DEVELOPMENT REVIEW BOARD
Action Sheet

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

May 19, 2010 9:00 AM
MEMBERS:

Jack Cloud, AICP, DRB Chairman, Planning Department
Angela Gomez, Administrative Assistant

Kristal Metro, P.E. , Transportation Development
Brad Bingham, P.E., Hydrology/ Alternate City Engineer
Allan Porter, P.E., Albuquerque/ Bernalillo Co.WUA
Christina Sandoval, Parks/Municipal Development

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

1. **Project# 1002632**
10DRB-70126 MAJOR - 2 YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT (2YR SIA)

TIERRA WEST LLC agent(s) for AMGO PROPERTIES LLC request(s) the referenced/above action(s) for all or a portion of **SUNDANCE ESTATES** zoned R-LT, located on UNSER BLVD NW between PARADISE BLVD NW and PASEO DEL NORTE NW containing approximately 26.5327 acre(s). (B-10, B-11) **DEFERRED TO 5/26/10 AT THE AGENT'S REQUEST.**

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

2. **Project#:1004428**
10DRB-70125 AMENDMENT TO PRELIMINARY PLAT

MARK GOODWIN AND ASSOCIATES PA agent(s) for ALBUQUERQUE RIO BRAVO PARTNERS LLC request(s) the above action(s) for all or a portion of **CEJA VISTA** located on DENNIS CHAVEZ BLVD SW BETWEEN MEADE AVE SW AND 118TH ST SW (P-9) *[Deferred from 4/28/10, 5/5/10, 5/12/10]* **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5/19/10, THE AMENDEDMENT TO THE PRELIMINARY PLATWAS APPROVED.**

DEVELOPMENT REVIEW BOARD
Action Sheet

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

May 12, 2010 9:00 AM
MEMBERS:

Jack Cloud, AICP, DRB Chairman, Planning Department
Angela Gomez, Administrative Assistant

Kristal Metro, P.E. , Transportation Development
Brad Bingham, P.E., Hydrology/ Alternate City Engineer
Allan Porter, P.E., Albuquerque/ Bernalillo Co.WUA
Christina Sandoval, Parks/Municipal Development

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

1. **Project# 1005029**
10DRB-70122 MAJOR - 2YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT (2YR SIA)

WESTLAND DEV CO LP request(s) the request(s) the referenced/ above action(s) for the Mirehaven Arroyo as part of Tract(s) B & J, **THE CROSSING**, and Tract(s) R, **STORMCLOUD Unit(s) 3 & 4,** (to be known as **STORMCLOUD SUBDIVISION Unit(s) 4 & 5),** zoned SU-2/R-LT, located west of UNSER BLVD NW BETWEEN TIERRA PINTADA BLVD NW AND LADERA BLVD NW containing approximately 50 acre(s). (H-9) **THE TWO YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED.**

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

2. **Project#1004428**
10DRB-70125 AMENDMENT TO PRELIMINARY PLAT

MARK GOODWIN AND ASSOCIATES PA agent(s) for ALBUQUERQUE RIO BRAVO PARTNERS LLC request(s) the above action(s) for all or a portion of **CEJA VISTA** located on DENNIS CHAVEZ BLVD SW BETWEEN MEADE AVE SW AND 118TH ST SW (P-9) *[Deferred from 4/28/10, 5/5/10*] **DEFERRED TO 5/19/10 AT THE AGENT'S REQUEST.**

6. **Project# 1004073**
05DRB-00514 AMENDMENT TO PRELIMINARY PLAT

MARK GOODWIN AND ASSOCIATES PA agent(s) for JTH LLC request(s) the referenced/ above action(s) for all or a portion of Tract(s) 4-A, **JUAN TABO HILLS Unit(s) 1** zoned RD, located on the east side of JUAN TABO BLVD SE south of the TIJERAS ARROYO containing approximately 102 acre(s). (M-21, M-22) **THE AMENDED PRELIMINARY PLATWAS APPROVED. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT.**

Project# 1004715
06DRB-00813 AMENDMENT TO PRELIMINARY PLAT

MARK GOODWIN AND ASSOCIATES PA agent(s) for JTH LLC request(s) the referenced/ above action(s) for all or a portion of Tract(s) 4-A, **JUAN TABO HILLS Unit(s) 2,** zoned RD, located on the east side of JUAN TABO BLVD SE south of the TIJERAS ARROYO containing approximately 83 acre(s). (M-21, M-22) **THE AMENDED PRELIMINARY PLATWAS APPROVED. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT.**

Project# 1004073
09DRB-70064 AMENDMENT TO PRELIMINARY PLAT

MARK GOODWIN AND ASSOCIATES PA agent(s) for JTH LLC request(s) the referenced/ above action(s) for all or a portion of Tract(s) 4-A, **VOLTERRA VILLAGE,** zoned RD, located on the east side of JUAN TABO BLVD SE south of the TIJERAS ARROYO containing approximately 25.62 acre(s). (M-21, M-22) **THE AMENDED PRELIMINARY PLATWAS APPROVED. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT.**

7. **Project# 1004428**
10DRB-70125 AMENDMENT TO PRELIMINARY PLAT

MARK GOODWIN AND ASSOCIATES PA agent(s) for ALBUQUERQUE RIO BRAVO PARTNERS LLC request(s) the above action(s) for all or a portion of **CEJA VISTA** located on DENNIS CHAVEZ BLVD SW BETWEEN MEADE AVE SW AND 118TH ST SW (P-9) *[Deferred from 4/28/10]* **DEFERRED TO 5/12/10 AT THE AGENT'S REQUEST.**

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

1. **Project# 1004073**
10DRB-70105 VACATION OF PUBLIC EASEMENT

MARK GOODWIN AND ASSOCIATES PA agent(s) for JTH LLC request(s) the referenced/ above action(s) for all or a portion of Tract(s) 4-A, **JUAN TABO HILLS Unit(s) 1 (tbka VOLTERRA VILLAGE,** zoned SU-1 FOR VILLAGE, located on the east side of JUAN TABO BLVD SE south of the TIJERAS ARROYO containing approximately 25.62 acre(s). (M-21, M-22) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE.**

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

2. **Project#: 1004428**
10DRB-70125 AMENDMENT TO PRELIMINARY PLAT

MARK GOODWIN AND ASSOCIATES PA agent(s) for ALBUQUERQUE RIO BRAVO PARTNERS LLC request(s) the above action(s) for all or a portion of **CEJA VISTA** located on DENNIS CHAVEZ BLVD SW BETWEEN MEADE AVE SW AND 118TH ST SW (P-9)**DEFERRED TO 5/5/10 AT THE AGENT'S REQUEST.**

3. **Project# 1007958**
10DRB-70096 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL
10DRB-70097 EPC APPROVED SDP FOR BUILD PERMIT

TIERRA WEST LLC agent(s) for LARRY H MILLER CHRYSLER JEEP DODGE request(s) the above action(s) for all or a portion of Lot(s) 36B-1, Block(s) S, **BOSQUE REDONDO ADDITION** zoned C-2, located on LOMAS BLVD NE BETWEEN WYOMING BLD NE AND UTAH ST NE containing approximately 5 acre(s). (K-19)
[Deferred from 3/31/10, 4/7/10, 4/14/10, 4/21/10]
DEFERRED TO 5/5/10 AT THE AGENT'S REQUEST.

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

4. **Project# 1000947**
10DRB-70124 SKETCH PLAT REVIEW AND COMMENT

FRANK SANCHEZ request(s) the above action(s) for all or a portion of Lot(s) 217b, zoned M-2, located on 2335 2ND ST SW BETWEEN BRIDGE SW AND RIO BRAVO SW containing approximately 4.75 acre(s). **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

HEARING DATE 4-28-10 (APP)

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

6. **Project# 1003565**
08DRB-70534 EPC APPROVED SDP FOR SUBDIVISION
09DRB- MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

JOSH SKARSGARD agent(s) for ART GARDENSWARTZ request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, Block(s) 8, **MIRAMONTES PARK Unit(s) 1,** zoned C-1, SU-1 C-2 USES AND WAREHOUSE, located on SAN MATEO BLVD NE BETWEEN CLAREMONT AVE NE AND PHOENIX AVE NE (H-1) *[Deferred from 1/7/09, 7/29/09, 8/12/09, 8/19/09, 9/2/09, 11/12/09, 12/2/09]*. **THE SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO TRANSPORTATION FOR EXHIBIT, RECIPROCAL EASEMENTS, SOLAR NOTE, AND UTILITY COMPANY'S SIGNATURE AND TO ABCWUA FOR METER SET AND SHARED SERVICE AGREEMENT.**

7. **Project# 1007690**
09DRB-70358 EPC APPROVED SDP FOR BUILD PERMIT

RON ROMERO INC agent(s) for WORKING CLASSROOM INC request(s) the above action(s) for all or a portion of Lot(s) 20-24, Block(s) Q, **ATLANTIC & PACIFIC** zoned SU-2/SU-1 FOR INSTRUCTION IN MUSIC, THEATER, DANCE.ARTS AND CRAFTS, located on ATLANTIC SW BETWEEN 4TH ST SW AND 5TH ST SW containing approximately 1 acre(s). (K-14)) *[Deferred from 12/2/09]*. **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR PLAT TO BE FILED.**

09DRB-70341 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

RHOMBUS CONSULTING agent(s) for RON ROMERO request(s) the above action(s) for all or a portion of Lot(s) 20-24, Block(s) Q, **ATLANTIC AND PACIFIC ADDITION,** zoned SU-2 FOR SU-1 BAKERY, located on ATLANTIC AVE SW BETWEEN 4TH ST SW AND 5TH ST SW containing approximately .2752 acre(s). (K-14) *[Deferred from 12/2/09]*. **DEFERRED TO 12/16/09 AT THE AGENT'S REQUEST.**

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

8. **Project# 1004428**
09DRB-70360 EXT OF MAJOR PRELIMINARY PLAT

MARK GOODWIN AND ASSOCIATES PA agent(s) for ALBUQUERQUE RIO BRAVO PARTNERS LLC request(s) the above action(s) for all or a portion of Tract(s) RR-3A-RR-3-E, **WESTLAND SOUTH** zoned SU-1/C-1, RLT, located on DENNIS CHAVEZ BLVD SW BETWEEN MEADE AVE SW AND 118TH ST SW containing approximately 98.907 acre(s). (P-9) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

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, December 10, 2008,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project# 1000551
08DRB-70484 MAJOR - - 2YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS (2YR SIA)

DAC ENTERPRISES INC agent(s) for NEW GIBSON INVESTMENTS INC request(s) the referenced/ above action(s) for all or a portion of Tract(s) A2A, **PARK SQUARE ADDITION** zoned SU-3, located on the west sdie of AMERICAS PARKWAY NE BETWEEN INDIAN SCHOOL RD NE AND INTERSTATE ROUTE 40 containing approximately 5 acre(s). (J-18)

Project# 1004179
08DRB-70485 VACATION OF PUBLIC EASEMENT

SURV-TEK INC agent(s) for HARVEY AND LAURIE RUSKIN request(s) the referenced/ above action(s) for all or a portion of the Acequia R/W adjacent to Tract(s) 82-B, **ALVARADO GARDENS Unit(s) 3,** zoned RA-2, located on the north side of CANDELARIA RD NW BETWEEN TRELLIS DR NW AND GLENWOOD RD NW containing approximately .2749 acre(s). (G-12)

Project# 1004428
08DRB-70486 VACATION OF PUBLIC EASEMENT

MARK GOODWIN AND ASSOCIATES PA agent(s) for ALBUQUERQUE RIO BRAVO PARTNERS request(s) the referenced/ above action(s) for all or a portion of the Easements on Tract9s) RR-3-B, RR-3-C, and RR-3-D, **WESTLAND SOUTH** zoned SU-1/C-1 & RLT, located on the south side of DENNIS CHAVEZ BLVD SW BETWEEN UNSER BLVD SW AND 98TH ST SW containing approximately 65 acre(s). (P-9)

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 Angela Gomez, 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.

Jack Cloud, . AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, NOVEMBER 24,2008.

CITY OF ALBUQUERQUE

Planning Department

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ARNOLD WALTER & MARILYN ANN
& AMRK C ARNOLD
9320 LOWER MEADOW AVE SW
ALBUQUERQUE, NM 87121

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PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

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Project# 1000551
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DAC ENTERPRISES INC agent(s) for NEW GIBSON INVESTMENTS INC request(s) the referenced/ above action(s) for all or a portion of Tract(s) A2A, **PARK SQUARE ADDITION** zoned SU-3, located on the west sdie of AMERICAS PARKWAY NE BETWEEN INDIAN SCHOOL RD NE AND INTERSTATE ROUTE 40 containing approximately 5 acre(s). (J-18)

Project# 1004179
08DRB-70485 VACATION OF PUBLIC EASEMENT

SURV-TEK INC agent(s) for HARVEY AND LAURIE RUSKIN request(s) the referenced/ above action(s) for all or a portion of the Acequia R/W adjacent to Tract(s) 82-B, **ALVARADO GARDENS Unit(s) 3,** zoned RA-2, located on the north side of CANDELARIA RD NW BETWEEN TRELLIS DR NW AND GLENWOOD RD NW containing approximately .2749 acre(s). (G-12)

Project# 1004428
08DRB-70486 VACATION OF PUBLIC EASEMENT

MARK GOODWIN AND ASSOCIATES PA agent(s) for ALBUQUERQUE RIO BRAVO PARTNERS request(s) the referenced/ above action(s) for all or a portion of the Easements on Tract9s) RR-3-B, RR-3-C, and RR-3-D, **WESTLAND SOUTH** zoned SU-1/C-1 & RLT, located on the south side of DENNIS CHAVEZ BLVD SW BETWEEN UNSER BLVD SW AND 98TH ST SW containing approximately 65 acre(s). (P-9)

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 Angela Gomez, 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.

Jack Cloud, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, NOVEMBER 24,2008.

CITY OF ALBUQUERQUE

Planning Department

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8904 LOWER MEADOW TRL SW
ALBUQUERQUE, NM 87121

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MAIL PIECE TO BE DELIVERED
AS ADDRESSED UNLESS SPECIFIC
REASON FOR NON-DELIVERY EXISTS.

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PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

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Project# 1000551
08DRB-70484 MAJOR - - 2YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS (2YR SIA)

DAC ENTERPRISES INC agent(s) for NEW GIBSON INVESTMENTS INC request(s) the referenced/ above action(s) for all or a portion of Tract(s) A2A, **PARK SQUARE ADDITION** zoned SU-3, located on the west sdie of AMERICAS PARKWAY NE BETWEEN INDIAN SCHOOL RD NE AND INTERSTATE ROUTE 40 containing approximately 5 acre(s). (J-18)

Project# 1004179
08DRB-70485 VACATION OF PUBLIC EASEMENT

SURV-TEK INC agent(s) for HARVEY AND LAURIE RUSKIN request(s) the referenced/ above action(s) for all or a portion of the Acequia R/W adjacent to Tract(s) 82-B, **ALVARADO GARDENS Unit(s) 3,** zoned RA-2, located on the north side of CANDELARIA RD NW BETWEEN TRELLIS DR NW AND GLENWOOD RD NW containing approximately .2749 acre(s). (G-12)

Project# 1004428
08DRB-70486 VACATION OF PUBLIC EASEMENT

MARK GOODWIN AND ASSOCIATES PA agent(s) for ALBUQUERQUE RIO BRAVO PARTNERS request(s) the referenced/ above action(s) for all or a portion of the Easements on Tract9s) RR-3-B, RR-3-C, and RR-3-D, **WESTLAND SOUTH** zoned SU-1/C-1 & RLT, located on the south side of DENNIS CHAVEZ BLVD SW BETWEEN UNSER BLVD SW AND 98TH ST SW containing approximately 65 acre(s). (P-9)

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CITY OF ALBUQUERQUE

Planning Department

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PARTNERS LLC & PEORIA CAR WASH
805 AEROVISTA PL SUITE 202
SAN LUIS OBISPO, CA 93401

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PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

