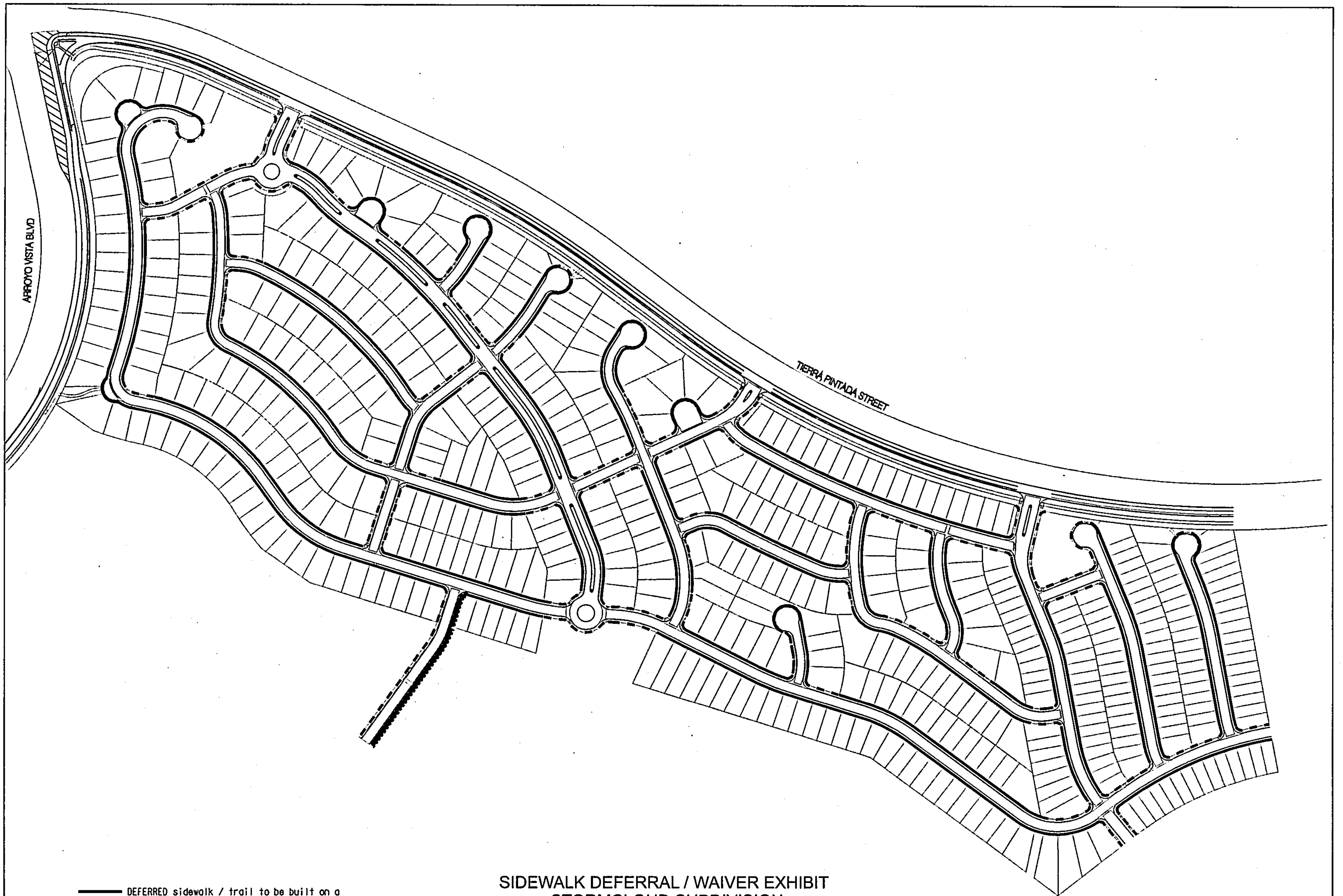
Enclosures

cc: Fred A. Westland Development (w/ encls)
Sheran Matson, DRB Chair (w/encls)

