

#15



Comp

DRB CASE ACTION LOG (FINAL PLAT)

Comp k3 4/20/06

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-00529 (FP)	Project # 1004388
Project Name: VENTANA AL SOL @ VENTANA RANCH WEST	
Agent: Bohannon Huston Inc.	Phone No.: 823-1000

Project Number 1004388

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 4/19/06 by the DRB with delegation of signature(s) to the following departments. **OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

- TRANSPORTATION: _____
- _____
- _____
- _____
- _____
- UTILITIES: _____
- _____
- _____
- _____
- CITY ENGINEER / AMAFCA: _____
- _____
- _____
- _____
- PARKS / CIP: _____
- _____
- _____
- _____
- PLANNING (Last to sign): *rec'd plat (initials)*
- _____
- _____
- _____

X

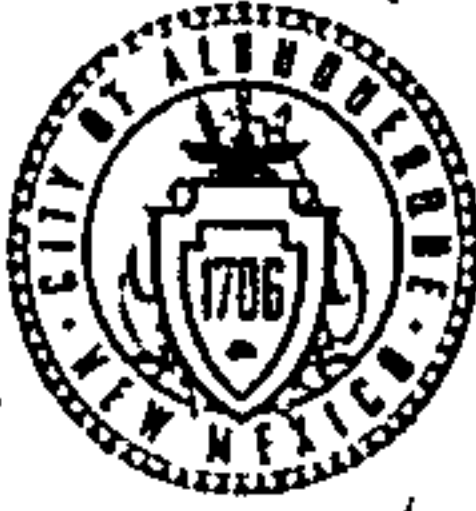
Planning must record this plat. Please submit the following items:

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

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

OK

#15



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Project Name: VENTANA AL SOL @ VENTANA RANCH WEST	
Agent: Bohannon Huston Inc.	Phone No.: 823-1000

Project Number

1004388

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OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- TRANSPORTATION: _____
- _____
- _____
- _____
- _____
- UTILITIES: _____
- _____
- _____
- _____
- CITY ENGINEER / AMAFCA: _____
- _____
- _____
- _____
- PARKS / CIP: _____
- _____
- _____
- _____
- PLANNING (Last to sign): record plat (*)
- _____
- _____
- _____

X

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



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

April 19, 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.
- B. Changes and/or Additions to the Agenda
- C. New or Old Business

Adjourned: 1:05 P.M.

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1002202**
06DRB-00362 Major-Vacation of Public Easements
06DRB-00363 Major-Preliminary Plat Approval

HUITT-ZOLLARS INC agent(s) for PRU WINROCK LLC request(s) the above action(s) for all or a portion of Lot(s) A-1-A, A-2, A-3, B, C-2A, D-1A, E-1, WINROCK CENTER ADDITION and Lot(s) B, MONROE (to be known as **WINROCK MARKET CENTER**), zoned SU-3, located on LOUISIANA BLVD NE, between INDIAN SCHOOL NE and INTERSTATE 40 containing approximately 80 acre(s). [REF: 05EPC-00876, 05EPC-00877] (J-19) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE**

INFRASTRUCTURE LIST DATED 4/19/06 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITIONS OF FINAL PLAT: (1) ALL EASEMENTS OF RECORD AND EASEMENT AGREEMENTS SHALL BE REFLECTED ON THE FINAL PLAT. (2) ANY FINAL PLAT APPROVED WILL PROVIDE FOR A "BLANKET" EASEMENT PENDING FINAL CONSTRUCTION AND LOCATION OF FINAL PUBLIC EASEMENTS. (3) LABEL ACCESS EASEMENT FOR TOYS R US. "TEMPORARY ACCESS EASEMENT TO BENEFIT PARCEL D-1A, PARCEL E-1 AND PARCEL A-1-A TO BE MAINTAINED BY PARCEL A-1-A". (4) MAINTAIN 10-FOOT DISTANCE FROM FACE OF CURB TO RIGHT-OF-WAY BOUNDARIES. CREATE PUBLIC ACCESS EASEMENTS WHERE NECESSARY. (5) RESEARCH ORIGINAL PLAT FOR ACCESS EASEMENT MAINTENANCE AT AMERICAS PARKWAY. (6) RELOCATE LEADER FOR EASEMENT '5' ON SHEET 5 OF 6 TO CLARIFY IDENTIFICATION. (7) SHOW 100-FOOT ACCESS CONTROL LIMITS ON THE PLAT. (AT THE INTERSTATE 40 ACCESS RAMP ENTRANCE). (8) VERIFY LOCATION OF THE 84-INCH STORM DRAIN BEHIND THE MACARONI GRILL AND IF NECESSARY, ADJUST THE EASEMENT. (9) CREATE A PUBLIC ACCESS EASEMENT AT ALL SIDEWALKS AND HANDICAP RAMPS ALONG INDIAN SCHOOL ROAD AND ALONG AMERICAS PARKWAY. (10) RESEARCH EASEMENT '17'.

06DRB-00526 Minor-SiteDev Plan
BldPermit/EPC
06DRB-00525 Minor-SiteDev Plan
Subd/EPC

CONSENSUS PLANNING agent(s) for PRUWINROCK request(s) the above action(s) for all or a portion of Lot(s) A-1A, A-2, A-3, B, C-2A, D-1A E-1, WINROCK CENTER ADDITION and Lot(s) B (MONROE) (to be known as **WINROCK MARKET CENTER**) zoned SU-3/ C-3, and SU-2/C-2, O-1 & R-2, located on LOUISIANA BLVD NE, between INDIAN SCHOOL RD NE and I-40 NE containing approximately 81 acre(s). [REF: 05EPC-00876, 05EPC-00877] [Russell Brito for Juanita Garcia, EPC Case Planner] (J-19) WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/19/06 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND

TRANSPORTATION DEVELOPMENT FOR
COMMENTS PER HANDOUT SHEET. WITH THE
SIGNING OF THE INFRASTRUCTURE LIST DATED
4/19/06 THE SITE PLAN FOR SUBDIVISION WAS
APPROVED WITH FINAL SIGN OFF DELEGATED
TO CITY ENGINEER FOR SIA AND
TRANSPORTATION DEVELOPMENT FOR
COMMENTS PER HANDOUT SHEET.

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

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

3. **Project # 1004779**
06DRB-00393 Major-Vacation of Pub
Right-of-Way

ISAACSON & ARFMAN PA agent(s) for 207 ALISO DRIVE LLC, SHEFFIELD PARTNERS LLC request(s) the above action(s) for all or a portion of Lot(s) 3-A & 4, Block(s) 3, GRANADA HEIGHTS (to be known as **ALISO LOFTS, PHASE II**) zoned R-2 residential zone, located on ALISO DR SE, between SILVER AVE SE and ARLOTE AVE SE. [REF: V-77-8, ZA-76-152] *[Deferred from 4/19/06]* (K-17) **DEFERRED AT AGENT'S REQUEST TO 4/26/06.**

4. **Project # 1004778**
06DRB-00391 Major-Vacation of
Public Easements
06DRB-00390 Minor-Prelim&Final Plat
Approval
- SURVEYS SOUTHWEST LTD agent(s) for BLAINE ROBERTS request(s) the above action(s) for all or a portion of Lot(s) 2-B & 2-C, **LANDS OF FOREST PRODUCTS CO.**, zoned S-MI, located on ASPEN AVE NW, between 12TH ST NW and A.T. & S.F. RAILROAD containing approximately 7 acre(s). [REF: DRB-95-360, ZA-89-365] (H-13) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE 15-DAY APPEAL PERIOD.**
5. **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) **DEFERRED AT THE AGENT'S REQUEST TO 5/17/06.**
6. **Project # 1003096**
04DRB-01344 Minor-Prelim&Final Plat
Approval
- SURVEYS SOUTHWEST LTD agent(s) for EILEEN DEVEREUX AND STEFAN WATSON request(s) the above action(s) for all or a portion of Lot(s) 53-58, **J. M. MOORE REALTY COMPANY, UNIT 1**, zoned S-R, SAWMILL RESIDENTIAL, located between 8TH ST NW and MOUNTAIN RD NW containing approximately 1 acre(s). [REF: 03DRB-01901, 05CC01786] **REMANDED BACK TO DRB FROM CITY COUNCIL (J-14) THE MINOR PLATTING ACTION OF 9/24/04 STANDS AS APPROVED.**

4. **Project # 1004778**
06DRB-00391 Major-Vacation of
Public Easements
06DRB-00390 Minor-Prelim&Final Plat
Approval
- SURVEYS SOUTHWEST LTD agent(s) for BLAINE ROBERTS request(s) the above action(s) for all or a portion of Lot(s) 2-B & 2-C, **LANDS OF FOREST PRODUCTS CO.**, zoned S-MI, located on ASPEN AVE NW, between 12TH ST NW and A.T. & S.F. RAILROAD containing approximately 7 acre(s). [REF: DRB-95-360, ZA-89-365] (H-13) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE 15-DAY APPEAL PERIOD.**
5. **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) **DEFERRED AT THE AGENT'S REQUEST TO 5/17/06.**
6. **Project # 1003096**
04DRB-01344 Minor-Prelim&Final Plat
Approval
- SURVEYS SOUTHWEST LTD agent(s) for EILEEN DEVEREUX AND STEFAN WATSON request(s) the above action(s) for all or a portion of Lot(s) 53-58, **J. M. MOORE REALTY COMPANY, UNIT 1**, zoned S-R, SAWMILL RESIDENTIAL, located between 8TH ST NW and MOUNTAIN RD NW containing approximately 1 acre(s). [REF: 03DRB-01901, 05CC01786] **REMANDED BACK TO DRB FROM CITY COUNCIL (J-14) THE MINOR PLATTING ACTION OF 9/24/04 STANDS AS APPROVED.**

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 # 1004622**
06DRB-00490 Minor-SiteDev Plan
BldPermit/EPC
- GEORGE RAINHART ARCHITECT & ASSOCIATES agent(s) for NEW MEXICO EDUCATORS FEDERAL CREDIT UNION request(s) the above action(s) for all or a portion of Lot(s) 18, Block(s) 21, Tract(s) A, NORTH ALBUQUERQUE ACRES, UNIT A (to be known as **NEW MEXICO EDUCATORS FEDERAL CREDIT UNION**) zoned SU-2/C-1, located on PASEO DEL NOTRE NE, between BARSTOW NE and WYOMING NE containing approximately 1 acre(s). **[Catalina Lehner, EPC Case Planner] (D-19) THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND 3 COPIES OF THE SITE PLAN AND TRANSPORTATION DEVELOPMENT FOR SIDEWALK LOCATION AND WIDTH OF PALOMAS.**

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

8. **Project # 1002739**
06DRB-00513 Minor-Extension of
Preliminary Plat
- MARK GOODWIN & ASSOCIATES PA agent(s) for KB HOME NEW MEXICO INC request(s) the above action(s) for all or a portion of Tract(s) B-1, PARCEL 2-D & A, LANDS OF RIO BRAVO PARTNERS, ROSNER TRACT, ANDERSON HEIGHTS (to be known as **ANDERSON HEIGHTS, UNITS 2-9**) zoned R-D residential and related uses zone, developing area, located on 118TH ST SW, between DENNIS CHAVEZ BLVD SW and GIBSON BLVD SW containing approximately 248 acre(s). **[REF: 05DRB-01832, 06DRB-00268] (N-8/P-8) A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

9. **Project # 1002478**
06DRB-00509 Minor-Temp Defer
SDWK
- RAYMOND LEE DENNIS, PE agent(s) for PASEO PARTNERSHIP LLC request(s) the above action(s) for all or a portion of Tract(s) T-4, VISTA DEL NORTE, **BLUE SKY BUSINESS PARK**, zoned M-2, located on EL PUEBLO NE, between EDITH NE and JEFFERSON NE containing approximately 23 acre(s).[REF: 05DRB-01344] (D-16) **THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**
10. **Project # 1001778**
06DRB-00518 Minor-Prelim&Final
Plat Approval
- WAYJOHN SURVEYING INC agent(s) for PHILIP LINDBORG, DRAGONFLY DEVELOPMENT INC., request(s) the above action(s) for all or a portion of Lot(s) 9-P1 & 10-P1, **TRAMWAY CROSSING**, zoned R-T, located on WOODLAND AVE NE, between MARIE PARK DR NE and TRAMWAY BLVD NE containing approximately 1 acre(s). [REF: 05DRB-01793] (H-22) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**
11. **Project # 1004655**
06DRB-00519 Minor-Prelim&Final
Plat Approval
- WAYJOHN SURVEYING INC agent(s) for JESUS & MARIA VIZCAINO request(s) the above action(s) for all or a portion of Lot(s) 8 & 9, Block(s) 10, **LOWER BROADWAY ADDITION**, zoned SU-2/MR, located on ALAMO AVE SE, between HINKLE ST SE and MECHEM ST SE containing approximately 1 acre(s). [REF: 06DRB-00080] (M-14) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

12. **Project # 1004845**
06DRB-00523 Minor-Prelim&Final
Plat Approval

DOUG SMITH agent(s) for DANIEL FITCHELL & DAVID LEVIN request(s) the above action(s) for all or a portion of Lot(s) 105 & 106, **HERITAGE HILLS, UNIT 4**, zoned R-1, located on SUPREME CT NE, between OPPORTUNITY DR NE and PIONEER TRAIL NE containing approximately 1 acre(s). (D-20) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

13. **Project # 1003257**
06DRB-00508 Major-Final Plat
Approval – **UNIT 1**
06DRB-00528 Minor-Amnd Prelim
Plat Approval
06DRB-00536 Major-Final Plat
Approval – **UNIT 2**

MARK GOODWIN & ASSOCIATES PA agent(s) for SALTILLO COMMUNITIES LLC request(s) the above action(s) for all or a portion of Tract(s) A, Lot(s) 48-55, 1-7, 10-14, 1-8, 2-45, 1-16, 1-10 & 12-14, 7-12, 1-62 Block(s) 4, 6, 9, 12, 14, 15, 16, 7, 8, 10, 11, 13 & 17 AND Block(s) 1-4 (to be known as **SALTILLO, UNITS 1 & 2**) and Lot(s) 1-16, Block(s) 5, **PARADISE HEIGHTS, UNIT 5**, zoned R-1 residential zone, located on BLACK ARROYO RD NW, between MCMAHON BLVD NW and CALABACILLAS ARROYO containing approximately 171 acre(s). [REF: 05DRB-00929, 05DRB-00933, 05DRB-00934, 05DRB-00935, 05DRB-00936] (A-10) **THE FINAL PLAT FOR UNIT 1 WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR ALL WATER/SEWER EASEMENTS MUST BE GRANTED EXCLUSIVELY TO CITY OF ALBUQUERQUE AND PLANNING FOR REAL PROPERTY SIGNATURE, AMAFCA'S SIGNATURE AND TO RECORD THE PLAT. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/19/6 THE AMENDED PRELIMINARY PLAT WAS APPROVED. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT. THE FINAL PLAT FOR UNIT 2 WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR ALL WATER/SEWER EASEMENTS MUST BE GRANTED EXCLUSIVELY TO CITY OF ALBUQUERQUE AND PLANNING FOR REAL PROPERTY SIGNATURE, AMAFCA'S SIGNATURE AND TO RECORD THE PLAT.**

14. **Project # 1004355**
06DRB-00527 Minor-Amnd Prelim
Plat Approval

WILSON & COMPANY INC agent(s) for KB HOME NEW MEXICO request(s) the above action(s) for all or a portion of Tract(s) 2, **VISTA VIEJA SUBDIVISION**, zoned R-D, located on SCENIC RD NW, between 81ST ST NW and ALBERICOQUE PL NW containing approximately 41 acre(s). [REF: 04DRB-00825, 04DRB-01460, 05DRB-01235, 05DRB-01236] (D-9) **WITH THE SIGNING OF THE AMENDED INFRASTRUCTURE LIST DATED 4/19/06 AND APPROVAL OF THE AMENDED GRADING PLAN ENGINEER STAMP DATED 4/17/06 THE AMENDED PRELIMINARY PLAT WAS APPROVED WITH THE SAME CONDITIONS GIVEN ON 8/31/05 AS FOLLOW: THE HOME OWNER'S ASSOCIATION PRESIDENT MUST SIGN THE FINAL PLAT. IF NO SUCH PERSON IS AVAILABLE, THEN THE OWNER OF THE PROPERTY CAN SIGN. DRAINAGE EASEMENTS IN PARCELS B, C AND E SHALL BE VACATED AND REPLACED WITH THE NEW ALIGNMENT.**

15. ~~**Project # 1004388**~~
06DRB-00529 Minor-Final Plat
Approval

BOHANNAN HUSTON INC agent(s) for PULTE HOMES OF NEW MEXICO request(s) the above action(s) for all or a portion of Tract(s) 14, **VENTANA AL SOL @ VENTANA RANCH WEST**, zoned R-LT residential zone, located on VENTANA RIDGE NW and DEL OESTE DR NW and containing approximately 20 acre(s). [REF: 05DRB-01336] (B-8) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD THE PLAT.**

16. **Project # 1004462**
06DRB-00517 Minor-Final Plat
Approval

BOHANNAN HUSTON INC agent(s) for ANDALUCIA DEVELOPMENT CO INC request(s) the above action(s) for all or a portion of Tract(s) A & C, **ANDALUCIA @ LA LUZ, UNIT 3**, zoned SU-1 special use zone, located on COORS BLVD NW, between NAMASTE RD NW and

MONTE FRIO DR NW containing approximately 23 acre(s). [REF: 05DRB-01524] (F-11) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR WALL EASEMENT ALONG NAMASTE, MAINTENANCE NOTE FOR THE PEDESTRIAN PATH AND PLANNING FOR AMAFCA'S SIGNATURE AND TO RECORD.**

17. **Project # 1004522**
06DRB-00520 Minor-Prelim&Final
Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for VANGIE PAVLAKOS request(s) the above action(s) for all or a portion of Lot(s) 1-6, Block(s) 2, Tract(s) A, **MESA VERDE ADDITION**, zoned C-2 community commercial zone, located on RHODE ISLAND ST NE, between CENTRAL AVE NE and TENNESSEE ST NE containing approximately 1 acre(s). [REF:ZA-94-315, 05DRB-01667] (K-19) **PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

18. **Project # 1004541**
06DRB-00516 Minor-Prelim&Final
Plat Approval

SURV-TEK INC agent(s) for CORE REALTY HOLDINGS LLC request(s) the above action(s) for all or a portion of Tract(s) B-9J-1A, **SEVEN BAR RANCH**, zoned SU-1 for R-2 uses, located on CIBOLA LOOP NW, between ELLISON NW and COORS BLVD NW containing approximately 36 acre(s). (A-13) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR SECOND ACCESS AND PLANNING TO RECORD THE PLAT.**

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

RON GARNER agent(s) for GARBAC, LLC request(s) the above action(s) for all or a portion of Lot(s) 4, 5 & 6, Block(s) 41, **RAYNOLDS ADDITION**, zoned SU-2/NCR, located on COAL AVE SW, between 10TH ST SW and 11TH ST SW containing approximately 1 acre(s). *[Deferred from 3/29/06 & 4/5/06 & 4/12/06]* (K-13) **PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

NO ACTION IS TAKEN ON THESE CASES:

APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

20. **Project # 1004814**
06DRB-00460 Minor-Sketch Plat or
Plan

SURVEYS SOUTHWEST LTD agent(s) for CARLOS ESTRADA request(s) the above action(s) for all or a portion of Lot(s) 7 & 8, Block(s) B, **EASTERN ADDITION**, zoned SU-2/MR, located on PACIFIC AVE SE, between JOHN ST SE and BROADWAY BLVD SE containing approximately 1 acre(s). [REF: Z-72-70] (K-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

21. **Project # 1000771**
06DRB-00522 Minor-Sketch Plat or
Plan

TIERRA WEST LLC agent(s) for BCG LLC request(s) the above action(s) for all or a portion of Tract(s) C, **COTTONWOOD POINTE**, zoned SU-1 for R-2, C-2, IP, located on IRVING BLVD NW, between EAGLE RANCH RD NW and the CALABACILLAS ARROYO NW containing approximately 7 acre(s). (B-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

22. **Project # 1004829**
06DRB-00486 Minor-Sketch Plat or Plan
- JOHN BLOCK request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, Block(s) 4, **VOLCANO CLIFFS, UNIT 2**, zoned R-1 residential zone, located on CLIFF RD NW, between POPO DR NW and RIMROCK NW containing approximately 1 acre(s). (E-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
23. **Project # 1004844**
06DRB-00514 Minor-Sketch Plat or Plan
- MARK HOLMEN request(s) the above action(s) for all or a portion of Tract(s) 31, **ALVARDO GARDENS # 1**, zoned RA-2, located on MATTHEW NW, between RIO GRANDE NW and MEADOWVIEW NW containing approximately 1 acre(s). (G-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
24. **Project # 1004846**
06DRB-00524 Minor-Sketch Plat or Plan
- FERNANDO & NORMA ARAGON request(s) the above action(s) for all or a portion of Lot(s) 337 and 364, **RIO GRANDE HEIGHTS**, zoned C-3 heavy commercial zone, located on OLD COORS DR SW, between SUNSET GARDENS RD SW and DOLORES DR SW. [REF: ZA-98-436] (C-3) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
25. Approval of the Development Review Board Minutes for April 5 and April 12, 2006. **THE DEVELOPMENT REVIEW BOARD MINUTES WERE APPROVED BY THE BOARD.**

26. **Other Matters: Project #1004073** – Approval of Amended Infrastructure List with Major changes. **THE AMENDED INFRASTRUCTURE LIST WAS APPROVED.**

ADJOURNED: 1:05 P.M.



**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
April 19, 2006
DRB Comments**

ITEM # 15

PROJECT # 1004388 APPLICATION # 06-00529

RE: Ventana al Sol @ Ventana Ranch West/fp

There were no conditions of final plat.

Planning has no objection to the final plat approval. Preliminary plat approval occurred on 9/14/05. Therefore, the Westside Strategic Plan APS amendment has no status as it now exists.



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

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1004388

AGENDA ITEM NO: 15

SUBJECT:

Final Plat

ACTION REQUESTED:

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

P.O. Box 1293

ENGINEERING COMMENTS:

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

Albuquerque

New Mexico 87103

RESOLUTION:

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

www.cabq.gov

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: April 19, 2006

#15

4388

DXF Electronic Approval Form

DRB Project Case #: 1004388

Subdivision Name: VENTANA AL SOL AT VENTANA RANCH WEST

Surveyor: ROBERT GROMATZKY

Contact Person: MARY COLE

Contact Information: 823-1000

DXF Received: 4/17/2006

Hard Copy Received: 4/17/2006

Coordinate System: NMSP Grid (NAD 27)


Approved

04.17.2006
Date

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

AGIS Use Only

Copied fc 4388 to agiscov on 4/17/2006 Contact person notified on 4/17/2006

File

March 31, 2006

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

Re: ~~Final Plat - Ventana al Sol~~ (Western Shadows 2) at Ventana Ranch West
Project No. 1004388-1

Dear Kevin:

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

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

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



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

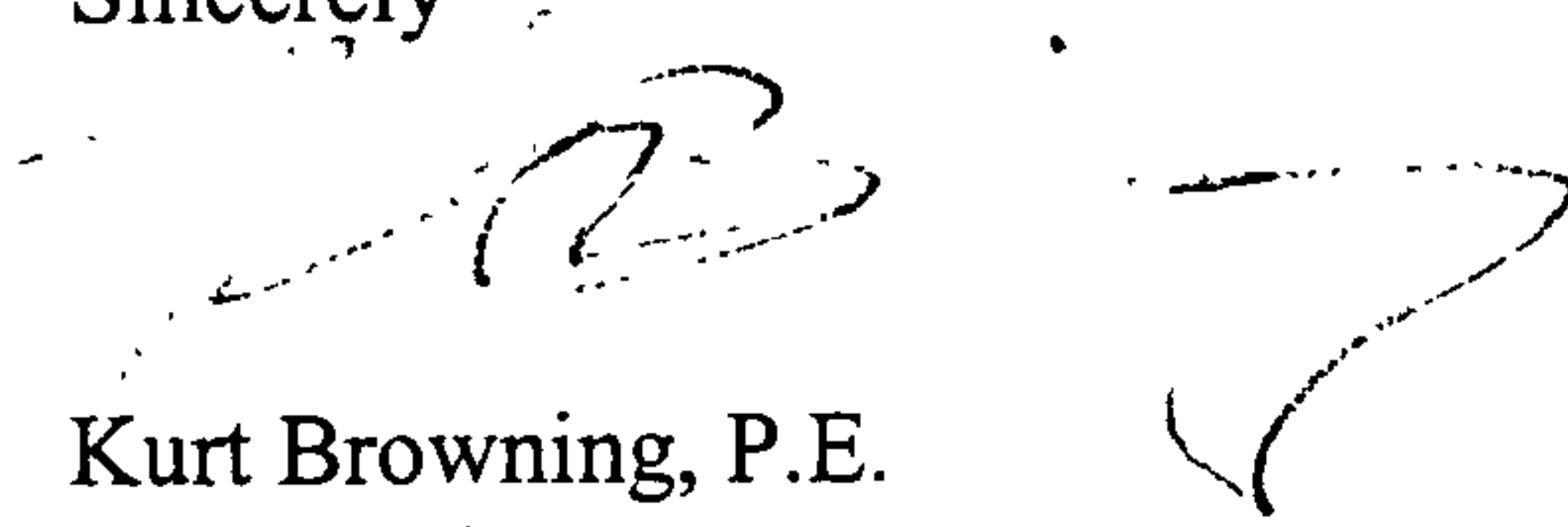
#10 TRAMWAY LOOP NE • ALBUQUERQUE, NEW MEXICO 87122 • (505) 856-6419 • FAX (505) 856-6335
LAND DEVELOPMENT, MANAGEMENT AND BROKERAGE

Mr. Kevin Curran
March 31, 2006
Page 2

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

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

Sincerely



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

KB/lk

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

1102
AMENDMENT TO AGREEMENT TO
CONSTRUCT SUBDIVISION IMPROVEMENTS

Procedure B
Ventana al Sol
City Project # 6176.87
4-10-06

WHEREAS, the City and the Subdivider entered into an Agreement to Construct Public and/or Private Subdivision Improvements ("Original Agreement") on Feb. 28, 2006, which was recorded on March 3, 2006 in the records of the Bernalillo County Clerk at Book A113, pages 1324 thru VXX, wherein the Subdivider agreed to satisfactorily construct certain infrastructure improvements.

WHEREAS, the Subdivider has requested final plat approval of its plat identified as Ventana al Sol; and

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

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

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

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

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

Type of Financial Guaranty: Subdivision Improvements Bond No. 636440
Amount: \$ 523,358.75
Name of Financial Institution or Surety providing Guaranty: Safeco Insurance Company of America
Date City first able to call guaranty: July 14, 2007
Construction Completion Deadline: July 14, 2007
If guaranty other than a Bond, last day City is able to call on Guaranty is: _____, 20__.
Additional information: _____

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



SUBDIVIDER:

By (Signature): [Signature]
Name: Garret Price
Title: Vice President - Land
Dated: 3-24-06

CITY OF ALBUQUERQUE:

[Signature]
City Engineer

Dated: 4-10-06

WJ 4/10/06

on 4-6-06

SUBDIVIDER'S NOTARY

STATE OF NM)
COUNTY OF Bernalillo) ss.

This instrument was acknowledged before me on 24th day of March, 2006 by (Name of person:) Garret Price, (title or capacity, for instance, "President" or "Owner":) Vice President - Land of (Subdivider") Pulte Homes of New Mexico, Inc.

My Commission Expires:

1-31-2010

Jennifer A. Lind
Notary Public



OFFICIAL SEAL
Jennifer A Lind
NOTARY PUBLIC
STATE OF NEW MEXICO

My Commission Expires: 1-31-2010 JK

CITY'S NOTARY

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) ss.

This instrument was acknowledged before me on 10th day of April, 2006, by Richard Dourte, City Engineer, of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

Florinda Saavedra
Notary Public

My Commission Expires:

11-25-2007



BOND NO. 6364409

Contact Person's Name: _____

SUBDIVISION IMPROVEMENTS BOND

Know all men by these presents: That we, Pulte Homes of New Mexico, Inc., a Michigan corporation, 7445 Pan American Freeway NE, Albuquerque, NM 87109 as "Principal" and Safeco Insurance Company of America, a corporation organized and existing under and by virtue of the laws of the State of Washington and authorized to do business in the State of New Mexico, as "Surety," whose address is 2800 W. Higgins Road, Suite 1100, Hoffman Estates, IL 60159 and whose telephone number is 847-490-2900 are held and firmly bound unto the City of Albuquerque in the penal sum of five hundred twenty three thousand three hundred fifty three and 75/100 (\$523,353.75) as amended by change orders approved by the Surety or changes to the infrastructure list approved by the City Development Review Board, the payment of which is well and truly to be made, and each of us bind ourselves, our and each of our heirs, executors, administrators, successors and assigns, jointly and severally, and firmly by these presents.

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

Whereas, the Principal is the owner of and/or is interested in or is developing land and premises known as Ventana al Sol, Project #6176.87; and

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

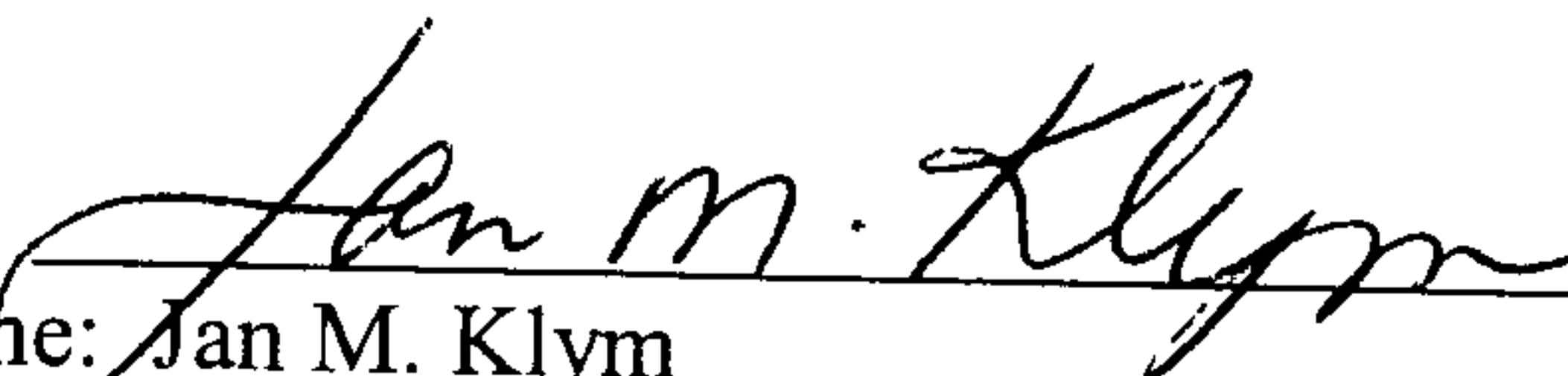
Whereas, the subdivision Ordinance also requires the Principal to install and construct the following improvements at the subdivision: Public and/or Private Infrastructure Improvements.