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Project# 1000551 08DRB-70484 MAJOR - - 2YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS (2YR SIA)	DAC ENTERPRISES INC agent(s) for NEW GIBSON INVESTMENTS INC request(s) the referenced/ above action(s) for all or a portion of Tract(s) A2A, **PARK SQUARE ADDITION** zoned SU-3, located on the west sdie of AMERICAS PARKWAY NE BETWEEN INDIAN SCHOOL RD NE AND INTERSTATE ROUTE 40 containing approximately 5 acre(s). (J-18)
Project# 1004179 08DRB-70485 VACATION OF PUBLIC EASEMENT	SURV-TEK INC agent(s) for HARVEY AND LAURIE RUSKIN request(s) the referenced/ above action(s) for all or a portion of the Acequia R/W adjacent to Tract(s) 82-B, **ALVARADO GARDENS Unit(s) 3,** zoned RA-2, located on the north side of CANDELARIA RD NW BETWEEN TRELLIS DR NW AND GLENWOOD RD NW containing approximately .2749 acre(s). (G-12)
~~Project# 1004428~~ 08DRB-70486 VACATION OF PUBLIC EASEMENT	MARK GOODWIN AND ASSOCIATES PA agent(s) for ALBUQUERQUE RIO BRAVO PARTNERS request(s) the referenced/ above action(s) for all or a portion of the Easements on Tract9s) RR-3-B, RR-3-C, and RR-3-D, **WESTLAND SOUTH** zoned SU-1/C-1 & RLT, located on the south side of DENNIS CHAVEZ BLVD SW BETWEEN UNSER BLVD SW AND 98TH ST SW containing approximately 65 acre(s). (P-9)

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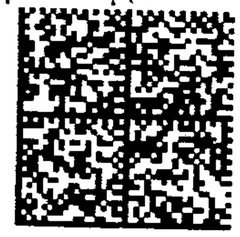
Planning Department



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PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

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Project# 1000551
08DRB-70484 MAJOR - - 2YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS (2YR SIA)

DAC ENTERPRISES INC agent(s) for NEW GIBSON INVESTMENTS INC request(s) the referenced/ above action(s) for all or a portion of Tract(s) A2A, **PARK SQUARE ADDITION** zoned SU-3, located on the west sdie of AMERICAS PARKWAY NE BETWEEN INDIAN SCHOOL RD NE AND INTERSTATE ROUTE 40 containing approximately 5 acre(s). (J-18)

Project# 1004179
08DRB-70485 VACATION OF PUBLIC EASEMENT

SURV-TEK INC agent(s) for HARVEY AND LAURIE RUSKIN request(s) the referenced/ above action(s) for all or a portion of the Acequia R/W adjacent to Tract(s) 82-B, **ALVARADO GARDENS Unit(s) 3,** zoned RA-2, located on the north side of CANDELARIA RD NW BETWEEN TRELLIS DR NW AND GLENWOOD RD NW containing approximately .2749 acre(s). (G-12)

Project# 1004428
08DRB-70486 VACATION OF PUBLIC EASEMENT

MARK GOODWIN AND ASSOCIATES PA agent(s) for ALBUQUERQUE RIO BRAVO PARTNERS request(s) the referenced/ above action(s) for all or a portion of the Easements on Tract9s) RR-3-B, RR-3-C, and RR-3-D, **WESTLAND SOUTH** zoned SU-1/C-1 & RLT, located on the south side of DENNIS CHAVEZ BLVD SW BETWEEN UNSER BLVD SW AND 98TH ST SW containing approximately 65 acre(s). (P-9)

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Jack Cloud, AICP, DRB Chair
Development Review Board

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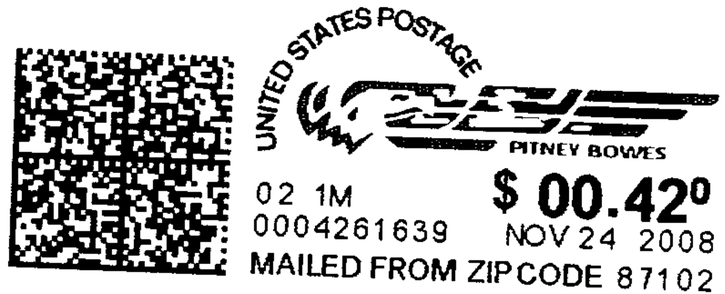
CITY OF ALBUQUERQUE

Planning Department



OR CURRENT RESIDENT
100905335538710754
WARNER MICHAEL W & JO E
9000 LOWER MEADOW TRL SW
ALBUQUERQUE, NM 87121

C1

DRB

NIXIE 871 CE 1 84 12/21/08

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 87103129898 *0468-13672-24-42

87121+9330
87103@1298

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST

Meeting Date: December 10, 2008
Zone Atlas Page: P-9
Notification Radius: 100 Ft.

Project# 1004428
App# 08DRB-70486

Cross Reference and Location: DENNIS CHAVEZ BETWEEN MEADE AVE AND 118TH ST

Applicant: ALBUQUERQUE RIO BRAVO PARTNERS
6330 RIVERSIDE PLAZA LN ATE 220
ALBUQUERQUE, NM 87199

Agent: MARKGOODWIN & ASSOC.
PO BOX 90606
ALBUQUERQUE, NM 87114

Special Instructions:

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

Date Mailed: NOVEMBER 21, 2008
Signature: ERIN TREMLIN

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

S	Z	V	P	D	L	A	

SUBDIVISION
- ___ Major Subdivision action
- ___ Minor Subdivision action
- X Vacation
- ___ Variance (Non-Zoning)

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

STORM DRAINAGE (Form D)
- ___ Storm Drainage Cost Allocation Plan

ZONING & PLANNING
- ___ Annexation
  - ___ County Submittal
  - ___ EPC Submittal
- ___ Zone Map Amendment (Establish or Change Zoning)
- ___ Sector Plan **(Phase I, II, III)**
- ___ Amendment to Sector, Area, Facility or Comprehensive Plan
- ___ Text Amendment (Zoning Code/Sub Regs)
- ___ Street Name Change (Local & Collector)

APPEAL / PROTEST of...
- ___ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

APPLICATION INFORMATION:

Professional/Agent (if any): Mark Goodwin & Assoc. PHONE: 828-2200
ADDRESS: PO Box 90606 FAX: 797-9539
CITY: Albuq. STATE NM ZIP 87199 E-MAIL: johnagoodwinengineers

APPLICANT: Albuquerque Rio Bravo Partners PHONE: 440-7262
ADDRESS: 6330 Riverside Plaza Lane, Suite 220 FAX:
CITY: Albuq. STATE NM ZIP 87120 E-MAIL:
Proprietary interest in site: owner **List all owners**:

DESCRIPTION OF REQUEST: Vacation of Public Easement

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

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

Lot or Tract No. RR-3-B, RR-3-C & RR-3-D Block: Unit:
Subdiv/Addn/TBKA: Westland South
Existing Zoning: SU-1/C-1 & RLT Proposed zoning: N/C MRGCD Map No
Zone Atlas page(s): P-9 UPC Code: See vicinity map

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): #1004428

CASE INFORMATION:

Within city limits? X Yes Within 1000FT of a landfill? no
No. of **existing** lots: 3 No. of **proposed** lots: N/C Total area of site (acres): 99
LOCATION OF PROPERTY BY STREETS: On or Near: Dennis Chavez
Between: Meade Ave. and 118th St.

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

SIGNATURE John MacKenzie DATE 11-13-08
(Print) John MacKenzie Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY Form revised 4/07

		Application case numbers	Action	S.F.	Fees
N/A ☐	**INTERNAL ROUTING**				
☒	All checklists are complete	DRB - 70486	VPE		$ 45.00
☒	All fees have been collected		ADV		$ 75.00
☒	All case #s are assigned		CMF		$ 20.00
N/A ☐	AGIS copy has been sent				$
☒	Case history #s are listed				$
N/A ☐	Site is within 1000ft of a landfill				Total
N/A ☐	F.H.D.P. density bonus				$ 140.00
N/A ☐	F.H.D.P. fee rebate				

Hearing date December 10, 2008

11.14.08
Planner signature / date

Project # 1004428

FORM V: SUBDIVISION VARIANCES & VACATIONS

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

DRB Public hearings are approximately 30 DAYS after the filing deadline. **Your attendance is required.**

☒ **VACATION OF PUBLIC EASEMENT (DRB27)**

☐ **VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)**
- X The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies.** (Not required for City owned public right-of-way.)
- X Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
- X Zone Atlas map with the entire property(ies) clearly outlined
- X Letter briefly describing, explaining, and justifying the request
- X Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- X Sign Posting Agreement
- X Fee (see schedule)
- X List any original and/or related file numbers on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB Public hearings are approximately 30 DAYS after the filing deadline. **Your attendance is required.**

☐ **SIDEWALK VARIANCE (DRB20)**

☐ **SIDEWALK WAIVER (DRB21)**
- ___ Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6 copies**
- ___ Zone Atlas map with the entire property(ies) clearly outlined
- ___ Letter briefly describing, explaining, and justifying the variance or waiver
- ___ List any original and/or related file numbers on the cover application

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

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

DRB meetings are approximately 30 DAYS after the filing deadline. **Your attendance is required.**

☐ **TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**

☐ **EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)**
- ___ Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**
- ___ Zone Atlas map with the entire property(ies) clearly outlined
- ___ Letter briefly describing, explaining, and justifying the deferral or extension
- ___ List any original and/or related file numbers on the cover application

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

☐ **VACATION OF PRIVATE EASEMENT (DRB26)**

☐ **VACATION OF RECORDED PLAT (DRB29)**
- ___ The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") **6 copies**
- ___ Scale drawing showing the easement to be vacated (8.5" by 11") **6 copies**
- ___ Zone Atlas map with the entire property(ies) clearly outlined
- ___ Letter/documents briefly describing, explaining, and justifying the vacation **6 copies**
- ___ Letter of authorization from the grantors and the beneficiaries (private easement only)
- ___ Fee (see schedule)
- ___ List any original and/or related file numbers on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

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

John MacKenzie
Applicant name (print)

John MacKenzie 11-13-08
Applicant signature / date

Form revised 4/07

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

Application case numbers
05DRB - ____ - 70486
____ - ____ - ____
____ - ____ - ____

11.14.08
Planner signature / date

Project # 1004428

Rec	UPC	OWNER	OWNADD	OWNCITY	OWNSTATE	OWNZIPCODE	PROPCLASS	TAXDIST	LEGALDESC	ACRES	OBJECTID
1	10090 53274 38410 527	ZAKAR JOE & ZAKAR ROBERT	3435 YE LLOW P INE LN SW	ALBU QUER QUE	NM	87121	R	A1 A	LT 24- P1 BLK 13 PLAT FOR BLOSSOM RIDGE PHASE 2CONT .2130 AC	0.211 5220 2	212 934
2	10090 53297 38710 769	GRIFFIN DARNELL C & CYNTHIA	9120 LO WER M EADOW TRL S W	ALBU QUER QUE	NM	87121	R	A1 A	LT 27- P1 BLK 13 PLAT FOR BLOSSOM RIDGE PHASE 2CONT .1357 AC	0.138 1451 3	213 756
3	10090 53344 38810 757	OCHOA TOMAS	9012 LO WER M EADOW TRL S W	ALBU QUER QUE	NM	87121	R	A1 A	LT 39- P1 BLK 13 PLAT FOR BLOSSOM RIDGE PHASE 2CONT .1375 AC	0.140 2026 5	213 757
4	10090 53348 38810 756	MONTANO JOHNNY L	9008 LO WER M EADOW TRL S W	ALBU QUER QUE	NM	87121	R	A1 A	LT 40- P1 BLK 13 PLAT FOR BLOSSOM RIDGE PHASE 2CONT .1327 AC	0.131 8438 3	217 604
5	10090 53292 38610 770	TORREZ HUNTER W & DESIREE R	9124 LO WER M EADOW TRL S W	ALBU QUER QUE	NM	87121	R	A1 A	LT 26- P1 BLK 13 PLAT FOR BLOSSOM RIDGE PHASE 2CONT .1272 AC	0.129 3305 5	217 921
6	10090 53156 40220 631	ANDERSON HILLS LLC	8910 AD AMS ST NE	ALBU QUER QUE	NM	87113	V	A1 A	TR D CORRECTION PLAT FOR THE MEADOWS AT ANDERSON HILLSUNIT 1 CONT .0780 AC	0.074 2772 2	218 126
7	10090 53137 40420 201	ANDERSON HILLS HO MEOWNERS ASSOCIA TION INC	PO BOX 9470	ALBU QUER QUE	NM	87119	V	A1 A	TR F PLAT FOR THE HIGHLAND S AT ANDERSON HILLS UNIT 1 CONT .0931 AC	0.092 9507	218 612
8	10090 53074 38520 222	DOAN THUONG	350 BA RN OW L CT	FOLS OM	CA	95630	R	A1 A	LT 33- P1 BLK 9 PLAT FOR THE HIGHL ANDS AT ANDERSON HILLSUNI T 1 CONT .1496 AC	0.149 8333 3	218 698
9	10090 53109 38520 211	WEEKS DAVID H & PA ULETTE R	9816 RI O VALL E AVE S W	ALBU QUER QUE	NM	87121	R	A1 A	LT 44- P1 BLK 9 PLAT FOR THE HIGHL ANDS AT ANDERSON HILLSUNI T 1 CONT .1496 AC	0.149 5490 5	218 967
10	10090 53121 38520 209	KIDDOO MICHAEL E	33961 G OLDEN LANTE RN ST	DANA POINT	CA	92629	R	A1 A	LT 46- P1 BLK 9 PLAT FOR THE HIGHL ANDS AT ANDERSON HILLSUNI T 1 CONT .1509 AC	0.150 5306 6	218 968
11	10090 53097 38520 213	NGUYEN TRUNG TUO NG	460 FE NLEY A VE	SAN J OSE	CA	95117	R	A1 A	LT 42- P1 BLK 9 PLAT FOR THE HIGHL ANDS AT ANDERSON HILLSUNI T 1 CONT .1507 AC	0.150 6200 3	218 969
12	10090 53103 38520 212	TRAN KATHY	16740 S AN JOS E DR	MOR GAN HILL	CA	95037	R	A1 A	LT 43- P1 BLK 9 PLAT FOR THE HIGHL ANDS AT ANDERSON HILLSUNI T 1 CONT .1612 AC	0.160 5092 2	219 114
13	10090 53127 38520 208	PACHECO JAMES & DI ANA GARCIA-PACHECO	9804 RI O VALL E AVE S W	ALBU QUER QUE	NM	87121	R	A1 A	LT 47- P1 BLK 9 PLAT FOR THE HIGHL ANDS AT ANDERSON HILLSUNI T 1 CONT .1608 AC	0.160 5155 4	219 115
14	10090 53064 38620 230	WIECK VICTORIA L & L EROY O	9930 RI O CAN ON AVE SW	ALBU QUER QUE	NM	87121	R	A1 A	LT 25- P1 BLK 9 PLAT FOR THE HIGHL ANDS AT ANDERSON HILLSUNI T 1 CONT .1668 AC	0.166 6404 1	219 116
15	10090 53069	LUND PAMELA J	3323 RI O FOND	ALBU QUER	NM	87121	R	A1 A	LT 32- P1 BLK 9 PLAT FOR THE HIGHL	0.207 7067	219 117