ENGINEERING ▲

SPATIAL DATA ▲

ADVANCED TECHNOLOGIES ▲



- DEFERRED sidewalk / trail to be built on a lot-by-lot basis as home construction is completed. the deferral is requested to reduce damage to sidewalks due to building construction activities.
- ~~~~~ WAIVED sidewalks are requested
- - - Sidewalk to be built

SIDEWALK DEFERRAL / WAIVER EXHIBIT
STORMCLOUD SUBDIVISION
 MAY, 2005
 REVISED OCTOBER, 2005



NO SCALE

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

ARROYO VISTA BLVD

SIDEWALK
CHANGED
TO DEFERRED
SEE REVISED
EXHIBIT

TERRA PINTADA STREET

SIDEWALK DEFERRAL / WAIVER EXHIBIT
STORMCLOUD SUBDIVISION
MAY, 2005

- DEFERRED sidewalk / trail to be built on a lot-by-lot basis as home construction is completed. the deferral is requested to reduce damage to sidewalks due to building construction activities.
- ~~~~~ WAIVED sidewalks are requested
- - - Sidewalk to be built



NO SCALE

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

DESCRIPTION

A certain tract of land situate within the Town of Atrisco Grant, within projected Sections 9 and 16, Township 10 North, Range 2 East, New Mexico Principal Meridian, Bernalillo County, Albuquerque, New Mexico, being Unplatted Lands of Westland Development Company, Inc., and a southerly portion of Tract B of the PLAT OF THE CROSSING, Albuquerque, New Mexico, as the same is shown and designated on the plat thereof, recorded in the office of the County Clerk of Bernalillo County, New Mexico on July 9, 1996 as Document 96076305 in Volume 96C, Folio 302 and being more particularly described by New Mexico State Plane Grid Bearings (Central Zone NAD27 Datum) and ground distances as follows:

BEGINNING at the southwest corner of the tract herein described, a point on the northerly right-of-way line of the Albuquerque Metropolitan Arroyo Flood Control Authority (AMAFCA) Parcel LD-2-1A Easement of the Ladera Storm Drainage Diversion and Detention Facility, said Easement recorded in the office of the County Clerk of Bernalillo County, New Mexico as District Court Judgement No. 7-76-03096, in Book Misc. 498, Pages 648-683 on September 23, 1976, whence the ACS Monument "BH-40" (having New Mexico State Plane Grid Coordinates Central Zone, NAD27 Datum of X=352,790.66 and Y=1,492,346.53) bears N70°33'46"W, a distance of 562.60 feet and from said point of beginning leaving said northerly right-of-way line and running thence along the westerly boundary line of the tract herein described,

N30°41'07"W, a distance of 116.53 feet to a point; thence,
 N16°37'40"W, a distance of 246.11 feet to a point; thence,
 N06°57'11"W, a distance of 88.15 feet to a point; thence,
 N00°54'08"E, a distance of 271.07 feet to a point; thence,
 N08°24'54"W, a distance of 212.53 feet to a point; thence,
 S83°06'27"W, a distance of 135.87 feet to a point; thence,
 N83°30'02"W, a distance of 92.86 feet to a point; thence,
 N21°48'05"W, a distance of 50.31 feet to a point; thence,
 N34°09'35"E, a distance of 39.52 feet to a point; thence,
 N39°09'38"E, a distance of 146.10 feet to a point; thence,
 N09°05'25"W, a distance of 177.40 feet to a point; thence,
 N22°22'49"E, a distance of 21.47 feet to a point; thence,
 N64°17'24"E, a distance of 104.99 feet to a point; thence,
 N03°06'22"E, a distance of 150.87 feet to a point; thence,
 N12°36'49"E, a distance of 171.13 feet to the northwest corner of the tract herein described, thence running along the northerly boundary line of the tract herein described,
 N84°25'40"E, a distance of 96.22 feet to the northeast corner of the tract herein described, thence running along the easterly boundary line of the tract herein described,
 S14°28'13"E, a distance of 44.30 feet to a point on the southeasterly boundary line of said Tract B, thence running along the the southeasterly boundary line of said Tract B and also along the westerly boundary line of Unit 1 of said PLAT OF THE CROSSING,
 N74°22'37"W, a distance of 35.68 feet to a point of curvature (non-tangent); thence,
 590.98 feet along the arc of a curve to the left having a radius of 1032.00 feet and a chord which bears S00°46'56"E, a distance of 582.94 feet to a point of tangency; thence,
 S17°11'16"E, a distance of 334.85 feet to the southwest corner of said Unit 1, thence leaving the westerly boundary line of said Unit 1 and running thence along the easterly boundary line of the tract herein described,
 S11°14'50"E, a distance of 314.25 feet to a point; thence,
 S00°13'48"E, a distance of 265.70 feet to a point; thence,
 S14°30'40"E, a distance of 95.16 feet to the southeast corner of the tract herein described, a point on the northerly right-of-way line of said Parcel LD-2-1A Easement, thence running along said northerly right-of-way line,
 S56°43'01"W, a distance of 104.18 feet to the point and place of beginning.