All construction shall be performed in accordance with the Agreement to Construct Public and/or Private Subdivision Improvements Agreement entered into between Pulte Homes of New Mexico, Inc. and the City of Albuquerque, as recorded in the office of the Clerk of Bernalillo County, New Mexico, in Book A115, Pages 937 through XXX- 937, as amended by change orders or amendments to the Agreement.

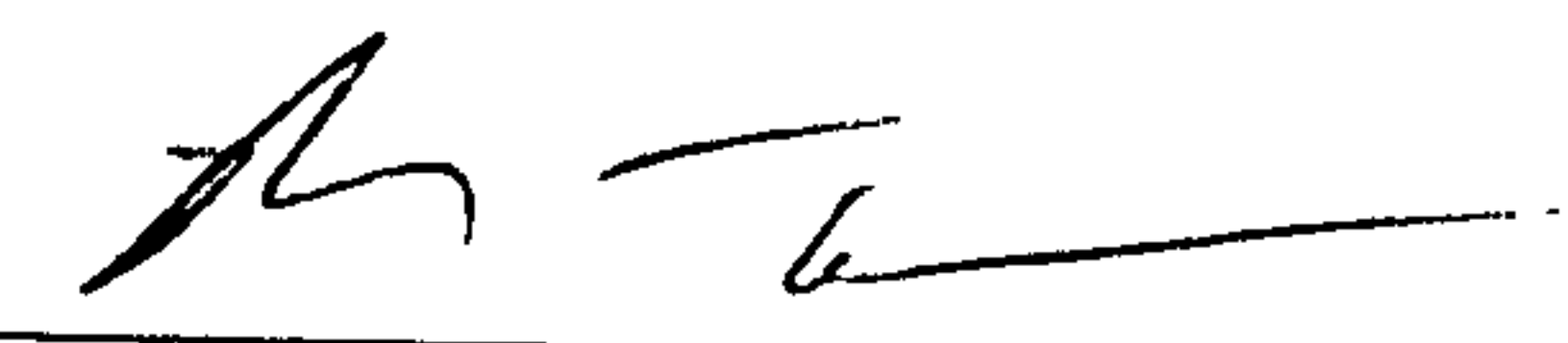
Now, therefore, if the Principal completes construction of the Improvements and facilitates and performs the work herein above specified to be performed, all on or before July 14, 2007 ("the Construction Completion deadline"), then this obligation shall be null and void; if the Principal does not complete construction by or before the Construction Completion Deadline, the City may call on this obligation until released by the City.

In Witness Whereof, this bond has been executed this 27th day of March, 2006.

Subdivider: Pulte Homes of New Mexico, Inc.

By: 
Name: Jan M. Klym
Title: Assistant Secretary
Dated: March 27, 2006

Surety: Safeco Insurance Company of America

By: 
Name: Robert Porter
Title: Attorney-in-Fact
Dated: March 27, 2006



LIMITED POWER OF ATTORNEY

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

No. 8011

KNOW ALL BY THESE PRESENTS:

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

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

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

of Two Million Five Hundred Thousand and 00/100 -----
DOLLARS (\$ 2,500,000 00)

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

this 15th day of March, 2005

Handwritten signature of Christine Mead

CHRISTINE MEAD, SECRETARY

Handwritten signature of Mike McGavick

MIKE MCGAVICK, PRESIDENT

CERTIFICATE

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

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

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

"On any certificate executed by the Secretary or an assistant secretary of the Company setting out, (i) The provisions of Article V, Section 13 of the By-Laws, and (ii) A copy of the power-of-attorney appointment, executed pursuant thereto, and (iii) Certifying that said power-of-attorney appointment is in full force and effect, the signature of the certifying officer may be by facsimile, and the seal of the Company may be a facsimile thereof."

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

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

this 27th day of March, 2006



Handwritten signature of Christine Mead


CHRISTINE MEAD, SECRETARY

ACKNOWLEDGEMENT BY SURETY

STATE OF MICHIGAN)
)SS.
COUNTY OF OAKLAND)

On this 27th day of March, 2006, before me personally appeared Robert Porter known to me to be the Attorney-in-Fact of Safeco Insurance Company of America the same. In witness whereof, I have hereunto set my hand and affixed my official seal, at my office in the aforesaid County, the day and year in this certificate first above written.

My Commission Expires: April 14, 2012



Notary Public, Colleen F. Currie
Oakland County, Michigan


COLLEEN F CURRIE
NOTARY PUBLIC, STATE OF MI
COUNTY OF OAKLAND
MY COMMISSION EXPIRES Apr 14, 2012
ACTING IN THE COUNTY OF

ACKNOWLEDGEMENT BY SURETY

STATE OF MICHIGAN)
)SS.
COUNTY OF OAKLAND)

On this 27th day of March 2006, before me, the undersigned authorized employee, personally appeared Jan M. Klym who acknowledges herself to be Assistant Secretary for Pulte Homes of New Mexico, Inc., being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the Corporation by himself as such employee.

My Commission Expires: April 14, 2012



Notary Public, Colleen F. Currie
Oakland County, Michigan

COLLEEN F CURRIE
NOTARY PUBLIC, STATE OF MI
COUNTY OF OAKLAND
COMMISSION EXPIRES Apr 14, 2012
SITING IN THE COUNTY OF

ORIGINAL

Figure 12

INFRASTRUCTURE LIST

EXHIBIT "A"

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

Δ Ventana al Sol

**WESTERN SHADOWS UNIT-2 SUBDIVISION AT VENTANA RANCH WEST (TRACT 14)
PRELIMINARY PLAT**

Date Submitted.

August 19, 2005

Date Site Plan Approved

N/A

Date Preliminary Plat Approved

9/14/05

Date Preliminary Plat Expires

9/14/06

DRB Project No.

1004338

APPLICATION NO.

05DRB-01336

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

SIA
Sequence #

COA DRC
Project #

Size
Type of Improvement

Location

From

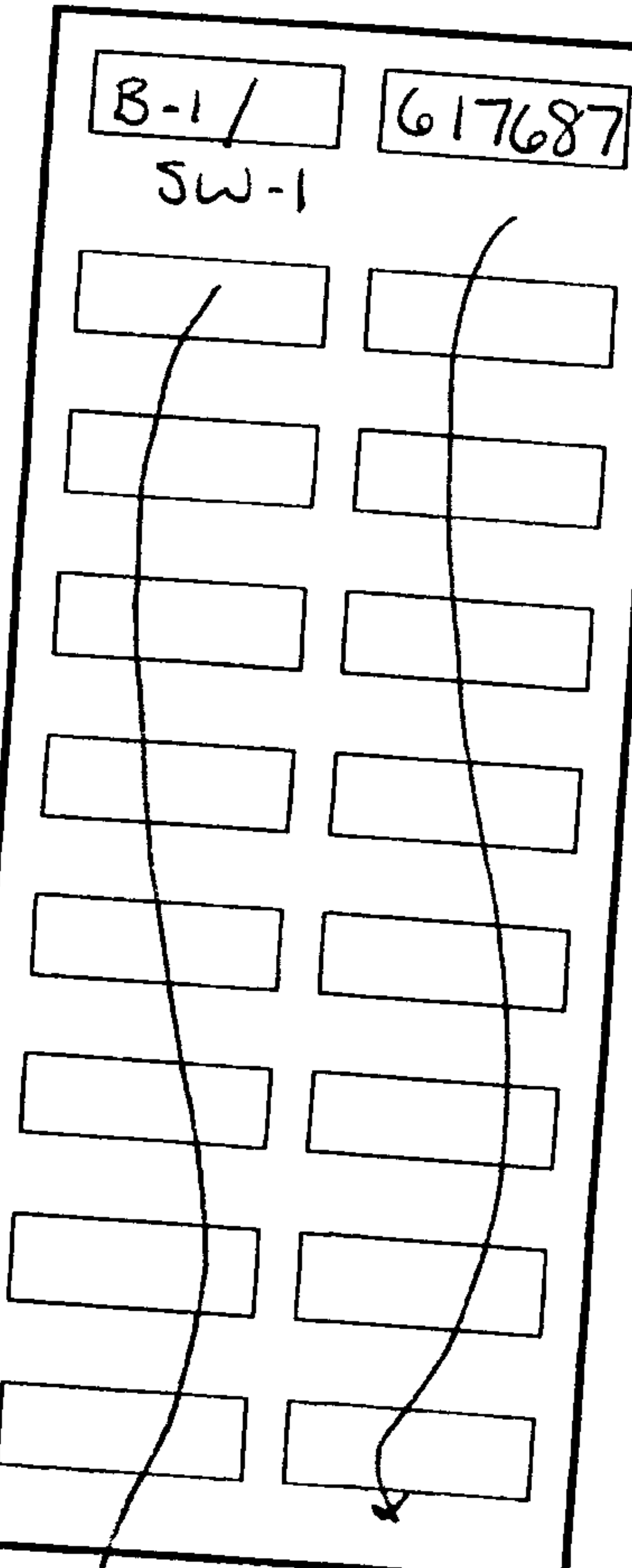
To

Private
Inspector

City
Inspector

City Cnst
Engineer

ONSITE PUBLIC ROADWAY IMPROVEMENTS (PULTE HOMES)



54' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC MEDIAN CURB & GUTTER AND PCC 6' WIDE SIDEWALK ON BOTH SIDES*	Δ Ventana Sol YOLANDA DRIVE	Δ Ventana Cielo JACOB AVENUE	VENTANA RIDGE ROAD	/	/	/
32' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON BOTH SIDES*	Δ Ventana Sol YOLANDA DRIVE	Δ Ventana Azul SKYLAR AVENUE	Δ Ventana Cielo JACOB AVENUE	/	/	/
32' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON BOTH SIDES*	TUSCARORA ROAD AND PUBLIC EASEMENT	Δ Ventana Sol YOLANDA DRIVE	85' EAST OF EAST BOUNDARY (ACROSS ENTIRE PARK)	/	/	/
28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON BOTH SIDES*	Δ Ventana Cielo JACOB AVENUE	Δ Ventana Oeste KATE DRIVE	Δ Ventana Sol YOLANDA DRIVE	/	/	/
28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON BOTH SIDES*	Δ Ventana Azul SKYLAR AVENUE	Δ Ventana Oeste KATE DRIVE	Δ Ventana Sol YOLANDA DRIVE	/	/	/
24' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON SOUTH SIDE ONLY*	Δ Ventana Azul SKYLAR AVENUE	Δ Ventana Sol YOLANDA DRIVE	EAST STUB TERMINUS	/	/	/
28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON BOTH SIDES*	Δ Ventana Oeste KATE DRIVE	Δ Ventana Azul SKYLAR AVENUE	Δ Ventana Cielo JACOB AVENUE	/	/	/
28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON BOTH SIDES*	Δ Ventana Verde CARLY DRIVE	Δ Ventana Azul SKYLAR AVENUE	Δ Ventana Cielo JACOB AVENUE	/	/	/
28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON BOTH SIDES*	Δ Ventana Court SHELLINE AVENUE	WEST CUL-DE-SAC TERMINUS	Δ Ventana Sol YOLANDA DRIVE	/	/	/

Private Inspector	City Inspector	City Cnst Engineer
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* SIDEWALKS TO BE DEFERRED PER DEFERRAL EXHIBIT 'B'.
WAIVER OF SIDEWALK ON NORTH SIDE OF SKYLAR AVENUE STUB, SOUTH SIDE OF SHELLINE AVE AND CUL-DE-SAC
STREET LIGHTS AS PER COA DPM

ORIGINAL

SIA Sequence #

C-1	617687

COA DRC Project #

OFFSITE PUBLIC ROADWAY IMPROVEMENTS (VENTANA WEST LLC)

24' F-EDGE ARTERIAL PAVING W/ PCC STD CURB & GUTTER AND PCC 6' WIDE SIDEWALK ON EAST SIDE $\lambda = 515$

From To
SOUTH BOUNDARY VENTANA RIDGE ROAD
DEL OESTE BLVD

Private Inspector City Inspector City Cnst Engineer

NOTE: THE DEL OESTE DRIVE INFRASTRUCTURE IMPROVEMENTS SHALL BE PROVIDED TO THE COA VIA A SIA PROCEDURE C.

ONSITE PUBLIC STORM DRAIN IMPROVEMENTS (PULTE HOMES)

18"-24" DIA inlets - 2 RCP W/ NEC. MH'S, LATERALS & INLETS 18" - 25' Δ Ventana Cielo JAGOB AVENUE
18-36" DIA RCP W/ NEC. MH'S, LATERALS & INLETS 24" - 40' Δ Ventana Sol YOLANDA DRIVE
inlets - 2
36" - 300' MH - 2
TUSCARORA RD.

50' WEST OF VENTANA DR
TUSCARORA RD.

B-1			
B-1			

NOTES: A GRADING AND DRAINAGE CERTIFICATION OF THE APPROVED GRADING PLAN, INCLUDING TRACT D (PARK SITE) IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTEES.

ONSITE PUBLIC (NMUI) WATERLINE IMPROVEMENTS (PULTE HOMES)

6-8" DIA WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S Δ Ventana Sol YOLANDA DRIVE
6" DIA WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S Δ Ventana Cielo JAGOB AVENUE
6" DIA WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S Δ Ventana Azul SIKOLAR AVENUE
6" DIA WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S Δ Ventana Oeste KATE DRIVE
6" DIA WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S Δ Ventana Azul SIKOLAR AVENUE
6" DIA WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S Δ Ventana Cielo SHEPPARD AVENUE
6" DIA WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S TUSCARORA ROAD Δ Ventana Sol YOLANDA DRIVE

NMUI			

VENTANA RIDGE ROAD
VENTANA RIDGE ROAD
YOLANDA DRIVE
YOLANDA DRIVE
EAST STUB TERMINUS
EAST STUB TERMINUS
JAGOB AVENUE
JAGOB AVENUE
YOLANDA DRIVE
YOLANDA DRIVE
EAST BOUNDARY
EAST BOUNDARY

SIA
Sequence #

COA DRC
Project #

Size

Type of Improvement

Location

From

To

Private
Inspector

City
Inspector

City Cnst
Engineer

ORIGINAL

NMUI	617687

ONSITE PUBLIC (NMUI) SANITARY SEWER IMPROVEMENTS (PULTE HOMES)

8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	△ Ventana Sol YOLANDA DRIVE	△ Ventana Azul SISKIYOU AVENUE	△ Ventana Cielo JAGGOS AVENUE
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	△ Ventana Cielo JAGGOS AVENUE	△ Ventana Oeste KATE DRIVE	△ Ventana Sol YOLANDA DRIVE
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	△ Ventana Azul SISKIYOU AVENUE	△ Ventana Oeste KATE DRIVE	EAST STUB TERMINUS
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	△ Ventana Oeste KATE DRIVE	△ Ventana Azul SISKIYOU AVENUE	△ Ventana Cielo JAGGOS AVENUE
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	△ Ventana Vista Court SHELLLINE AVENUE	CUL-DE-SAC TERMINUS	△ Ventana Sol YOLANDA DRIVE
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	TUSCARORA ROAD	△ Ventana Sol YOLANDA DRIVE	EAST BOUNDARY

/	/	/
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OFFSITE PUBLIC (NMUI) SANITARY SEWER IMPROVEMENTS (PULTE HOMES)

8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	PUBLIC EASEMENT	EAST BOUNDARY (TUSCARORA ROAD)	HARRIER AVE NW (PINON POINTE SUB)
NOTE:	SANITARY SEWER OUTFALL IS THROUGH THE WESTERN RIDGE UNIT 2 SUBDIVISION (DRB #1003687, CPN 749486) FUTURE STREETS: TUSCARORA ROAD, MOGOLLON DRIVE, AND TRES HERMANAS STREET AND THE VENTANA VISTA SUBDIVISION (DRB#1004173), FUTURE STREET: AVENIDA VENTANA VISTA			

/	/	/
/	/	/
/	/	/

- NOTES:
- 1 OFFSITE TRAFFIC MITIGATION IS NOT REQUIRED AND HAS BEEN MET VIA THE APPROVED OFFSITE TRANSPORTATION IMPROVEMENTS CONSTRUCTION AGREEMENT BETWEEN VENTANA WEST LLC AND COA (FOR VENTANA RANCH WEST) DOC #2003138316. SEE CITY LEGAL OR CITY ENGINEER FOR FUTHER DETAILS
 - 2 PERIMETER WALL ALONG VENTANA RIDGE ROAD PER DRB APPROVED PERIMETER WALL DESIGN
 - 3 VENTANA WEST LLC OFFSITE IMPROVEMENTS CONSTRUCTED VIA PUBLIC IMPROVEMENT DISTRICT PHASE 1 ROADWAY AND STORM DRAIN IMPROVMENTS - COA CPN 617683 WATER AND SANITARY SEWER IMPROVEMENTS - COA CPN 617684
 - 4 VENTANA WEST LLC OFFSITE IMPROVEMENTS CONSTRUCTED VIA PUBLIC IMPROVEMENT DISTRICT PHASE 2 ROADWAY AND STORM DRAIN IMPROVMENTS - COA CPN 617685 WATER AND SANITARY SEWER IMPROVEMENTS - COA CPN 617686

ORIGINAL

SCOTT STEFFEN
PREPARED BY PRINT NAME
DATE 08/19/05

[Signature]
DRB CHAIR
DATE 9/14/05

[Signature]
PARKS & RECREATION DEPARTMENT
DATE 9-14-05

BOHANNAN HUSTON INC.
FIRM

[Signature]
TRANSPORTATION DEVELOPMENT
DATE 9-14-05

[Signature]
AMAFCA
DATE 9/14/05

[Signature]
SIGNATURE
DATE 08/19/05

[Signature]
UTILITY DEVELOPMENT
DATE 9/14/05

[Signature]
CITY ENGINEER
DATE 9/14/05

MAXIMUM TIME ALLOWED TO CONSTRUCT
IMPROVEMENTS WITHOUT A DRB EXTENSION

[Signature]
NEW MEXICO UTILITIES INC.
DATE 9-8-05

[Signature]
DATE

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER
<i>[Signature]</i>	11-15-05	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>

FINANCIAL GUARANTY AMOUNT

03/22/2006

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

Project Description:

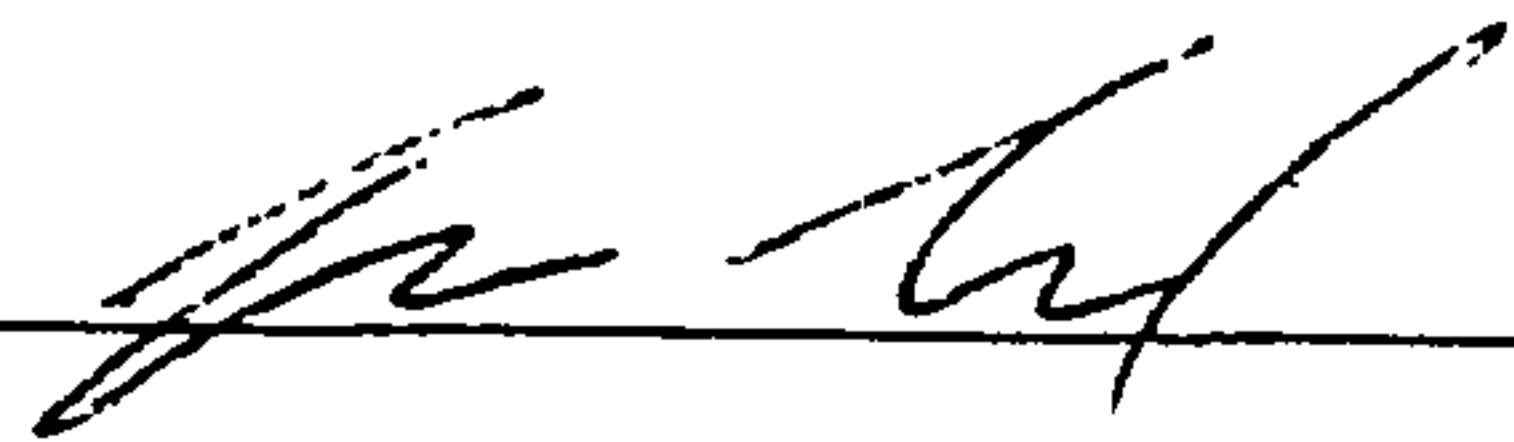
Project ID #: 617687, Ventana al Sol @ V.R.W., Phase/Unit #: 1

Requested By: **Scott Steffen, PE w/ BHI**

Approved estimate amount:		\$361,150.00
Contingency Amount:	0.00%	\$.00
Subtotal:		\$361,150.00
NMGRT	6.75%	\$24,377.63
Subtotal:		\$385,527.63
Engineering Fee	6.60%	\$25,444.82
Testing Fee	2.00%	\$7,710.55
Subtotal:		\$418,683.00
FINANCIAL GUARANTY RATE		1.25
Retainage Amount:		\$.00
TOTAL FINANCIAL GUARANTY REQUIRED		<u>\$523,353.75</u>

APPROVAL:

DATE:



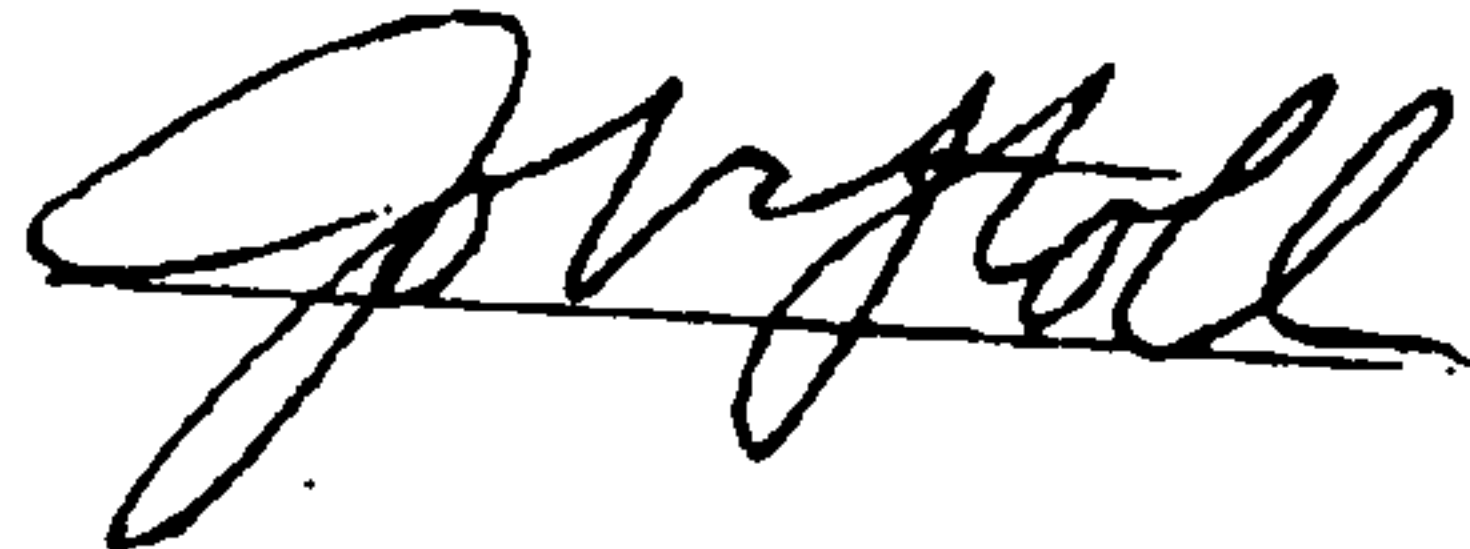

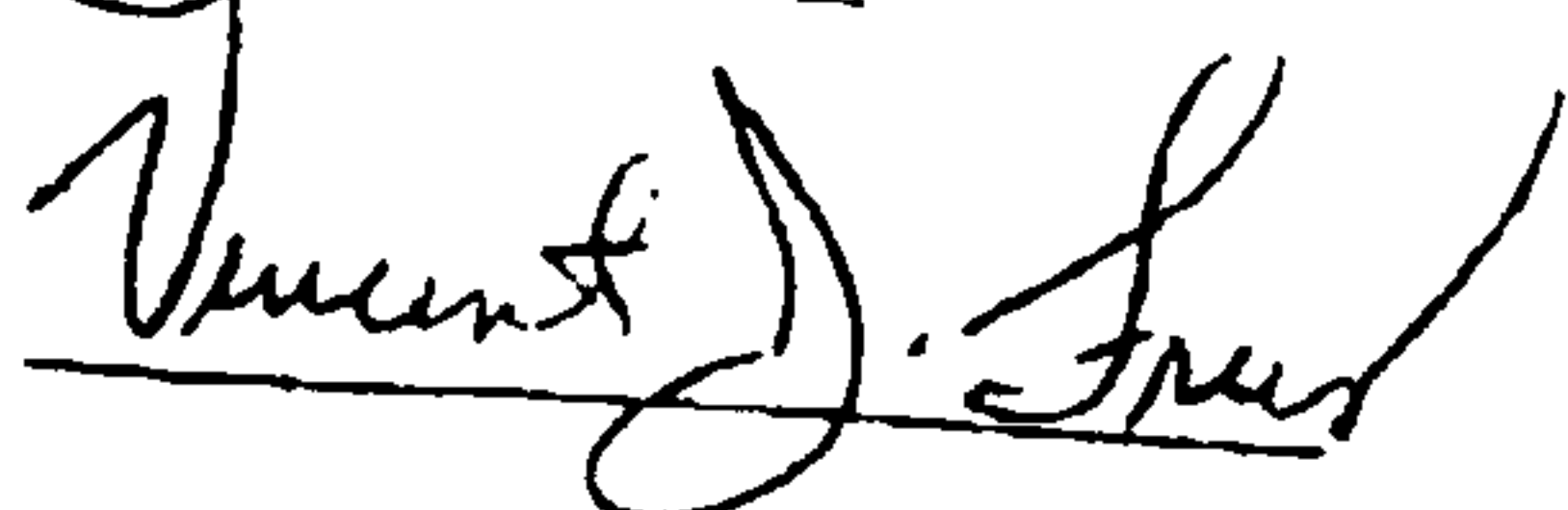


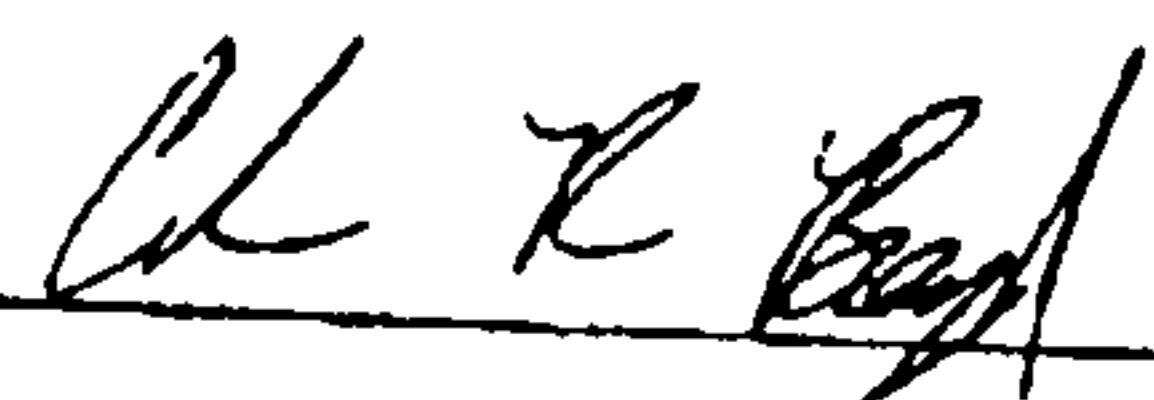
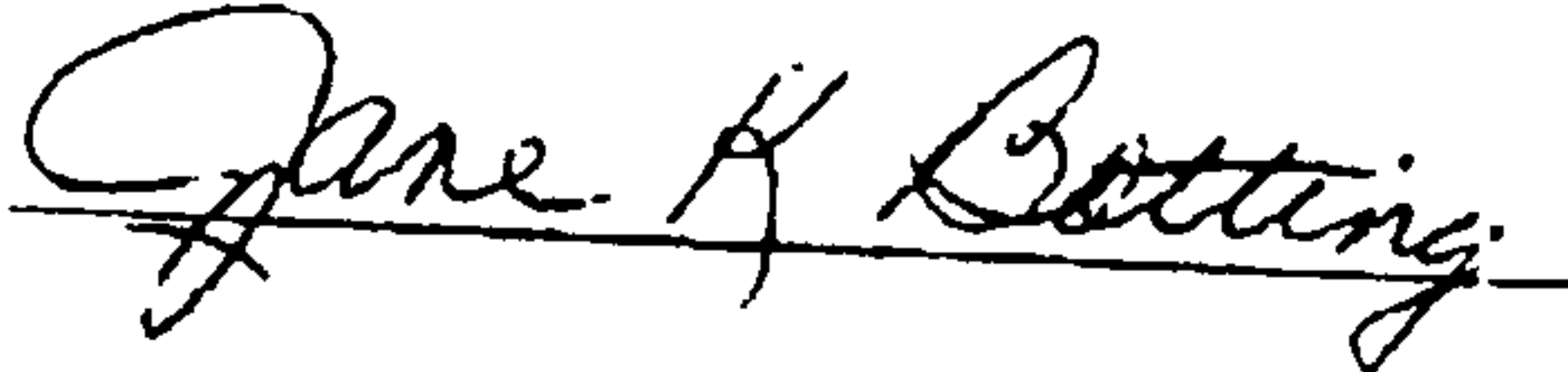



3-22-06

Notes: G&D certification, including tract D, required prior to ROFG

INCUMBENCY CERTIFICATE

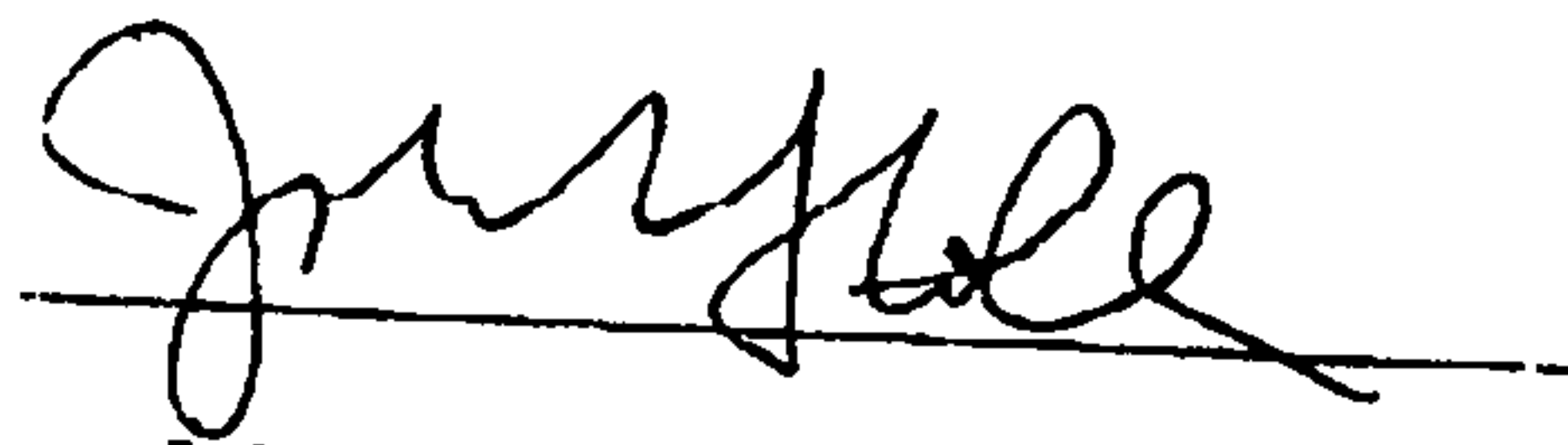
The undersigned hereby certifies that he is a duly elected and qualified officer of Pulte Homes, Inc., a Michigan corporation ("Company").