	38620223		A CT N W	QUE					ANDS AT ANDERSON HILLSUNIT 1 CONT .2070 AC	1	
16	10090 53085 38620 220	LOZA MIGUEL	1906 N CAMBRIDGE ST	ORANGE	CA	92865	R	A1A	LT 35- P1 BLK 9 PLAT FOR THE HIGHLANDS AT ANDERSON HILLSUNIT 1 CONT .2061 AC	0.2061735	219 118
17	10090 53080 38620 221	SUAREZ JOSEPH S & FRANCINE L	3324 RIO FONDA CT S W	ALBU QUERQUE	NM	87121	R	A1A	LT 34- P1 BLK 9 PLAT FOR THE HIGHLANDS AT ANDERSON HILLSUNIT 1 CONT .1900 AC	0.1911998 2	219 119
18	10090 53135 38820 207	SALAZAR CHRISTOPER R & MICHELLE J	3320 RIO SECO DR SW	ALBU QUERQUE	NM	87121	R	A1A	LT 48- P1 BLK 9 PLAT FOR THE HIGHLANDS AT ANDERSON HILLSUNIT 1 CONT .3159 AC	0.3152004 4	219 120
19	10090 53359 38710 753	BUTCHKO JAMES G JR & MARIA E	8936 LOWER MEADOW TRL S W	ALBU QUERQUE	NM	87121	R	A1A	LT 43- P1 BLK 13 PLAT FOR BLOSSOM RIDGE PHASE 2CONT .1126 AC	0.112762	220 736
20	10090 53286 38610 771	DICKOW VINCENT & JANELLE DICKOW TRUSTEES DICKOW FAMILY TRUST	11134 LALANI DR	LA MESA	CA	91941	R	A1A	LT 25- P1 BLK 13 PLAT FOR BLOSSOM RIDGE PHASE 2CONT .1526 AC	0.1522829 5	220 737
21	10090 53355 38710 754	WARNER MICHAEL W & JO E	9000 LOWER MEADOW TRL S W	ALBU QUERQUE	NM	87121	R	A1A	LT 42- P1 BLK 13 PLAT FOR BLOSSOM RIDGE PHASE 2CONT .1181 AC	0.1182390 6	220 738
22	10090 53351 38710 755	HERNANDEZ MARCOS & APRIL	9004 LOWER MEADOW TRL S W	ALBU QUERQUE	NM	87121	R	A1A	LT 41- P1 BLK 13 PLAT FOR BLOSSOM RIDGE PHASE 2CONT .1248 AC	0.1259638 1	220 739
23	10090 53302 38710 768	HUYNH CANDICE & HUYNH KAITLYNN	4065 ABERNETHY FOREST PL	LAS VEGAS	NV	89141	R	A1A	LT 28- P1 BLK 13 PLAT FOR BLOSSOM RIDGE PHASE 2CONT .1396 AC	0.1409019 8	223 529
24	10090 53265 17630 144	ALBUQUERQUE RIO BRAVO PARTNERS LLC & PEORIA CAR WASH PARTNERS LLC ETAL	805 AEROVISTA PL SUITE 202	SAN LUIS OBISPO	CA	93401	V	X1A	TRACT RR4, IN SECTION 9 T 9N R 2E WITHIN THE TOWN OFATRISCO GRANT EXCEPT THE SOUTHEAST PORTCONT 182.1617 AC	178.37942922	224 598
25	10090 53039 31430 145	ALBUQUERQUE RIO BRAVO PARTNERS LLC & PEORIA CAR WASH PARTNERS LLC ETAL	805 AEROVISTA PL SUITE 202	SAN LUIS OBISPO	CA	93401	V	A1A	TR RR-3- A BULK LAND PLAT WESTLAND SOUTH TRACTS RR-3-ATHROUGH RR-3-E CONT 14.8637 AC	14.881073 76	226 444
26	10090 53265 17630 144	ALBUQUERQUE RIO BRAVO PARTNERS LLC & PEORIA CAR WASH PARTNERS LLC ETAL	805 AEROVISTA PL SUITE 202	SAN LUIS OBISPO	CA	93401	V	X1A	TRACT RR4, IN SECTION 9 T 9N R 2E WITHIN THE TOWN OFATRISCO GRANT EXCEPT THE SOUTHEAST PORTCONT 182.1617 AC	178.37942922	224 598
27	10090 53386 38810 705	REYNOSO MICHELLE	8908 LOWER MEADOW TRL S W	ALBU QUERQUE	NM	87121	R	A1A	LT 50- P1 BLK 13 PLAT FOR BLOSSOM RIDGE PHASE 1CONT .1459 AC	0.1528543 4	225 254
28	10090 53039 31430 145	ALBUQUERQUE RIO BRAVO PARTNERS LLC & PEORIA CAR WASH PARTNERS LLC ETAL	805 AEROVISTA PL SUITE 202	SAN LUIS OBISPO	CA	93401	V	A1A	TR RR-3- A BULK LAND PLAT WESTLAND SOUTH TRACTS RR-3-ATHROUGH RR-3-E CONT 14.8637 AC	14.881073 76	226 444
29	10090 53109 31430 146	ALBUQUERQUE RIO BRAVO PARTNERS LLC & PEORIA CAR WASH PARTNERS LLC ETAL	805 AEROVISTA PL SUITE 202	SAN LUIS OBISPO	CA	93401	V	A1A	TR RR-3- B BULK LAND PLAT WESTLAND SOUTH TRACTS RR-3-ATHROUGH RR-3-E CONT 12.0192 AC	12.011881 58	226 445

30	10090 53170 31430 147	ALBUQUERQUE RIO BRAVO PARTNERS LLC & PEORIA CAR WASH PARTNERS LLC ETAL	805 AEROVISTA PL SUITE 202	SAN LUIS OBISPO	CA	93401	V	A1A	TR RR-3-C BULK LAND PLAT WESTLAND SOUTH TRACTS RR-3-ATHROUGH RR-3-E CONT 12.0957 AC	12.075548 7777	226446
31	10090 53315 31430 148	ALBUQUERQUE RIO BRAVO PARTNERS LLC & PEORIA CAR WASH PARTNERS LLC ETAL	805 AEROVISTA PL SUITE 202	SAN LUIS OBISPO	CA	93401	V	A1A	TR RR-3-D BULK LAND PLAT WESTLAND SOUTH TRACTS RR-3-ATHROUGH RR-3-E CONT 41.3884 AC	41.380285 61	226447
32	10090 53455 31430 149	ALBUQUERQUE RIO BRAVO PARTNERS LLC & PEORIA CAR WASH PARTNERS LLC ETAL	805 AEROVISTA PL SUITE 202	SAN LUIS OBISPO	CA	93401	V	A1A	TR RR-3-E BULK LAND PLAT WESTLAND SOUTH TRACTS RR-3-ATHROUGH RR-3-E CONT 18.5401 AC	18.445408 7	226448
33	10090 53482 37911 441	ANDERSON HILLS HOMEOWNERS ASSOCIATION	PO BOX 9470	ALBUQUERQUE	NM	87119	V	A1A	TR A PLAT FOR THE MESA AT ANDERSON HILLS UNIT 2CONT 1.1810 AC	1.1561469 3	229675
34	10090 53245 43420 510	CITY OF ALBUQUERQUE	PO BOX 1293	ALBUQUERQUE	NM	87103	V	A1A	TR B CORRECTION PLAT FOR THE MEADOWS AT ANDERSON HILLSUNIT 1 CONT 1.9953 AC	1.9969768 4	232787
35	10090 53408 46510 750	ANDERSON HILLS LLC	8910 ADAMS ST NE	ALBUQUERQUE	NM	87113	V	A1A	TR J CORRECTION PLAT FOR THE MEADOWS AT ANDERSON HILLSUNIT 1 CONT .3336 AC	0.3043060 1	232790
36	10090 53320 43010 528	D R HORTON INC	4400 ALAMEDA BLVD NE B	ALBUQUERQUE	NM	87113	V	A1A	TR NN PLAT FOR BLOSSOM RIDGE PHASE 2CONT 3.5596 AC +/-	3.5595657 4	233562
37	10090 53339 38910 758	CARPENTER JASON & JUANITA	9016 LOWER MEADOW TRL SW	ALBUQUERQUE	NM	87121	R	A1A	LT 38-P1 BLK 13 PLAT FOR BLOSSOM RIDGE PHASE 2CONT .1380 AC	0.1390965 3	233686
38	10090 53306 38810 767	HAWLEY CHRISTOPHER D	9112 LOWER MEADOW TRL SW	ALBUQUERQUE	NM	87121	R	A1A	LT 29-P1 BLK 13 PLAT FOR BLOSSOM RIDGE PHASE 2CONT .1387 AC	0.1375299 6	233687
39	10090 53335 38910 759	CHILDS DANIEL GENE & TERESA MARIE CO-TRUSTEES CHILDS RVT	9020 LOWER MEADOW TRL SW	ALBUQUERQUE	NM	87121	R	A1A	LT 37-P1 BLK 13 PLAT FOR BLOSSOM RIDGE PHASE 2CONT .1382 AC	0.1395628 6	233688
40	10090 53310 38910 766	POOLAW JOAN Z	9108 LOWER MEADOW TRL SW	ALBUQUERQUE	NM	87121	R	A1A	LT 30-P1 BLK 13 PLAT FOR BLOSSOM RIDGE PHASE 2CONT .1382 AC	0.1391305 8	233689
41	10090 53331 39010 760	HOLTZ WILLIAM B	9024 LOWER MEADOW TRL SW	ALBUQUERQUE	NM	87121	R	A1A	LT 36-P1 BLK 13 PLAT FOR BLOSSOM RIDGE PHASE 2CONT .1382 AC	0.1356741 5	233691
42	10090 53382 38710 704	TRAN THUY	2467 W LULLABY LN	ANAHEIM	CA	92804	R	A1A	LT 49-P1 BLK 13 PLAT FOR BLOSSOM RIDGE PHASE 1CONT .1274 AC	0.1214419 2	234372
43	10090 53406 39110 710	GRIEGO MATTHEW J	3432 CRIMSON ROSE LN SW	ALBUQUERQUE	NM	87121	R	A1A	LT 54-P1 BLK 13 PLAT FOR BLOSSOM RIDGE PHASE 1CONT .2492 AC	0.252681	234373
44	10090 53258 38520	RONDINELLA LOUIE J	9200 LOWER MEADOW	ALBUQUERQUE	NM	87121	R	A1A	LT 31-P1 BLK 11 CORRECTION PLAT FOR THE MEADOWS ATANDER	0.2058297 8	235024

	629		AVE S W						SON HILLS UNIT 1 CONT .2060 AC		
45	10090 53172 38520 614	BRATLIEN LLA	9412 LOWER MEADOW AVE S W	ALBUQUERQUE	NM	87121	R	A1A	LT 14- P1 BLK 11 CORRECTION PLAT FOR THE MEADOWS ATANDER SON HILLS UNIT 1 CONT .1234 AC	0.123 3589 2	235 025
46	10090 53247 38520 627	ITOKAZU WAYNE S	9208 LOWER MEADOW AVE S W	ALBUQUERQUE	NM	87121	R	A1A	LT 29- P1 BLK 11 CORRECTION PLAT FOR THE MEADOWS ATANDER SON HILLS UNIT 1 CONT .1230 AC	0.123 0218 9	235 026
47	10090 53237 38520 625	JAQUITH JAMES J & TRUDY D	9216 LOWER MEADOW AVE S W	ALBUQUERQUE	NM	87121	R	A1A	LT 27- P1 BLK 11 CORRECTION PLAT FOR THE MEADOWS ATANDER SON HILLS UNIT 1 CONT .1252 AC	0.125 3034 5	235 027
48	10090 53242 38520 626	MARQUEZ PHILIP	9212 LOWER MEADOW AVE S W	ALBUQUERQUE	NM	87121	R	A1A	LT 28- P1 BLK 11 CORRECTION PLAT FOR THE MEADOWS ATANDER SON HILLS UNIT 1 CONT .1319 AC	0.131 7127 5	235 028
49	10090 53164 38520 613	TO-TRAN MAGGIE H & BRIAN	9416 LOWER MEADOW AVE S W	ALBUQUERQUE	NM	87121	R	A1A	LT 13- P1 BLK 11 CORRECTION PLAT FOR THE MEADOWS ATANDER SON HILLS UNIT 1 CONT .2616 AC	0.261 5997 3	235 029
50	10090 53162 39220 612	CROSSAN THOMAS B & JOAN D TRUSTEES CROSSAN FAMILY TRUST	3560 ALISON CT	FORTUNA	CA	95540	R	A1A	LT 12- P1 BLK 11 CORRECTION PLAT FOR THE MEADOWS ATANDER SON HILLS UNIT 1 CONT .2114 AC	0.211 3067 1	235 030
51	10090 53313 39010 765	PLATERO BENJAMIN & LOUISE T GRIEGO	9104 LOWER MEADOW TRL S W	ALBUQUERQUE	NM	87121	R	A1A	LT 31- P1 BLK 13 PLAT FOR BLOSSOM RIDGE PHASE 2CONT .1382 AC	0.140 9135 1	235 057
52	10090 53327 39010 761	JURADO ROBERTO & MARIA A	9028 LOWER MEADOWS TRL S W	ALBUQUERQUE	NM	87121	R	A1A	LT 35- P1 BLK 13 PLAT FOR BLOSSOM RIDGE PHASE 2CONT .1382 AC	0.139 7162 3	235 058
53	10090 53316 39010 764	HIRMEZ STEVEN	9100 LOWER MEADOW TRL S W	ALBUQUERQUE	NM	87121	R	A1A	LT 32- P1 BLK 13 PLAT FOR BLOSSOM RIDGE PHASE 2CONT .1382 AC	0.133 9077 9	235 059
54	10090 53319 39010 763	KASSAB JAWHARA S	9036 LOWER MEADOW TRL S W	ALBUQUERQUE	NM	87121	R	A1A	LT 33- P1 BLK 13 PLAT FOR BLOSSOM RIDGE PHASE 2CONT .1382 AC	0.138 9994 9	235 060
55	10090 53323 39010 762	REID DIANA & LAURA J REID	9032 LOWER MEADOW TRL S W	ALBUQUERQUE	NM	87121	R	A1A	LT 34- P1 BLK 13 PLAT FOR BLOSSOM RIDGE PHASE 2CONT .1382 AC	0.138 0948 9	237 121
56	10090 53182 38520 616	HORTON HEATH E & JOSEPHINE E	9404 LOWER MEADOW AVE S W	ALBUQUERQUE	NM	87121	R	A1A	LT 16- P1 BLK 11 CORRECTION PLAT FOR THE MEADOWS ATANDER SON HILLS UNIT 1 CONT .1228 AC	0.122 7411	237 807
57	10090 53187 38520 617	PACIAS DORA L & LORRAINE ALVAREZ	9400 LOWER MEADOW SW	ALBUQUERQUE	NM	87121	R	A1A	LT 17- P1 BLK 11 CORRECTION PLAT FOR THE MEADOWS ATANDER SON HILLS UNIT 1 CONT .1228 AC	0.122 7411	237 808

58	10090 53192 38520 618	ARNOLD WALTER & MARILYN ANN & AMRK C ARNOLD	9320 LOWER MEADOW AVE SW	ALBUQUERQUE	NM	87121	R	A1A	LT 18- P1 BLK 11 CORRECTION PLAT FOR THE MEADOWS ATANDERSON HILLS UNIT 1 CONT .1228 AC	0.1227445	237809
59	10090 53197 38520 619	LEDEZMA JAMES & DENISE	1045 SNUG HARBOR ST	SALINAS	CA	93906	R	A1A	LT 19- P1 BLK 11 CORRECTION PLAT FOR THE MEADOWS ATANDERSON HILLS UNIT 1 CONT .1228 AC	0.1227409 3	237810
60	10090 53206 38520 620	ANDERSON HILLS LLC	8910 ADAMS ST NE	ALBUQUERQUE	NM	87113	V	A1A	TR C CORRECTION PLAT FOR THE MEADOWS AT ANDERSON HILLSUNIT 1 CONT .3685 AC	0.3682233 6	237811
61	10090 53217 38520 621	MCCAFFREY CHRISTOPHER T & ROSELLA V	9300 LOWER MEADOW AVE SW	ALBUQUERQUE	NM	87121	R	A1A	LT 23- P1 BLK 11 CORRECTION PLAT FOR THE MEADOWS ATANDERSON HILLS UNIT 1 CONT .1228 AC	0.1227392 2	237812
62	10090 53222 38520 622	RUBSTELLO JAMES O & HOLLY L	9228 LOWER MEADOW AVE SW	ALBUQUERQUE	NM	87121	R	A1A	LT 24- P1 BLK 11 CORRECTION PLAT FOR THE MEADOWS ATANDERSON HILLS UNIT 1 CONT .1228 AC	0.1227422 8	237813
63	10090 53115 38520 210	NIETO JOE E & APRIL S	9812 RIO VALLE AVE SW	ALBUQUERQUE	NM	87121	R	A1A	LT 45- P1 BLK 9 PLAT FOR THE HIGHLANDS AT ANDERSON HILLSUNIT 1 CONT .1489 AC	0.1488319 1	237837
64	10090 53227 38520 623	NORRIS DEANNA J	9224 LOWER MEADOW AVE SW	ALBUQUERQUE	NM	87121	R	A1A	LT 25- P1 BLK 11 CORRECTION PLAT FOR THE MEADOWS ATANDERSON HILLS UNIT 1 CONT .1228 AC	0.1227392 1	238178
65	10090 53232 38520 624	FOX LAWRENCE A JR	9220 LOWER MEADOW AVE SW	ALBUQUERQUE	NM	87121	R	A1A	LT 26- P1 BLK 11 CORRECTION PLAT FOR THE MEADOWS ATANDERSON HILLS UNIT 1 CONT .1228 AC	0.1227453 3	238179
66	10090 53177 38520 615	OXENDINE JEFF	9408 LOWER MEADOW AVE SW	ALBUQUERQUE	NM	87121	R	A1A	LT 15- P1 BLK 11 CORRECTION PLAT FOR THE MEADOWS ATANDERSON HILLS UNIT 1 CONT .1232 AC	0.1232742 7	238180
67	10090 53252 38520 628	MCCORMICK JONATHAN & VERLYNN BLAIR HART	2630 VERANDA RD NW	ALBUQUERQUE	NM	87107	R	A1A	LT 30- P1 BLK 11 CORRECTION PLAT FOR THE MEADOWS ATANDERSON HILLS UNIT 1 CONT .1228 AC	0.1227414 9	238181
68	10090 53091 38520 214	NGUYEN SON THANH	4800 CARNBROUT LAKE PL	CHARLOTTE	NC	28209	R	A1A	LT 41- P1 BLK 9 PLAT FOR THE HIGHLANDS AT ANDERSON HILLSUNIT 1 CONT .1493 AC	0.1488897 8	238186
69	10090 53270 37520 630	ANDERSON HILLS LLC	8910 ADAMS ST NE	ALBUQUERQUE	NM	87113	V	A1A	TR A CORRECTION PLAT FOR THE MEADOWS AT ANDERSON HILLSUNIT 1 CONT 3.1488 AC	3.0691884 9	239507
70	10090 53370 38610 701	VI MAI TUONG	12402 DOLE ST	GARDEN GROVE	CA	92841	R	A1A	LT 46- P1 BLK 13 PLAT FOR BLOSSOM RIDGE PHASE 1CONT .1041 AC	0.1046377	239508
71	10090 53411 38310 709	D R HORTON INC	4400 ALAMEDA BLVD NE B	ALBUQUERQUE	NM	87113	V	A1A	TR KK PLAT FOR BLOSSOM RIDGE PHASE 1 CONT .0707 AC	0.0723213 3	239509
72	10090 53374 38610	PENA CLAUDIA L	8920 LOWER MEADOW	ALBUQUERQUE	NM	87121	R	A1A	LT 47- P1 BLK 13 PLAT FOR BLOSSOM RIDGE PHASE 1CONT .1070 AC	0.1038713 1	239510