Tract contains 5.97495 acres, more or less.

Acres within Tract B = 0.20292 Acre

Acres within Unplatted Land = 5.77203 Acres

Bohannon-Huston Inc.
 Courtyard 1
 7500 Jefferson Street NE
 Albuquerque, NM 87109

A. Duain Weaver
 A. Duain Weaver
 N.M.P.S. No. 6544

August 8, 1996
 Date



Job No.

SHEET 1 OF 2

**TRACT B
THE CROSSING**
FILED: JULY 9, 1998
(98C-302)

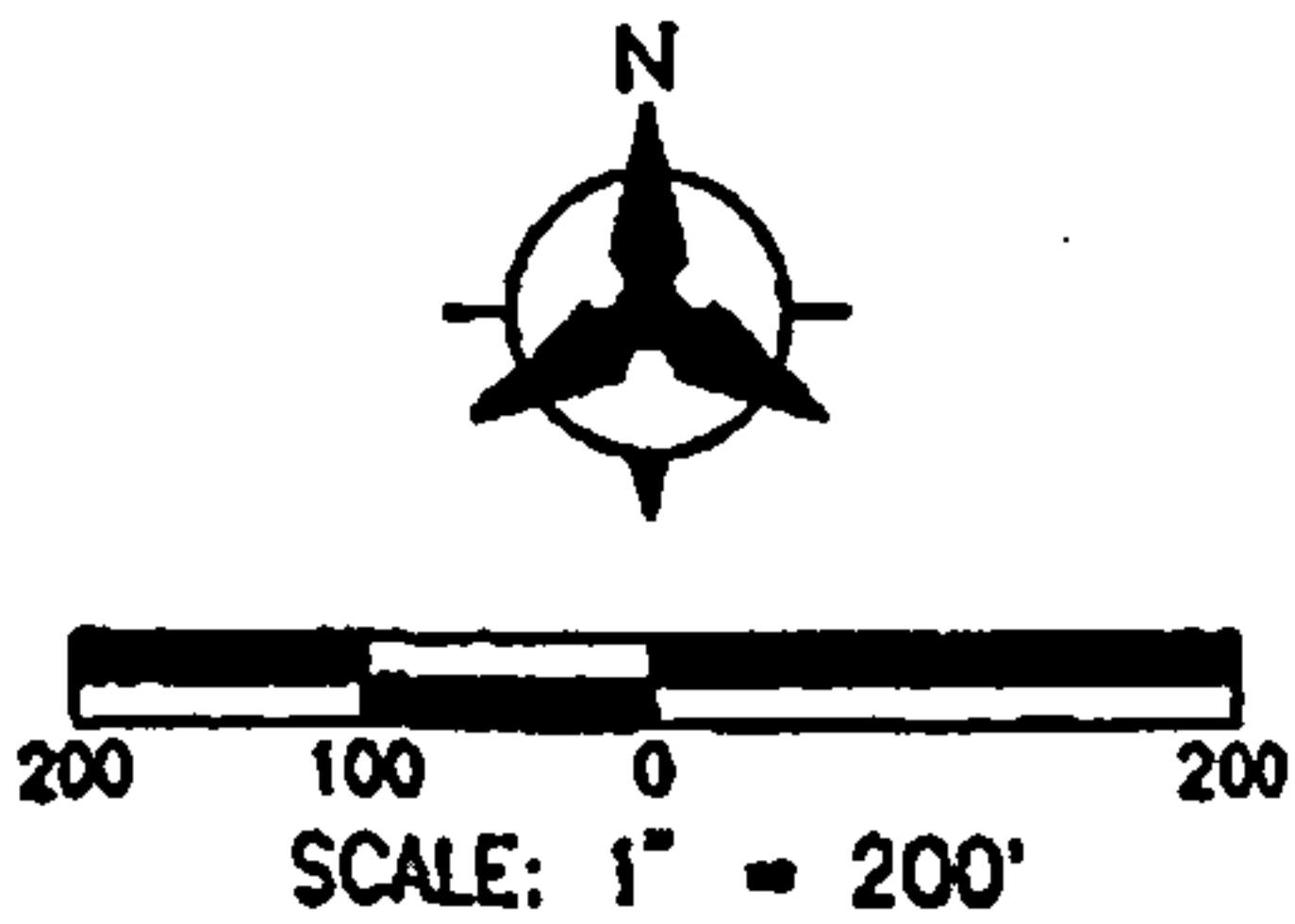
CURVE DATA						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING	DELTA
C1	1032.00'	590.98'	303.84'	582.94'	S00°46'56"E	32°48'39"