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

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

Dated: March 8, 2004

Signature:



Name:

John R. Stoller

Title:

Secretary

(Procedure C - Modified)
PUBLIC IMPROVEMENTS AGREEMENT

FIGURE 13

AGREEMENT TO CONSTRUCT
PUBLIC IMPROVEMENTS BY CITY CONTRACT

THIS AGREEMENT is made this 7th day of April, 2006, by and between the City of Albuquerque, New Mexico ("City"), whose address is P.O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, and SANDIA PROPERTIES LTD., CO. ("Developer"), a [state the type of business entity, for instance, "New Mexico corporation", "general partnership" "joint venture", "individual" etc.:] LLC whose address is 10 TRAMWAY LOOP NE, ALBUQUERQUE, NM 87122 and whose telephone number is 856-6419, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

1. Recital. The Developer owns certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [describe:] VENTANA WEST ("Developer's Property"). The Developer's Property is owned by [state the name of the present real property owner exactly as shown on the real estate document conveying title in Developer's Property to the present owner:] VENTANA WEST LLC ("Owner").

The developer of the property is seeking [describe: "preliminary/final plat", "site development plan", etc.] FINAL approval. The City and the property developer have agreed that it would be beneficial to all parties and the general public to make certain improvements to the public roadways and that it is appropriate that the Developer contribute to the cost of the improvements.

Developer's Property will benefit from the construction of certain improvements detailed below, which will be located on public right-of-way, and the City is willing to construct those improvements with the participation of the Developers.

Therefore, the City and the Developer agree:

2. Improvements. The City agrees to install and complete the following public improvements, identified as City Project No.: 617687 ("Improvements").

3. Developer's Estimated Cost. The Developer's share has been determined to be SEVENTY ONE THOUSAND SIX HUNDRED FOUR dollars and 48 cents (\$71,604.48) ("Developer's Share"), as detailed in the City-approved estimate which is attached as Exhibit A. The estimate includes City fees and contingencies and is the only amount developer will be required to contribute for this project.

4. Payment. All payments will be made only in the following form: cash, certified check, cashier's check or other form of payment approved by the City.



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6438658
Page: 1 of 3
04/11/2006 11:32A
Bk-A115 Pg-932

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

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

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

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

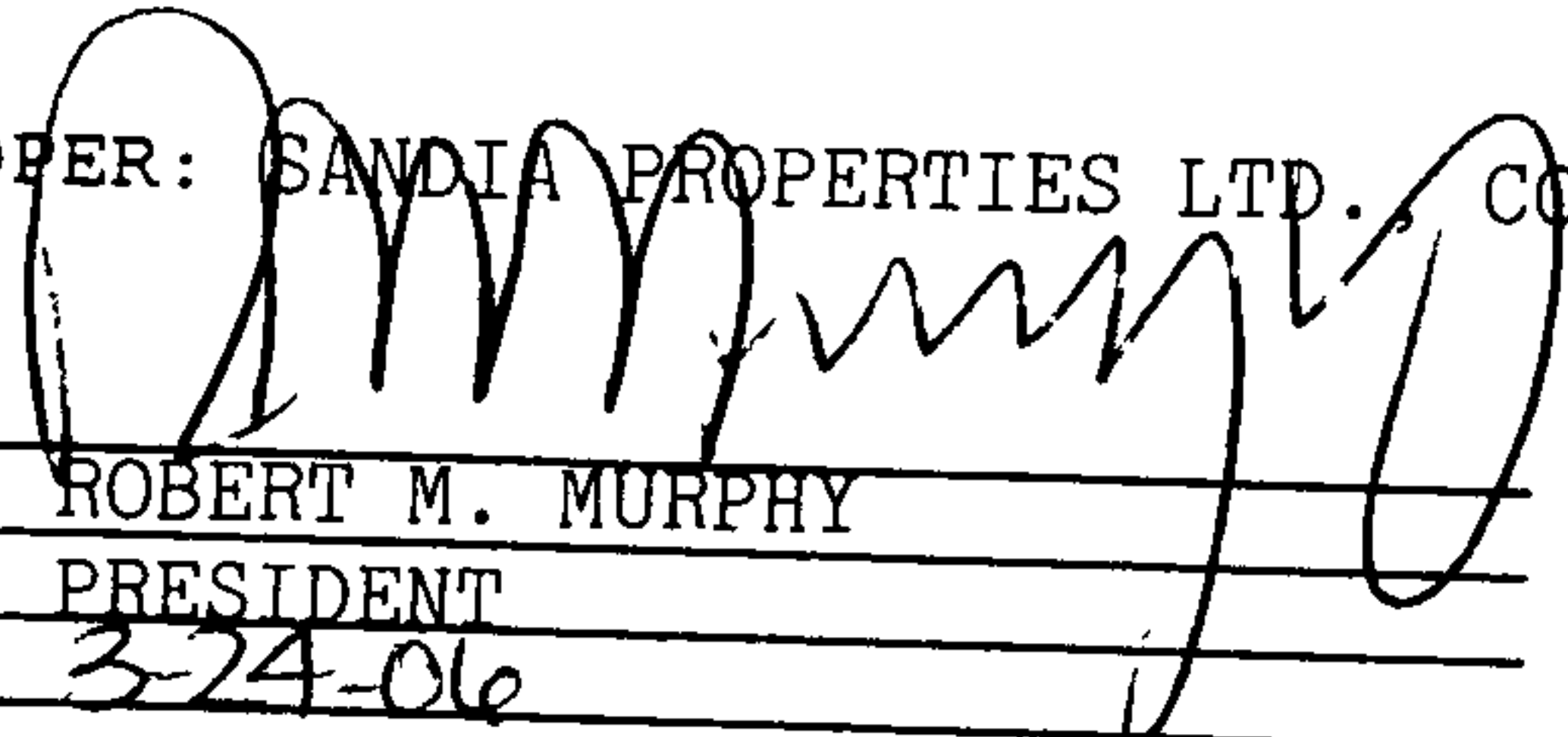
9. Captions. The captions to the sections or paragraphs of this Agreement are not part of this Agreement and will not affect the meaning or construction of any of its provisions.

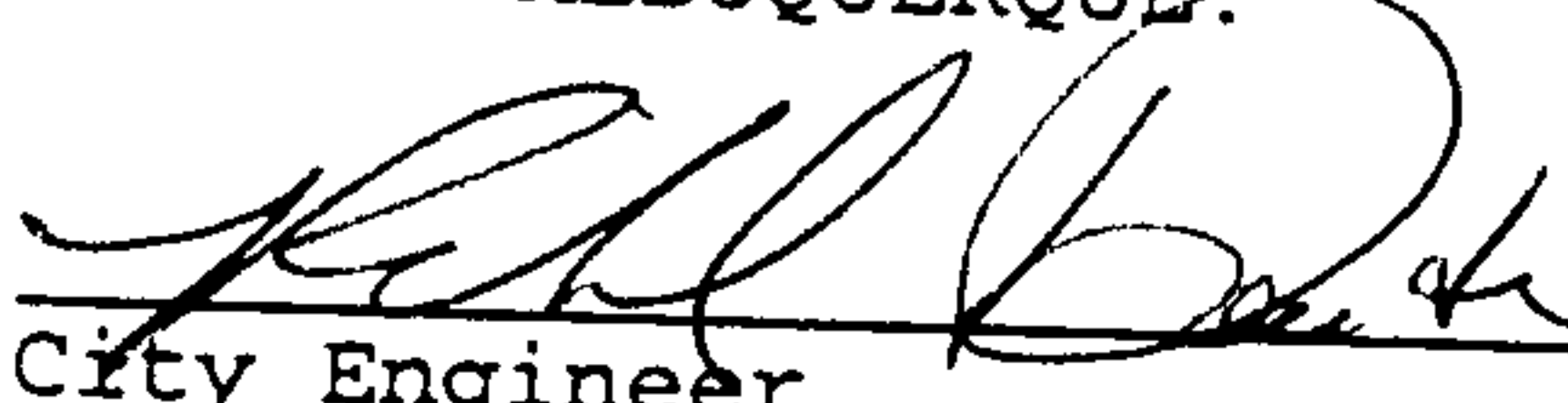
10. Authority to Execute. If the Developer signing below is not the Owner of the Developer's Property, the City may require the Developer to provide the City with satisfactory proof of Developer's authority to execute this Agreement.

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


DEVELOPER: SANDIA PROPERTIES LTD., CO.

CITY OF ALBUQUERQUE:

By: 
Name: ROBERT M. MURPHY
Title: PRESIDENT
Dated: 3-24-06


City Engineer
Dated: 4-07-06

Use 4/6/06


4-5-06

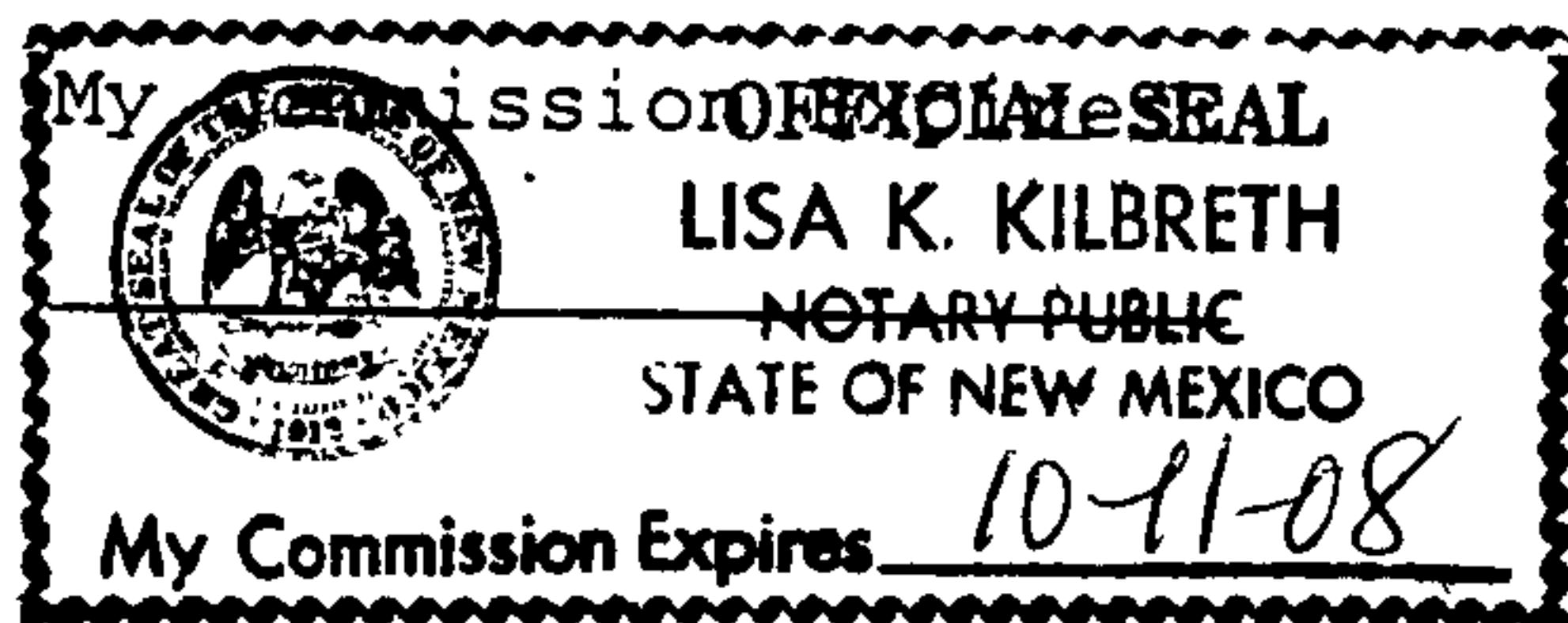


DEVELOPER'S NOTARY

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

This instrument was acknowledged before me on 24th day of MARCH, 2006, by (name of person:) ROBERT M. MURPHY, (title or capacity, for instance, "President", "Owner":) PRESIDENT of (Developer:) SANDIA PROPERTIES LTD., CO.

Lisa K. Kilbreth
Notary Public



CITY'S NOTARY

STATE OF New Mexico
COUNTY OF Bernalillo ss.

This instrument was acknowledged before me on 7th day of April, 2006 by Richard Dourte, City Engineer, of the City of Albuquerque, a municipal corporation on behalf of said corporation.

Alcira S. Saavedra
Notary Public

My Commission Expires:
11-25-2007

EXHIBIT A ATTACHED



2006051097
6438658
Page: 3 of 3
04/11/2006 11:32A
BK-A115 Pg-932

1510

No. of Lots: _____
Nearest Major Streets
Paseo del Norte &
Ventana West Parkway

FIGURE 19
SIDEWALK DEFERRAL AGREEMENT
PROJECT NO. 6176.87

THIS AGREEMENT is made this 10th day of April, 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 First Homes of New Mexico, Inc. ("Developer"), whose address is 3445 Pan American Hwy. Alb. NM and whose telephone number is 341-6800, a (state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.): Corporation, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

WHEREAS, the Developer is developing certain lands within the City of Albuquerque, County of Bernalillo, State of New Mexico, known as (existing legal description) Tract 14 Ventana Ranch West (the "Subdivision"); and

WHEREAS, the Developer has submitted and the City has approved Developer's development plans and (state "preliminary" or "final":) preliminary plat, to be identified as (state name of plat:) Ventana at 801 Subdivision of Ventana Ranch West; and

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

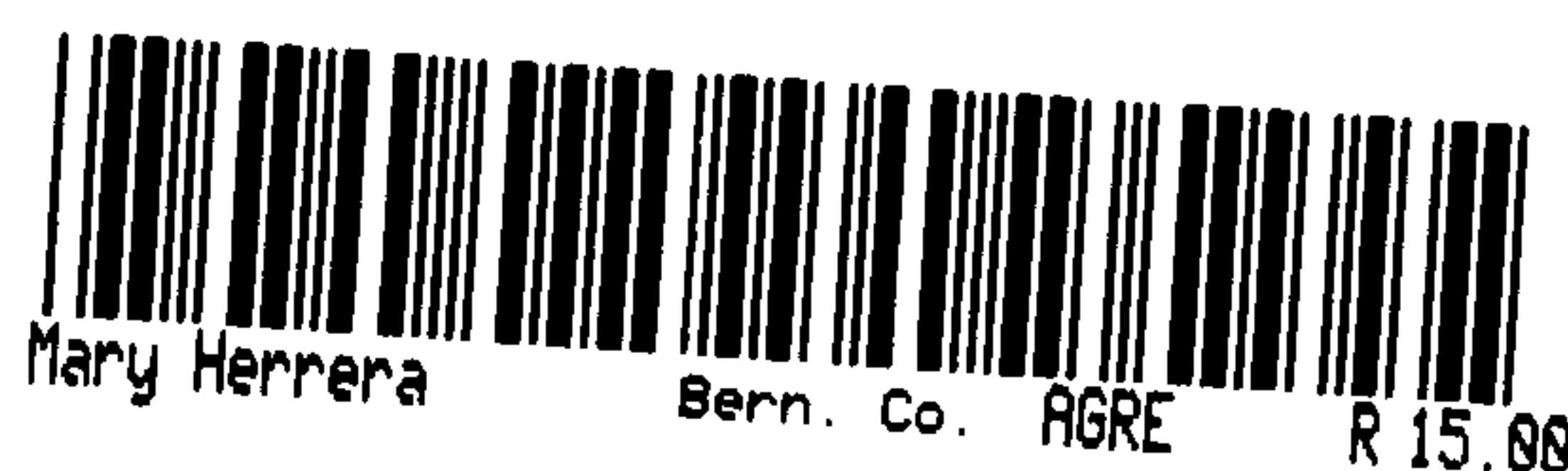
WHEREAS, the Subdivision Ordinance requires all sidewalks to be completed within four (4) years after execution of the Agreement to Construct Subdivision Improvements; and

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

THEREFORE, the City and the Developer agree:

1.A. Sidewalk Construction Deadline. Developer has obtained a sidewalk deferral, as shown in the attached Exhibit "A", which is a copy of the Development Review Board's decision regarding the deferral granted. Developer agrees to utilize the City's sidewalk permit process and complete the sidewalk to the satisfaction of the City by July 14, 2009 ("Sidewalk Construction Deadline").

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



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

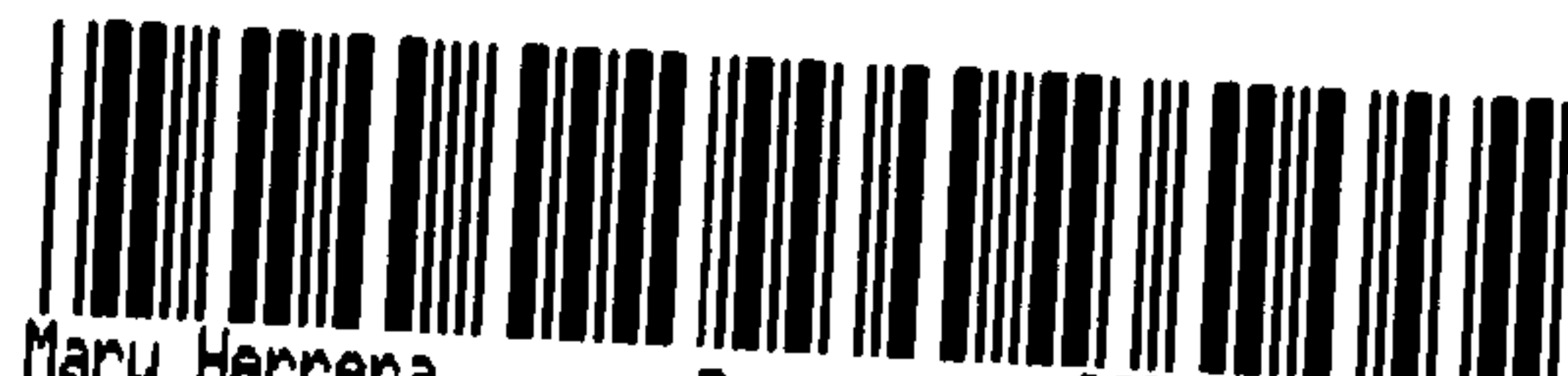
Type of Financial Guaranty: Subdivision Improvements Bond No # 6364410
Amount: \$ 69,453.31 Name of Financial Institution or
Surety providing Guaranty: Safeco Insurance Company of America
Date City first able to call Guaranty (Sidewalk Construction
Deadline): July 14, 2009.
If Guaranty other than a Bond, last day City able to call
Guaranty is: _____, 20____.
Additional Information: _____

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

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

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

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



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

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

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

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

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

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

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

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

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

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



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

DEVELOPER:

CITY OF ALBUQUERQUE:

By (Signature) [Signature]
Name: Garret Price
Title: Vice President - Land
Dated: 3-24-06

[Signature]
City Engineer
Dated: 4-10-06

4/17/06

4-6-06

DEVELOPER'S NOTARY

STATE OF NM)
COUNTY OF Bernalillo) ss.

This instrument was acknowledged before me on 24th day of March, 2006 by (name of person:) Garret Price (title or capacity, for instance, "President" or "Owner":) Vice President - Land of (Developer:) Palte Homes of New Mexico, Inc.

My Commission Expires: 1-31-2010

Jennifer A. Lind
Notary Public



OFFICIAL SEAL
Jennifer A Lind
NOTARY PUBLIC
STATE OF NEW MEXICO
1-31-2010

CITY'S NOTARY

STATE OF New Mexico)
COUNTY OF Bernalillo) ss.

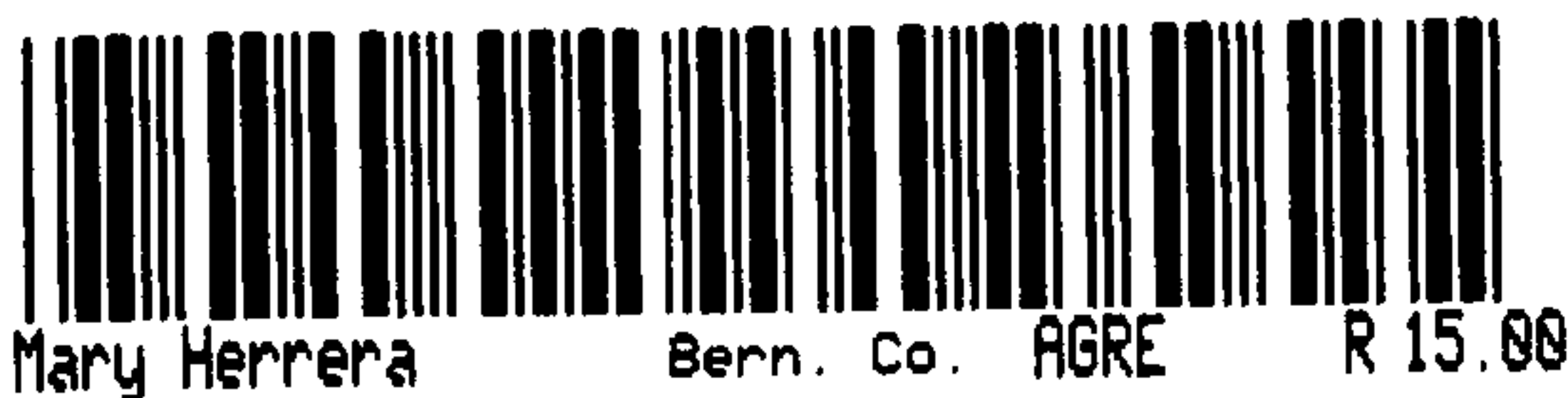
My Commission Expires: 1-31-2010

This instrument was acknowledged before me on 10th day of April, 2006 by Richard Bourte, City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

My Commission Expires: 11-25-2007

Gloria J. Saavedra
Notary Public

EXHIBIT "A" ATTACHED



BOND NO. 6364410

Contact Person's Name: _____

SUBDIVISION IMPROVEMENTS BOND

Know all men by these presents: That we, Pulte Homes of New Mexico, Inc., a Michigan corporation, 7445 Pan American Freeway NE, Albuquerque, NM 87109 as "Principal" and Safeco Insurance Company of America, a corporation organized and existing under and by virtue of the laws of the State of Washington and authorized to do business in the State of New Mexico, as "Surety," whose address is 2800 W. Higgins Road, Suite 1100, Hoffman Estates, IL 60159 and whose telephone number is 847-490-2900 are held and firmly bound unto the City of Albuquerque in the penal sum of sixty nine thousand six hundred fifty three and 31/100 (69,653.31) as amended by change orders approved by the Surety or changes to the infrastructure list approved by the City Development Review Board, the payment of which is well and truly to be made, and each of us bind ourselves, our and each of our heirs, executors, administrators, successors and assigns, jointly and severally, and firmly by these presents.

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

Whereas, the Principal is the owner of and/or is interested in or is developing land and premises known as Ventana al Sol Subdivision at Ventana Ranch West, Project #6179.87; and

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

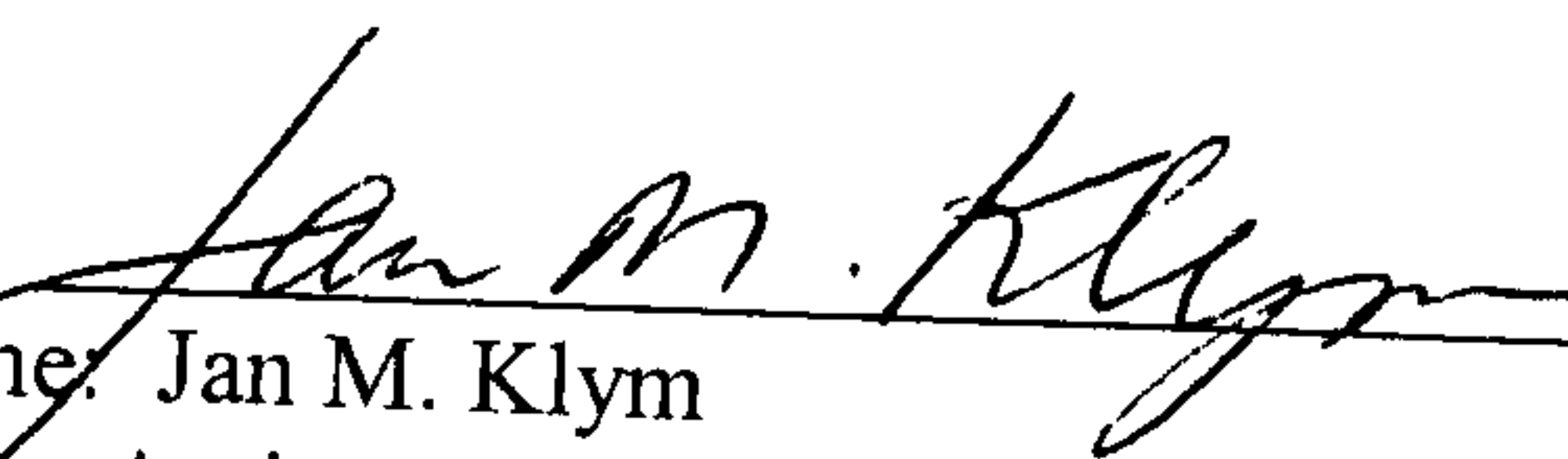
Whereas, the subdivision Ordinance also requires the Principal to install and construct the following improvements at the subdivision: Sidewalks ("Improvements")..

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

Now, therefore, if the Principal completes construction of the Improvements and facilitates and performs the work herein above specified to be performed, all on or before July 14, 2009 ("the Construction Completion deadline"), then this obligation shall be null and void; if the Principal does not complete construction by or before the Construction Completion Deadline, the City may call on this obligation until released by the City.

In Witness Whereof, this bond has been executed this 27th day of March, 2006.

Subdivider: Pulte Homes of New Mexico, Inc.

By: 

Name: Jan M. Klym

Title: Assistant Secretary

Dated: March 27, 2006

Surety: Safeco Insurance Company of America

By: 

Name: Robert Porter

Title: Attorney-in-Fact

Dated: March 27, 2006



LIMITED POWER OF ATTORNEY

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

No. 8011

KNOW ALL BY THESE PRESENTS:

That SAFECO INSURANCE COMPANY OF AMERICA and GENERAL INSURANCE COMPANY OF AMERICA, each a Washington corporation, does each hereby appoint
*****COLETTE R. ZUKOFF, SUZANNE TREPPA; JOHN R. STOLLER; VINCENT J. FREES; CALVIN R. BOYD; JULIA T. CORCORAN; JAN M. KLYM;
JANE K. BOTTING; BRUCE E. ROBINSON, ROBERT PORTER; Bloomfield Hills, Michigan*****

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

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

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

this 15th day of March, 2005

CHRISTINE MEAD, SECRETARY

MIKE MCGAVICK, PRESIDENT

CERTIFICATE

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

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

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

"On any certificate executed by the Secretary or an assistant secretary of the Company setting out,
(i) The provisions of Article V, Section 13 of the By-Laws, and
(ii) A copy of the power-of-attorney appointment, executed pursuant thereto, and
(iii) Certifying that said power-of-attorney appointment is in full force and effect,
the signature of the certifying officer may be by facsimile, and the seal of the Company may be a facsimile thereof."