	702		S TRL S W									
73	10090534003861 0708	ATENCIO JOSEPH A	3436 CRIMSON ROSE LN SW	ALBUQUERQUE	NM	87121	R		A1A	LT 53- P1 BLK 13 PLAT FOR BLOSSOM RIDGE PHASE 1CONT .2366 AC	0.2337037 2	239511
74	10090533783871 0703	SALGADO MICHAEL RAY	8916 LOWER MEADOWS SW	ALBUQUERQUE	NM	87121	R		A1A	LT 48- P1 BLK 13 PLAT FOR BLOSSOM RIDGE PHASE 1CONT .1147 AC	0.1201735 6	239512
75	10090533943861 0707	GONZALES RICHARD & OLGUIN JOSIE	8900 LOWER MEADOW TRL SW	ALBUQUERQUE	NM	87121	R		A1A	LT 52- P1 BLK 13 PLAT FOR BLOSSOM RIDGE PHASE 1CONT .1073 AC		
76	100905339038910706	CORDOVA JUDITH S	8904 LOWER MEADOW TRL SW	ALBUQUERQUE	NM	87121	R		A1A	LT 51- P1 BLK 13 PLAT FOR BLOSSOM RIDGE PHASE 1CONT .1502 AC	0.148077	239794
77	100905306637720256	ANDERSON HILLS HOMEOWNERS ASSOCIATION INC	PO BOX 9470	ALBUQUERQUE	NM	87119	V		A1A	TR A PLAT FOR THE HIGHLANDS AT ANDERSON HILLS UNIT 1CONT 1.5752 AC	2.6003114 7	240577
78	100905336638610751	MARR LATANIA L	8928 LOWER MEADOW TRL	ALBUQUERQUE	NM	87121	R		A1A	LT 45- P1 BLK 13 PLAT FOR BLOSSOM RIDGE PHASE 2CONT .1053 AC	0.1043382 8	240758
79	100905336238610752	RHODES LARRY DEAN & VIRGINIA ANN	8932 LOWER MEADOW TRL SW	ALBUQUERQUE	NM	87121	R		A1A	LT 44- P1 BLK 13 PLAT FOR BLOSSOM RIDGE PHASE 2CONT .1083 AC	0.1093732 9	240759
80	100905342639311442	ANDERSON HILLS HOMEOWNERS ASSOCIATION	PO BOX 9470	ALBUQUERQUE	NM	87119	V		A1A	TR K PLAT FOR THE MESA AT ANDERSON HILLS UNIT 2CONT .0350 AC +/-	0.0354378 2	241478

OR CURRENT RESIDENT
100905345531430149
ALBUQUERQUE RIO BRAVO
PARTNERS LLC & PEORIA CAR WASH
805 AEROVISTA PL SUITE 202
SAN LUIS OBISPO, CA 93401

OR CURRENT RESIDENT
100905319238520618
ARNOLD WALTER & MARILYN ANN
& AMRK C ARNOLD
9320 LOWER MEADOW AVE SW
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT
100905335938710753
BUTCHKO JAMES G JR & MARIA E
8936 LOWER MEADOW TRL SW
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT
100905339038910706
CORDOVA JUDITH S
8904 LOWER MEADOW TRL SW
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT
100905328638610771
DICKOW VINCENT & JANELLE
DICKOW TRUSTEES
11134 LALANI DR
LA MESA, CA 91941

OR CURRENT RESIDENT
100905339438610707
GONZALES RICHARD & OLGUIN
JOSIE
8900 LOWER MEADOW TRL SW
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT
100905330638810767
HAWLEY CHRISTOPHER D
9112 LOWER MEADOW TRL SW
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT
100905333139010760
HOLTZ WILLIAM B
9024 LOWER MEADOW TRL SW
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT
100905324738520627
ITOKAZU WAYNE S
9208 LOWER MEADOW AVE SW
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT
100905331939010763
KASSAB JAWHARA S
9036 LOWER MEADOW TRL SW
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT
100905348237911441
ANDERSON HILLS HOMEOWNERS
ASSOCIATION
PO BOX 9470
ALBUQUERQUE, NM 87119

OR CURRENT RESIDENT
100905340038610708
ATENCIO JOSEPH A
3436 CRIMSON ROSE LN SW
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT
100905333938910758
CARPENTER JASON & JUANITA
9016 LOWER MEADOW TRL SW
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT
100905316239220612
CROSSAN THOMAS B & JOAN D
TRUSTEES CROSSAN FAMILY TRUST
3560 ALLISON CT
FORTUNA, CA 95540

OR CURRENT RESIDENT
100905307438520222
DOAN THUONG
350 BARN OWL CT
FOLSOM, CA 95630

OR CURRENT RESIDENT
100905340639110710
GRIEGO MATTHEW J
3432 CRIMSON ROSE LN SW
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT
100905335138710755
HERNANDEZ MARCOS & APRIL
9004 LOWER MEADOW TRL SW
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT
100905318238520616
HORTON HEATH E & JOSEPHINE E
9404 LOWER MEADOW AVE SW
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT
100905323738520625
JAQUITH JAMES J & TRUDY D
9216 LOWER MEADOW AVE SW
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT
100905312138520209
KIDDOO MICHAEL E
33961 GOLDEN LANTERN ST
DANA POINT, CA 92629

OR CURRENT RESIDENT
100905315640220631
ANDERSON HILLS LLC
8910 ADAMS ST NE
ALBUQUERQUE, NM 87113

OR CURRENT RESIDENT
100905317238520614
BRATLIEN LLA
9412 LOWER MEADOW AVE SW
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT
100905333538910759
CHILDS DANIEL GENE & TERESA
MARIE CO-TRUSTEES CHILDS RVT
9020 LOWER MEADOW TRL SW
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT
100905332043010528
D R HORTON INC
4400 ALAMEDA BLVD NE B
ALBUQUERQUE, NM 87113

OR CURRENT RESIDENT
100905323238520624
FOX LAWRENCE A JR
9220 LOWER MEADOW AVE SW
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT
100905329738710769
GRIFFIN DARNELL C & CYNTHIA
9120 LOWER MEADOW TRL SW
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT
100905331639010764
HIRMEZ STEVEN
9100 LOWER MEADOW TRL SW
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT
100905330238710768
HUYNH CANDICE & HUYNH
KAITLYNN
4065 ABERNETHY FOREST PL
LAS VEGAS, NV 89141

OR CURRENT RESIDENT
100905332739010761
JURADO ROBERTO & MARIA A
9028 LOWER MEADOWS TRL SW
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT
100905319738520619
LEDEZMA JAMES & DENISE
1045 SNUG HARBOR ST
SALINAS, CA 93906

OR CURRENT RESIDENT
100905308538620220
LOZA MIGUEL
1906 N CAMBRIDGE ST
ORANGE, CA 92865

OR CURRENT RESIDENT
100905336638610751
MARR LATANIA L
8928 LOWER MEADOW TRL
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT
100905334838810756
MONTANO JOHNNY L
9008 LOWER MEADOW TRL SW
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT
100905311538520210
NIETO JOE E & APRIL S
9812 RIO VALLE AVE SW
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT
100905317738520615
OXENDINE JEFF
9408 LOWER MEADOW AVE SW
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT
100905337438610702
PENA CLAUDIA L
8920 LOWER MEADOWS TRL SW
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT
100905332339010762
REID DIANA & LAURA J REID
9032 LOWER MEADOW TRL SW
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT
100905325838520629
RONDINELLA LOUIE J
9200 LOWER MEADOW AVE SW
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT
100905337838710703
SALGADO MICHAEL RAY
8916 LOWER MEADOWS SW
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT
100905316438520613
TO-TRAN MAGGIE H & BRIAN
9416 LOWER MEADOW AVE SW
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT
100905306938620223
LUND PAMELA J
3323 RIO FONDA CT NW
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT
100905321738520621
MCCAFFREY CHRISTOPHER T &
ROSELLA V
9300 LOWER MEADOW AVE SW
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT
100905309138520214
NGUYEN SON THANH
4800 CARNBROUT LAKE PL
CHARLOTTE, NC 28209

OR CURRENT RESIDENT
100905322738520623
NORRIS DEANNA J
9224 LOWER MEADOW AVE SW
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT
100905312738520208
PACHECO JAMES & DIANA GARCIA-
PACHECO
9804 RIO VALLE AVE SW
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT
100905331339010765
PLATERO BENJAMIN & LOUISE T
GRIEGO
9104 LOWER MEADOW TRL SW
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT
100905338638810705
REYNOSO MICHELLE
8908 LOWER MEADOW TRL SW
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT
100905322238520622
RUBSTELLO JAMES O & HOLLY L
9228 LOWER MEADOW AVE SW
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT
100905308038620221
SUAREZ JOSEPH S & FRANCINE L
3324 RIO FONDA CT SW
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT
100905310338520212
TRAN KATHY
16740 SAN JOSE DR
MORGAN HILL, CA 95037

OR CURRENT RESIDENT
100905324238520626
MARQUEZ PHILIP
9212 LOWER MEADOW AVE SW
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT
100905325238520628
MCCORMICK JONATHAN &
VERLYNN BLAIR HART
2630 VERANDA RD NW
ALBUQUERQUE, NM 87107

OR CURRENT RESIDENT
100905309738520213
NGUYEN TRUNG TUONG
460 FENLEY AVE
SAN JOSE, CA 95117

OR CURRENT RESIDENT
100905334438810757
OCHOA TOMAS
9012 LOWER MEADOW TRL SW
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT
100905318738520617
PACIAS DORA L & LORRAINE
ALVAREZ
9400 LOWER MEADOW SW
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT
100905331038910766
POOLAW JOAN Z
9108 LOWER MEADOW TRL SW
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT
100905336238610752
RHODES LARRY DEAN & VIRGINIA
ANN
8932 LOWER MEADOW TRL SW
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT
100905313538820207
SALAZAR CHRISTOPER R &
MICHELLE J
3320 RIO SECO DR SW
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT
100905329238610770
TORREZ HUNTER W & DESIREE R
9124 LOWER MEADOW TRL SW
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT
100905338238710704
TRAN THUY
2467 W LULLABY LN
ANAHEIM, CA 92804

OR CURRENT RESIDENT
100905337038610701
VI MAI TUONG
12402 DOLE ST
GARDEN GROVE, CA 92841

OR CURRENT RESIDENT
100905335538710754
WARNER MICHAEL W & JO E
9000 LOWER MEADOW TRL SW
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT
100905310938520211
WEEKS DAVID H & PAULETTE R
9816 RIO VALLE AVE SW
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT
100905306438620230
WIECK VICTORIA L & LEROY O
9930 RIO CANON AVE SW
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT
100905327438410527
ZAKAR JOE & ZAKAR ROBERT
3435 YELLOW PINE LN SW
ALBUQUERQUE, NM 87121

Project# 1004428
MARK GOODWIN & ASSOCIATES
PO BOX 90606
ALBUQUERQUE, NM 87199

Project# 1004428
ALBUQUERQUE RIO BRAVO
PARTNERS
6330 RIVERSIDE PLAZA LN STE 220
ALBUQUERQUE, NM 87120

Project# 1004428
CELESTE WHEELER
Anderson Hills NA
3209 LAZY DAY DR SW
ALBUQUERQUE, NM 87121

Project# 1004428
ALEX GRINE
Anderson Hills NA
9405 UPPER MEADOW SW
ALBUQUERQUE, NM 87121

City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

PLEASE NOTE: The Neighborhood and/or Homeowner 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.

November 13, 2008

John MacKenzie
Mark Goodwin and Associates, PA
P.O. Box 90606/87199
Phone: 828-2200/Fax: 797-9539

Dear John:

Thank you for your inquiry of **November 13, 2008** requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at **TRACT RR-3-D BULK LAND PLAT WESTLAND SOUTH TRACTS RR-3-4 THROUGH RR-3-E, LOCATED ON DENNIS CHAVEZ BOULEVARD SW** zone map **P-9.**

Our records indicate that the **Neighborhood and/or Homeowner Associations** affected by this proposal and the contact names are as follows:

ANDERSON HILLS N. A. (ANH) "R"
Celeste Wheeler
3209 Lazy Day Dr. SW/87121 452-0175 (h)
Alex Grine
9405 Upper Meadow SW/87121 877-3558 (h) 844-5531 (w)

Please note that according to O-92 you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing. **IMPORTANT! Failure of adequate notification may result in your Application Hearing being deferred for 30 days.** If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Stephani Winklepleck

Stephani Winklepleck
Neighborhood Liaison
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

LETTERS MUST BE SENT TO BOTH CONTACTS OF EACH NEIGHBORHOOD AND/OR HOMEOWNER ASSOCIATION.

planningrnaform(11/23/07)

D. Mark Goodwin & Associates, P.A.
Consulting Engineers
P.O. BOX 90606, ALBUQUERQUE,NM 87199
(505) 828-2200 FAX 797-9539

~ 2008 ACEC/NM Award Winner for Engineering Excellence, Small Firm ~

November 14, 2008

Ms. Celeste Wheeler
Anderson Hills Neighborhood Association
3209 Lazy Day Drive SW
Albuquerque, NM 87121

Mr. Alex Grine
Anderson Hills Neighborhood Association
9405 Upper Meadow
Albuquerque, NM 87121

Re: Ceja Vista Subdivision

Dear Ms. Wheeler and Mr. Grine:

Enclosed please find a copy our application to the city for the vacation of parts of a public roadway easement on the property that is located directly south of Anderson Hills across Dennis Chavez Blvd. The easements are indicated as shaded areas on the attached exhibit and these portions are no longer needed by the owner, so the city requires that we vacate them through a development review board process. You are being notified of this action because you are a recognized neighborhood association. The anticipated hearing date for this action is December 10, 2008.

Please contact me if I can be of further assistance to you on this matter.