TANGENT DATA		
TANGENT	BEARING	DISTANCE
T1	N30°41'07"W	116.53'
T2	N06°57'11"W	88.15'
T3	S83°06'27"W	135.87'
T4	N83°30'02"W	92.86'
T5	N21°48'05"W	50.31'
T6	N34°09'35"E	39.52'
T7	N22°22'43"E	21.47'
T8	N64°17'24"E	104.99'
T9	N84°25'40"E	96.22'
T10	S14°28'13"E	44.30'
T11	N74°22'37"W	35.68'
T12	S14°30'40"E	95.16'
T13	S56°43'01"W	104.18'

UNPLATTED LANDS

**UNIT 1
THE CROSSING**
FILED: JULY 9, 1996
(98C-302)

**TRACT D
THE CROSSING**
FILED: JULY 9, 1996
(98C-302)

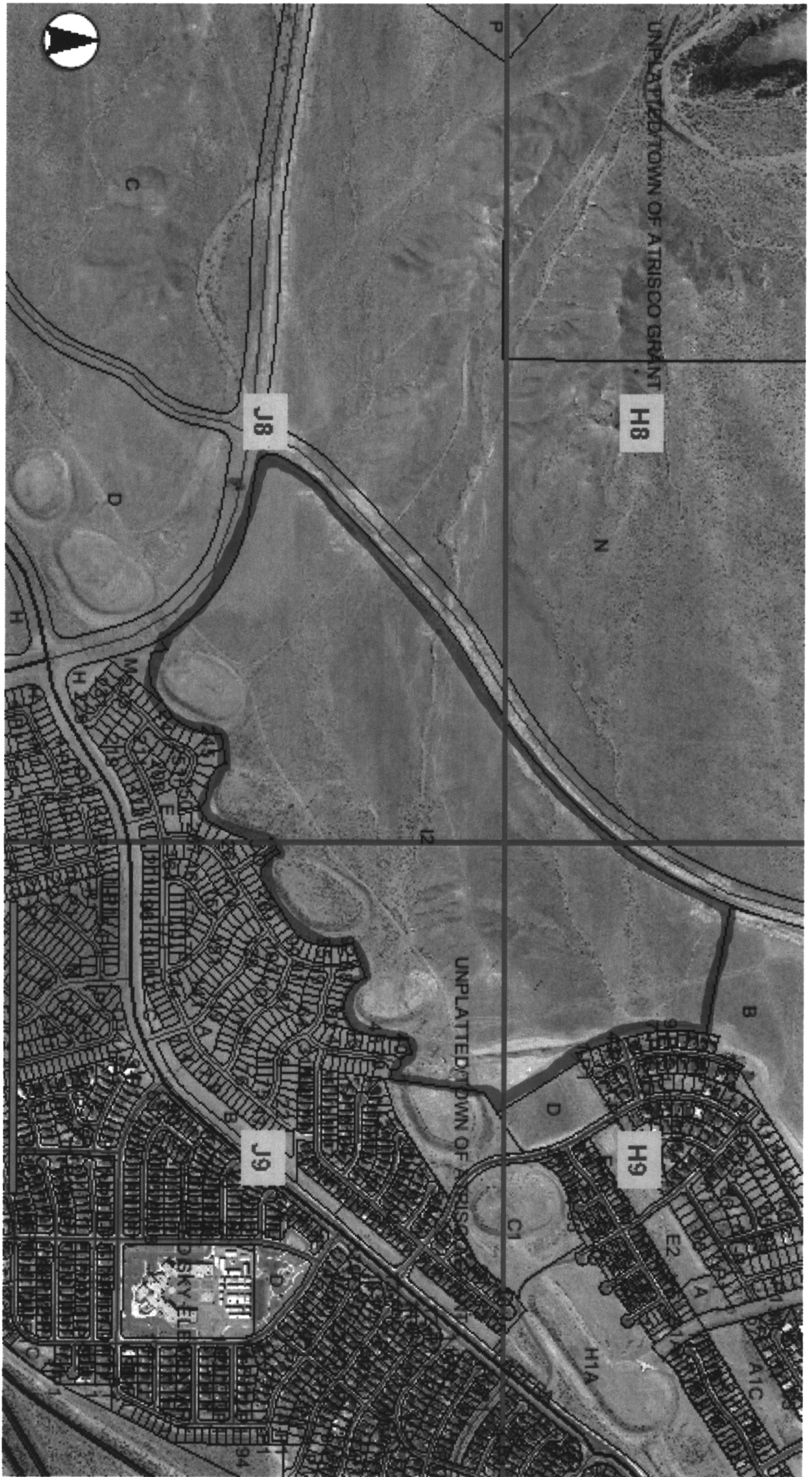


Bohannon-Kurston Brass Cap stamped "BH-40"
Geographic Position (NAD 1927)
N.W. State Plane Coordinates (Central Zone)
X = 352,790.68 Y = 1,492,348.53
Ground-to-Grid Factor = 0.99987105
ΔG = -00'18"59"
NGVD 1929 Elevation = 5305.43

UNPLATTED LANDS

EXISTING 22' PARCEL
LD-2-1A EASEMENT
LADERA STORM DRAINAGE
DIVERSION AND DETENTION
FACILITY JUDGEMENT NO.
7-76-03096 DOC. NO.
7-76-03096 FILED:
SEPT. 23, 1976 BK. MISC.
498, PGS. 648-683

"POINT OF BEGINNING"