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

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

this 27th day of March, 2006

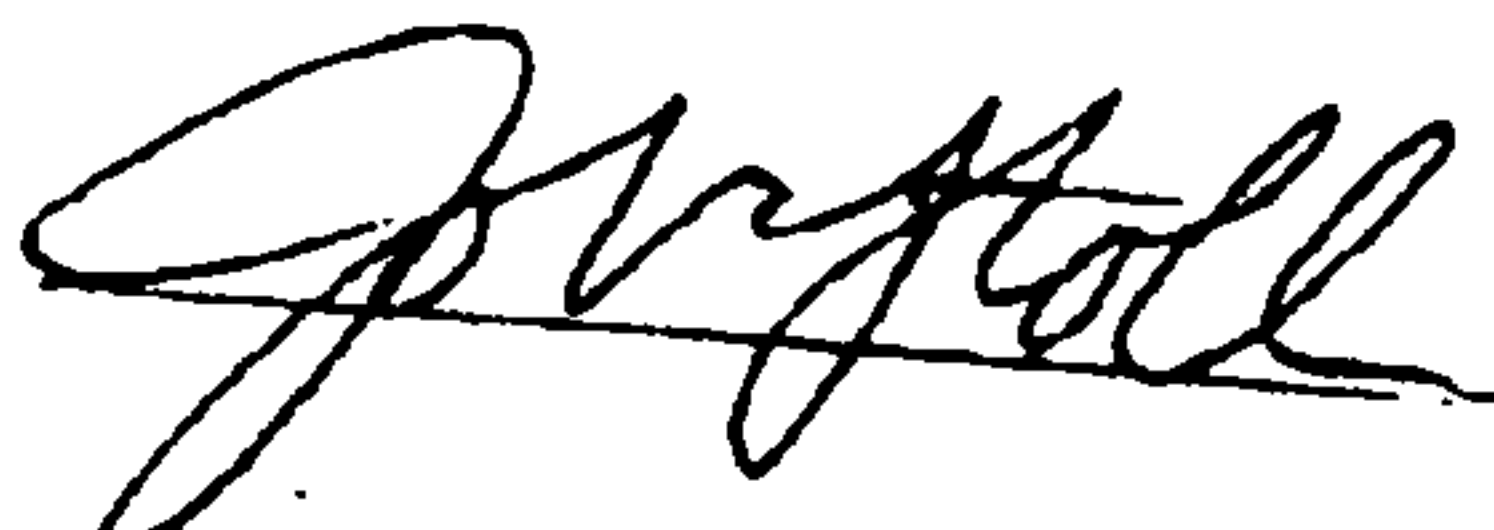

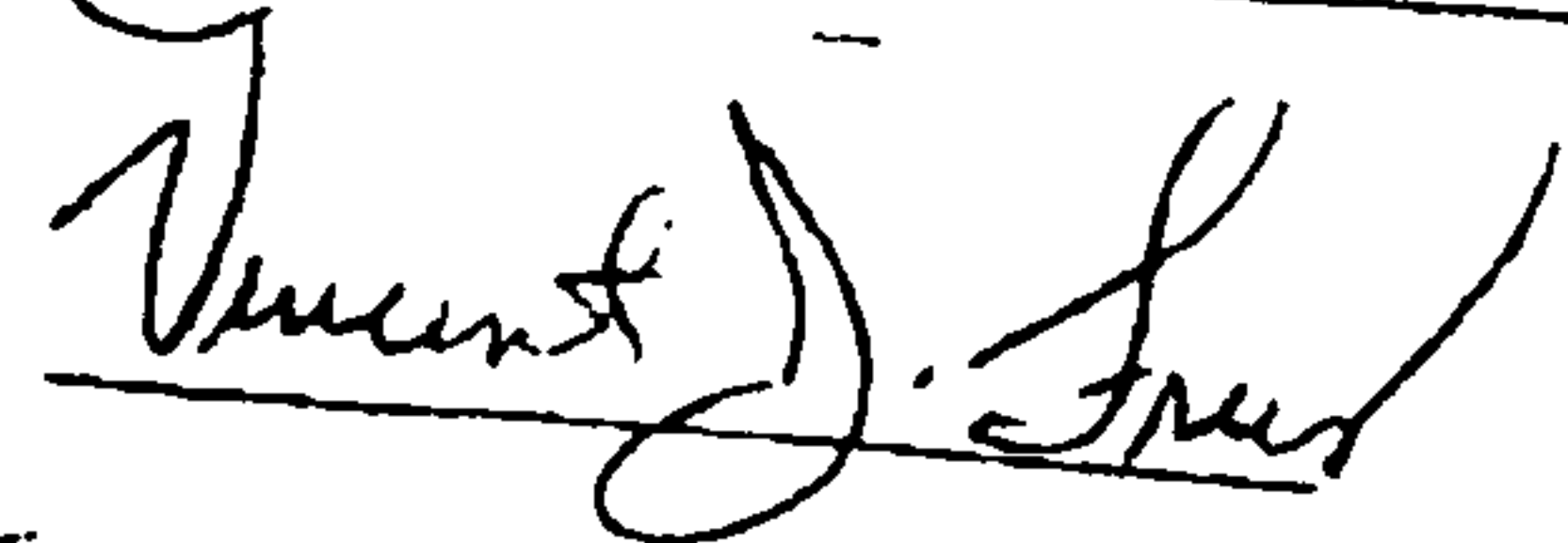

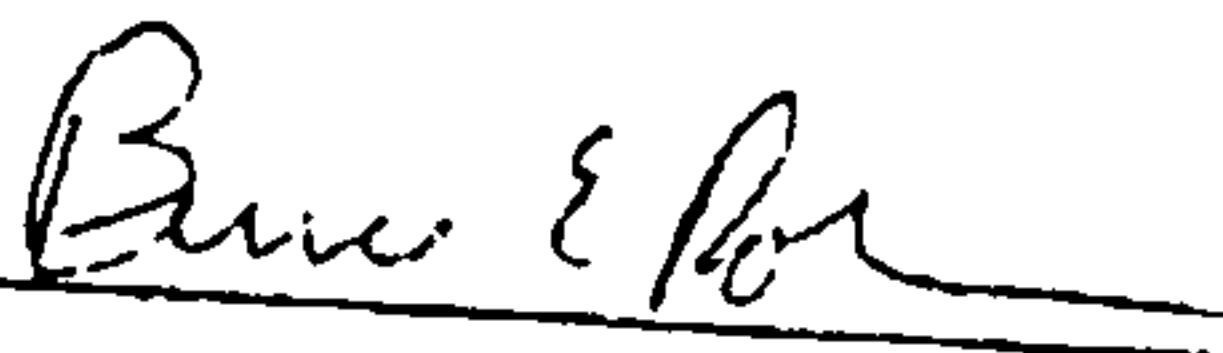
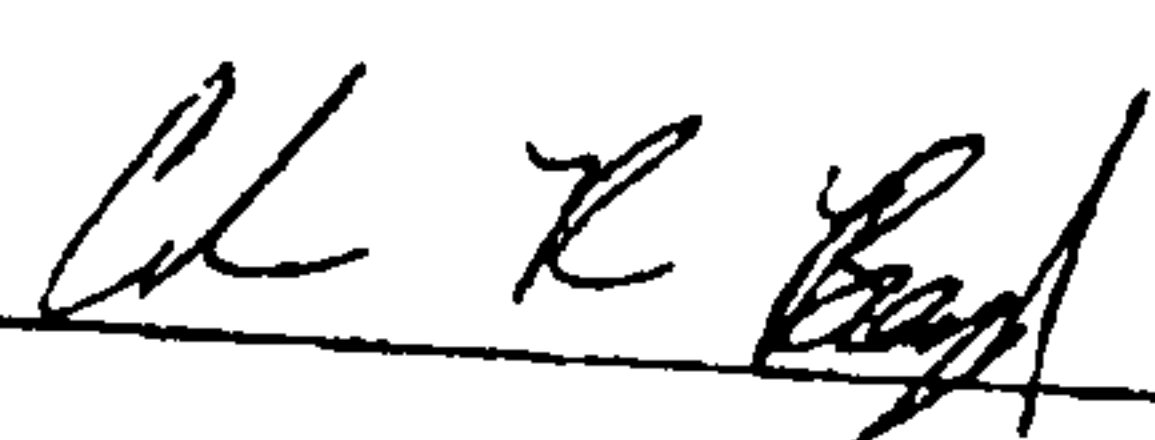
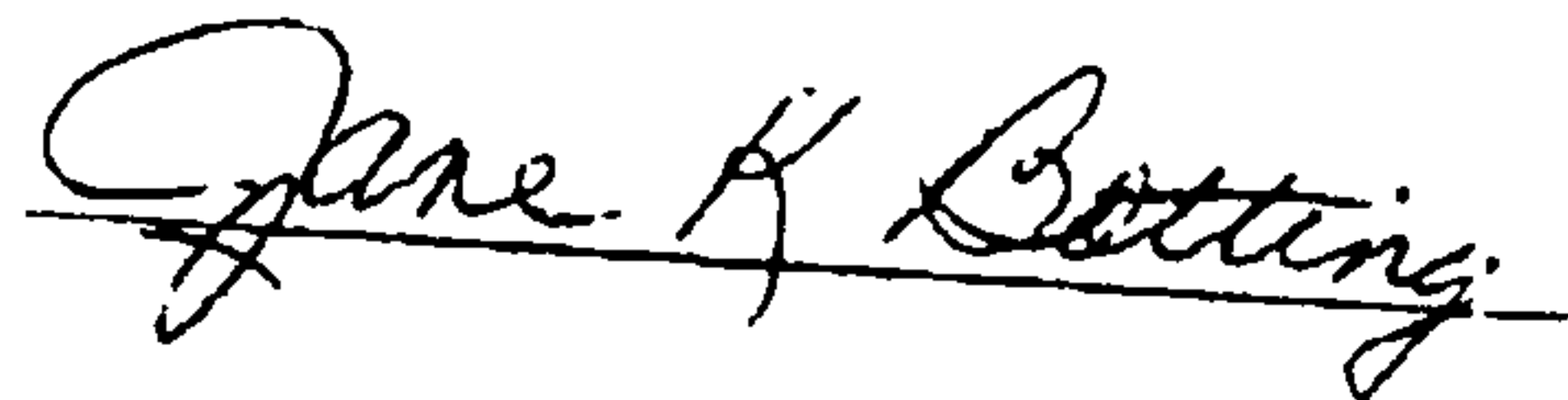
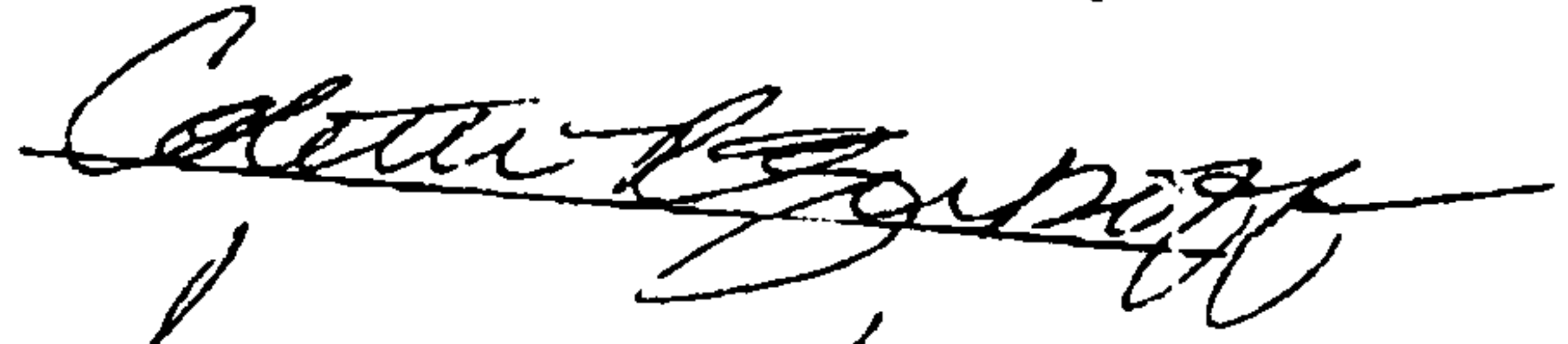




CHRISTINE MEAD, SECRETARY

INCUMBENCY CERTIFICATE

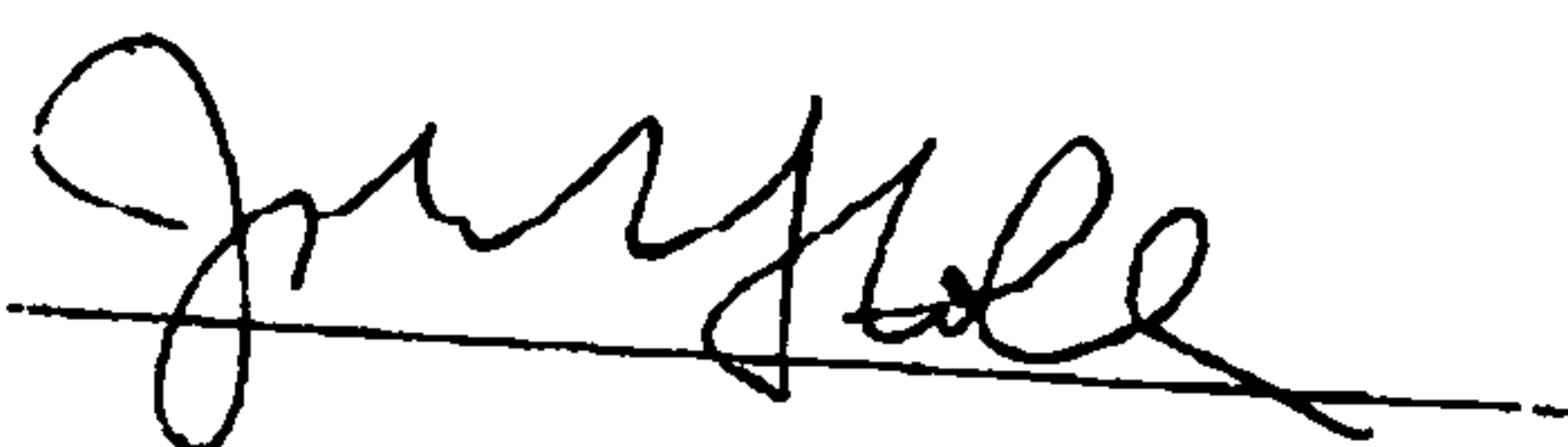
The undersigned hereby certifies that he is a duly elected and qualified officer of Pulte Homes, Inc., a Michigan corporation ("Company").

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

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

Dated: March 8, 2004

Signature:



Name:

John R. Stoller

Title:

Secretary

RECD SEP 16 2005

EXHIBIT A



OFFICIAL NOTICE OF DECISION

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD**

September 14, 2005

- 5. Project # 1004388**
- 05DRB-01336 Major-Preliminary Plat Approval
- 05DRB-01337 Minor-Sidewalk Waiver
- 05DRB-01338 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for PULTE HOMES OF NEW MEXICO request(s) the above action(s) for all or a portion of Tract(s) 14, VENTANA RANCH WEST (to be known as ~~WESTERN SHADOWS UNIT 2~~) zoned R-LT residential zone, located on VENTANA RIDGE RD NW, east of DEL OESTE DR NW and containing approximately 20 acre(s). [REF:1002778] (B-8)

At the September 14, 2005, Development Review Board meeting, with the signing of the infrastructure list dated 9/14/05 and approval of the grading plan engineer stamp dated 9/13/05 the preliminary plat was approved. A sidewalk variance for waiver of sidewalk was approved as shown on Exhibit C in the Planning file. The temporary deferral of construction of sidewalks on the interior streets was approved as shown on Exhibit C in the Planning file.

If you wish to appeal this decision, you must do so by September 29, 2005, in the manner described below.

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

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

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


Sheran Matson, AICP, DRB Chair

Cc: Pulte Homes of New Mexico, 7445 Pan American Fwy NE, 87109
Bohannon Huston Inc., 7500 Jefferson NE, 87109
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

FINANCIAL GUARANTY AMOUNT

01/27/2006

Type of Estimate: Sidewalk Deferral

Project Description:

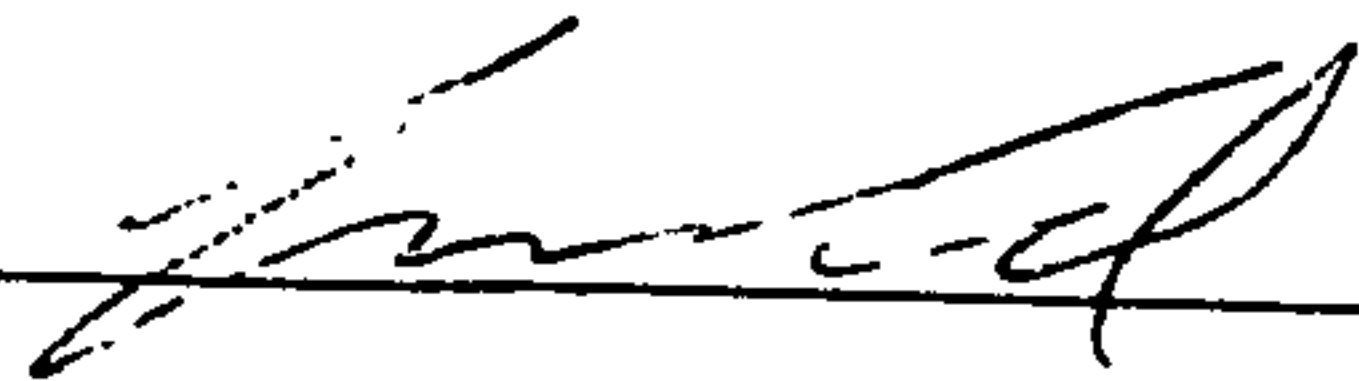
Project ID #: 617687, Ventana al Sol @ V.R.W., Phase/Unit #: 1

Requested By: **Scott Steffen, PE w/ BHI**

Approved estimate amount:		\$52,199.20
NMGRT	6.75%	\$3,523.45
Subtotal:		\$55,722.65
125% FINANCIAL GUARANTY RATE		1.25
TOTAL FINANCIAL GUARANTY REQUIRED		\$69,653.31

APPROVAL:

DATE:



3-22-06

Notes:



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

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 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: <u>PULTE HOMES OF NEW MEXICO</u>	PHONE: <u>341-6800</u>
ADDRESS: <u>7445 PAN AMERICAN FWY NE</u>	FAX: <u>341-6888</u>
CITY: <u>ALBUQUERQUE</u> STATE <u>NM</u> ZIP <u>87109</u>	E-MAIL: _____
Proprietary interest in site: <u>OWNER</u>	
AGENT (if any): <u>BOHANNAN HUSTON INC.</u>	PHONE: <u>823-1000</u>
ADDRESS: <u>7500 JEFFERSON NE</u>	FAX: <u>798-7988</u>
CITY: <u>ALBUQUERQUE</u> STATE <u>NM</u> ZIP <u>87109</u>	E-MAIL: _____

DESCRIPTION OF REQUEST: FINAL PLAT APPROVAL

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

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

Lot or Tract No. TRACT 14 AT VENTANA RANCH WEST Block: _____ Unit: _____

Subdiv. / Addn. VENTANA AL SOL @ Ventana Ranch West

Current Zoning: R-LT Proposed zoning: _____

Zone Atlas page(s): B8 No. of existing lots: 1 No. of proposed lots: 91

Total area of site (acres): 19.6526 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. 100806520121630165 MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: VENTANA RIDGE RD NW
Between: DEL OESTE DR NW and _____

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.): DRB# 1004388/05DRB-01336

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

SIGNATURE Stephanie Walton DATE 4/11/2006
(Print) KEVIN PATTON Scott Steffen Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 10/03

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>06DRB - -00529</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	Hearing date <u>04/19/06</u>	_____	_____	Total
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	<u>\$ 20.00</u>

Sandy Handberg 04/11/06
Planner signature / date

Project # 1004388

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

SKETCH PLAT REVIEW AND COMMENT

YOUR ATTENDANCE IS REQUIRED.

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

MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT

Your attendance is required.

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

Extensions are not reviewed through internal routing.

Extension of preliminary plat approval expires after one year.

MAJOR SUBDIVISION FINAL PLAT APPROVAL

Your attendance is required.

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

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

MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL

Your attendance is required.

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

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

AMENDMENT TO PRELIMINARY PLAT (with minor changes)

Your attendance is required.

AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)

AMENDMENT TO GRADING PLAN (with minor changes)

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

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

Amended preliminary plat approval expires after one year

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

Scott Steffen

Stephanie Walton Applicant name (print)
4-11-06 Applicant signature / date

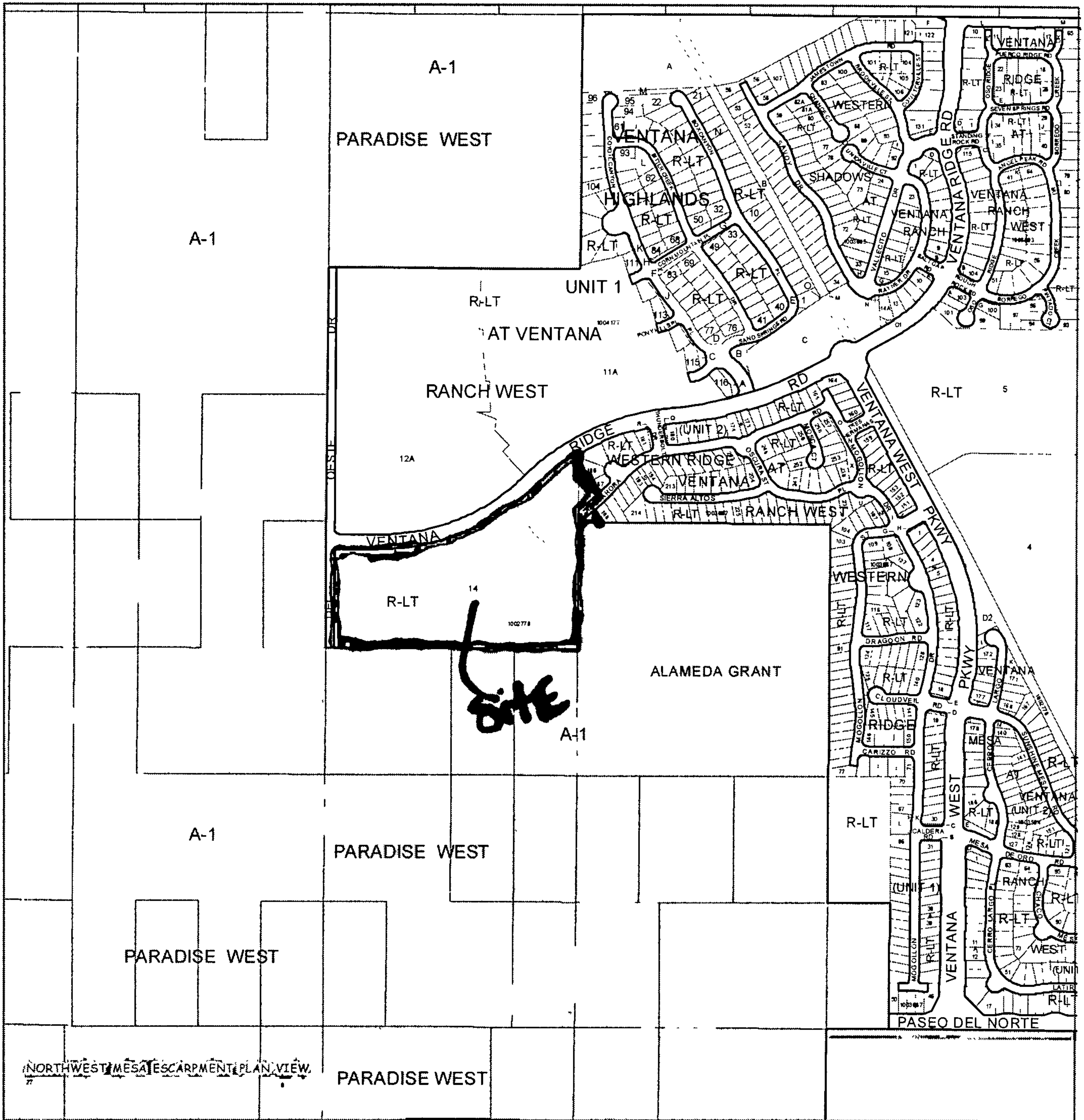


Form revised 8/04, 1/05 & 10/05


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

Application case numbers
06DRB - -00529
 - - -
 - - -

Sandy Sandley 04/11/06
 Planner signature / date
Project # 1004388

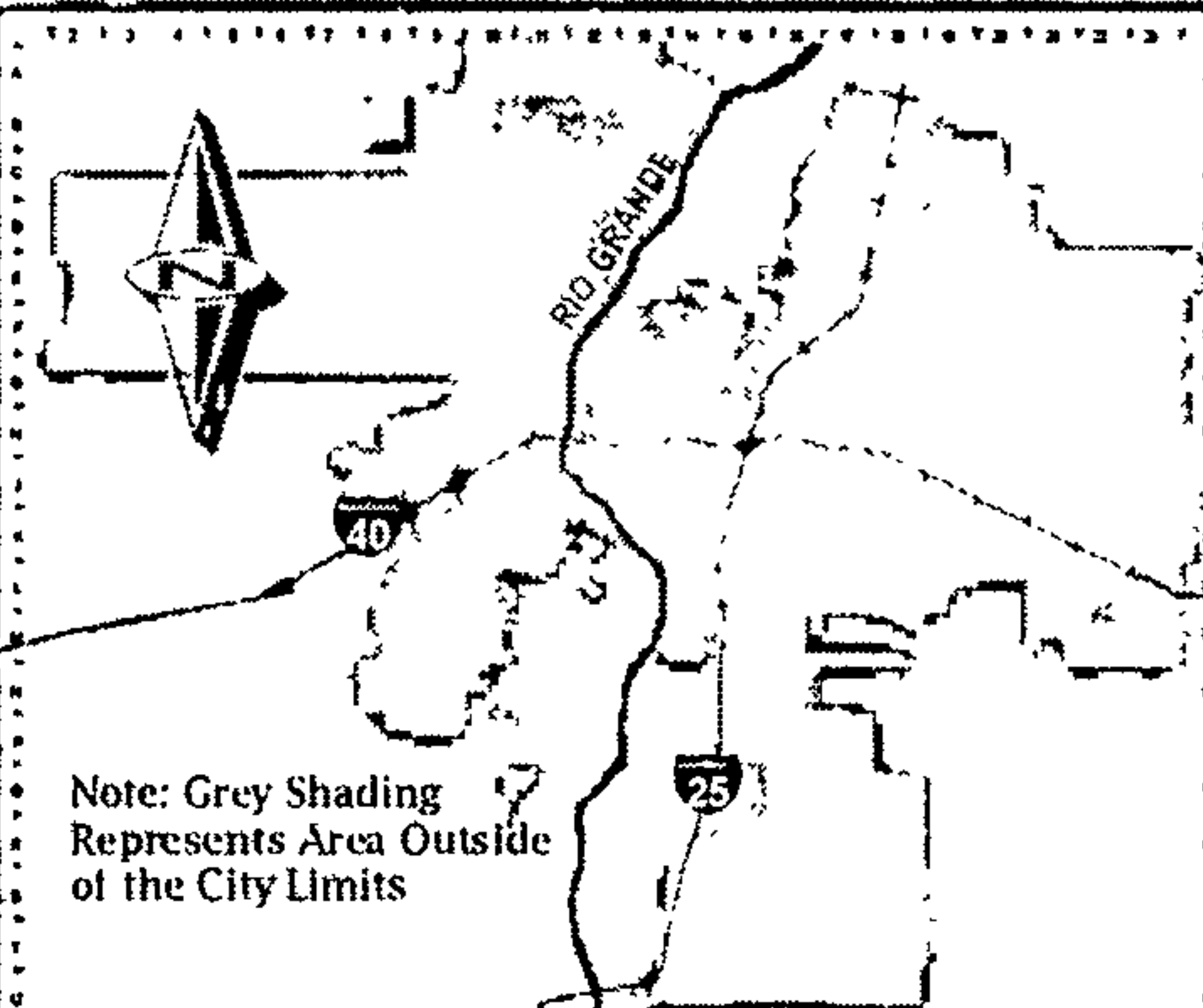


For more current information and more details visit <http://www.cabq.gov/gis>



Albuquerque Geographic Information System

Map amended through: 3/14/2006



Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
B-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	

Feet
0 750 1500

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

April 11, 2006

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

Re: Final Plat Approval
Ventana al Sol at Ventana Ranch West (formerly Western Shadows Unit 2)
DRB# 1004388

Dear Sheran:

We are requesting final plat approval for the Ventana al Sol Subdivision at Ventana Ranch West. At the time of preliminary plat the subdivision was referred to as Western Shadows Unit 2. The preliminary plat was approved on September 14, 2005. In addition to the subdivision name change, the street names have also been changed. The revised street names were approved by the City Surveyor on November 15, 2005. The infrastructure list was also revised on November 15, 2005 to reflect the new subdivision and street names. The revised infrastructure list is enclosed for your information.

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

- Development Review Applications
- Six (6) copies of the Final Plat
- Six (6) copies of the revised Infrastructure List
- Zone Atlas Map showing the location of the property
- Approved wall submittal
- Fee in the amount of \$20.00

Please place this item on the DRB Agenda to be heard on April 19, 2006. If you have any questions or require additional information, please contact me.