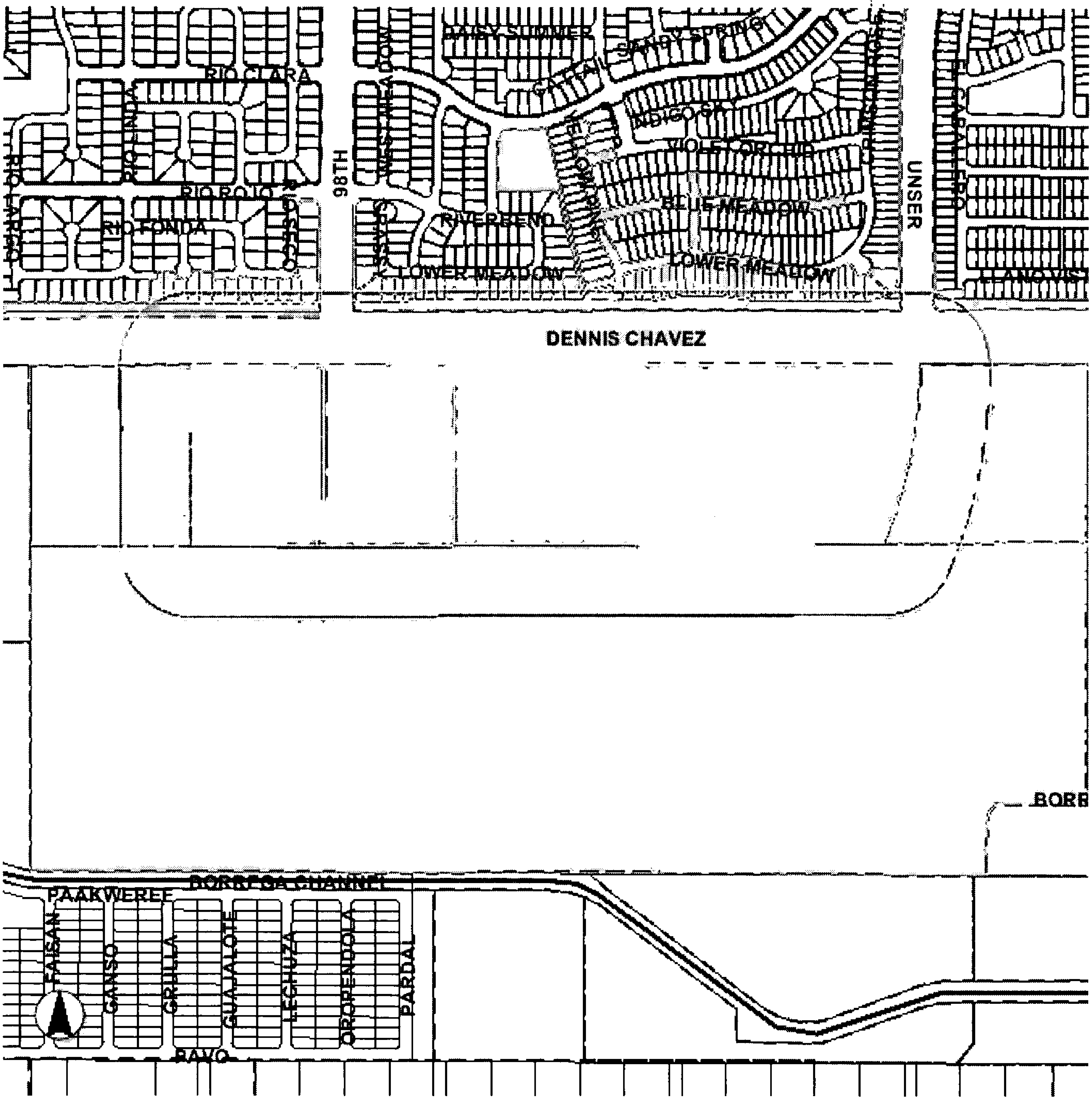
Sincerely,

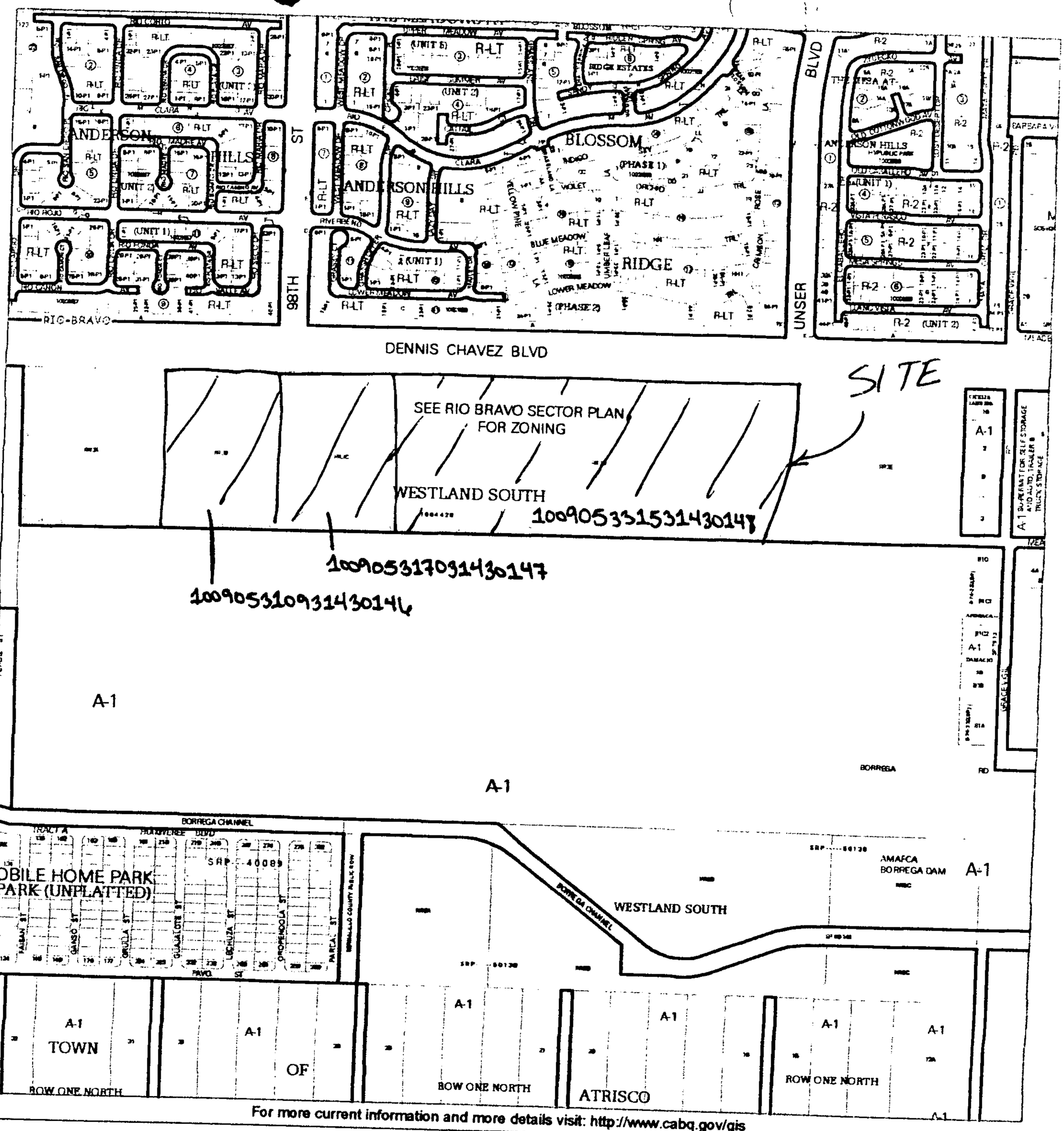
MARK GOODWIN & ASSOCIATES, PA

For John M. MacKenzie, PE
President

Enclosure

F:\1-Projects\2004\A04095 - Ceja Vista\Neighborhood Assoc (Nov. 2008).doc


RIO CLARA
RIO ROJO
RIO FONDA
98TH
DAISY SUMMER
SANDY SPRING
RIVERBEND
LOWER MEADOW
BLUE MEADOW
LOWER MEADOW
UNSER
DENNIS CHAVEZ
BORREGA CHANNEL
FAISAN
GANSO
GRULLA
GUAJALOTE
LECHUZA
OROPENDOLA
PARDAL



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

Albuquerque Geographic Information System

Map amended through: 6/13/2008

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:

P-09-Z

Selected Symbols

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

0 750 1,500 Feet

D. Mark Goodwin & Associates, P.A.
Consulting Engineers
P.O. BOX 90606, ALBUQUERQUE,NM 87199
(505) 828-2200 FAX 797-9539

~ 2008 ACEC/NM Award Winner for Engineering Excellence, Small Firm ~

November 14, 2008

Mr. Jack Cloud
DRB Chair
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

Re: Ceja Vista Subdivision (Tracts RR-3-B thru RR-3-D, Westland South) – DRB# 1004428

Dear Mr. Cloud:

Attached hereto is our request for vacation of a public roadway easement for the above referenced project. The existing public roadway easement was intended to provide access and utility service to the referenced property. A subsequently submitted preliminary plat for the property proposed dedicated R/W and as a result the existing easement is no longer needed so we are requesting its vacation.

Please call me if you have any questions.

Sincerely,

MARK GOODWIN & ASSOCIATES, PA

John MacKenzie
Vice-President

JMM/jmm

F:\1-Projects\2004\A04095 - Ceja Vista\DRB Vac ltr 11-14-08.doc

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, December 10, 2008,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project# 1000551
08DRB-70484 MAJOR - - 2YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS (2YR SIA)

DAC ENTERPRISES INC agent(s) for NEW GIBSON INVESTMENTS INC request(s) the referenced/ above action(s) for all or a portion of Tract(s) A2A, **PARK SQUARE ADDITION** zoned SU-3, located on the west sdie of AMERICAS PARKWAY NE BETWEEN INDIAN SCHOOL RD NE AND INTERSTATE ROUTE 40 containing approximately 5 acre(s). (J-18)

Project# 1004179
08DRB-70485 VACATION OF PUBLIC EASEMENT

SURV-TEK INC agent(s) for HARVEY AND LAURIE RUSKIN request(s) the referenced/ above action(s) for all or a portion of the Acequia R/W adjacent to Tract(s) 82-B, **ALVARADO GARDENS Unit(s) 3,** zoned RA-2, located on the north side of CANDELARIA RD NW BETWEEN TRELLIS DR NW AND GLENWOOD RD NW containing approximately .2749 acre(s). (G-12)

Project# 1004428
08DRB-70486 VACATION OF PUBLIC EASEMENT

MARK GOODWIN AND ASSOCIATES PA agent(s) for ALBUQUERQUE RIO BRAVO PARTNERS request(s) the referenced/ above action(s) for all or a portion of the Easements on Tract9s) RR-3-B, RR-3-C, and RR-3-D, **WESTLAND SOUTH** zoned SU-1/C-1 & RLT, located on the south side of DENNIS CHAVEZ BLVD SW BETWEEN UNSER BLVD SW AND 98TH ST SW containing approximately 65 acre(s). (P-9)

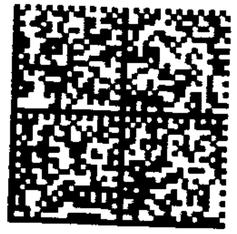
Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays INDIVIDUALS WITH DISABILITIES who need special assistance to participate at this hearing should contact Angela Gomez, 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.

Jack Cloud, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, NOVEMBER 24,2008.

CITY OF ALBUQUERQUE

Planning Department



OR CURRENT RESIDENT
100905331339010765
PLATERO BENJAMIN & LOUISE T
GRIEGO
9104 LOWER MEADOW TRL SW
ALBUQUERQUE, NM 87121

DRB

87121

NIXIE 871 CC 1 04 12/11/08
RETURN TO SENDER
VACANT
UNABLE TO FORWARD
BC: 87103129699 *0760-00229-24-38

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO: 1004428 AGENDA ITEM NO: 3

SUBJECT:

VACATION OF PUBLIC EASEMENTS

ENGINEERING COMMENTS:

No adverse comments.

RESOLUTION:

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

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

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

SIGNED: Kristal D. Metro
Transportation Development 505-924-3991

DATE: DECEMBER 10, 2008

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1004679 **AGENDA ITEM NO: 11**

SUBJECT:

Final Plat
~~Preliminary Plat~~

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved drainage report dated 2-19-07 is on file for Preliminary Plat approval.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

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

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee 505-924-3986

DATE: SEPTEMBER 26, 2007

(G-12/D031)

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

December 17, 2008

Project# 1004428
08DRB-70510 MINOR - TEMP DEFR SWDK CONST
08DRB-70511 EXT OF MAJOR PRELIMINARY PLAT

MARK GOODWIN AND ASSOCIATES PA agent(s) for ALBUQUERQUE RIO BRAVO PARTNERS request(s) the above action(s) for all or a portion of Lot(s) RR-3-A, RR-3-B, RR-3-C, RR-3-D & RR-3-E, **WESTLAND SOUTH,** zoned SU-1/ C-1 & RLT, located on DENNIS CHAVEZ NE BETWEEN MEADE AVE NE AND 118TH ST NE containing approximately 99 acre(s). (P-9)

At the December 17, 2008 Development Review Board meeting, the temporary deferral of construction of sidewalks on the interior streets was approved as shown on exhibit 'c' in the planning file. A one-year extension of the preliminary plat was approved.

Jack Cloud, AICP, DRB Chair

Cc: Mark Goodwin & Associates – P.O. Box 90606 – Albuquerque, NM 87199
Cc: Albuquerque Rio Bravo Partners – 6330 Riverside Plaza Lane, Ste 220 – Albuquerque, NM 87120
Marilyn Maldonado
File

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

December 10, 2008

Project# 1004428
08DRB-70486 VACATION OF PUBLIC EASEMENT

MARK GOODWIN AND ASSOCIATES PA agent(s) for ALBUQUERQUE RIO BRAVO PARTNERS request(s) the referenced/ above action(s) for all or a portion of the Easements on Tract9s) RR-3-B, RR-3-C, and RR-3-D, **WESTLAND SOUTH** zoned SU-1/C-1 & RLT, located on the south side of DENNIS CHAVEZ BLVD SW BETWEEN UNSER BLVD SW AND 98TH ST SW containing approximately 65 acre(s). (P-9)

At the December 10, 2008 Development Review Board meeting, the vacation was approved as shown on Exhibit B in the Planning file per section 14-14-7-2(A)(1) and (B)(1)(3) of the Subdivision Ordinance.

(A)(1) The public easement vacation request was filed by the owners of a majority of the footage of land abutting the proposed vacation.

(B)(1) The public welfare is in no way served by retaining the public utility easements.

(B)(3) There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

CONDITIONS:

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

If you wish to appeal this decision, you must do so by December 26, 2008 in the manner described below.

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

The date the determination in question is issued is not included in the 15-day period for filing an appeal.

If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.
You will receive notice if any other person files an appeal. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).

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

Jack Cloud, AICP, DRB Chair

Cc: Albuquerque Rio Bravo Partners – 6330 Riverside Plaza Ln – Albuquerque, NM 87120
Cc: Mark Goodwin and Associates PA – P.O. Box 90606 – Albuquerque, NM 87199
Scott Howell – Real Property
Marilyn Maldonado
File

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

December 5, 2008

Project# 1004428
08DRB-70486 VACATION OF PUBLIC EASEMENT

MARK GOODWIN AND ASSOCIATES PA agent(s) for ALBUQUERQUE RIO BRAVO PARTNERS request(s) the referenced/ above action(s) for all or a portion of the Easements on Tract9s) RR-3-B, RR-3-C, and RR-3-D, **WESTLAND SOUTH** zoned SU-1/C-1 & RLT, located on the south side of DENNIS CHAVEZ BLVD SW BETWEEN UNSER BLVD SW AND 98TH ST SW containing approximately 65 acre(s). (P-9)

AMAFCA

No comment.

COG

MPO Project ID # 525.0 "Senator Dennis Chavez Bd Improvements" is a project to widen Sen. Dennis Chavez from 2 to 4 lanes. This project includes bike lanes and trail. Since this is a privately-funded project, there is no programming information available. Coordination with DMD is recommended to insure infrastructure development commensurate with development in the area.

In addition, Sen. Dennis Chavez Bd is designated on the ITS Implementation Map as having ITS elements deployed within the 2030 planning horizon. Coordination with the City representative on the ITS Committee is recommended.

For information purposes, Sen. Dennis Chavez Bd has a functional classification of urban principal arterial.

TRANSIT

No comment.

ZONING ENFORCEMENT

No comment.

NEIGHBORHOOD COORDINATION

Letters sent to: Anderson Hills NA (R)

APS

Westland South, Tracts RR-3-B, RR-3-C, and RR-3-D is located on the south side of Dennis Chavez Blvd NW between Unser Blvd SW and 98th St SW. The owner of the above property requests a Vacation of Public Easement for a development that will consist of a master planned community, **Ceja Vista** that is located south of Dennis Chavez Blvd and east of 118th St. The northern portion of the planned area is located in the city and the southern portion is located in the county. The master planned area will consist of ~ 1,130 units over 4 years, with approximately

units located within the city. The project will impact Navajo Elementary School, Harrison Middle School, and Rio Grande High School. Navajo Elementary School and Harrison Middle School are exceeding capacity; Rio Grande High School currently has excess capacity.

Loc No	School	2008-09 40th Day	2008-09 Capacity	Space Available
327	Navajo	706	496	-210
415	Harrison	820	812	-8
540	Rio Grande	1,956	2,200	244

Residential Units: 383
Est. Elementary School Students: 98
Est. Middle School Students: 41
Est. High School Students: 42
Est. Total # of Students from Project: 181
*The estimated number of students from the proposed project is based on an average student generation rate for the entire APS district.

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

- Provide new capacity (long term solution)
  - Construct new schools or additions
  - Add portables
  - Use of non-classroom spaces for temporary classrooms
  - Lease facilities
  - Use other public facilities
- Improve facility efficiency (short term solution)
  - Schedule Changes
    - Double sessions
    - Multi-track year-round
  - Other
    - Float teachers (flex schedule)
- Shift students to Schools with Capacity (short term solution)
  - Boundary Adjustments / Busing
  - Grade reconfiguration
- Combination of above strategies

All planned additions to existing educational facilities are contingent upon taxpayer approval

POLICE DEPARTMENT
No comment.