#13

#1064233

6/14/06

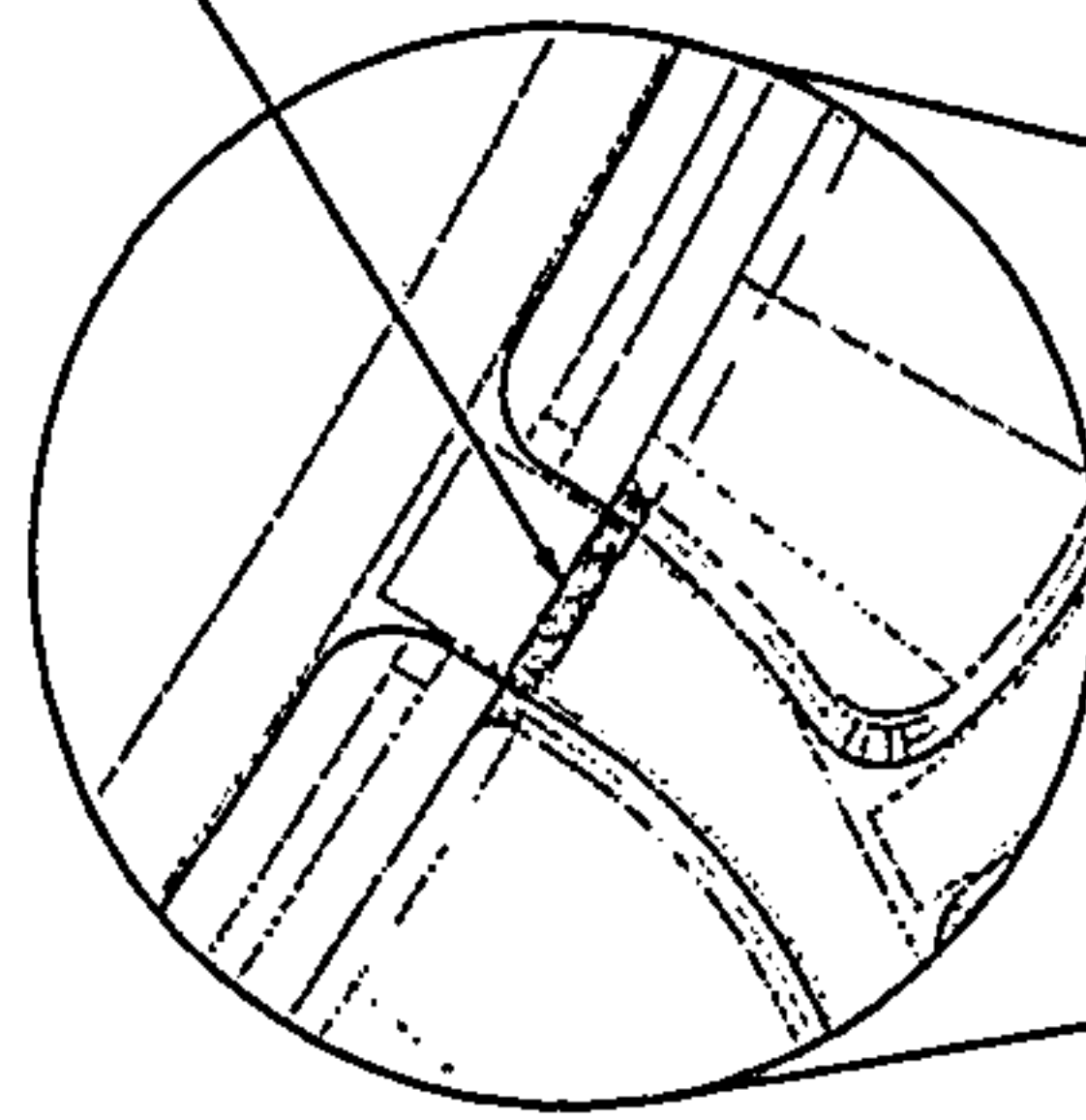


NO SCALE

LEGEND
EXISTING EASEMENT AND/OR PUBLIC R/W TO BE VACATED BY VACATION ACTION AND FINAL PLAT

SHADED PORTION OF EXISTING 10' PUBLIC UTILITY EASEMENT FILED: AUGUST 19, 2004 (2004C-250) TO BE VACATED BY VACATION ACTION AND FINAL PLAT

SHADED PORTION TO BE VACATED AT 3 ENTRANCES FROM TERRA PINTADA ST. (TYP.)



EXISTING TEMPORARY FLOOD PLAIN EASEMENT GRANTED TO AMAFCA FILED: DECEMBER 27, 2000 TO BE VACATED BY VACATION ACTION AND FINAL PLAT

SHADED PORTION OF EXISTING 10' PUBLIC UTILITY EASEMENT FILED: AUGUST 19, 2004 (2004C-250) TO BE VACATED BY VACATION ACTION AND FINAL PLAT

AN EXISTING 25' FLOATING PUBLIC WATERLINE EASEMENT ACROSS TRACT 1-2 GRANTED TO THE CITY OF ALBUQUERQUE FILED: AUGUST 19, 2004 (2004C-250) TO BE VACATED BY VACATION ACTION AND FINAL PLAT

SHADED PORTION OF EXISTING 10' PUBLIC UTILITY EASEMENT FILED: AUGUST 19, 2004 (2004C-250) TO BE VACATED BY VACATION ACTION AND FINAL PLAT

EXISTING TEMPORARY PUBLIC DRAINAGE EASEMENT FILED: NOVEMBER 1, 1996 (96-29, 5260) AGREEMENT AND COVENANT FILED: NOVEMBER 1, 1996 (96-29, 5253) TO BE VACATED BY VACATION ACTION AND FINAL PLAT