Sincerely,



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

SW
Enclosure

ENGINEERING ▲

SPATIAL DATA ▲

ADVANCED TECHNOLOGIES ▲

Current DRC Project No. _____

Date Submitted: August 19, 2005
 Date Site Plan Approved: N/A
 Date Preliminary Plat Approved: 9/14/05
 Date Preliminary Plat Expires: 9/14/06
 DRB Project No. 1004338
 APPLICATION NO. 05DRB-01336

ORIGINAL

Figure 12
INFRASTRUCTURE LIST

EXHIBIT "A"
 TO SUBDIVISION IMPROVEMENTS AGREEMENT
 DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST
Δ Ventana Sol
 WESTERN SHADOWS UNIT 2 SUBDIVISION AT VENTANA RANCH WEST (TRACT 14)
 PRELIMINARY PLAT

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
ONSITE PUBLIC ROADWAY IMPROVEMENTS (PULTE HOMES)									
		54' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC MEDIAN CURB & GUTTER AND PCC 6' WIDE SIDEWALK ON BOTH SIDES*	<i>Δ Ventana Sol</i> YOLANDA DRIVE	<i>Δ Ventana Cielo</i> JACOB AVENUE	VENTANA RIDGE ROAD	/	/	/
		32' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON BOTH SIDES*	<i>Δ Ventana Sol</i> YOLANDA DRIVE	<i>Δ Ventana Azul</i> SKYLAR AVENUE	<i>Δ Ventana Cielo</i> JACOB AVENUE	/	/	/
		32' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON BOTH SIDES*	TUSCARORA ROAD AND PUBLIC EASEMENT	<i>Δ Ventana Sol</i> YOLANDA DRIVE	85' EAST OF EAST BOUNDARY (ACROSS ENTIRE PARK)	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON BOTH SIDES*	<i>Δ Ventana Cielo</i> JACOB AVENUE	<i>Δ Ventana Oeste</i> KATE DRIVE	<i>Δ Ventana Sol</i> YOLANDA DRIVE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON BOTH SIDES*	<i>Δ Ventana Azul</i> SKYLAR AVENUE	<i>Δ Ventana Oeste</i> KATE DRIVE	<i>Δ Ventana Sol</i> YOLANDA DRIVE	/	/	/
		24' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON SOUTH SIDE ONLY*	<i>Δ Ventana Azul</i> SKYLAR AVENUE	<i>Δ Ventana Sol</i> YOLANDA DRIVE	EAST STUB TERMINUS	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON BOTH SIDES*	<i>Δ Ventana Oeste</i> KATE DRIVE	<i>Δ Ventana Azul</i> SKYLAR AVENUE	<i>Δ Ventana Cielo</i> JACOB AVENUE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON BOTH SIDES*	<i>Δ Ventana Verde</i> CARLY DRIVE	<i>Δ Ventana Azul</i> SKYLAR AVENUE	<i>Δ Ventana Cielo</i> JACOB AVENUE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON BOTH SIDES*	<i>Δ Ventana Court</i> SHELLINE AVENUE	WEST CUL-DE-SAC TERMINUS	<i>Δ Ventana Sol</i> YOLANDA DRIVE	/	/	/

* SIDEWALKS TO BE DEFERRED PER DEFERRAL EXHIBIT 'B'.
 WAIVER OF SIDEWALK ON NORTH SIDE OF SKYLAR AVENUE STUB, SOUTH SIDE OF SHELLINE AVE AND CUL-DE-SAC STREET LIGHTS AS PER COA DPM
Δ Ventana Azul

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
OFFSITE PUBLIC ROADWAY IMPROVEMENTS (VENTANA WEST LLC)									
		24' F-EDGE	ARTERIAL PAVING W/ PCC STD CURB & GUTTER AND PCC 6' WIDE SIDEWALK ON EAST SIDE	DEL OESTE BLVD	SOUTH BOUNDARY	VENTANA RIDGE ROAD	/	/	/
		NOTE.	THE DEL OESTE DRIVE INFRASTRUCTURE IMPROVEMENTS SHALL BE PROVIDED TO THE COA VIA A SIA PROCEDURE C.						

ONSITE PUBLIC STORM DRAIN IMPROVEMENTS (PULTE HOMES)									
		18"-24" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	Ventana Cielo JACOB AVENUE LOT# 23/30	50' WEST OF	Ventana Sol YOLANDA DRIVE LOT# 18/19	/	/	/
		18-36" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	Ventana Sol YOLANDA DRIVE	50' WEST OF	Ventana Sol YOLANDA DR VENTANA RIDGE ROAD TUSCARORA RD.	/	/	/
		NOTES.	A GRADING AND DRAINAGE CERTIFICATION OF THE APPROVED GRADING PLAN, INCLUDING TRACT D (PARK SITE) IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTEES.						

ONSITE PUBLIC (NMUI) WATERLINE IMPROVEMENTS (PULTE HOMES)									
		6-8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	Ventana Sol YOLANDA DRIVE	Ventana Azul SKYLAR AVENUE	VENTANA RIDGE ROAD	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	Ventana Cielo JACOB AVENUE	Ventana Oeste KATE DRIVE	Ventana Sol YOLANDA DRIVE	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	Ventana Azul SKYLAR AVENUE	Ventana Oeste KATE DRIVE	EAST STUB TERMINUS	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	Ventana Oeste KATE DRIVE	Ventana Azul SKYLAR AVENUE	Ventana Cielo JACOB AVENUE	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	Ventanita Court CHELLINE AVENUE	CUL-DE-SAC TERMINUS	Ventana Sol YOLANDA DRIVE	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	TUSCARORA ROAD	Ventana Sol YOLANDA DRIVE	EAST BOUNDARY	/	/	/

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
ONSITE PUBLIC (NMUI) SANITARY SEWER IMPROVEMENTS (PULTE HOMES)									
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	△ Ventana Sol YOLANDA DRIVE	△ Ventana Azul SKYLAR AVENUE	△ Ventana Cielo JACOB AVENUE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	△ Ventana Cielo JACOB AVENUE	△ Ventana Oeste KATE DRIVE	△ Ventana Sol YOLANDA DRIVE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	△ Ventana Azul SKYLAR AVENUE	△ Ventana Oeste KATE DRIVE	EAST STUB TERMINUS	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	△ Ventana Oeste KATE DRIVE	△ Ventana Azul SKYLAR AVENUE	△ Ventana Cielo JACOB AVENUE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	△ Ventanita Court SHELLINE AVENUE	CUL-DE-SAC TERMINUS	△ Ventana Sol YOLANDA DRIVE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	TUSCARORA ROAD	△ Ventana Sol YOLANDA DRIVE	EAST BOUNDARY	/	/	/

OFFSITE PUBLIC (NMUI) SANITARY SEWER IMPROVEMENTS (PULTE HOMES)									
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	PUBLIC EASEMENT	EAST BOUNDARY (TUSCARORA ROAD)	HARRIER AVE NW (PINON POINTE SUB)	/	/	/
		NOTE.	SANITARY SEWER OUTFALL IS THROUGH THE WESTERN RIDGE UNIT 2 SUBDIVISION (DRB #1003687, CPN 749486) FUTURE STREETS: TUSCARORA ROAD, MOGOLLON DRIVE, AND TRES HERMANAS STREET AND THE VENTANA VISTA SUBDIVISION (DRB#1004173), FUTURE STREET: AVENIDA VENTANA VISTA						

- NOTES:
- 1 OFFSITE TRAFFIC MITIGATION IS NOT REQUIRED AND HAS BEEN MET VIA THE APPROVED OFFSITE TRANSPORTATION IMPROVEMENTS CONSTRUCTION AGREEMENT BETWEEN VENTANA WEST LLC AND COA (FOR VENTANA RANCH WEST) DOC #2003138316. SEE CITY LEGAL OR CITY ENGINEER FOR FUTHER DETAILS.
 - 2 PERIMETER WALL ALONG VENTANA RIDGE ROAD PER DRB APPROVED PERIMETER WALL DESIGN
 - 3 VENTANA WEST LLC OFFSITE IMPROVEMENTS CONSTRUCTED VIA PUBLIC IMPROVEMENT DISTRICT PHASE 1 ROADWAY AND STORM DRAIN IMPROVMENTS - COA CPN 617683 WATER AND SANITARY SEWER IMPROVEMENTS - COA CPN 617684
 - 4 VENTANA WEST LLC OFFSITE IMPROVEMENTS CONSTRUCTED VIA PUBLIC IMPROVEMENT DISTRICT PHASE 2 ROADWAY AND STORM DRAIN IMPROVMENTS - COA CPN 617685 WATER AND SANITARY SEWER IMPROVEMENTS - COA CPN 617686

ORIGINAL

SCOTT STEFFEN 08/19/05
PREPARED BY: PRINT NAME DATE
BOHANNAN HUSTON INC. DRB CHAIR 9/14/05
TRANSPORTATION DEVELOPMENT 9-14-05
AMAFCA 9-14-05
PARKS & RECREATION DEPARTMENT 9-14-05
CITY ENGINEER 9/14/05

Signature: Scott Steffen
DATE: 8/19/05
PROJECT: Road & Stream
DATE: 9/14/05
MAXIMUM TIME ALLOWED TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION: 9.9.05
NEW MEXICO UTILITIES INC. DATE: 9.9.05

DESIGN REVIEW COMMITTEE REVISIONS

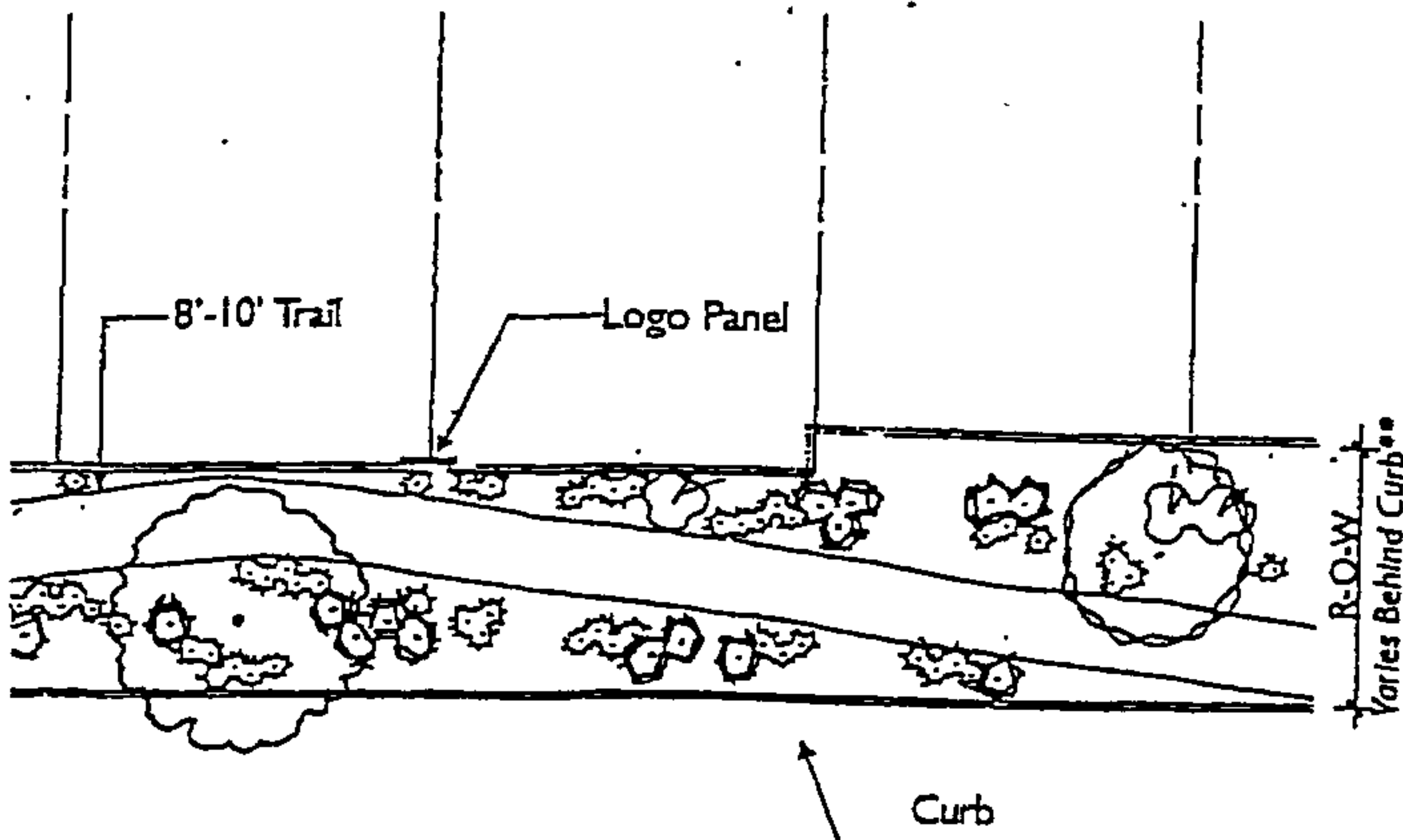
REVISION	DATE	DRB CHAIR	USER DEPARTMENT	AGENT/OWNER
△	11-15-05	[Signature]	[Signature]	[Signature]

~~DRAFT~~

PERIMETER WALL DESIGN

PLANT PALETTE

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



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

Shade Trees

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

Evergreen Trees

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

Ornamental Trees

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

Shrubs and Grasses

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

Barberry (M)
 Blue Mist (M)
 Dwarf Butterfly Bush (M)
 Chamisa (L)
 Cotoneaster (M)
 Heavenly Bamboo (M+)
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 Red Yucca (L)
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 Scotch Broom (M)
 Silverberry (M)
 Threadgrass (L+)
 Three Leaf Sumac (L+)

Vines

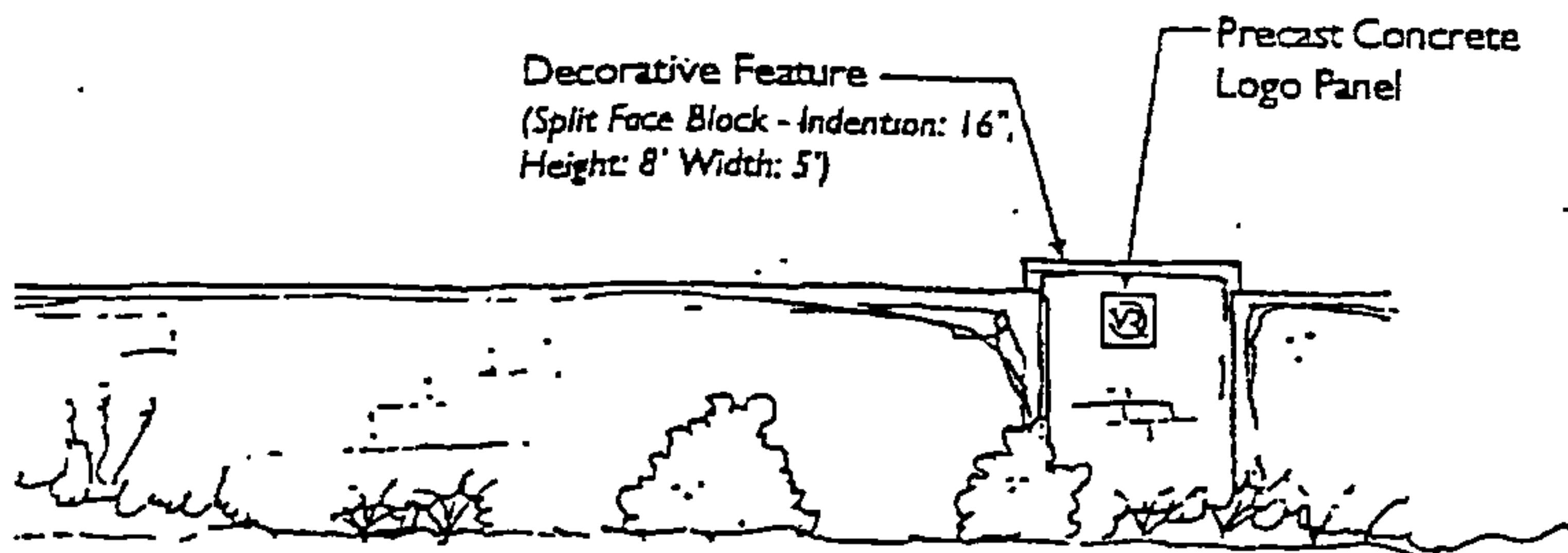
Lady Banks Rose (M)
 Boston Ivy (M)
 Honeysuckle (M)
 Trumpet Vine (M)
 Virginia Creeper (M)

Groundcovers

Wildflowers (M)
 Creeping Rosemary (L+)

NOTES

- The Ventana Ranch West Perimeter Wall complies with the City's Wall Regulations for layout, facade, height, and materials.
- Layout:
3 lot indentation with 48" depth (3 lots may vary slightly depending on number of lots in street length).
- Wall materials:
Split Face block, Color: Coral
Stucco Panel, Color: Husk-El Rey
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- Trail connections will have standard Ventana Ranch stuccoed opening with teal grate panels in each side.
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- Specific plant palette to be provided for each individual subdivision design.
- The nearest intersection to Ventana Ranch West is Rainbow Boulevard and Paseo del Norte. The project is within Zone Atlas B-9.



LAYOUT - 3 LOTS/3 LOTS

PROJECT # 1003593

Perimeter Wall Approved

[Signature]

DRB Chair

9/07/04

Date

VENTANA RANCH WEST

Prepared For:

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

Prepared By:

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

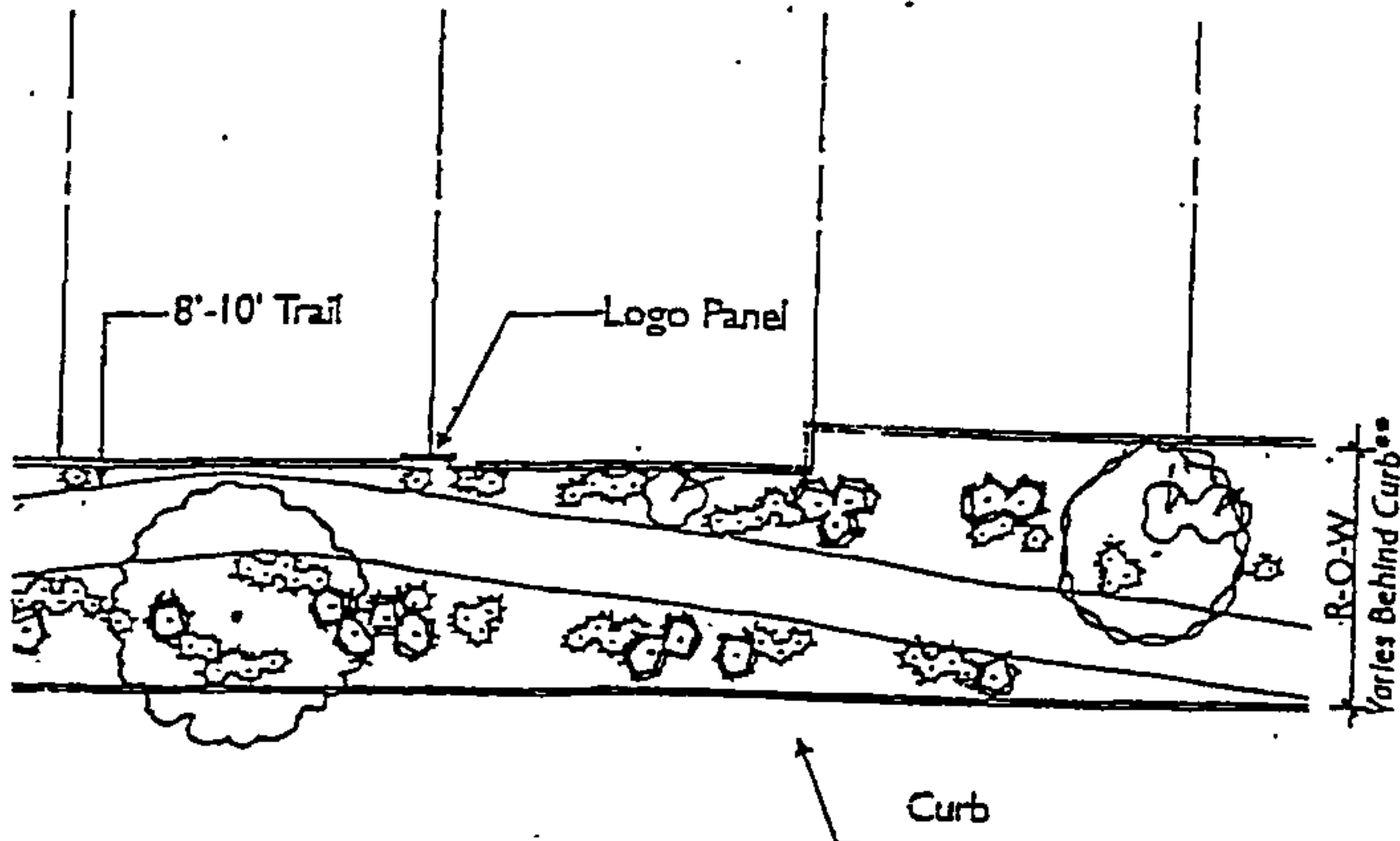
August 30, 2004

~~DRAFT~~

PERIMETER WALL DESIGN

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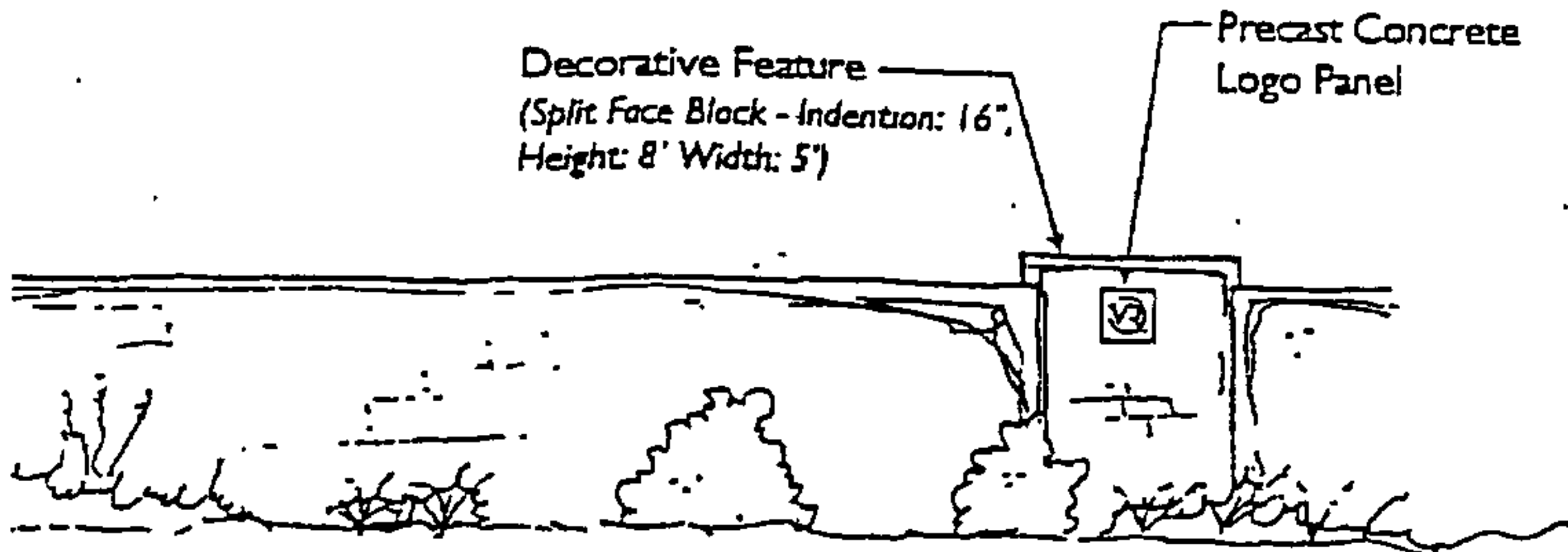
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LAYOUT - 3 LOTS/3 LOTS

PROJECT # 1003593

Perimeter Wall Approved

[Signature]

DRB Chair

9/07/04

Date

VENTANA RANCH WEST

Prepared For:

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

Prepared By:

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

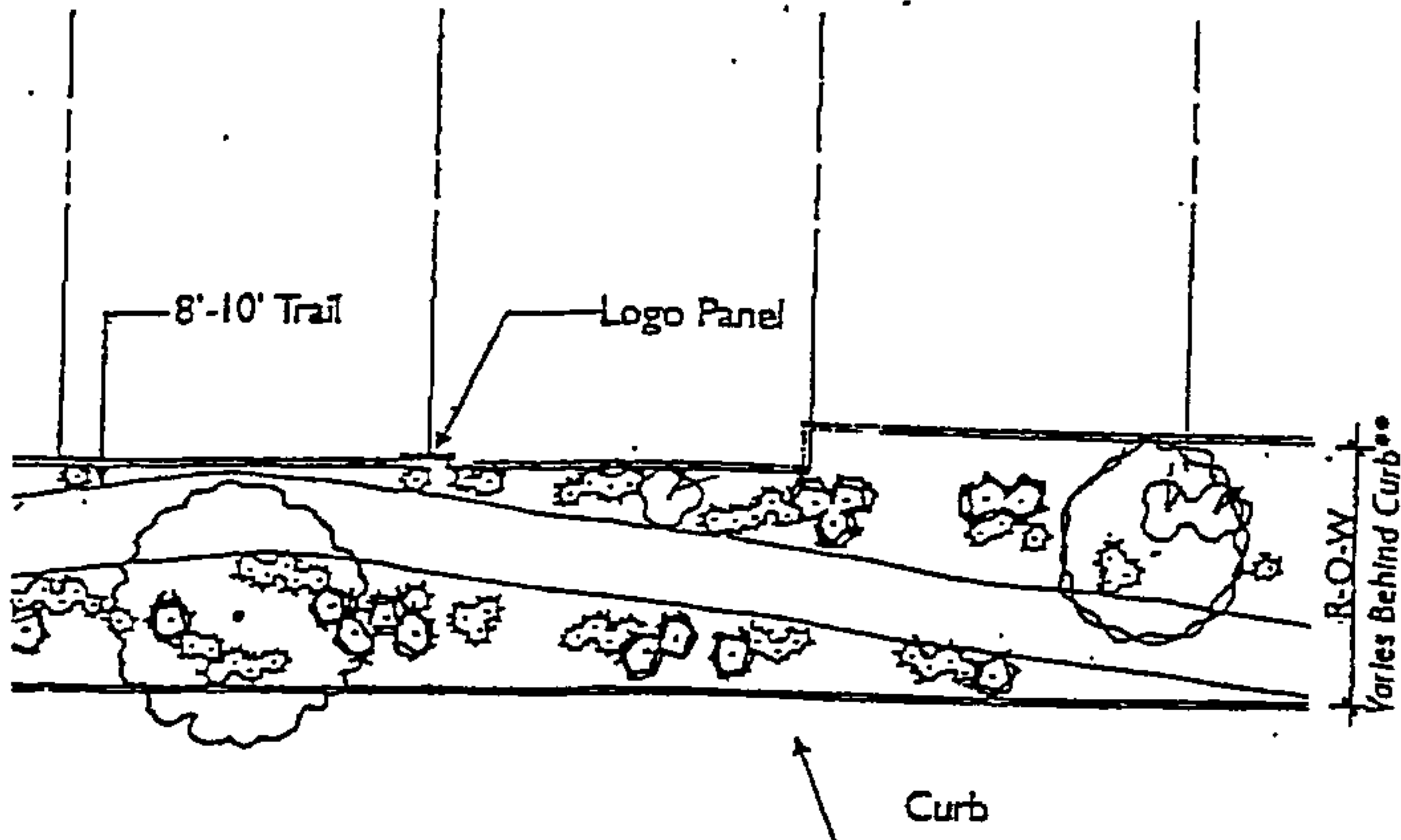
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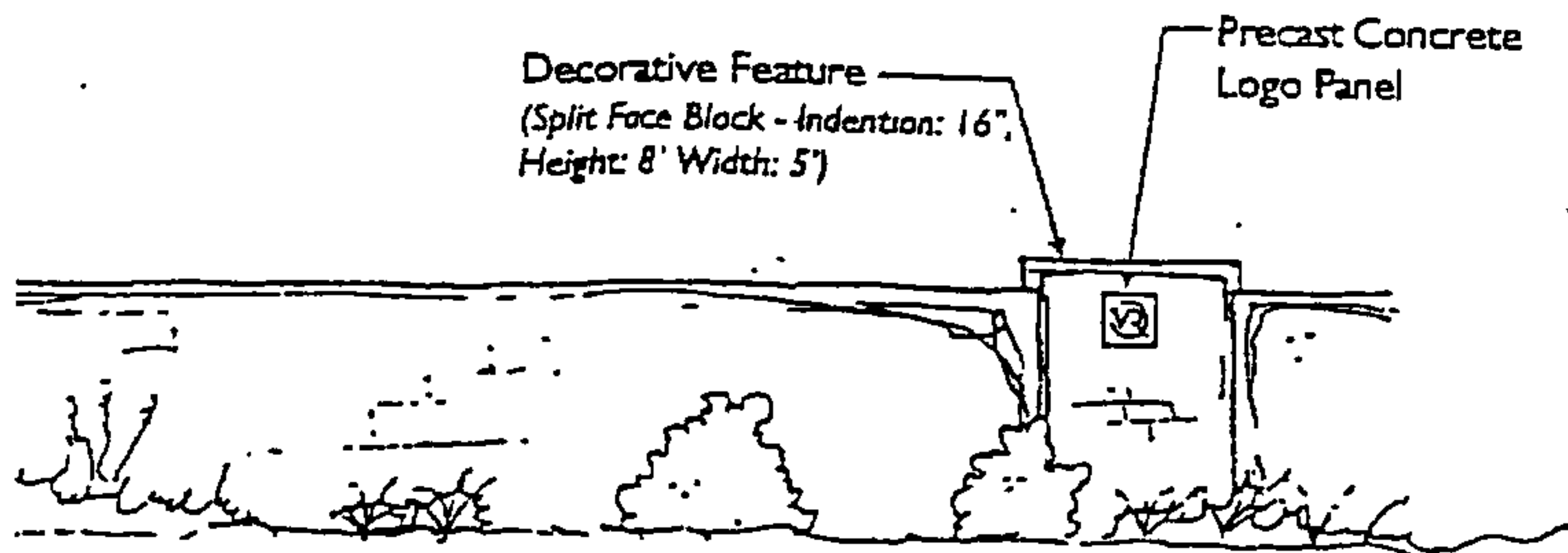
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LAYOUT - 3 LOTS/3 LOTS

PROJECT # 1003593

Perimeter Wall Approved

[Signature]

DRB Chair

9/07/04

Date

VENTANA RANCH WEST

Prepared For:

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

Prepared By:

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

August 30, 2004

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

PAID RECEIPT

APPLICANT NAME PULTE HOMES OF NEW MEXICO
AGENT BOHANNAN HUSTON INC
ADDRESS 7500 JEFFERSON NE
PROJECT & APP # 1004388/06 DRB 00516 529
PROJECT NAME VENTANA AL SOL AT VENTANA RANCH WEST

\$ 20.00 441032/3424000 Conflict Management Fee

\$ _____ 441006/4983000 DRB Actions

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

\$ _____ 441018/4971000 Public Notification

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

\$ 20.00 TOTAL AMOUNT DUE

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

City Of Albuquerque
Treasury Division

4/11/2006 10:12AM LOC: ANHX
RECEIPT# 00060694 WSH 007 TRANSH 0013
Account 441032 Fund 0110
Activity 3424000 TRSKAL
Trans Amt \$40.00
J24 Misc

\$20.00
Thank You



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

September 14, 2005

5. Project # 1004388

05DRB-01336 Major-Preliminary Plat Approval
05DRB-01337 Minor-Sidewalk Waiver
05DRB-01338 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for PULTE HOMES OF NEW MEXICO request(s) the above action(s) for all or a portion of Tract(s) 14, VENTANA RANCH WEST (to be known as **WESTERN SHADOWS, UNIT 2**) zoned R-LT residential zone, located on VENTANA RIDGE RD NW, east of DEL OESTE DR NW and containing approximately 20 acre(s). [REF:1002778] (B-8)

At the September 14, 2005, Development Review Board meeting, with the signing of the infrastructure list dated 9/14/05 and approval of the grading plan engineer stamp dated 9/13/05 the preliminary plat was approved. A sidewalk variance for waiver of sidewalk was approved as shown on Exhibit C in the Planning file. The temporary deferral of construction of sidewalks on the interior streets was approved as shown on Exhibit C in the Planning file.