FIRE DEPARTMENT
No comment.

PNM ELECTRIC & GAS
No comment.

COMCAST
No comment.

QWEST
No comment.

ENVIRONMENTAL HEALTH No comment.
M.R.G.C.D 1. Previously reviewed 11/16/2007. 2. No Adverse Comments.
OPEN SPACE DIVISION Open Space has no adverse comments
CITY ENGINEER The Hydrology section has no objection to the vacation request.
TRANSPORTATION DEVELOPMENT No adverse comments.
PARKS AND RECREATION No objection.
ABCWUA No objection to Vacation request.
PLANNING DEPARTMENT Refer to comments from affected agencies regarding proposed vacation.

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

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

December 5, 2007

Project# 1004428
07DRB-70378 VACATION OF PUBLIC EASEMENT

MARK GOODWIN AND ASSOCIATES PA agent(s) for ALBUQUERQUE RIO BRAVO PARTNERS LLC request(s) the above action(s) for all or a portion of Lot(s) RR-3B & RR-3D, **CEJA VISTA /TOWN OF ATRISCO GRANT,** zoned SU-1/C-1, RLT, located on DENNIS CHAVIS BLVD SW BETWEEN MEADE AVE SW AND 118TH ST SW (P-9)

At the December 5, 2007 Development Review Board meeting, the vacation was approved as shown on Exhibit B in the Planning file per section 14-14-7-2(A)(1) and (B)(1)(3) of the Subdivision Ordinance.

(A)(1) The public utility easement vacation request was filed by the owners of a majority of the rear footage of land abutting the proposed vacation.

(B)(1) The public welfare is in no way served by retaining the public utility easements.

(B)(3) There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

CONDITIONS:

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

If you wish to appeal this decision, you must do so by December 20, 2007 in the manner described below.

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

The date the determination in question is issued is not included in the 15-day period for filing an appeal.

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

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

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

Andrew Garcia, Planner

Cc: Albuquerque Rio Bravo Partners, LLC – 6330 Riverside Plaza Lane, Ste 220 Albuquerque, NM 87120
Cc: Mark Goodwin & Associates, PA – P.O. Box 90606 – Albuquerque, NM 87199
Cc: Scott Howell
Marilyn Maldonado
File

CITY OF PLANNING
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST

Meeting Date: December 5, 2007
Zone Atlas Page: P-9
Notification Radius: 100 Ft.

Project#:1004428
App#07DRB-70378

Cross Reference and Location: DENNIS CHAVEZ BLVD SW BETWEEN MEADE AVE SW AND 118TH ST SW

Applicant: ALBUQUERQUE RIO BRAVO PARTNERS LLC
6330 RIVERSIDE PLAZA LN STE 220
ALBUQUERQUE, NM 87120

Agent: LISA ANGLADA
MARK GOODWIN & ASSOCIATES PA
PO BOX 90606
ALBUQUERQUE, NM 87199

Special Instructions:

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

Date Mailed: NOVEMBER 16, 2007
Signature: ERIN TREMLIN

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION
- ✓ Major Subdivision action
- ___ Minor Subdivision action
- ✓ Vacation
- ___ Variance (Non-Zoning)

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

STORM DRAINAGE
- ___ Storm Drainage Cost Allocation Plan

ZONING & PLANNING
- S Z ___ Annexation
  - ___ County Submittal
  - ___ EPC Submittal
- V ___ Zone Map Amendment (Establish or Change Zoning)
- P ___ Sector Plan **(Phase I, II, III)**
- ___ Amendment to Sector, Area, Facility or Comprehensive Plan
- ___ Text Amendment (Zoning Code/Sub Regs)
- ___ Street Name Change (Local & Collector)

L A D APPEAL / PROTEST of...
- ___ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

APPLICANT INFORMATION:

NAME: Albuquerque Rio Bravo Partners, LLC PHONE: (505) 440-7262
ADDRESS: 6330 Riverside Plaza Lane, Suite 220 FAX:
CITY: Albuquerque STATE NM ZIP 87120 E-MAIL:
Proprietary interest in site: Owner **List all owners:**
AGENT (if any): Mark Goodwin & Associates, PA PHONE: (505) 828-2200
ADDRESS: P.O. Box 90606 FAX: (505) 797-9539
CITY: Albuquerque STATE NM ZIP 87199 E-MAIL: smedina@goodwinengineers.com

DESCRIPTION OF REQUEST: Preliminary Plat Approval, Sidewalk Waiver & Vacation of Public Roadway Easement for Ceja Vista

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. ~~RR-3A~~, RR-3B, ~~RR-3C~~, RR-3D, ~~RR-3E~~ Block: ___ Unit: ___
Subdiv. / Addn. Ceja Vista / Town of Atrisco Grant
Current Zoning: SU-1/C-1, PLT Proposed zoning: same
Zone Atlas page(s): P-9- No. of **existing** lots: ___ No. of **proposed** lots: 403
Total area of site (acres): 98.907 Density if applicable: dwellings per gross acre: ___ dwellings per net acre: ___
Within city limits? ✓ Yes. No___, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? No
UPC No. See Attached MRGCD Map No.

LOCATION OF PROPERTY BY STREETS: On or Near: Dennis Chavez Blvd SW
Between: Meade Ave SW and 118th Street SW

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): # 1004428

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

SIGNATURE ___ DATE ___

(Print) Scott Medina, PE ___ Applicant ✓ Agent

FOR OFFICIAL USE ONLY Form revised 4/04

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

Application case numbers	Action	S.F.	Fees
07DRB-70378	VPE	V	$ 45.00
	ADV		$ 75.00
	CME		$ 20.00
			$
			$
			Total $ 140.00

Hearing date 12/05/07

Sandy Handley 11/09/07 **Project #** 1004428

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** (DRB 27)

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

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

☐ **SUBDIVISION DESIGN VARIANCE (VARIANCE FROM MINIMUM STANDARDS OF THE DEVELOPMENT PROCESS MANUAL)**
☐ **SIDEWALK DESIGN VARIANCE**
☐ **SIDEWALK WAIVER**

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

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

☒ **TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**
☐ **EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

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

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

☐ **VACATION OF PRIVATE EASEMENT**

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

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

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

Scott Medina
Applicant name (print)

Scott Medina
Applicant signature / date

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

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

Application case numbers
07DRB ____ - 70378
____ - ____ - ____
____ - ____ - ____

Sandy Handley 11/09/07
Planner signature / date

Project # 1004428

	757			UE					
15	10090 53526 33510 207	RICCI NICK A	4508 MEAD AVE SW	ALB UQU ERQ UE	NM	87 10 5	R	X1 A	* 2 LAND DIVISION PLAT OF LAND OF CECE LIA LANNING CONT 1.000 AC
16	10090 53156 40220 631	ANDERSON HILLS LLC	8910 ADAM S ST NE	ALB UQU ERQ UE	NM	87 11 3	V	A1 A	TR D CORRECTION PLAT FOR THE MEADO WS AT ANDERSON HILLS UNIT 1 CONT .078 0 AC
17	10090 53455 31430 149	ALBUQUERQUE RIO BRA VO PARTNERS LLC & PEO RIA CAR WASH PARTNER S LLC ETAL	805 AEROV ISTA PL SU ITE 202	SAN LUIS OBIS PO	CA	93 40 1	V	A1 A	TR RR-3- E BULK LAND PLAT WESTLAND SOUTH TRA CTS RR-3-A THROUGH RR-3- E CONT 18.5401 AC
18	10090 53482 37911 441	ANDERSON HILLS HOME OWNERS ASSOCIATION	PO BOX 947 0	ALB UQU ERQ UE	NM	87 11 9	V	A1 A	TR A PLAT FOR THE MESA AT ANDERSON H ILLS UNIT 2 CONT 1.1810 AC
19	10090 53430 38411 448	VANTAGE BUILDERS INC	4011 BARB ARA LOOP	RIO RAN CHO	NM	87 12 4	V	A1 A	LT 44- P1 BLK 1 PLAT FOR THE MESA AT ANDERS ON HILLS UNIT 2 CONT .1473 AC
20	10090 53510 38412 401	VANTAGE BUILDERS INC	4011 BARB ARA LOOP	RIO RAN CHO	NM	87 12 4	V	A1 A	LT 62- P1 BLK 1 PLAT FOR THE MESA AT ANDERS ON HILLS UNIT 2 CONT .1321 AC
21	10090 53427 38811 447	VANTAGE BUILDERS INC	4011 BARB ARA LOOP	RIO RAN CHO	NM	87 12 4	V	A1 A	LT 43- P1 BLK 1 PLAT FOR THE MESA AT ANDERS ON HILLS UNIT 2 CONT .0987 AC
22	10090 53039 31430 145	ALBUQUERQUE RIO BRA VO PARTNERS LLC & PEO RIA CAR WASH PARTNER S LLC ETAL	805 AEROV ISTA PL SU ITE 202	SAN LUIS OBIS PO	CA	93 40 1	V	A1 A	TR RR-3- A BULK LAND PLAT WESTLAND SOUTH TRA CTS RR-3-A THROUGH RR-3- E CONT 14.8637 AC
23	10090 53109 31430 146	ALBUQUERQUE RIO BRA VO PARTNERS LLC & PEO RIA CAR WASH PARTNER S LLC ETAL	805 AEROV ISTA PL SU ITE 202	SAN LUIS OBIS PO	CA	93 40 1	V	A1 A	TR RR-3- B BULK LAND PLAT WESTLAND SOUTH TRA CTS RR-3-A THROUGH RR-3- E CONT 12.0192 AC
24	10090 53170 31430 147	ALBUQUERQUE RIO BRA VO PARTNERS LLC & PEO RIA CAR WASH PARTNER S LLC ETAL	805 AEROV ISTA PL SU ITE 202	SAN LUIS OBIS PO	CA	93 40 1	V	A1 A	TR RR-3- C BULK LAND PLAT WESTLAND SOUTH TRA CTS RR-3-A THROUGH RR-3- E CONT 12.0957 AC
25	10090 53315 31430 148	ALBUQUERQUE RIO BRA VO PARTNERS LLC & PEO RIA CAR WASH PARTNER S LLC ETAL	805 AEROV ISTA PL SU ITE 202	SAN LUIS OBIS PO	CA	93 40 1	V	A1 A	TR RR-3- D BULK LAND PLAT WESTLAND SOUTH TRA CTS RR-3-A THROUGH RR-3- E CONT 41.3884 AC
26	10090 53526 34610 208	POHL MICHAEL	3205 TOWE R RD SW	ALB UQU ERQ UE	NM	87 12 1 3 46 2	R	X1 A	*1- B PLAT OF DIV OF LT 1 OF LAND OF CECELI A LANNING CONT 1.0 000 AC M/L
27	10090 53137 40420 201	ANDERSON HILLS HOME OWNERS ASSOCIATION I NC	PO BOX 947 0	ALB UQU ERQ UE	NM	87 11 9	V	A1 A	TR F PLAT FOR THE HIGHLANDS AT ANDER SON HILLS UNIT 1 CONT .0931 AC
28	10090 53109 38520 211	WEEKS DAVID H & PAULE TTE R	9816 RIO V ALLE AVE S W	ALB UQU ERQ UE	NM	87 12 1	V	A1 A	LT 44- P1 BLK 9 PLAT FOR THE HIGHLANDS AT AN DERSON HILLS UNIT 1 CONT .1496 AC
29	10090 53121 38520 209	KIDDOO MICHAEL E	31706 SCE NIC DR	LAG UNA BEA CH	CA	92 65 1	V	A1 A	LT 46- P1 BLK 9 PLAT FOR THE HIGHLANDS AT AN DERSON HILLS UNIT 1 CONT .1509 AC
30	10090 53097 38520 213	NGUYEN TRUNG TUONG	460 FENLE Y AVE	SAN JOS E	CA	95 11 7	V	A1 A	LT 42- P1 BLK 9 PLAT FOR THE HIGHLANDS AT AN DERSON HILLS UNIT 1 CONT .1507 AC

Rec	UPC CODE	OWNER	OWNER ADDRESS	OWNER CITY	OWNER STATE	OWNER ZIP CODE	PROPERTY CLASS	TAX DISTRICT	LEGAL
1	10090 53274 38410 527	ZAKAR JOE & ZAKAR ROBERT	3435 YELLOW PINE LN SW	ALBUQUERQUE	NM	87121	V	A1A	LT 24- P1 BLK 13 PLAT FOR BLOSSOM RIDGE PHASE 2 CONT .2130 AC
2	10090 53269 38710 526	FIGUEROA DAVID A	3431 YELLOW PINE LN SW	ALBUQUERQUE	NM	87121	V	A1A	LT 23- P1 BLK 13 PLAT FOR BLOSSOM RIDGE PHASE 2 CONT .1323 AC
3	10090 53265 17630 144	ALBUQUERQUE RIO BRAVO PARTNERS LLC & PEORIA CAR WASH PARTNERS LLC ETAL	805 AEROVISTA PL SUITE 202	SAN LUIS OBISPO	CA	93401	V	X1A	TRACT RR4, IN SECTION 9 T 9N R 2E WITHIN THE TOWN OF ATRISCO GRANT EXCEPT THE SOUTHEAST PORT CONT 182.1617 AC
4	10090 53302 38710 768	HUYNH CANDICE & HUYNH KAITLYNN	4065 ABERNETHY FOREST PL	LAS VEGAS	NV	89141	V	A1A	LT 28- P1 BLK 13 PLAT FOR BLOSSOM RIDGE PHASE 2 CONT .1396 AC
5	10090 53526 31510 206	ARCHIBEQUE LEONARD ROBERT & ANGELA M	305 WEST MISSION AVE	VENTURA	CA	93001	V	X1A	N 207.4 OF S 414.8 OF TR 6 ROW 2 TWN OF ATR GRT
6	10090 53526 29710 205	ARMIJO JOHNNY U & GEORGIA C	4516 GRACE VIGIL RD SW	ALBUQUERQUE	NM	87121	R	X1A	* 3 LAND DIVISION PLAT OF LAND OF CECELIA LANNING CONT 1.000 AC
7	10090 53359 38710 753	BUTCHKO JAMES G JR & MARIA E	8936 LOWER MEADOW TRL SW	ALBUQUERQUE	NM	87121	V	A1A	LT 43- P1 BLK 13 PLAT FOR BLOSSOM RIDGE PHASE 2 CONT .1126 AC
8	10090 53286 38610 771	DICKOW VINCENT & JANELLE DICKOW TRUSTEES DICKOW FAMILY TRUST	11134 LALANI DR	LA MESA	CA	91941	V	A1A	LT 25- P1 BLK 13 PLAT FOR BLOSSOM RIDGE PHASE 2 CONT .1526 AC
9	10090 53355 38710 754	WARNER MICHAEL W & JO E	9000 LOWER MEADOW TRL SW	ALBUQUERQUE	NM	87121	V	A1A	LT 42- P1 BLK 13 PLAT FOR BLOSSOM RIDGE PHASE 2 CONT .1181 AC
10	10090 53351 38710 755	HERNANDEZ MARCOS & APRIL	9004 LOWER MEADOW TRL SW	ALBUQUERQUE	NM	87121 1 9390	V	A1A	LT 41- P1 BLK 13 PLAT FOR BLOSSOM RIDGE PHASE 2 CONT .1248 AC
11	10090 53292 38610 770	TORREZ HUNTER W & DESIREE R	9124 LOWER MEADOW TRL SW	ALBUQUERQUE	NM	87121	V	A1A	LT 26- P1 BLK 13 PLAT FOR BLOSSOM RIDGE PHASE 2 CONT .1272 AC
12	10090 53348 38810 756	MONTANO JOHNNY L	9008 LOWER MEADOW TRL SW	ALBUQUERQUE	NM	87121	V	A1A	LT 40- P1 BLK 13 PLAT FOR BLOSSOM RIDGE PHASE 2 CONT .1327 AC
13	10090 53297 38710 769	GRIFFIN DARNELL C & CYNTHIA	9120 LOWER MEADOW TRL SW	ALBUQUERQUE	NM	87121 1 9392	V	A1A	LT 27- P1 BLK 13 PLAT FOR BLOSSOM RIDGE PHASE 2 CONT .1357 AC
14	10090 53344 38810	OCHOA TOMAS	9012 LOWER MEADOW TRL SW	ALBUQUERQUE	NM	87121	V	A1A	LT 39- P1 BLK 13 PLAT FOR BLOSSOM RIDGE PHASE 2 CONT .1375 AC