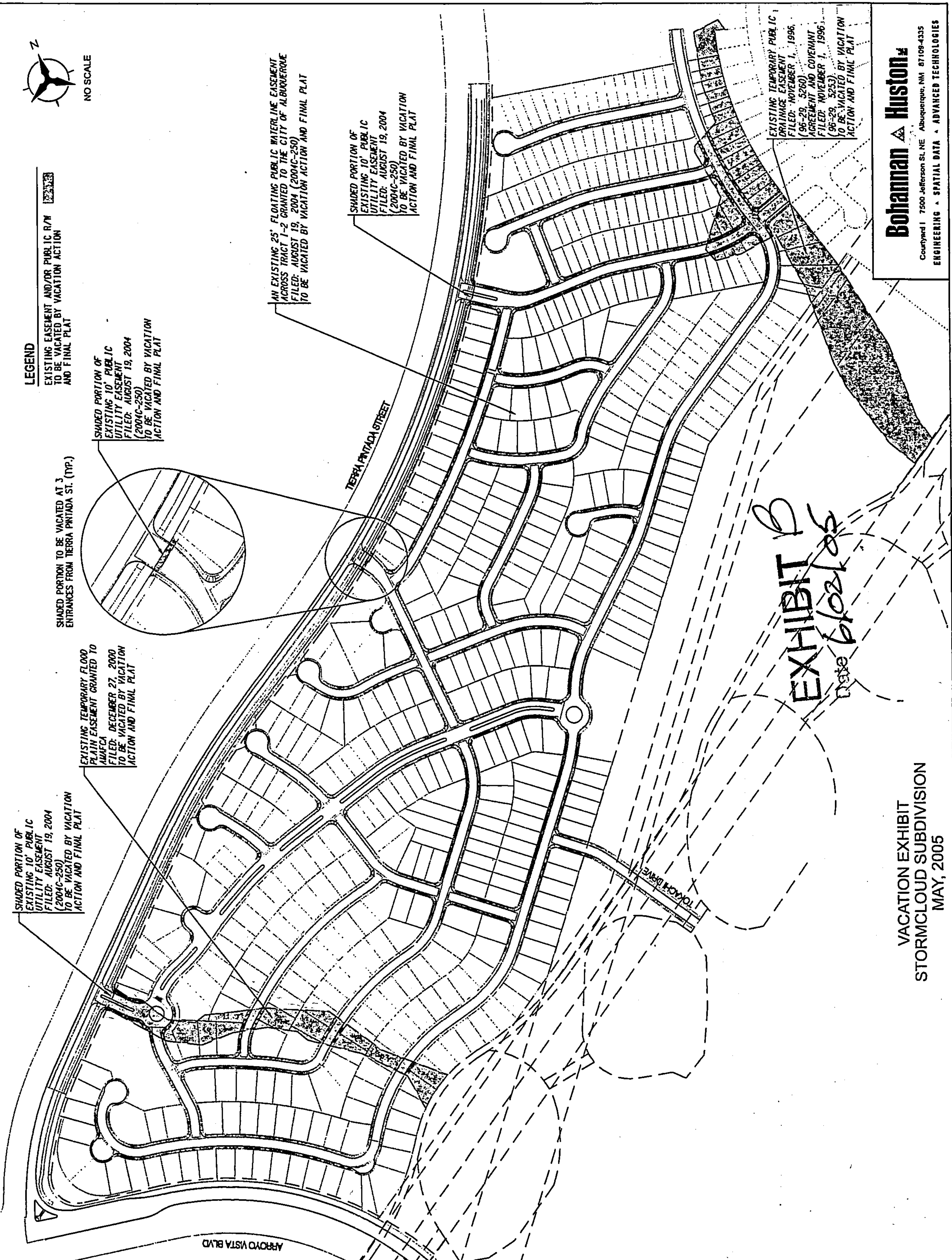


EXHIBIT B
Date 6/20/05

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

VACATION EXHIBIT
STORMCLOUD SUBDIVISION
MAY, 2005