If you wish to appeal this decision, you must do so by September 29, 2005, in the manner described below.

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

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

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

Sheran Matson, AICP, DRB Chair

Cc: Pulte Homes of New Mexico, 7445 Pan American Fwy NE, 87109
Bohannon Huston Inc., 7500 Jefferson NE, 87109
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1004/388 AGENDA#: 5- DATE: 9/14/05

1. Name: Karen Patton Address: BH 1 Zip: _____

2. Name: Geoff Steffler Address: BH 1 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: _____

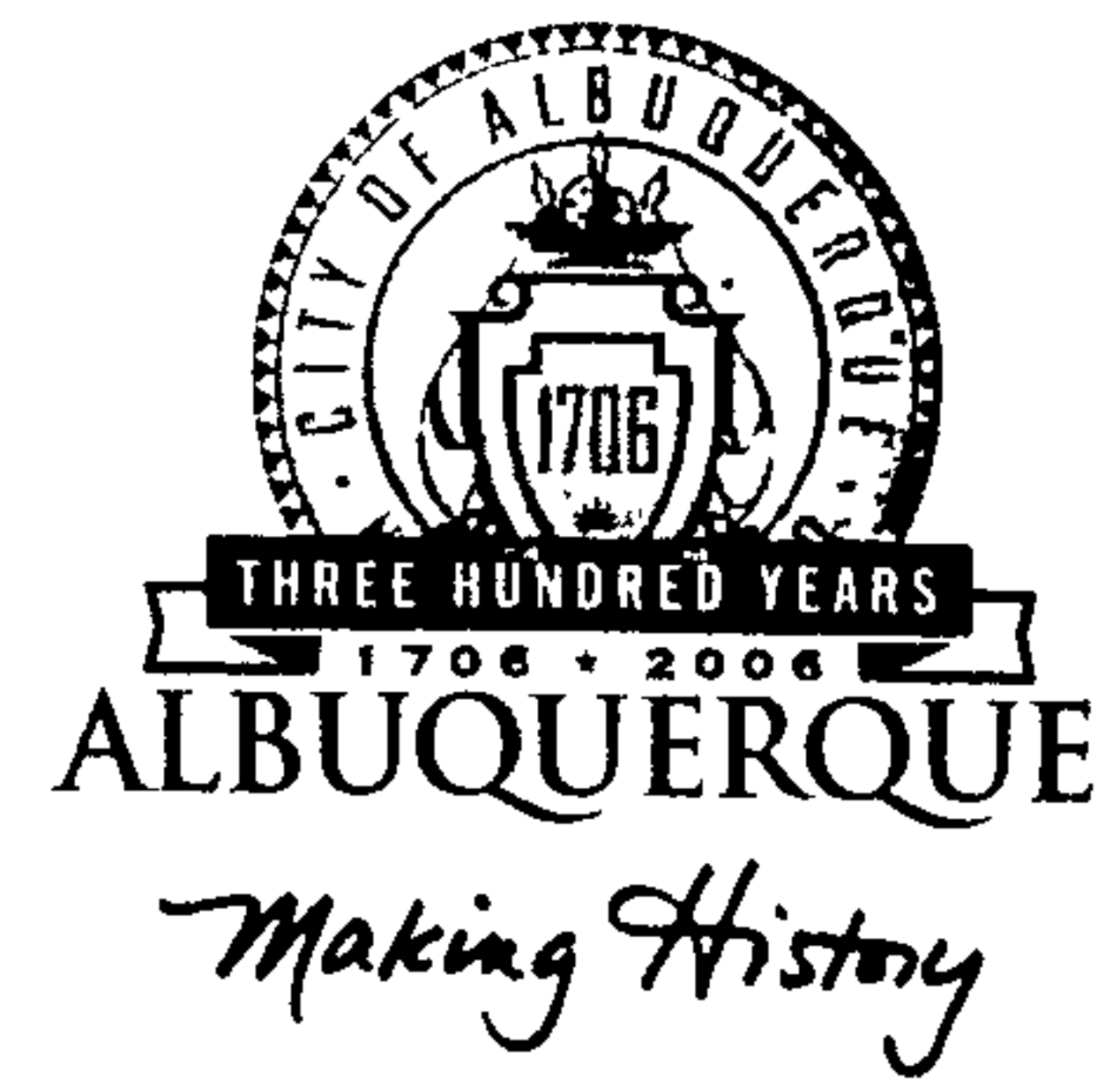
11. Name: _____ Address: _____ Zip: _____

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: 1004388

AGENDA ITEM NO: 5

SUBJECT:

Preliminary Plat
Sidewalk Waiver
Sidewalk Deferral

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

P.O. Box 1293

An approved infrastructure list is required for Preliminary Plat approval.
No objection to Sidewalk Waiver or Sidewalk Deferral request.
An approved grading and drainage report must be on file prior to Preliminary Plat approval. *-9-13-05*

Albuquerque

RESOLUTION:

APPROVED *X signed I.L.*; DENIED ___; DEFERRED ___; COMMENTS PROVIDED ___; WITHDRAWN ___

New Mexico 87103

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

FOR:

www.cabq.gov

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: September 14, 2005



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

September 14, 2005

Project # 1004388

05DRB-01336 Major-Preliminary Plat Approval

05DRB-01337 Minor-Sidewalk Waiver

05DRB-01338 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for PULTE HOMES OF NEW MEXICO request(s) the above action(s) for all or a portion of Tract(s) 14, VENTANA RANCH WEST (to be known as **WESTERN SHADOWS, UNIT 2**) zoned R-LT residential zone, located on VENTANA RIDGE RD NW, east of DEL OESTE DR NW and containing approximately 20 acre(s). [REF:1002778] (B-8)

AMAFCA	No adverse comments.
COG	No adverse comments.
Transit	Transit suggests providing pedestrian access from the western side of the subdivision to the surrounding streets, e.g. from Jacob Avenue to Ventana Ridge Road or from Kate Drive to Del Oeste Boulevard.
Zoning Enforcement	No adverse comments.
Neighborhood Coordination	Letter sent to Ventana Ranch (R) N.A.
APS	No comments received.
Police Department	No CPTED or crime prevention comments at this time.
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

No comments received.

M.R.G.C.D.

No comments received.

Open Space Division

No adverse comments.

City Engineer

An approved drainage report is required for Preliminary Plat approval.

Transportation Development

The sidewalk waiver should not extend beyond the cul-de-sac on Shelline Ave. Does the entrance @ Yolanda meet major local street requirements? Assuming that the landscaping agreement is in place.

Parks & Recreation

Who will own and maintain tract E? Add a note to the plat stating maintenance and beneficiary.

Tract D the park site is currently bisected by the Tract boundary, this will need to be addressed prior to Final Plat.

Infrastructure List items:

Tuscarora Rd. must cover the frontage of the park, including the portion that falls within Western Shadows Unit 1.

Add a note that the grading and drainage plan certification will include Tract D the park site. No objection to the sidewalk requests.

Utilities Development

No objection to Preliminary Plat approval. NMUI must sign the infrastructure list. No objection to Sidewalk Waiver/Deferral.

Planning Department

The perimeter wall design was approved under Ventana Ranch West.

No objection to the sidewalk waiver or temporary deferral of sidewalks or preliminary plat approval.

Impact Fee Administrator

Construction of a new single family residence within the proposed subdivision will require payment of Impact Fees.

Impact Fee Administrator

Based on a house size of 2000 square feet, it is estimated that impact fees will total approximately \$140.76 if a building permit is obtained by December 30, 2005, \$277.38 if a permit is obtained prior to December 29, 2006, and the full impact fee of \$414.00 would be payable thereafter. .

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

cc: Bohannon Huston Inc., 7500 Jefferson NE, 87109

Pulte Homes of New Mexico, 7445 Pan American Fwy NE, 87109



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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW, on Wednesday, September 14, 2005,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1000621

05DRB-01334 Major-Two Year SIA

BOHANNAN HUSTON INC agent(s) for JOHN Q HAMMONS HOTELS request(s) the above action(s) for all or a portion of Tract(s) B-1, **GATEWAY SUBDIVISION**, zoned SU-2 C-3, located on LOMAS BLVD NE, between WOODWARD PL NE and MOUNTAIN RD NE containing approximately 9 acre(s). [REF: 03DRB01353, 03DRB01649] (J-15)

Project # 1002645

05DRB-01335 Major-Two Year SIA

TIERRA WEST LLC agent(s) for CLEARBROOK INVESTMENTS LLC request(s) the above action(s) for **SEVILLE, UNIT 8**, zoned RLT, located on IRVING BLVD NW, between UNIVERSE BLVD NW and KAYENTA ST NW containing approximately 27 acre(s). [REF: 03DRB-01441, 03DRB-01441] (A-10)

Project # 1002321

05DRB-01333 Major-SiteDev Plan BldPermit

BOHANNAN HUSTON agent(s) for MASTHEAD ROAD DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Lot(s) 11, **JOURNAL CENTER PHASE 2, UNIT 2**, zoned IP, located on RUTLEDGE RD NE, between MASTHEAD NE and BARTLETT NE containing approximately 10 acre(s). (D-17)

Project # 1004387

05DRB-01332 Major-Vacation of Pub Right-of-Way

MARK HARENBERG agent(s) for SPRUCE PARK LLC request(s) the above action(s) for tract northeast of Lot(s) 35, Block(s) 12, **COUNTRY CLUB ADDITION**, located on the northeast corner of ENCINO PLACE NE and LOS LOMAS RD NE and containing approximately 1 acre(s). (J-15)

Project # 1004388

05DRB-01336 Major-Preliminary Plat Approval
05DRB-01337 Minor-Sidewalk Waiver
05DRB-01338 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for PULTE HOMES OF NEW MEXICO request(s) the above action(s) for all or a portion of Tract(s) 14, VENTANA RANCH WEST (to be known as **WESTERN SHADOWS, UNIT 2**) zoned R-LT residential zone, located on VENTANA RIDGE RD NW, east of DEL OESTE DR NW and containing approximately 20 acre(s). [REF.1002778] (B-8)

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

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, AUGUST 29, 2005.

NOTIFICATION OF HEARING for the DEVELOPMENT REVIEW BOARD

August 31, 2005

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

This letter will serve as your notification from the City of Albuquerque, under provisions of 0-92 pertaining to a request for: **Requests the following for approximately twenty (20) acre(s): Major Preliminary Plat Approval; Minor Sidewalk Waiver and Minor Temporary Deferral of Sidewalks for 83 single family residential lots.**

Proposed by: Bohannan Huston, Inc. at 823-1000
Agent for: Pulte Homes of New Mexico

For property located: On or near Ventana Ridge Road NW, east of Del Oeste Drive NW.

P.O. Box 1293

The case number(s) assigned is: 05DRB- 01336,01337 and 01338, Project # 1004388.

Albuquerque

City Planning accepted application for this request on August 19, 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*.

New Mexico 87103

Please be advised that this application is scheduled for a hearing before the Development Review Board (DRB) at 9 a.m. on Wednesday, September 14, 2005 in the **Planning Hearing Room, Lower Level, Plaza Del Sol Building, 600 Second St. NW.**

www.cabq.gov

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**

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

Meeting Date: SEPTEMBER 14, 2005
Zone Atlas Page: B-8-Z
Notification Radius: 100 Ft.

Project# 1004388
App# 05DRB-01336

Cross Reference and Location: Ventana Ridge Rd NW between Del Oeste Dr NW

Applicant: PULTE HOMES OF NEW MEXICO
Address: 7445 PAN AMERICAN FWY NE
ALBUQUERQUE, NM 87109

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

Special Instructions:

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

Date Mailed: AUGUST 26, 2005

Signature: YVONNE SAAVEDRA

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
PROPERTY OWNERSHIP / LEGAL LIST**

Project# 1004388
Application# 05DRB-01336

PAGE 1 OF 1

Zone Atlas Page #	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address
B-8	1008065	201-216	301-65	✓
		115-230	23	✓
		115-296	201-04	✓
		082-296	03	✓ Dup ²
		081-230	301-06	✓
		115-164	22	✓
		080-164	25	✓
		160-296	201-20	✓
		213-340	21	✓
		290-356	101-01	✓
		342-280	103-01	✓
		330-197	401-40	✓
		246-164	301-12	✓
		213-164	15	✓
		148-164	11	✓ Dup ²
		190-164	18	✓
		173-164	17	✓
		048-164	19	✓
		048-230	80	✓
		065-407	201-10	✓



mainframe@coa1mp3.ca
bq.gov
08/26/2005 10:08 AM

To
cc
bcc
Subject

1 R E C O R D S W I T H L A B E L S PAGE
1
01008065 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE
0100806520121630165 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE
0100806511523030123 LEGAL: TR O F LD WITHIN E/2 NE NW SW SEC 8 T11N R2E
CONT 5 LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: PARADISE WEST INC
OWNER ADDR: 05016 LA FIESTA DR NE
ALBUQUERQUE NM 87109
0100806511529620104 LEGAL: TR O F LA ND IN SEC 8 T11N R2E IN E1/2 SE1/4
SW1/4 N LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: BARBER VAN
OWNER ADDR: 05201 CENTRAL AV NW
ALBUQUERQUE NM 87105
0100806508229620103 LEGAL: TR O F LA ND IN SEC 8 T11N R2E IN W1/2 SE1/4
SW1/4 N LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: BARBER VAN
OWNER ADDR: 05201 CENTRAL AV NW
ALBUQUERQUE NM 87105
0100806508123030106 LEGAL: TR O F LA ND IN SEC 8 T11N R2E IN W1/2 NE NW SW
CONT LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: BACA CECILIA M
OWNER ADDR: 07317 DELLWOOD RD NE
ALBUQUERQUE NM 87110
0100806511516430122 LEGAL: TR O F LD WITHIN E/2 SW NW SW SEC 8 T11N R2E
CONT 5 LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: SANDERSON WILLIAM E
OWNER ADDR: 00500 CHAMA NE
ALBUQUERQUE NM 87108
0100806508016430125 LEGAL: A TR OF LAND IN W1/2 SE1/4 NW1/4 SW1/4 IN SEC 8
T1 LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: IC PARTNERS
OWNER ADDR: 07620 JEFFERSON NE
ALBUQUERQUE NM 87109
0100806516029620120 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE
0100806521334020121 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE

0100806529035610101 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE
0100806534228010301 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE
0100806533019740140 LEGAL: T11N R2E SEC8 NE1/4OFS1/2OFW2640 FT TR 10
LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: LEHR DAVID & LISA
OWNER ADDR: 00125 WEST NINETY SIXTH ST
NEW YORK NY 10025
0100806524616430112 LEGAL: SEC 8 T1 1N R2E TR IN E1/2 OF THE E1/2 OF THE
S1/2 LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: PARKER PAMELA E
OWNER ADDR: PO BOX 253
ALBUQUERQUE NM 87102
0100806521316430115 LEGAL: TR I N W OF E OF S OF N OF SW OFW 2640FT OF TR
10 A LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: WHITE RICK O & JULIE A ETAL
OWNER ADDR: 02109 MANCHESTER PL NW
ALBUQUERQUE NM 87107
0100806514816430111 LEGAL: SEC 8 T1 1N R2E TRACT OF LAND IN W1/2 SW1/4
NE1/4 S LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: PARKER PAMELA E
OWNER ADDR: PO BOX 253
ALBUQUERQUE NM 87102
0100806519016430118 LEGAL: SECT ION 8 T11N R2E TRACT OF LAND IN E1/2 E1/2
SW1/ LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: JOHNSON CURTIS E
OWNER ADDR: PO BOX 392
CEDAR CREST NM 87008
0100806517316430117 LEGAL: SECT ION 8 T11N R2E TRACT OF LAND IN W1/2 E1/2
SW1/ LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: OLSON GARY D & ELIZABETH T
OWNER ADDR: 00016 CASA LOMA RD
CEDAR CREST NM 87008
0100806504816430119 LEGAL: TRAC T OF LAND IN SECTION 8 T11N R2E IN E1/2
SW1/4 LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: FERRIGNO JAMES E ETAL
OWNER ADDR: 00101 BRINY AV
POMPANO BEACFL 33062
0100806504823030180 LEGAL: TR I N E OF NW OF NW OF SW OF SEC 8 T11N R2E
CONT 5 LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: DI GIROLAMO JOANNE
OWNER ADDR: 00231 MARSHALL
DES PLAINES IL 60016
0100806506540720110 LEGAL: TR O F LA ND IN PORTION W1/2 W1/2 NW1/4 SEC 8
T11N R LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: PARADISE WEST INC
OWNER ADDR: 05016 LA FIESTA DR NE
ALBUQUERQUE NM 87109

QUIT

100806520121630165 LEGAL: TRACT 14 BULK LAND PLAT FOR VENTANA RANCH WEST
PROPERTY ADDR: N/A

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

100806516029620120 LEGAL: TRACT 13 BULK LAND PLAT FOR VENTANA RANCH WEST
PROPERTY ADDR: N/A

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

100806521334020121 LEGAL: TRACT 12 BULK LAND PLAT FOR VENTANA RANCH WEST
PROPERTY ADDR: N/A

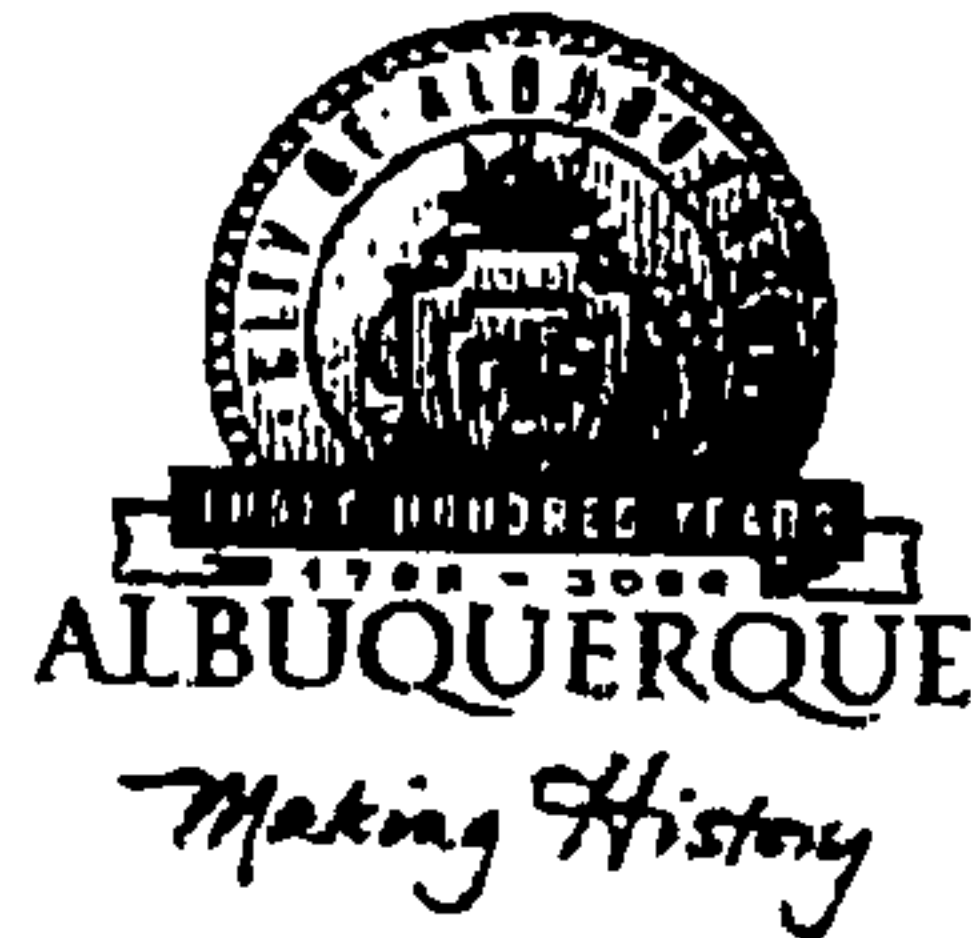
OWNERS NAME: VENTANA WEST LLC
OWNERS ADDR: 10 TRAMWAY LP NE
 ALBUQUERQUE, NM 87122

100806534228010301 LEGAL: TRACT 9 BULK LAND PLAT FOR VENTANA RANCH WEST C
PROPERTY ADDR: N/A

OWNERS NAME: VENTANT WEST LLC
OWNERS ADDR: 10 TRAMWAY LP NE
 ALBUQUERQUE, NM 87122

100806529035610101 LEGAL: TRACT 11 BULK LAND PLAT FOR VENTANA RANCH WEST
PROPERTY ADDR: N/A

OWNERS NAME: VENTANA WEST LLC
 10 TRAMWAY LP NE
 ALBUQUERQUE, NM 87122



City of Albuquerque

August 17, 2005

Stephanie Stratton
 Bohannon, Houston INC.
 7500 Jefferson St. NE, /87109
 Phone: 823-1000 Fax: 797-7988

Dear Stephanie:

Thank you for your inquiry of August 17, 2005 requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **TRACT 14, VENTANA RANCH WEST** zone map B-08.

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

VENTANA RANCH N.A. (VTR) "R"
 *Laura Horton
 7224 Cascada Rd. NW/87114 898-8103 (h)
 Bruce Nyberg e-mail: bnnyberg2@comcast.net
 6824 Brushfield Rd. NW/87114 890-6559 (h)
 E-mail: VRNA1@aol.com

Council District: 5
County District: 1
Police Beat: 116MS
Zone Map: A-C-9-10

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

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

Sincerely,

OFFICE OF NEIGHBORHOOD COORDINATION
 Planning Department

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

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

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

August 17, 2005

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

Re: Preliminary Plat, Sidewalk Deferral and Waiver
Western Shadows Unit 2 Subdivision (Tract 14 Ventana Ranch West) - DRB#1002778

Dear Sheran:

The above referenced project is being submitted to the Development Review Board (DRB) for preliminary plat review and approval. The project site is approximately 19.18 acres on in Ventana Ranch West at the southwest corner of Del Oeste Drive and Ventana Ridge Road. In addition to the Preliminary Plat approval, we are requesting waiver and deferral of sidewalk (Exhibit B).

The proposed subdivision consists of 83 single-family residential lots, with a minimum dimension of 50 feet wide by 105 feet deep. Access to the site will be from Ventana West Parkway. All proposed streets within the subdivision will be public streets within City Right-of-way. Water and sanitary sewer service will be provided by New Mexico Utilities. A grading drainage plan has been submitted to Hydrology Development for their review and approval.

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

- Applications for Development Review
- Twenty-four (24) copies of each of the Preliminary Plat and Grading Plan
- One (1) copy of the Infrastructure List (Exhibit "A")
- Six (6) copies of the Reason/Location of Request for Sidewalk Deferral and Waiver(Exhibit"B")
- Letter from the Office of Neighborhood Coordination
- Forms DRWS and TIS
- Fee in the amount of \$ 3430.00
- Design elevations & cross sections of perimeter walls

Please place this item on the DRB Agenda to be heard on September 14, 2005. If you have any questions or require further information, please call me at 823-1000.

Sincerely,



Christian J. Stoltis, P.E.

Project Manager
Community Development and Planning Group

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

Enclosures

ENGINEERING ▲

SPATIAL DATA ▲

ADVANCED TECHNOLOGIES ▲

Project # 1004388

PULTE HOMES OF NEW MEXICO
7445 PAN AMERICAN FWY NE
ALBUQUERQUE, NM 87109

BOHANNAN HUSTON INC
7500 JEFFERSON NE
ALBUQUERQUE, NM 87109

LAURA HORTON
Ventana Ranch N.A.
7224 CASCADE RD NW
ALBUQUERQUE, NM 87114

BRUCE NYBERG
Ventana Ranch N.A.
6824 BRUSHFIELD RD NW
ALBUQUERQUE, NM 87114

VENTANA WEST LLC
10 TRAMWAY LP NE
ALBUQUERQUE, NM 87122

100806511523030123
PARADISE WEST INC
5016 LA FIESTA DR NE
ALBUQUERQUE NM 87109

100806511529620104

100806508229620103

100806508123030106

BARBER VAN
5201 CENTRAL AV NW
ALBUQUERQUE NM 87105

BARBER VAN
5201 CENTRAL AV NW
ALBUQUERQUE NM 87105

BACA CECILIA M
7317 DELLWOOD RD NE
ALBUQUERQUE NM 87110

100806511516430122

100806508016430125

100806533019740140

SANDERSON WILLIAM E
500 CHAMA NE
ALBUQUERQUE NM 87108

IC PARTNERS
7620 JEFFERSON NE
ALBUQUERQUE NM 87109

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

100806524616430112

100806521316430115

100806514816430111

PARKER PAMELA E
PO BOX 253
ALBUQUERQUE, NM 87102

WHITE RICK O & JULIE A ETAL
2109 MANCHESTER PL NW
ALBUQUERQUE NM 87107

PARKER PAMELA E
N/A

100806519016430118

100806517316430117

100806504816430119

JOHNSON CURTIS E
PO BOX 392
CEDAR CREST, NM 87008

OLSON GARY D & ELIZABETH T
16 CASA LOMA RD
CEDAR CREST NM 87008

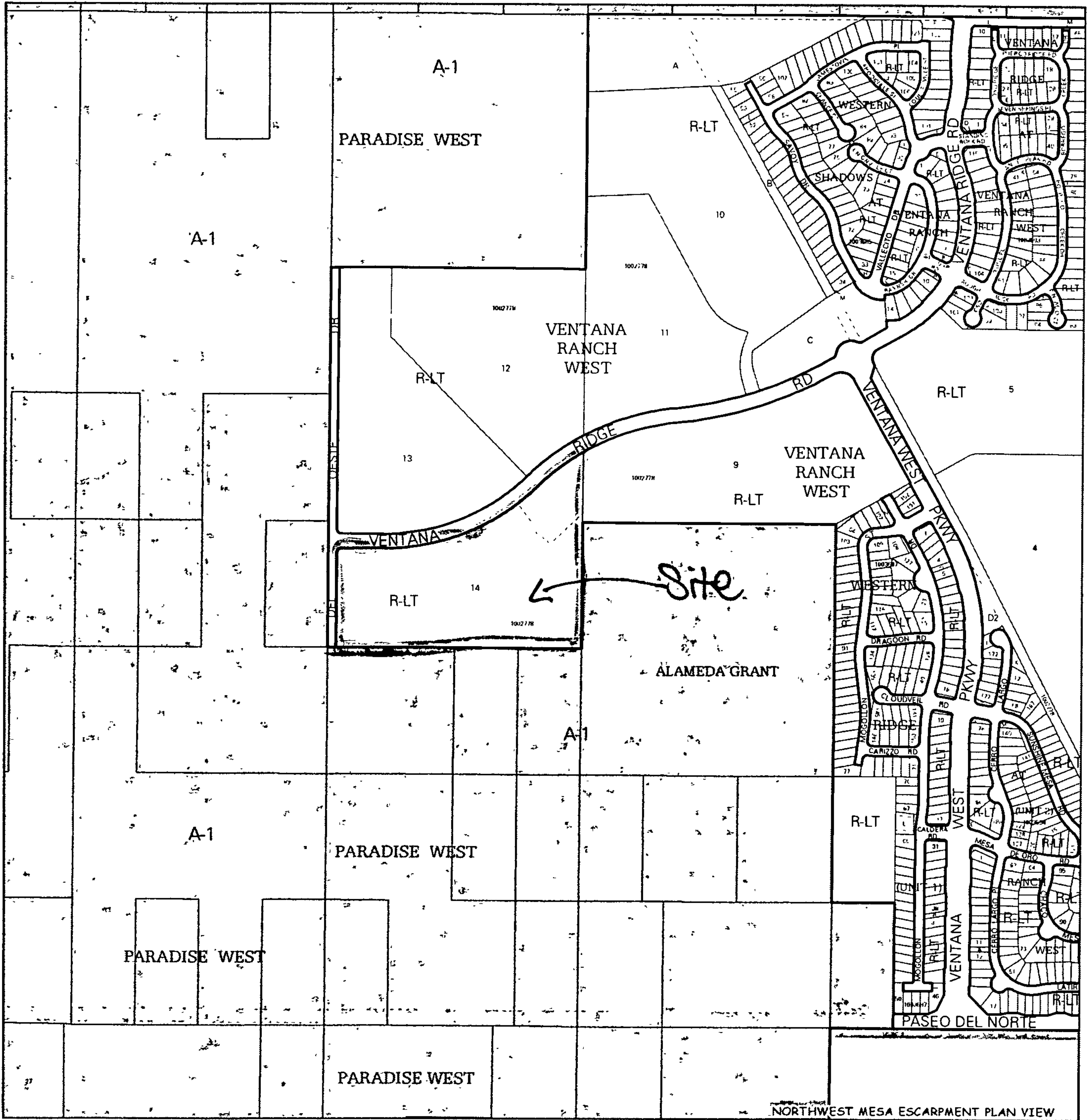
FERRIGNO JAMES E ETAL
101 BRINY AV
POMPANO BEACFL 33062

100806504823030180

100806506540720110

DI GIROLAMO JOANNE
231 MARSHALL
DES PLAINES IL 60016

PARADISE WEST INC
5016 LA FIESTA DR NE
ALBUQUERQUE NM 87109



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:
B-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	

0 750 1,500 Feet

Map amended through: 8/1/2005

FORM V: SUBDIVISION VARIANCES & VACATIONS

BULK LAND VARIANCE

(PUBLIC HEARING CASE)

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

VACATION OF PUBLIC RIGHT-OF-WAY

VACATION OF PUBLIC EASEMENT

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

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

SIDEWALK DESIGN VARIANCE

SIDEWALK WAIVER

- ✓ — Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6 copies** for unadvertised meetings. These actions are not approved through internal routing
 - ✓ — Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - ✓ — Letter briefly describing, explaining, and justifying the variance or waiver
 - ✓ — Any original and/or related file numbers are listed on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

- ✓ — Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies** for unadvertised meetings. These actions are not approved through internal routing.
 - ✓ — Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the deferral or extension
 - ✓ — Any original and/or related file numbers are listed on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

VACATION OF PRIVATE EASEMENT

- The complete document which created the private easement (not to exceed 8.5" by 14") **6 copies** for unadvertised meetings. These actions are not approved through internal routing
 - Scale drawing showing the easement to be vacated, its relation to existing streets, etc (not to exceed 8.5" by 14") **6 copies**
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the vacation
 - Letter of authorization from the grantors and the beneficiaries
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

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

Christian J. Sholtis

Christian J. Sholtis

Applicant name (print)

8-18-05

Applicant signature / date



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

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

Application case numbers

05DRB-01337

05DRB-01338

Sandy Handley 08/19/05

Planner signature / date

Project # 1004388

Claire

Date Submitted August 19, 2005
Date Site Plan Approved *N/A*
Date Preliminary Plat Approved *9/14/05*
Date Preliminary Plat Expires *9/14/06*

ORIGINAL

Figure 12
INFRASTRUCTURE LIST

EXHIBIT "A"
TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST
△ Ventana 2/Sol
WESTERN SHADOWS UNIT 2 SUBDIVISION AT VENTANA RANCH WEST (TRACT 14)
PRELIMINARY PLAT

DRB Project No. *21004388*
APPLICATION NO *CDRB-01336*

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer		
		ONSITE PUBLIC ROADWAY IMPROVEMENTS (PULTE HOMES)									
		54' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC MEDIAN CURB & GUTTER AND PCC 6' WIDE SIDEWALK ON BOTH SIDES*	<i>△ Ventana Sol</i> YOLANDA DRIVE	<i>△ Ventana Cielo</i> JACOB AVENUE	VENTANA RIDGE ROAD	/	/	/		
		32' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON BOTH SIDES*	<i>△ Ventana Sol</i> YOLANDA DRIVE	<i>△ Ventana Azul</i> SKYLAR AVENUE	<i>△ Ventana Cielo</i> JACOB AVENUE	/	/	/		
		32' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON BOTH SIDES*	TUSCARORA ROAD AND PUBLIC EASEMENT	<i>△ Ventana Sol</i> YOLANDA DRIVE	85' EAST OF EAST BOUNDARY (ACROSS ENTIRE PARK)	/	/	/		
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON BOTH SIDES*	<i>△ Ventana Cielo</i> JACOB AVENUE	<i>△ Ventana Oeste</i> KATE DRIVE	<i>△ Ventana Sol</i> YOLANDA DRIVE	/	/	/		
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON BOTH SIDES*	<i>△ Ventana Azul</i> SKYLAR AVENUE	<i>△ Ventana Oeste</i> KATE DRIVE	<i>△ Ventana Sol</i> YOLANDA DRIVE	/	/	/		
		24' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON SOUTH SIDE ONLY*	<i>△ Ventana Azul</i> SKYLAR AVENUE	<i>△ Ventana Sol</i> YOLANDA DRIVE	EAST STUB TERMINUS	/	/	/		
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON BOTH SIDES*	<i>△ Ventana Oeste</i> KATE DRIVE	<i>△ Ventana Azul</i> SKYLAR AVENUE	<i>△ Ventana Cielo</i> JACOB AVENUE	/	/	/		
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON BOTH SIDES*	<i>△ Ventana Verde</i> CARLY DRIVE	<i>△ Ventana Azul</i> SKYLAR AVENUE	<i>△ Ventana Cielo</i> JACOB AVENUE	/	/	/		
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON BOTH SIDES*	<i>△ Ventanita Court</i> SHELLINE AVENUE	WEST CUL-DE-SAC TERMINUS	<i>△ Ventana Sol</i> YOLANDA DRIVE	/	/	/		

* SIDEWALKS TO BE DEFERRED PER DEFERRAL EXHIBIT 'B'.
WAIVER OF SIDEWALK ON NORTH SIDE OF SKYLAR AVENUE STUB, SOUTH SIDE OF SHELLINE AVE AND CUL-DE-SAC
STREET LIGHTS AS PER COA DPM
△ Ventanita Court
△ Ventana Azul

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
OFFSITE PUBLIC ROADWAY IMPROVEMENTS (VENTANA WEST LLC)									
		24' F-EDGE	ARTERIAL PAVING W/ PCC STD CURB & GUTTER AND PCC 6' WIDE SIDEWALK ON EAST SIDE	DEL OESTE BLVD	SOUTH BOUNDARY	VENTANA RIDGE ROAD	/	/	/
		NOTE	* THE DEL OESTE DRIVE INFRASTRUCTURE IMPROVEMENTS SHALL BE PROVIDED TO THE COA VIA A SIA PROCEDURE C.						