	620			UE					
47	10090 53217 38520 621	MCCAFFREY CHRISTOPHER T & ROSELLA V	9300 LOWER MEADOW AVE SW	ALB UQU ERQ UE	NM	87 12 1	R	A1 A	LT 23- P1 BLK 11 CORRECTION PLAT FOR THE MEADOWS AT ANDERSON HILLS UNIT 1 CONT .1228 AC
48	10090 53222 38520 622	RUBSTELLO JAMES O & HOLLY L	9228 LOWER MEADOW AVE SW	ALB UQU ERQ UE	NM	87 12 1	R	A1 A	LT 24- P1 BLK 11 CORRECTION PLAT FOR THE MEADOWS AT ANDERSON HILLS UNIT 1 CONT .1228 AC
49	10090 53227 38520 623	NORRIS LARRY D SR & DEANNA J	9224 LOWER MEADOW AVE SW	ALB UQU ERQ UE	NM	87 12 1	R	A1 A	LT 25- P1 BLK 11 CORRECTION PLAT FOR THE MEADOWS AT ANDERSON HILLS UNIT 1 CONT .1228 AC
50	10090 53232 38520 624	FOX LAWRENCE A JR	9220 LOWER MEADOW AVE SW	ALB UQU ERQ UE	NM	87 12 1	R	A1 A	LT 26- P1 BLK 11 CORRECTION PLAT FOR THE MEADOWS AT ANDERSON HILLS UNIT 1 CONT .1228 AC
51	10090 53177 38520 615	OXENDINE JEFF	9408 LOWER MEADOW AVE SW	ALB UQU ERQ UE	NM	87 12 1	R	A1 A	LT 15- P1 BLK 11 CORRECTION PLAT FOR THE MEADOWS AT ANDERSON HILLS UNIT 1 CONT .1232 AC
52	10090 53252 38520 628	MCCORMICK JONATHAN & VERLYNN BLAIR HART	2630 VERANDA RD NW	ALB UQU ERQ UE	NM	87 10 7	R	A1 A	LT 30- P1 BLK 11 CORRECTION PLAT FOR THE MEADOWS AT ANDERSON HILLS UNIT 1 CONT .1228 AC
53	10090 53258 38520 629	RONDINELLA LOUIE J	9200 LOWER MEADOW AVE SW	ALB UQU ERQ UE	NM	87 12 1	R	A1 A	LT 31- P1 BLK 11 CORRECTION PLAT FOR THE MEADOWS AT ANDERSON HILLS UNIT 1 CONT .2060 AC
54	10090 53172 38520 614	BRATLIEN LLA	9412 LOWER MEADOW AVE SW	ALB UQU ERQ UE	NM	87 12 1	R	A1 A	LT 14- P1 BLK 11 CORRECTION PLAT FOR THE MEADOWS AT ANDERSON HILLS UNIT 1 CONT .1234 AC
55	10090 53247 38520 627	ITOKAZU WAYNE S	9208 LOWER MEADOW AVE SW	ALB UQU ERQ UE	NM	87 12 1	R	A1 A	LT 29- P1 BLK 11 CORRECTION PLAT FOR THE MEADOWS AT ANDERSON HILLS UNIT 1 CONT .1230 AC
56	10090 53237 38520 625	JAQUITH JAMES J & TRUDY D	9216 LOWER MEADOW AVE SW	ALB UQU ERQ UE	NM	87 12 1	R	A1 A	LT 27- P1 BLK 11 CORRECTION PLAT FOR THE MEADOWS AT ANDERSON HILLS UNIT 1 CONT .1252 AC
57	10090 53242 38520 626	MARQUEZ PHILIP	9212 LOWER MEADOW AVE SW	ALB UQU ERQ UE	NM	87 12 1	R	A1 A	LT 28- P1 BLK 11 CORRECTION PLAT FOR THE MEADOWS AT ANDERSON HILLS UNIT 1 CONT .1319 AC
58	10090 53164 38520 613	TO- TRAN MAGGIE H & BRIAN	9416 LOWER MEADOW AVE SW	ALB UQU ERQ UE	NM	87 12 1	R	A1 A	LT 13- P1 BLK 11 CORRECTION PLAT FOR THE MEADOWS AT ANDERSON HILLS UNIT 1 CONT .2616 AC
59	10090 53162 39220 612	CROSSAN THOMAS B & JOAN D TRUSTEES CROSSAN FAMILY TRUST	3560 ALLISON CT	FOR TUN A	CA	95 54 0	R	A1 A	LT 12- P1 BLK 11 CORRECTION PLAT FOR THE MEADOWS AT ANDERSON HILLS UNIT 1 CONT .2114 AC
60	10090 53339 38910 758	CARPENTER JASON & JU ANITA	9016 LOWER MEADOW TRL SW	ALB UQU ERQ UE	NM	87 12 1	V	A1 A	LT 38- P1 BLK 13 PLAT FOR BLOSSOM RIDGE PHASE 2 CONT .1380 AC
61	10090 53306 38810 767	HAWLEY CHRISTOPHER D	9112 LOWER MEADOW TRL SW	ALB UQU ERQ UE	NM	87 12 1	V	A1 A	LT 29- P1 BLK 13 PLAT FOR BLOSSOM RIDGE PHASE 2 CONT .1387 AC
62	10090 53335 38910 759	CHILDS DANIEL GENE & TERESA MARIE CO-TRUSTEES CHILDS RVT	9020 LOWER MEADOW TRL SW	ALB UQU ERQ UE	NM	87 12 1	V	A1 A	LT 37- P1 BLK 13 PLAT FOR BLOSSOM RIDGE PHASE 2 CONT .1382 AC

31	1009053074385202222	DOAN THUONG	350 BARN OWL CT	FOL SOM	CA	95630	V	A1A	LT 33- P1 BLK 9 PLAT FOR THE HIGHLANDS AT ANDERSON HILLS UNIT 1 CONT .1496 AC
32	1009053052385202232	EMBREE JOSEPH & LAURA	8540 GALW AY PL	SAN DIEGO	CA	92129	R	A1A	LT 23- P1 BLK 9 PLAT FOR THE HIGHLANDS AT ANDERSON HILLS UNIT 1 CONT .1546 AC
33	1009053046385202233	TAM LAWRENCE & LEE JENNY	14330 W S HAW BUTTE DR	SUR PRISE	AZ	85379 4386	R	A1A	LT 22- P1 BLK 9 PLAT FOR THE HIGHLANDS AT ANDERSON HILLS UNIT 1 CONT .1573 AC
34	1009053103385202212	TRAN KATHY	16740 SAN JOSE DR	MOR GAN HILL	CA	95037	V	A1A	LT 43- P1 BLK 9 PLAT FOR THE HIGHLANDS AT ANDERSON HILLS UNIT 1 CONT .1612 AC
35	1009053127385202208	SUNSET WEST	PO BOX 7400	ALB UQU ERQ UE	NM	87194 7400	V	A1A	LT 47- P1 BLK 9 PLAT FOR THE HIGHLANDS AT ANDERSON HILLS UNIT 1 CONT .1608 AC
36	1009053064386202230	WIECK VICTORIA L & LEROY O	9930 RIO CANON AVE SW	ALB UQU ERQ UE	NM	87121	R	A1A	LT 25- P1 BLK 9 PLAT FOR THE HIGHLANDS AT ANDERSON HILLS UNIT 1 CONT .1668 AC
37	1009053069386202223	LUND PAMELA J	3323 RIO FONDA CT NW	ALB UQU ERQ UE	NM	87121	V	A1A	LT 32- P1 BLK 9 PLAT FOR THE HIGHLANDS AT ANDERSON HILLS UNIT 1 CONT .2070 AC
38	1009053085386202220	LOZA MIGUEL	1906 N CAMBRIDGE ST	ORA NGE	CA	92865	V	A1A	LT 35- P1 BLK 9 PLAT FOR THE HIGHLANDS AT ANDERSON HILLS UNIT 1 CONT .2061 AC
39	1009053080386202221	SUAREZ JOSEPH S & FRANCINE L	3324 RIO FONDA CT SW	ALB UQU ERQ UE	NM	87121	V	A1A	LT 34- P1 BLK 9 PLAT FOR THE HIGHLANDS AT ANDERSON HILLS UNIT 1 CONT .1900 AC
40	1009053135388202207	SUNSET WEST	PO BOX 7400	ALB UQU ERQ UE	NM	87194 7400	V	A1A	LT 48- P1 BLK 9 PLAT FOR THE HIGHLANDS AT ANDERSON HILLS UNIT 1 CONT .3159 AC
41	1010053025253302312	ACEVES WILLIAM & IRMA	567 PROSPERITY SE	ALB UQU ERQ UE	NM	87121	V	X1A	LT 4A PLAT OF LTS 4A & 4B LANDS OF MANUEL D CHAVEZ CONT 0.998 AC
42	1009053182385206616	HORTON HEATH E & JOSEPHINE E	9404 LOWER MEADOW AVE SW	ALB UQU ERQ UE	NM	87121	R	A1A	LT 16- P1 BLK 11 CORRECTION PLAT FOR THE MEADOWS AT ANDERSON HILLS UNIT 1 CONT .1228 AC
43	1009053187385206617	PACIAS DORA L & LORRAINE ALVAREZ	9400 LOWER MEADOW SW	ALB UQU ERQ UE	NM	87121	R	A1A	LT 17- P1 BLK 11 CORRECTION PLAT FOR THE MEADOWS AT ANDERSON HILLS UNIT 1 CONT .1228 AC
44	1009053192385206618	ARNOLD WALTER & MARILYN ANN & AMRK C ARNOLD	9320 LOWER MEADOW AVE SW	ALB UQU ERQ UE	NM	87121	R	A1A	LT 18- P1 BLK 11 CORRECTION PLAT FOR THE MEADOWS AT ANDERSON HILLS UNIT 1 CONT .1228 AC
45	1009053197385206619	LEDEZMA JAMES & DENISE	1045 SNUG HARBOR ST	SALI NAS	CA	93906	R	A1A	LT 19- P1 BLK 11 CORRECTION PLAT FOR THE MEADOWS AT ANDERSON HILLS UNIT 1 CONT .1228 AC
46	1009053206385206	ANDERSON HILLS LLC	8910 ADAMS ST NE	ALB UQU ERQ	NM	87113	V	A1A	TR C CORRECTION PLAT FOR THE MEADOWS AT ANDERSON HILLS UNIT 1 CONT .3685 AC

9	53475 29040 203	OF THE CITY OF ALBUQU ERQUE	04	UQU ERQ UE	M	12 5 0 70 4		A	D AND A.M.A.F.C.A. BORREGA CHANNEL R/ W FOR TOMA ALLIANCE GROUP OF NM LLC AND WESTLAND DEVELOPMENT CO INC C ONT 65.0000 AC
80	10100 53001 25330 311	APODACA ERNESTINE	4520 MEAD E AVE SW	ALB UQU ERQ UE	N M	87 10 5	R	X1 A	TRACT B1D LANDS OF DAMACIO APODACA SR
81	10090 53366 38610 751	MARR LATANIA L	8928 LOWE R MEADOW TRL	ALB UQU ERQ UE	N M	87 12 1	V	A1 A	LT 45- P1 BLK 13 PLAT FOR BLOSSOM RIDGE PHA SE 2 CONT .1053 AC
82	10090 53362 38610 752	RHODES LARRY DEAN & VIRGINIA ANN	8932 LOWE R MEADOW TRL SW	ALB UQU ERQ UE	N M	87 12 1	V	A1 A	LT 44- P1 BLK 13 PLAT FOR BLOSSOM RIDGE PHA SE 2 CONT .1083 AC
83	10090 53390 38910 706	CORDOVA JUDITH S	8904 LOWE R MEADOW TRL SW	ALB UQU ERQ UE	N M	87 12 1	V	A1 A	LT 51- P1 BLK 13 PLAT FOR BLOSSOM RIDGE PHA SE 1 CONT .1502 AC
84	10100 53025 31620 101	PADILLA JERRY	5500 CLEO SW	ALB UQU ERQ UE	N M	87 12 1	V	X1 A	TR A AS PER D- 171 PG 408 IN THE ATRISCO GRANT EXC TH E NLY & NWLY PORTS ACQUIRED BY THE C OUNTY OF BERNALILLO PARCEL TRACT A- 2 & PARCEL TRACT A- 3 CONT 3.7718 AC M/L OR 164,300 SQ FT
85	10100 53120 25530 320	ALBUQUERQUE EXCAVAT ORS INC	7201 ISLET A BLVD SW	ALB UQU ERQ UE	N M	87 10 5	V	X1 A	PRIVATE ROAD PARCEL OF LD IN T9N R2E SEC 10 & EXC NLY PORT O UT TO R/W FOR RIO BRAVO BLVD CONT 3.7642 AC M/L OR 1 63,969 S Q FT M/L
86	10090 53447 38611 452	VANTAGE BUILDERS INC	4011 BARB ARA LOOP	RIO RAN CHO	N M	87 12 4	V	A1 A	LT 48- P1 BLK 1 PLAT FOR THE MESA AT ANDERS ON HILLS UNIT 2 CONT .0948 AC
87	10090 53451 38611 453	VANTAGE BUILDERS INC	4011 BARB ARA LOOP	RIO RAN CHO	N M	87 12 4	V	A1 A	LT 49- P1 BLK 1 PLAT FOR THE MESA AT ANDERS ON HILLS UNIT 2 CONT .0948 AC
88	10090 53455 38611 454	VANTAGE BUILDERS INC	4011 BARB ARA LOOP	RIO RAN CHO	N M	87 12 4	V	A1 A	LT 50- P1 BLK 1 PLAT FOR THE MESA AT ANDERS ON HILLS UNIT 2 CONT .0948 AC
89	10090 53459 38611 455	VANTAGE BUILDERS INC	4011 BARB ARA LOOP	RIO RAN CHO	N M	87 12 4	V	A1 A	LT 51- P1 BLK 1 PLAT FOR THE MESA AT ANDERS ON HILLS UNIT 2 CONT .0948 AC
90	10090 53463 38611 456	VANTAGE BUILDERS INC	4011 BARB ARA LOOP	RIO RAN CHO	N M	87 12 4	V	A1 A	LT 52- P1 BLK 1 PLAT FOR THE MESA AT ANDERS ON HILLS UNIT 2 CONT .0948 AC
91	10090 53467 38611 457	VANTAGE BUILDERS INC	4011 BARB ARA LOOP	RIO RAN CHO	N M	87 12 4	V	A1 A	LT 53- P1 BLK 1 PLAT FOR THE MESA AT ANDERS ON HILLS UNIT 2 CONT .0948 AC
92	10090 53472 38611 458	VANTAGE BUILDERS INC	4011 BARB ARA LOOP	RIO RAN CHO	N M	87 12 4	V	A1 A	LT 54- P1 BLK 1 PLAT FOR THE MESA AT ANDERS ON HILLS UNIT 2 CONT .0948 AC
93	10090 53476 38611 459	VANTAGE BUILDERS INC	4011 BARB ARA LOOP	RIO RAN CHO	N M	87 12 4	V	A1 A	LT 55- P1 BLK 1 PLAT FOR THE MESA AT ANDERS ON HILLS UNIT 2 CONT .0948 AC
94	10090 53481 38611 460	VANTAGE BUILDERS INC	4011 BARB ARA LOOP	RIO RAN CHO	N M	87 12 4	V	A1 A	LT 56- P1 BLK 1 PLAT FOR THE MESA AT ANDERS ON HILLS UNIT 2 CONT .0948 AC