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
ONSITE PUBLIC STORM DRAIN IMPROVEMENTS (PULTE HOMES)									
		18"-24" DIA	RCP W/ NEC MH'S, LATERALS & INLETS	Ventana Cielo JACOB AVENUE	LOTS 23/30	Ventana Sol YOLANDA DRIVE	/	/	/
		18-36" DIA	RCP W/ NEC MH'S, LATERALS & INLETS	Ventana Sol YOLANDA DRIVE	50' WEST OF YOLANDA DR LOTS 46/49 TUSCARORA RD.	Ventana Sol VENTANA RIDGE ROAD	/	/	/
		NOTES:	A GRADING AND DRAINAGE CERTIFICATION OF THE APPROVED GRADING PLAN, INCLUDING TRACT D (PARK SITE) IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTEES.						

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
ONSITE PUBLIC (NMUI) WATERLINE IMPROVEMENTS (PULTE HOMES)									
		6-8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	Ventana Sol YOLANDA DRIVE	Ventana Azul SKYLAR AVENUE	VENTANA RIDGE ROAD	/	/	/
		6" DIA	WATERLINE W/ NEC VALVES FH'S, MJ'S & RJ'S	Ventana Cielo JACOB AVENUE	Ventana Oeste KATE DRIVE	Ventana Sol YOLANDA DRIVE	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	Ventana Azul SKYLAR AVENUE	Ventana Oeste KATE DRIVE	EAST STUB TERMINUS	/	/	/
		6" DIA	WATERLINE W/ NEC VALVES FH'S, MJ'S & RJ'S	Ventana Oeste KATE DRIVE	Ventana Azul SKYLAR AVENUE	Ventana Cielo JACOB AVENUE	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	Ventana Court SHELLINE AVENUE	CUL-DE-SAC TERMINUS	Ventana Sol YOLANDA DRIVE	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	TUSCARORA ROAD	Ventana Sol YOLANDA DRIVE	EAST BOUNDARY	/	/	/

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
ONSITE PUBLIC (NMUI) SANITARY SEWER IMPROVEMENTS (PULTE HOMES)									
		8" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	△ Ventana Sol YOLANDA DRIVE	△ Ventana Azul SKYLAR AVENUE	△ Ventana Cielo JAGOB AVENUE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	△ Ventana Cielo JAGOB AVENUE	△ Ventana Oeste KATE DRIVE	△ Ventana Sol YOLANDA DRIVE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	△ Ventana Azul SKYLAR AVENUE	△ Ventana Oeste KATE DRIVE	EAST STUB TERMINUS	/	/	/
		8" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	△ Ventana Oeste KATE DRIVE	△ Ventana Azul SKYLAR AVENUE	△ Ventana Cielo JAGOB AVENUE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	△ Ventana Vista Court SHELLINE AVENUE	CUL-DE-SAC TERMINUS	△ Ventana Sol YOLANDA DRIVE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	TUSCARORA ROAD	△ Ventana Sol YOLANDA DRIVE	EAST BOUNDARY	/	/	/

OFFSITE PUBLIC (NMUI) SANITARY SEWER IMPROVEMENTS (PULTE HOMES)									
		8" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	PUBLIC EASEMENT	EAST BOUNDARY (TUSCARORA ROAD)	HARRIER AVE NW (PINON POINTE SUB)	/	/	/
		NOTE	SANITARY SEWER OUTFALL IS THROUGH THE WESTERN RIDGE UNIT 2 SUBDIVISION (DRB #1003687, CPN 749486) FUTURE STREETS TUSCARORA ROAD, MOGOLLON DRIVE, AND TRES HERMANAS STREET AND THE VENTANA VISTA SUBDIVISION (DRB#1004173), FUTURE STREET. AVENIDA VENTANA VISTA						

- NOTES
- 1 OFFSITE TRAFFIC MITIGATION IS NOT REQUIRED AND HAS BEEN MET VIA THE APPROVED OFFSITE TRANSPORTATION IMPROVEMENTS CONSTRUCTION AGREEMENT BETWEEN VENTANA WEST LLC AND COA (FOR VENTANA RANCH WEST) **DOC #2003138316**. SEE CITY LEGAL OR CITY ENGINEER FOR FUTHER DETAILS
 - 2 PERIMETER WALL ALONG VENTANA RIDGE ROAD PER DRB APPROVED PERIMETER WALL DESIGN
 - 3 VENTANA WEST LLC OFFSITE IMPROVEMENTS CONSTRUCTED VIA PUBLIC IMPROVEMENT DISTRICT PHASE 1 ROADWAY AND STORM DRAIN IMPROVMENTS - COA CPN 617683 WATER AND SANITARY SEWER IMPROVEMENTS - COA CPN 617684
 - 4 VENTANA WEST LLC OFFSITE IMPROVEMENTS CONSTRUCTED VIA PUBLIC IMPROVEMENT DISTRICT PHASE 2 ROADWAY AND STORM DRAIN IMPROVMENTS - COA CPN 617685 WATER AND SANITARY SEWER IMPROVEMENTS - COA CPN 617686

ORIGINAL

SCOTT STEFFEN
PREPARED BY PRINT NAME
DATE 08/19/05

[Signature]
DRB CHAIR

9/14/05

[Signature]
PARKS & RECREATION DEPARTMENT

9-14-05

BOHANNAN HUSTON INC.
FIRM

[Signature]
TRANSPORTATION DEVELOPMENT

9-14-05

AMAFCA

DATE

[Signature]
SIGNATURE
DATE 8/19/05

[Signature]
UTILITY DEVELOPMENT

9/14/05

CITY ENGINEER

DATE

[Signature]
Buddy & Bick

9/14/05

MAXIMUM TIME ALLOW TO CONSTRUCT
IMPROVEMENTS WITHOUT A DRB EXTENSION

NEW MEXICO UTILITIES INC.

9-9-05

DATE

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRB CHAIR	USER DEPARTMENT	AGENT/OWNER
Δ	11-15-05	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>

1

Current DRC Project No

15

ORIGINAL

Claire

Date Submitted August 19, 2005
 Date Site Plan Approved N/A
 Date Preliminary Plat Approved 9/14/05
 Date Preliminary Plat Expires 9/14/06
 DRB Project No. 1004338
 APPLICATION NO. 05DRB-01336

Figure 12
 INFRASTRUCTURE LIST

EXHIBIT "A"
 TO SUBDIVISION IMPROVEMENTS AGREEMENT
 DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST
 WESTERN SHADOWS UNIT 2 SUBDIVISION AT VENTANA RANCH WEST (TRACT 14)
 PRELIMINARY PLAT

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
ONSITE PUBLIC ROADWAY IMPROVEMENTS (PULTE HOMES)									
		54' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC MEDIAN CURB & GUTTER AND PCC 6' WIDE SIDEWALK ON BOTH SIDES*	YOLANDA DRIVE	JACOB AVENUE	VENTANA RIDGE ROAD	/	/	/
		32' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON BOTH SIDES*	YOLANDA DRIVE	SKYLAR AVENUE	JACOB AVENUE	/	/	/
		32' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON BOTH SIDES*	TUSCARORA ROAD AND PUBLIC EASEMENT	YOLANDA DRIVE	85' EAST OF EAST BOUNDARY (ACROSS ENTIRE PARK)	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON BOTH SIDES*	JACOB AVENUE	KATE DRIVE	YOLANDA DRIVE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON BOTH SIDES*	SKYLAR AVENUE	KATE DRIVE	YOLANDA DRIVE	/	/	/
		24' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON SOUTH SIDE ONLY*	SKYLAR AVENUE	YOLANDA DRIVE	EAST STUB TERMINUS	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON BOTH SIDES*	KATE DRIVE	SKYLAR AVENUE	JACOB AVENUE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON BOTH SIDES*	CARLY DRIVE	SKYLAR AVENUE	JACOB AVENUE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON BOTH SIDES*	SHELLINE AVENUE	WEST CUL-DE-SAC TERMINUS	YOLANDA DRIVE	/	/	/

* SIDEWALKS TO BE DEFERRED PER DEFERRAL EXHIBIT 'B'
 WAIVER OF SIDEWALK ON NORTH SIDE OF SKYLAR AVENUE STUB, SOUTH SIDE OF SHELLINE AVE AND CUL-DE-SAC
 STREET LIGHTS AS PER COA DPM

ORIGINAL

SIA
Sequence #

COA DRC
Project #

Size

Type of Improvement

Location

From

To

Private
Inspector

City
Inspector

City Cnst
Engineer

OFFSITE PUBLIC ROADWAY IMPROVEMENTS (VENTANA WEST LLC)

24' F-EDGE ARTERIAL PAVING W/ PCC STD CURB & GUTTER AND PCC 6' WIDE SIDEWALK ON EAST SIDE DEL OESTE BLVD SOUTH BOUNDARY VENTANA RIDGE ROAD

NOTE: * THE DEL OESTE DRIVE INFRASTRUCTURE IMPROVEMENTS SHALL BE PROVIDED TO THE COA VIA A SIA PROCEDURE C

/	/	/
/	/	/

ONSITE PUBLIC STORM DRAIN IMPROVEMENTS (PULTE HOMES)

18"-24" DIA RCP W/ NEC MH'S, LATERALS & INLETS JACOB AVENUE ~~LOTS 23/30~~ YOLANDA DRIVE

18-36" DIA RCP W/ NEC. MH'S, LATERALS & INLETS YOLANDA DRIVE ~~LOTS 48/49~~ VENTANA RIDGE ROAD

50' WEST OF YOLANDA DR
TUSCARORA RD.

NOTES. A GRADING AND DRAINAGE CERTIFICATION OF THE APPROVED GRADING PLAN, INCLUDING TRACT D (PARK SITE) IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTEES

/	/	/
/	/	/

ONSITE PUBLIC (NMUI) WATERLINE IMPROVEMENTS (PULTE HOMES)

6-8" DIA WATERLINE W/ NEC VALVES FH'S, MJ'S & RJ'S YOLANDA DRIVE SKYLAR AVENUE VENTANA RIDGE ROAD

6" DIA WATERLINE W/ NEC VALVES FH'S, MJ'S & RJ'S JACOB AVENUE KATE DRIVE YOLANDA DRIVE

6" DIA WATERLINE W/ NEC VALVES FH'S, MJ'S & RJ'S SKYLAR AVENUE KATE DRIVE EAST STUB TERMINUS

6" DIA WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S KATE DRIVE SKYLAR AVENUE JACOB AVENUE

6" DIA WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S SHELLINE AVENUE CUL-DE-SAC TERMINUS YOLANDA DRIVE

6" DIA WATERLINE W/ NEC VALVES FH'S, MJ'S & RJ'S TUSCARORA ROAD YOLANDA DRIVE EAST BOUNDARY

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

ORIGINAL

SIA
Sequence #

COA DRC
Project #

Size

Type of Improvement

Location

From

To

Private
Inspector

City
Inspector

City Cnst
Engineer

ONSITE PUBLIC (NMUI) SANITARY SEWER IMPROVEMENTS (PULTE HOMES)

8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	YOLANDA DRIVE	SKYLAR AVENUE	JACOB AVENUE
8" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	JACOB AVENUE	KATE DRIVE	YOLANDA DRIVE
8" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	SKYLAR AVENUE	KATE DRIVE	EAST STUB TERMINUS
8" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	KATE DRIVE	SKYLAR AVENUE	JACOB AVENUE
8" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	SHELLINE AVENUE	CUL-DE-SAC TERMINUS	YOLANDA DRIVE
8" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	TUSCARORA ROAD	YOLANDA DRIVE	EAST BOUNDARY

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

OFFSITE PUBLIC (NMUI) SANITARY SEWER IMPROVEMENTS (PULTE HOMES)

8" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	PUBLIC EASEMENT	EAST BOUNDARY (TUSCARORA ROAD)	HARRIER AVE NW (PINON POINTE SUB)
NOTE	SANITARY SEWER OUTFALL IS THROUGH THE WESTERN RIDGE UNIT 2 SUBDIVISION (DRB #1003687, CPN 749486) FUTURE STREETS. TUSCARORA ROAD, MOGOLLON DRIVE, AND TRES HERMANAS STREET AND THE VENTANA VISTA SUBDIVISION (DRB#1004173), FUTURE STREET AVENIDA VENTANA VISTA			

/	/	/
/	/	/
/	/	/

- NOTES
- 1 OFFSITE TRAFFIC MITIGATION IS NOT REQUIRED AND HAS BEEN MET VIA THE APPROVED OFFSITE TRANSPORTATION IMPROVEMENTS CONSTRUCTION AGREEMENT BETWEEN VENTANA WEST LLC AND COA (FOR VENTANA RANCH WEST) **DOC #2003138316** SEE CITY LEGAL OR CITY ENGINEER FOR FUTHER DETAILS
 - 2 PERIMETER WALL ALONG VENTANA RIDGE ROAD PER DRB APPROVED PERIMETER WALL DESIGN
 - 3 VENTANA WEST LLC OFFSITE IMPROVEMENTS CONSTRUCTED VIA PUBLIC IMPROVEMENT DISTRICT PHASE 1 ROADWAY AND STORM DRAIN IMPROVMENTS - COA CPN 617683
WATER AND SANITARY SEWER IMPROVEMENTS - COA CPN 617684
 - 4 VENTANA WEST LLC OFFSITE IMPROVEMENTS CONSTRUCTED VIA PUBLIC IMPROVEMENT DISTRICT PHASE 2 ROADWAY AND STORM DRAIN IMPROVMENTS - COA CPN 617685
WATER AND SANITARY SEWER IMPROVEMENTS - COA CPN 617686

ORIGINAL

SCOTT STEFFEN
PREPARED BY: PRINT NAME

08/19/05
DATE

Scott Steffen
DRB CHAIR

9/14/05
DATE

Scott Steffen
PARKS & RECREATION DEPARTMENT

9-14-05
DATE

BOHANNAN HUSTON INC.
FIRM

Alfred Lee
TRANSPORTATION DEVELOPMENT

9-14-05
DATE

AMAFCA

DATE

Scott Steffen
SIGNATURE

08/19/05
DATE

Roger A. Green
UTILITY DEVELOPMENT

9/14/05
DATE

Bradley A. Bickel
CITY ENGINEER

9/14/05
DATE

MAXIMUM TIME ALLOWED TO CONSTRUCT
IMPROVEMENTS WITHOUT A DRB EXTENSION

NEW MEXICO UTILITIES INC

9-9-05
DATE

DATE

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRB CHAIR	USER DEPARTMENT	AGENT/OWNER



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

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

APPLICANT INFORMATION:

NAME: PULTE HOMES OF NEW MEXICO PHONE: 341-6800
 ADDRESS: 7445 PAN AMERICAN FWY NE FAX: 341-6888
 CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: _____
 Proprietary interest in site: OWNER
 AGENT (if any): BOHANNAN HUSTON INC. PHONE: 823-1000
 ADDRESS: 7500 JEFFERSON NE FAX: 798-7988
 CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: _____

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

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

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

Lot or Tract No. TRACT 14 AT VENTANA RANCH WEST Block: _____ Unit: _____
 Subdiv. / Addn. TBKA/ WESTERN SHADOWS UNIT 2
 Current Zoning: R-LT Proposed zoning: _____
 Zone Atlas page(s): B8 No. of existing lots: 1 No. of proposed lots: 86
 Total area of site (acres): 19.18 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. 100806520121630165 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: VENTANA RIDGE RD NW
 Between: DEL OESTE DR NW and _____

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.): DRB# 1002778

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

SIGNATURE *Christian J. Sholtis* DATE 8/19/2005
 (Print) Christian J. Sholtis Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 10/03

<p><input type="checkbox"/> INTERNAL ROUTING</p> <p><input type="checkbox"/> All checklists are complete</p> <p><input type="checkbox"/> All fees have been collected</p> <p><input type="checkbox"/> All case #s are assigned</p> <p><input type="checkbox"/> AGIS copy has been sent</p> <p><input type="checkbox"/> Case history #s are listed</p> <p><input type="checkbox"/> Site is within 1000ft of a landfill</p> <p><input type="checkbox"/> F.H.D.P. density bonus</p> <p><input type="checkbox"/> F.H.D.P. fee rebate</p>	<p>Application case numbers</p> <p><u>05DRB - 01336</u></p> <p><u>05DRB - 01337</u></p> <p><u>05DRB - 01338</u></p> <p>Hearing date <u>09/14/05</u></p>	<p>Action</p> <p><u>PP</u></p> <p><u>CMF</u></p> <p><u>ADV</u></p> <p><u>SW</u></p> <p><u>TPS</u></p>	<p>S.F.</p> <p><u>S(z)</u></p> <p><u>V</u></p> <p><u>V</u></p>	<p>Fees</p> <p>\$ <u>2425.00</u></p> <p>\$ <u>20.00</u></p> <p>\$ <u>75.00</u></p> <p>\$ <u>0.00</u></p> <p>\$ <u>0.00</u></p> <p>Total</p> <p>\$ <u>2520.00</u></p>
--	---	---	--	--

Sandy Landley 08/19/05
 Planner signature / date

Project # 1004388

FORM S(2): SUBDIVISION - D.R.B. PUBLIC HEARING

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

MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL

- Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) **24** copies
 - Proposed Infrastructure List
 - Design elevations & cross sections of perimeter walls **3 copies** (11" x 17" maximum)
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Property owner's and City Surveyor's signature on the proposed plat
 - FORM DRWS Drainage Report, Water & Sewer availability statement filing information
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Signed** Pre-Annexation Agreement if Annexation required.
 - TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- Preliminary plat approval expires after one year.
 DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

- MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT (with significant changes)**
- MAJOR SUBDIVISION AMENDMENT TO INFRASTRUCTURE LIST (with significant changes)**
- MAJOR SUBDIVISION AMENDMENT TO GRADING PLAN (with significant changes)**

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

- Proposed Amended Preliminary Plat, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **24** copies
 - Original Preliminary Plat, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket)
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Property owner's and City Surveyor's signature on the proposed amended plat, if the preliminary plat is being amended
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Any original and/or related file numbers are listed on the cover application
- Amended preliminary plat approval expires after one year.
 DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

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

- 1 copy of each of the following items
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Plat or plan reduced to 8.5" x 11"
- Official D.R.B. Notice of the original approval
- Approved Infrastructure List. If not applicable, please initial. _____
- Previous SIA extension notice, if one has been issued. If not applicable, please initial. _____
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Any original and/or related file numbers are listed on the cover application
- Fee (see schedule)

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

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

Christian J. Sholtis

 Applicant name (print)

 Applicant signature / date



Form revised 11/04 and JUNE 05

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

Application case numbers
 05DRB - _____ - 01336
 _____ - _____ - _____
 _____ - _____ - _____

Sandy Handley 08/19/05

 Planner signature / date
Project # 1004388

FORM V: SUBDIVISION VARIANCES & VACATIONS

BULK LAND VARIANCE

(PUBLIC HEARING CASE)

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

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

VACATION OF PUBLIC RIGHT-OF-WAY

VACATION OF PUBLIC EASEMENT

- The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies**. (Not required for dedicated and City owned public right-of-way.)
- Drawing showing the easement or right-of-way to be vacated, its relation to existing streets, etc. (not to exceed 8.5" by 14") **24 copies**
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.

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

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

SIDEWALK DESIGN VARIANCE

SIDEWALK WAIVER

- Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6 copies** for unadvertised meetings. These actions are not approved through internal routing.
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the variance or waiver
- Any original and/or related file numbers are listed on the cover application

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

TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

- Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies** for unadvertised meetings. These actions are not approved through internal routing.
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the deferral or extension
- Any original and/or related file numbers are listed on the cover application

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

VACATION OF PRIVATE EASEMENT

- The complete document which created the private easement (not to exceed 8.5" by 14") **6 copies** for unadvertised meetings. These actions are not approved through internal routing.
- Scale drawing showing the easement to be vacated, its relation to existing streets, etc.(not to exceed 8.5" by 14") **6 copies**
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the vacation
- Letter of authorization from the grantors and the beneficiaries
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.

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

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

Christian J. Sholtis

Christian J. Sholtis

Applicant name (print)

8-18-05

Applicant signature / date

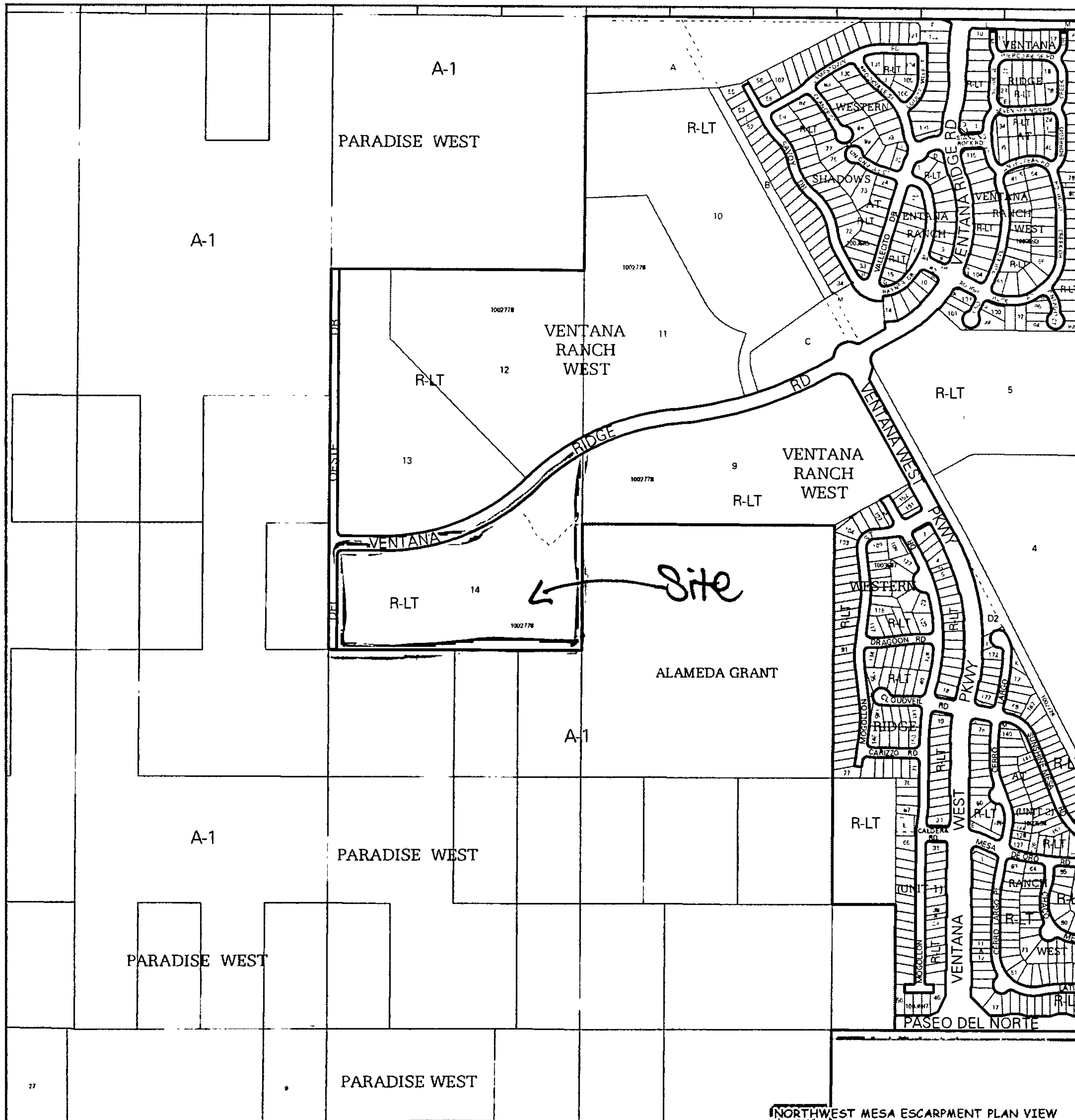


Form revised 4/03, 10/03 and JUNE 2005

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

Application case numbers
 05DRB- -01337
 05DRB- -01338
 - -

Sandy Handley 08/19/05
 Planter signature / date
Project # 1004388



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

AGIS
Albuquerque Geographic Information System

Note. Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
B-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	

0 750 1,500 Feet

Map amended through: 8/1/2005

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

August 17, 2005

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

Re: Preliminary Plat, Sidewalk Deferral and Waiver
Western Shadows Unit 2 Subdivision (Tract 14 Ventana Ranch West) - DRB#1002778

Dear Sheran:

The above referenced project is being submitted to the Development Review Board (DRB) for preliminary plat review and approval. The project site is approximately 19.18 acres on in Ventana Ranch West at the southwest corner of Del Oeste Drive and Ventana Ridge Road. In addition to the Preliminary Plat approval, we are requesting waiver and deferral of sidewalk (Exhibit B).

The proposed subdivision consists of 83 single-family residential lots, with a minimum dimension of 50 feet wide by 105 feet deep. Access to the site will be from Ventana West Parkway. All proposed streets within the subdivision will be public streets within City Right-of-way. Water and sanitary sewer service will be provided by New Mexico Utilities. A grading drainage plan has been submitted to Hydrology Development for their review and approval.

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

- Applications for Development Review
- Twenty-four (24) copies of each of the Preliminary Plat and Grading Plan
- One (1) copy of the Infrastructure List (Exhibit "A")
- Six (6) copies of the Reason/Location of Request for Sidewalk Deferral and Waiver(Exhibit"B")
- Letter from the Office of Neighborhood Coordination
- Forms DR/WS and TIS
- Fee in the amount of \$ 3430.00
- Design elevations & cross sections of perimeter walls

Please place this item on the DRB Agenda to be heard on September 14, 2005. If you have any questions or require further information, please call me at 823-1000.

Sincerely,



Christian J. Stoltis, P.E.
Project Manager
Community Development and Planning Group

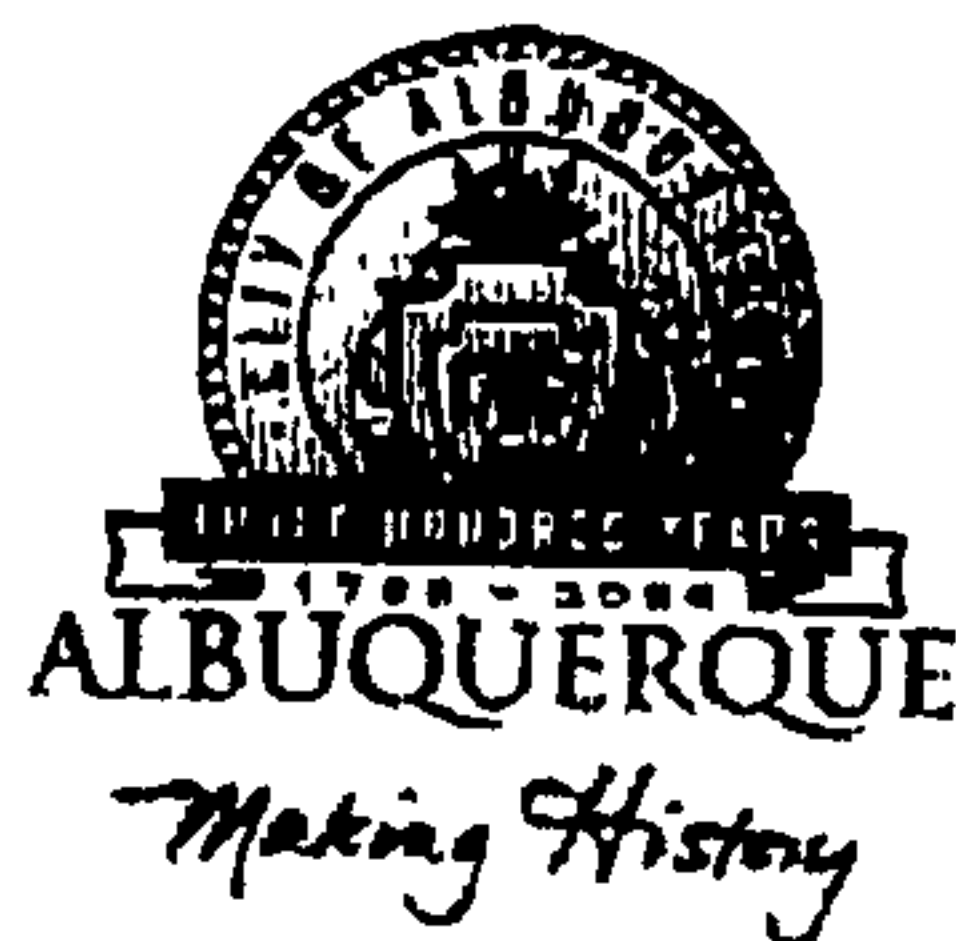
cc: Kurt Browning, Sandia Properties
Russ Grayson, Pulte Homes

Enclosures

ENGINEERING ▲

SPATIAL DATA ▲

ADVANCED TECHNOLOGIES ▲



City of Albuquerque

August 17, 2005

Stephanie Stratton
 Bohannon, Houston INC.
 7500 Jefferson St. NE, /87109
 Phone: 823-1000 Fax: 797-7988

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.

Dear Stephanie:

Thank you for your inquiry of August 17, 2005 requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **TRACT 14, VENTANA RANCH WEST zone map B-08.**

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

VENTANA RANCH N.A. (VTR) "R"
 *Laura Horton
 7224 Cascada Rd. NW/87114 898-8103 (h)
 Bruce Nyberg e-mail: bnnyberg2@comcast.net
 6824 Brushfield Rd. NW/87114 890-6559 (h)
 E-mail: VRNA1@aol.com

Council District: 5
County District: 1
Police Beat: 116WS
Zone Map: A-C-9-10

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

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

Sincerely,

Rafaela Harmona

OFFICE OF NEIGHBORHOOD COORDINATION
 Planning Department

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.

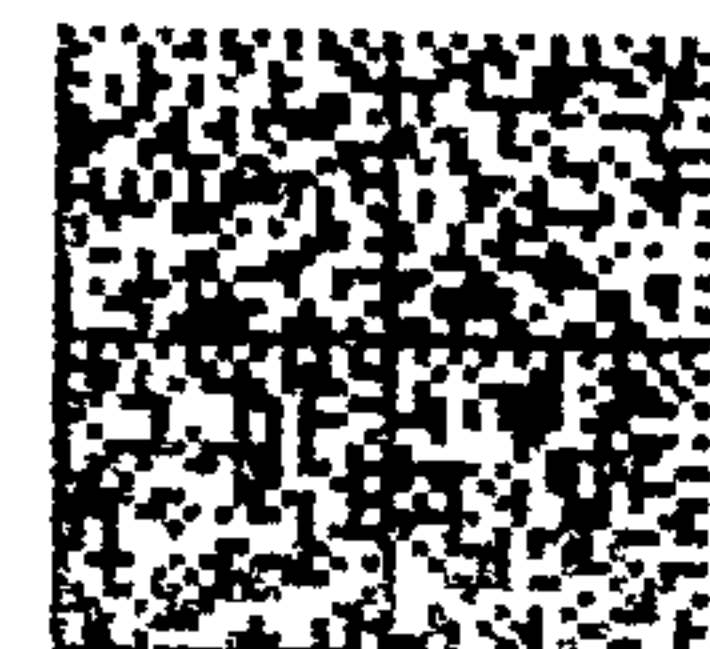
(Below this line for ONC use only)

Date of Inquiry: 8/17/05 Time Entered: 3:00pm ONC Rep. Initials: DC

INAN-HUSTON, INC.
JEFFERSON, NE
ALBUQUERQUE, NM 87109



91 7108 2133 3931 1991 3068



UNITED STATES POSTAGE
02 1P \$04.65⁰
0002368945 AUG 19 2005
MAILED FROM ZIP CODE 87109

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Bruce Nyberg
1624 Brushfield Rd. NW
Albuquerque, NM 87114

2. Article Number
(Transfer from service label)

91 7108 2133 3931 1991 3068

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
X Addressee

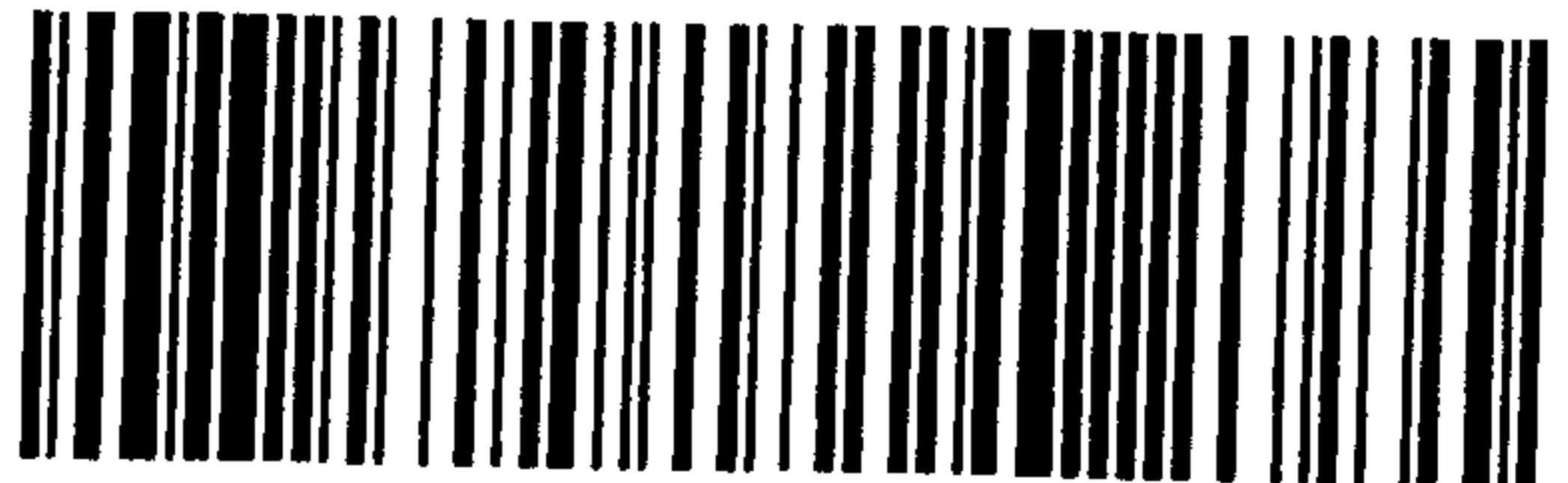
B. Received by (*Printed Name*) C. Date of Delivery

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

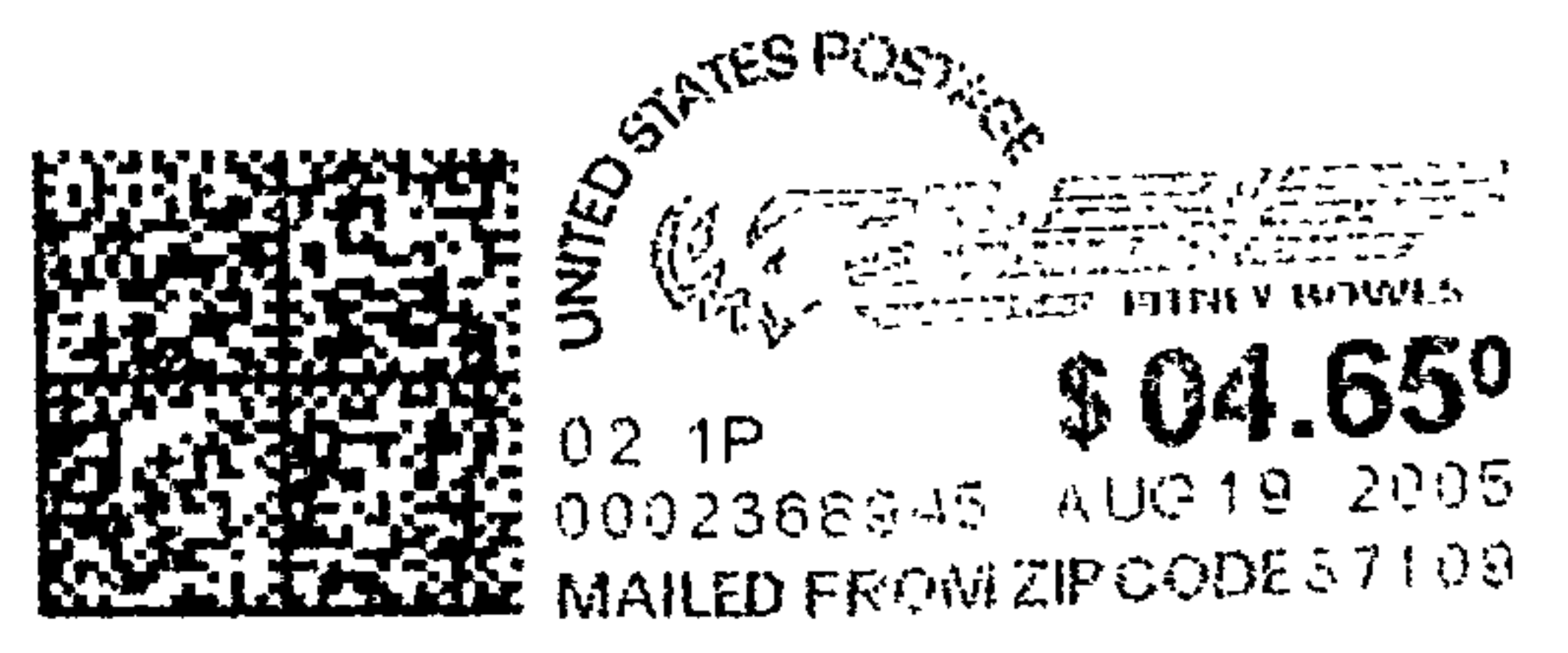
3. Service Type
 Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.

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

AN-HUSTON, INC.
EFFERSON, NE
ERQUE, NM 87109



91 7108 2133 3931 1991 3075



SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Laura Hutton
7224 Cascada NW
Albuquerque, NM 87114

2. Article Number

(Transfer from service label)

91 7108 2133 3931 1991 3075

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

Agent

Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? Yes

If YES, enter delivery address below: No

3. Service Type

Certified Mail

Express Mail

Registered

Return Receipt for Merchandise

Insured Mail

C.O.D.

4. Restricted Delivery? (Extra Fee)

Yes

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

August 18, 2005

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

RE: Preliminary plat approval, Sidewalk waiver and deferral
Western Shadows Unit 2

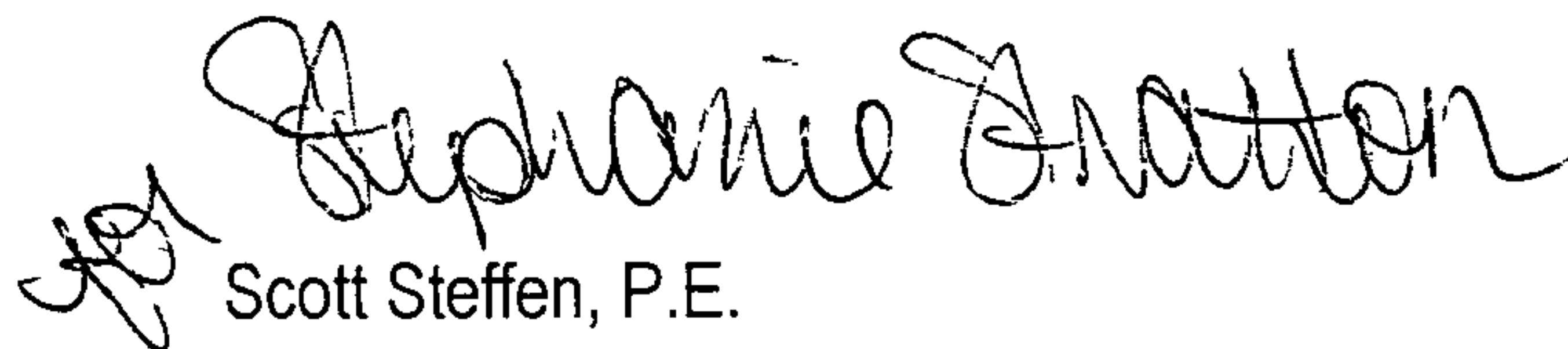
Dear Mr. Nyberg:

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

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

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

Sincerely,



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

SS
Enclosure

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

August 18, 2005

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

RE: Preliminary plat approval, Sidewalk waiver and deferral
Western Shadows Unit 2

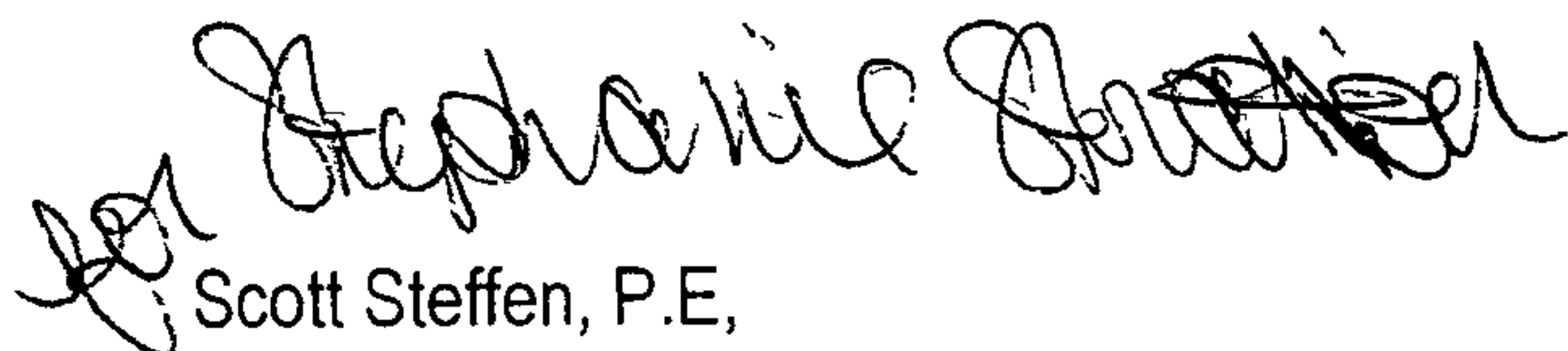
Dear Ms. Horton:

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

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

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

Sincerely,



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

SS
Enclosure

CITY OF ALBUQUERQUE

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

APPLICANT: White Homes DATE OF REQUEST: 8/19/05 ZONE ATLAS PAGE(S): B8

CURRENT: ZONING R-LT LEGAL DESCRIPTION: TRACT 14 JENTANA BUNCH WEST
PARCEL SIZE (AC/SQ. FT.) 19.18 LOT OR TRACT # _____ BLOCK # _____
SUBDIVISION NAME WESTERN SHADOWS UNIT 2

REQUESTED CITY ACTION(S):

ANNEXATION	<input type="checkbox"/>	SECTOR PLAN	<input type="checkbox"/>	SITE DEVELOPMENT PLAN:			
COMP. PLAN	<input type="checkbox"/>	ZONE CHANGE	<input type="checkbox"/>	A) SUBDIVISION	<input type="checkbox"/>	BUILDING PERMIT	<input type="checkbox"/>
AMENDMENT	<input type="checkbox"/>	CONDITIONAL USE	<input type="checkbox"/>	B) BUILD'G PURPOSES	<input type="checkbox"/>	ACCESS PERMIT	<input type="checkbox"/>
				C) AMENDMENT	<input type="checkbox"/>	OTHER	<input type="checkbox"/>

PROPOSED DEVELOPMENT:

NO CONSTRUCTION/DEVELOPMENT # OF UNITS: 83
NEW CONSTRUCTION BUILDING SIZE: _____ (sq. ft.)
EXPANSION OF EXISTING DEVELOPMENT

GENERAL DESCRIPTION OF ACTION: 1

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

APPLICANT OR REPRESENTATIVE: Stephanie Stratton DATE: 8-19-05
(TO BE SIGNED UPON COMPLETION OF PROCESSING BY TRAFFIC ENGINEER AND ENVIRONMENTAL HEALTH)

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

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES NO BORDERLINE

THRESHOLDS MET? YES NO MITIGATING REASONS FOR NOT REQUIRING TIS: PREVIOUSLY STUDIED:
Notes: JENTANA WEST STUDY & COA AGREEMENT.

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 Syd DATE: 8-19-05
TRAFFIC ENGINEER

Air Quality Impact Analysis (AQIA) May Be Required:

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

AIR QUALITY IMPACT ANALYSIS (AQIA) REQUIRED: YES NO

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

Stephanie Stratton DATE: 8-19-05
APPLICANT

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

TIS -SUBMITTED / / TRAFFIC ENGINEER _____ DATE _____
-FINALIZED / /

Thank You
\$20.00

J24 Misc
Trans Amt
\$3,430.00

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

PAID RECEIPT

APPLICANT NAME PULTE HOMES OF NEW MEXICO
AGENT BOHANNAN HUSTON INC.
ADDRESS 7500 JEFFERSON NE
PROJECT & APP # 1004388 / 05DRB 01336, 01337, 01338
PROJECT NAME WESTERN SHADOWS UNIT 2

- \$ 20.00 441032/3424000 Conflict Management Fee
- \$ 2425.00 441006/4983000 DRB Actions
- \$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals
- \$ 75.00 441018/4971000 Public Notification
- \$ 910.00 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
- \$ 3430 TOTAL AMOUNT DUE

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

VERIFY THE AUTHENTICITY OF THIS MULTI-TONE SECURITY DOCUMENT. CHECK BACKGROUND AREA CHANGES COLOR GRADUALLY FROM TOP TO BOTTOM.

Pulte Homes
Pulte Homes of New Mexico, Inc
7445 Pan American Fwy NE
Albuquerque, NM 87109

Check Number 0000004428
Check Date 08/18/05

*****3,430.00

Pay exactly
THREE THOUSAND FOUR HUNDRED THIRTY AND 00/100 DOLLARS

Pay to the order of
City of Albuquerque
PO Box 1313
Albuquerque, NM 87103

Bank of America
Customer Connection
Atlanta, Dekalb County, GA

Void After 180 Days

City of Albuquerque
Treasury Division

8/19/2005
RECEIPT# 00048094 WSH 007
Account 441006
Activity 4983000
Trans Amt
J24 Misc

[Signature]
\$910.00

DUPLICATE
City of Albuquerque
Treasury Division

8/19/2005 12:15PM LOC: ANNEX
RECEIPT# 00048094 WSH 007 TRANS# 0016
Account 441006 Fund 0110 TR5LJ5
Activity 4983000
Trans Amt \$3,430.00
J24 Misc

Thank You
\$2,425.00

0000004428 061112788 3299794570 \$3,430.00

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code or Subdivision Ordinance are responsible for the posting and maintaining of one or more signs on the property which the application describes. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of \$3.75 each.

1. LOCATION

- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

- A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

4. TIME

Signs must be posted from AUGUST 30, 05 To SEPTEMBER 14, 2005

5. REMOVAL

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

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

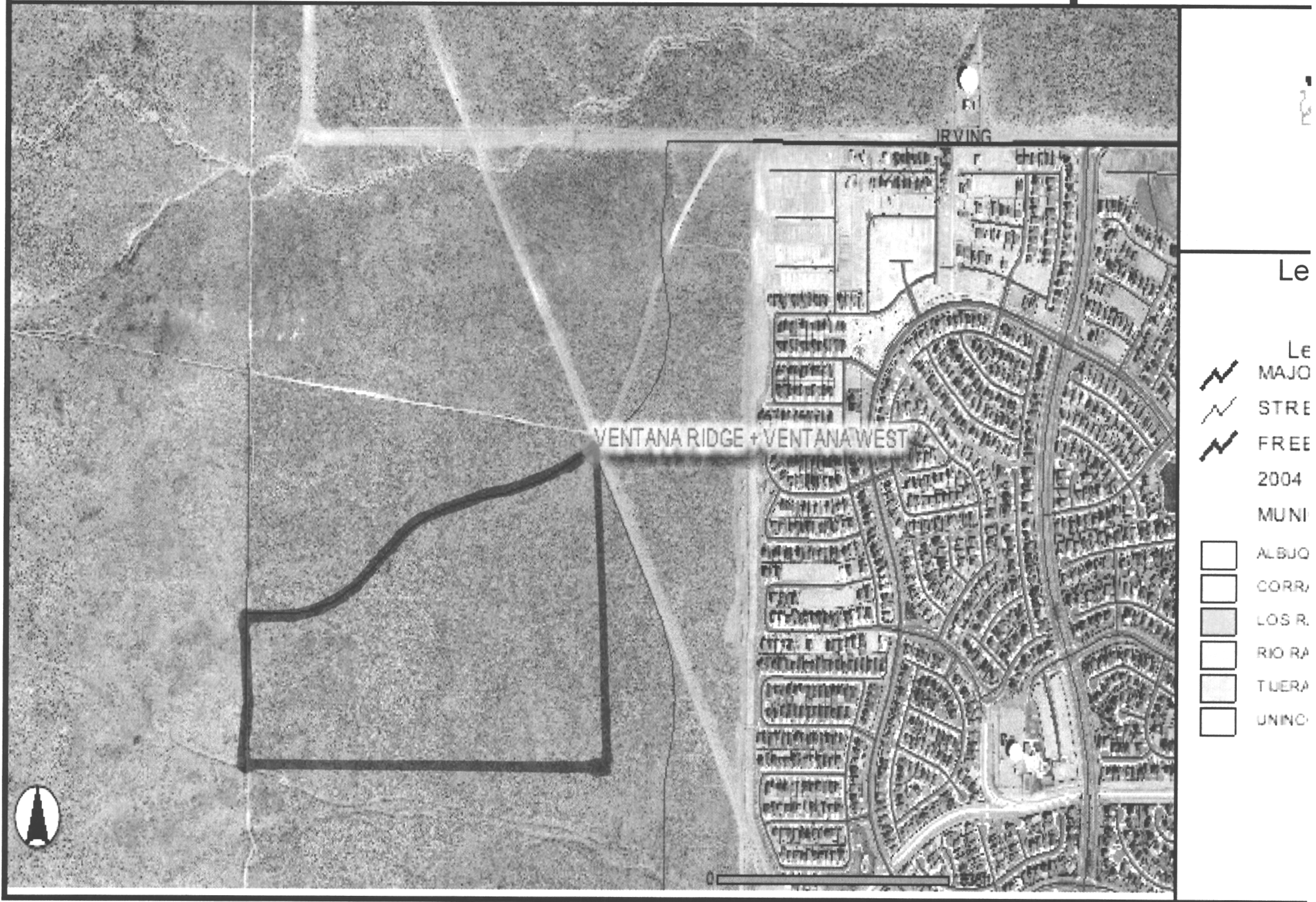
Stephanie Anaton
(Applicant or Agent)

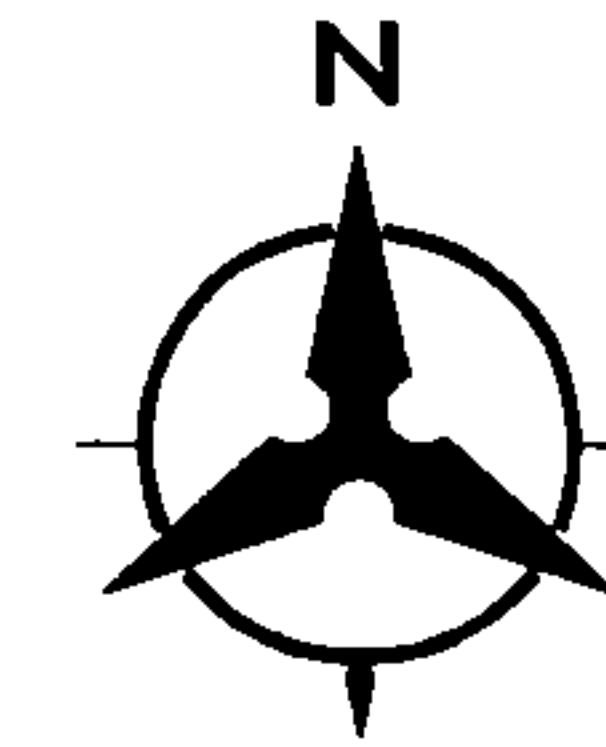
9-15-05
(Date)

I issued 2 signs for this application, 08/19/05 Sandy Handley
(Date) (Staff Member)

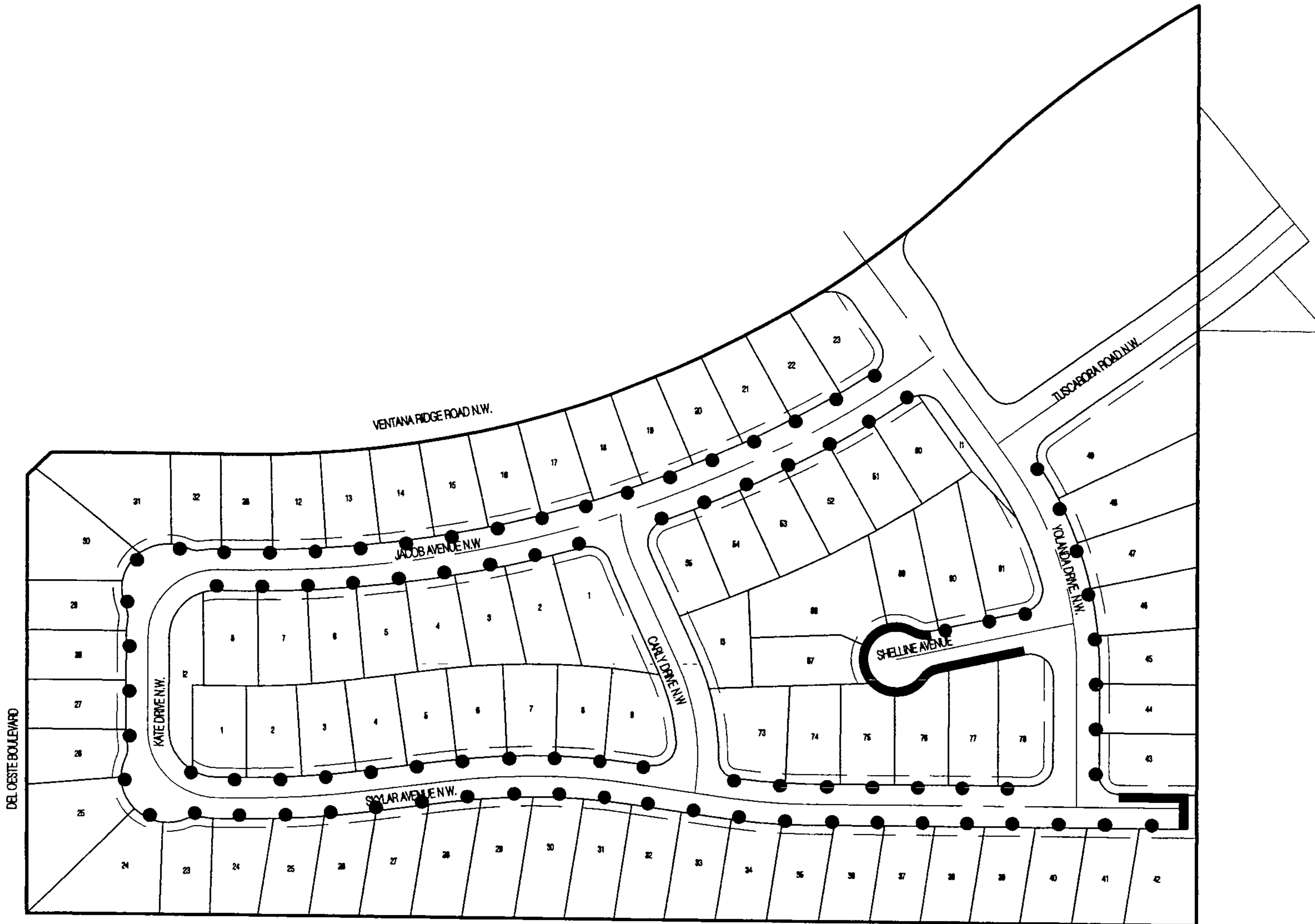
DRB PROJECT NUMBER: 1004388

ArcIMS HTML Viewer Map





NOT TO SCALE



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





WAIVED sidewalks are requested

EXHIBIT C
Date 9/14/05

EXHIBIT C
WESTERN SHADOWS UNIT 2
SIDEWALK DEFERRAL/WAIVER
AUGUST, 2005

Bohannon  Huston
INC.

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