63	10090 53310 38910 766	POOLAW JOAN Z	9108 LOWER MEADOW TRL SW	ALB UQU ERQ UE	NM	87 12 1	V	A1 A	LT 30- P1 BLK 13 PLAT FOR BLOSSOM RIDGE PHASE 2 CONT .1382 AC
64	10090 53331 39010 760	HOLTZ WILLIAM B	9024 LOWER MEADOW TRL SW	ALB UQU ERQ UE	NM	87 12 1	V	A1 A	LT 36- P1 BLK 13 PLAT FOR BLOSSOM RIDGE PHASE 2 CONT .1382 AC
65	10090 53319 39010 763	KASSAB JAWHARA S	9036 LOWER MEADOW TRL SW	ALB UQU ERQ UE	NM	87 12 1	V	A1 A	LT 33- P1 BLK 13 PLAT FOR BLOSSOM RIDGE PHASE 2 CONT .1382 AC
66	10090 53313 39010 765	PLATERO BENJAMIN & LOUISE T GRIEGO	9104 LOWER MEADOW TRL SW	ALB UQU ERQ UE	NM	87 12 19 39 2	V	A1 A	LT 31- P1 BLK 13 PLAT FOR BLOSSOM RIDGE PHASE 2 CONT .1382 AC
67	10090 53327 39010 761	JURADO ROBERTO & MARIA A	9028 LOWER MEADOW S TRL SW	ALB UQU ERQ UE	NM	87 12 1	V	A1 A	LT 35- P1 BLK 13 PLAT FOR BLOSSOM RIDGE PHASE 2 CONT .1382 AC
68	10090 53316 39010 764	HIRMEZ STEVEN	9100 LOWER MEADOW TRL SW	ALB UQU ERQ UE	NM	87 12 1	V	A1 A	LT 32- P1 BLK 13 PLAT FOR BLOSSOM RIDGE PHASE 2 CONT .1382 AC
69	10090 53039 38520 234	PREISLER STEVEN D & KALIE J	10004 RIO CANON AVE SW	ALB UQU ERQ UE	NM	87 12 1	R	A1 A	LT 21- P1 BLK 9 PLAT FOR THE HIGHLANDS AT ANDERSON HILLS UNIT 1 CONT .1489 AC
70	10090 53058 38520 231	LUCERO HERBERT J	9934 RIO CANON AVE SW	ALB UQU ERQ UE	NM	87 12 1	R	A1 A	LT 24- P1 BLK 9 PLAT FOR THE HIGHLANDS AT ANDERSON HILLS UNIT 1 CONT .1490 AC
71	10090 53091 38520 214	NGUYEN SON THANH	4800 CARNBROUT LAKE PL	CHA RLO TTE	NC	28 20 9	V	A1 A	LT 41- P1 BLK 9 PLAT FOR THE HIGHLANDS AT ANDERSON HILLS UNIT 1 CONT .1493 AC
72	10090 53115 38520 210	NIETO JOE E & APRIL S	9812 RIO VALLE AVE SW	ALB UQU ERQ UE	NM	87 12 1	V	A1 A	LT 45- P1 BLK 9 PLAT FOR THE HIGHLANDS AT ANDERSON HILLS UNIT 1 CONT .1489 AC
73	10090 53245 43420 510	CITY OF ALBUQUERQUE	PO BOX 1293	ALB UQU ERQ UE	NM	87 10 3	V	A1 A	TR B CORRECTION PLAT FOR THE MEADOWS AT ANDERSON HILLS UNIT 1 CONT 1.9953 AC
74	10090 53408 46510 750	ANDERSON HILLS LLC	8910 ADAMS ST NE	ALB UQU ERQ UE	NM	87 11 3	V	A1 A	TR J CORRECTION PLAT FOR THE MEADOWS AT ANDERSON HILLS UNIT 1 CONT .3336 AC
75	10080 53468 42610 141	KB HOME NM INC ATT LAND DEPARTMENT	6330 RIVERSIDE PLAZA LN NW SUITE 200	ALB UQU ERQ UE	NM	87 12 0	V	A1 A	PARCEL 7 CORR PLAT FOR ANDERSON HEIGHTS UNIT 1 CONT 12.2762 AC
76	10090 53433 38611 449	VANTAGE BUILDERS INC	4011 BARBARA LOOP	RIO RAN CHO	NM	87 12 4	V	A1 A	LT 45- P1 BLK 1 PLAT FOR THE MESA AT ANDERSON HILLS UNIT 2 CONT .0948 AC
77	10090 53438 38611 450	VANTAGE BUILDERS INC	4011 BARBARA LOOP	RIO RAN CHO	NM	87 12 4	V	A1 A	LT 46- P1 BLK 1 PLAT FOR THE MESA AT ANDERSON HILLS UNIT 2 CONT .0948 AC
78	10090 53443 38611 451	VANTAGE BUILDERS INC	4011 BARBARA LOOP	RIO RAN CHO	NM	87 12 4	V	A1 A	LT 47- P1 BLK 1 PLAT FOR THE MESA AT ANDERSON HILLS UNIT 2 CONT .0948 AC
7	10080	BOARD OF EDUCATION	PO BOX 257	ALB	N	87	V	X1	TR D BULK LAND PLAT TRACTS A-

1	38610 701			GRO VE		1			SE 1 CONT .1041 AC
112	10090 53411 38310 709	D R HORTON INC	4400 ALAM EDA BLVD N E B	ALB UQU ERQ UE	N M	87 11 3	V	A1 A	TR KK PLAT FOR BLOSSOM RIDGE PHASE 1 CONT .0707 AC
113	10090 53374 38610 702	PENA CLAUDIA L	8920 LOWE R MEADOW S TRL SW	ALB UQU ERQ UE	N M	87 12 1	R	A1 A	LT 47- P1 BLK 13 PLAT FOR BLOSSOM RIDGE PHA SE 1 CONT .1070 AC
114	10090 53400 38610 708	ATENCIO JOSEPH A	3436 CRIM SON ROSE L N SW	ALB UQU ERQ UE	N M	87 12 1	V	A1 A	LT 53- P1 BLK 13 PLAT FOR BLOSSOM RIDGE PHA SE 1 CONT .2366 AC
115	10090 53378 38710 703	SALGADO MICHAEL RAY	8916 LOWE R MEADOW S SW	ALB UQU ERQ UE	N M	87 12 1	R	A1 A	LT 48- P1 BLK 13 PLAT FOR BLOSSOM RIDGE PHA SE 1 CONT .1147 AC
116	10090 53394 38610 707	GONZALES RICHARD & O LGUIN JOSIE	8900 LOWE R MEADOW TRL SW	ALB UQU ERQ UE	N M	87 12 1	V	A1 A	LT 52- P1 BLK 13 PLAT FOR BLOSSOM RIDGE PHA SE 1 CONT .1073 AC
117	10090 53382 38710 704	TRAN THUY	2467 W LUL LABY LN	ANA HEIM	C A	92 80 4	R	A1 A	LT 49- P1 BLK 13 PLAT FOR BLOSSOM RIDGE PHA SE 1 CONT .1274 AC
118	10090 53406 39110 710	GRIEGO MATTHEW J	3432 CRIM SON ROSE L N SW	ALB UQU ERQ UE	N M	87 12 1	V	A1 A	LT 54- P1 BLK 13 PLAT FOR BLOSSOM RIDGE PHA SE 1 CONT .2492 AC
119	10090 53386 38810 705	REYNOSO MICHELLE	8908 LOWE R MEADOW TRL SW	ALB UQU ERQ UE	N M	87 12 1	R	A1 A	LT 50- P1 BLK 13 PLAT FOR BLOSSOM RIDGE PHA SE 1 CONT .1459 AC
120	10090 53320 43010 528	D R HORTON INC	4400 ALAM EDA BLVD N E B	ALB UQU ERQ UE	N M	87 11 3	V	A1 A	TR NN PLAT FOR BLOSSOM RIDGE PHASE 2 CONT 3.5596 AC +/-
121	10090 53426 39311 442	ANDERSON HILLS HOME OWNERS ASSOCIATION	PO BOX 947 0	ALB UQU ERQ UE	N M	87 11 9	V	A1 A	TR K PLAT FOR THE MESA AT ANDERSON H ILLS UNIT 2 CONT .0350 AC +/-

95	10090 53486 38611 461	VANTAGE BUILDERS INC	4011 BARB ARA LOOP	RIO RAN CHO	NM	87 12 4	V	A1 A	LT 57- P1 BLK 1 PLAT FOR THE MESA AT ANDERS ON HILLS UNIT 2 CONT .0948 AC
96	10090 53490 38611 462	VANTAGE BUILDERS INC	4011 BARB ARA LOOP	RIO RAN CHO	NM	87 12 4	V	A1 A	LT 58- P1 BLK 1 PLAT FOR THE MESA AT ANDERS ON HILLS UNIT 2 CONT .0948 AC
97	10090 53494 38611 463	VANTAGE BUILDERS INC	4011 BARB ARA LOOP	RIO RAN CHO	NM	87 12 4	V	A1 A	LT 59- P1 BLK 1 PLAT FOR THE MESA AT ANDERS ON HILLS UNIT 2 CONT .0948 AC
98	10090 53498 38611 464	VANTAGE BUILDERS INC	4011 BARB ARA LOOP	RIO RAN CHO	NM	87 12 4	V	A1 A	LT 60- P1 BLK 1 PLAT FOR THE MESA AT ANDERS ON HILLS UNIT 2 CONT .0948 AC
99	10090 53503 38611 465	VANTAGE BUILDERS INC	4011 BARB ARA LOOP	RIO RAN CHO	NM	87 12 4	V	A1 A	LT 61- P1 BLK 1 PLAT FOR THE MESA AT ANDERS ON HILLS UNIT 2 CONT .1121 AC
100	10100 53001 23130 316	MUNOZ ARMANDO & MAR IA C	4520 MEAD E AVE SW	ALB UQU ERQ UE	NM	87 10 5	R	X1 A	TRACT B-1-C- 1 LAND DIVISION PLAT SUMMARY SUBD OF REPLAT OF T RACT B-1-C L
101	10090 53066 37720 256	ANDERSON HILLS HOME OWNERS ASSOCIATION I NC	PO BOX 947 0	ALB UQU ERQ UE	NM	87 11 9	V	A1 A	TR A PLAT FOR THE HIGHLANDS AT ANDER SON HILLS UNIT 1 CONT 1.5752 AC
102	10090 53001 38220 241	PEKAREK KAREL T & MAR THA J	3409 RIO L ARGO DR S W	ALB UQU ERQ UE	NM	87 12 1	R	A1 A	LT 14- P1 BLK 9 PLAT FOR THE HIGHLANDS AT AN DERSON HILLS UNIT 1 CONT .2046 AC
103	10090 53323 39010 762	REID DIANA G	9032 LOWE R MEADOW TRL SW	ALB UQU ERQ UE	NM	87 12 1	V	A1 A	LT 34- P1 BLK 13 PLAT FOR BLOSSOM RIDGE PHA SE 2 CONT .1382 AC
104	10090 53003 38520 240	ZEISSE RICHARD F & KAT HLEEN M TRUSTEES ZEIS SE FAMILY TRUST	10028 RIO CANON AVE SW	ALB UQU ERQ UE	NM	87 12 1	R	A1 A	LT 15- P1 BLK 9 PLAT FOR THE HIGHLANDS AT AN DERSON HILLS UNIT 1 CONT .1829 AC
105	10090 53008 38520 239	GALE DIETRICH J & SHAN A F	10024 RIO CANON AVE SW	ALB UQU ERQ UE	NM	87 12 1	R	A1 A	LT 16- P1 BLK 9 PLAT FOR THE HIGHLANDS AT AN DERSON HILLS UNIT 1 CONT .1491 AC
106	10090 53015 38520 238	BROUSSARD ANTHONY W & SHELLEY E	10020 RIO CANON AVE SW	ALB UQU ERQ UE	NM	87 12 1	R	A1 A	LT 17- P1 BLK 9 PLAT FOR THE HIGHLANDS AT AN DERSON HILLS UNIT 1 CONT .1492 AC
107	10090 53021 38520 237	LY PETER HENPHUE	1844 PINE HOLLOW CI R	SAN JOS E	CA	95 13 3	R	A1 A	LT 18- P1 BLK 9 PLAT FOR THE HIGHLANDS AT AN DERSON HILLS UNIT 1 CONT .1470 AC
108	10090 53027 38520 236	MONSHOWER RICHARD G & JANINE R	10012 RIO CANON AVE SW	ALB UQU ERQ UE	NM	87 12 1	R	A1 A	LT 19- P1 BLK 9 PLAT FOR THE HIGHLANDS AT AN DERSON HILLS UNIT 1 CONT .1470 AC
109	10090 53033 38520 235	TAM SAMUEL & SHARON N	546 LAKEVI EW DR	GRA NTW OOD	CA	94 51 3	R	A1 A	LT 20- P1 BLK 9 PLAT FOR THE HIGHLANDS AT AN DERSON HILLS UNIT 1 CONT .1494 AC
110	10090 53270 37520 630	ANDERSON HILLS LLC	8910 ADAM S ST NE	ALB UQU ERQ UE	NM	87 11 3	V	A1 A	TR A CORRECTION PLAT FOR THE MEADO WS AT ANDERSON HILLS UNIT 1 CONT 3.14 88 AC
111	10090 53370	VI MAI TUONG	12402 DOL E ST	GAR DEN	CA	92 84	R	A1 A	LT 46- P1 BLK 13 PLAT FOR BLOSSOM RIDGE PHA

Or Current Resident
ACEVES WILLIAM & IRMA
567 PROSPERITY SE
ALBUQUERQUE, NM 87121

Or Current Resident
ANDERSON HILLS HOMEOWNERS ASSOCIATION
PO BOX 9470
ALBUQUERQUE, NM 87119

Or Current Resident
ARCHIBEQUE LEONARD ROBERT & ANGELA M
305 WEST MISSION AVE
VENTURA, CA 93001

Or Current Resident
ATENCIO JOSEPH A
3436 CRIMSON ROSE LN SW
ALBUQUERQUE, NM 87121

Or Current Resident
BROUSSARD ANTHONY W & SHELLEY E
10020 RIO CANON AVE SW
ALBUQUERQUE, NM 87121

Or Current Resident
CHILDS DANIEL GENE & TERESA MARIE CO-TRUSTEES CHILDS RVT
9020 LOWER MEADOW TRL SW
ALBUQUERQUE, NM 87121

Or Current Resident
CROSSAN THOMAS B & JOAN D TRUSTEES CROSSAN FAMILY TRUST
3560 ALLISON CT
FORTUNA, CA 95540

Or Current Resident
DOAN THUONG
350 BARN OWL CT
FOLSOM, CA 95630

Or Current Resident
FOX LAWRENCE A JR
9220 LOWER MEADOW AVE SW
ALBUQUERQUE, NM 87121

Or Current Resident
GRIEGO MATTHEW J
3432 CRIMSON ROSE LN SW
ALBUQUERQUE, NM 87121

Or Current Resident
ALBUQUERQUE EXCAVATORS INC
7201 ISLETA BLVD SW
ALBUQUERQUE, NM 87105

Or Current Resident
ANDERSON HILLS LLC
8910 ADAMS ST NE
ALBUQUERQUE, NM 87113

Or Current Resident
ARMIJO JOHNNY U & GEORGIA C
4516 GRACE VIGIL RD SW
ALBUQUERQUE, NM 87121

Or Current Resident
BOARD OF EDUCATION OF THE CITY OF ALBUQUERQUE
PO BOX 25704
ALBUQUERQUE, NM 87125 0704

Or Current Resident
BUTCHKO JAMES G JR & MARIA E
8936 LOWER MEADOW TRL SW
ALBUQUERQUE, NM 87121

Or Current Resident
CITY OF ALBUQUERQUE
PO BOX 1293
ALBUQUERQUE, NM 87103

Or Current Resident
D R HORTON INC
4400 ALAMEDA BLVD NE B
ALBUQUERQUE, NM 87113

Or Current Resident
EMBREE JOSEPH & LAURA
8540 GALWAY PL
SAN DIEGO, CA 92129

Or Current Resident
GALE DIETRICH J & SHANA F
10024 RIO CANON AVE SW
ALBUQUERQUE, NM 87121

Or Current Resident
GRIFFIN DARNELL C & CYNTHIA
9120 LOWER MEADOW TRL SW
ALBUQUERQUE, NM 87121 9392

Or Current Resident
ALBUQUERQUE RIO BRAVO PARTNERS LLC & PEORIA CAR WASH PARTNERS LLC ETAL
805 AEROVISTA PL SUITE 202
SAN LUIS OBISPO, CA 93401

Or Current Resident
APODACA ERNESTINE
4520 MEADE AVE SW
ALBUQUERQUE, NM 87105

Or Current Resident
ARNOLD WALTER & MARILYN ANN & AMRK C ARNOLD
9320 LOWER MEADOW AVE SW
ALBUQUERQUE, NM 87121

Or Current Resident
BRATLIEN LLA
9412 LOWER MEADOW AVE SW
ALBUQUERQUE, NM 87121

Or Current Resident
CARPENTER JASON & JUANITA
9016 LOWER MEADOW TRL SW
ALBUQUERQUE, NM 87121

Or Current Resident
CORDOVA JUDITH S
8904 LOWER MEADOW TRL SW
ALBUQUERQUE, NM 87121

Or Current Resident
DICKOW VINCENT & JANELLE DICKOW TRUSTEES DICKOW FAMILY TRUST
11134 LALANI DR
LA MESA, CA 91941

Or Current Resident
FIGUEROA DAVID A
3431 YELLOW PINE LN SW
ALBUQUERQUE, NM 87121

Or Current Resident
GONZALES RICHARD & OLGUIN JOSIE
8900 LOWER MEADOW TRL SW
ALBUQUERQUE, NM 87121

Or Current Resident
HAWLEY CHRISTOPHER D
9112 LOWER MEADOW TRL SW
ALBUQUERQUE, NM 87121

Or Current Resident
PADILLA JERRY
5500 CLEO SW
ALBUQUERQUE, NM 87121

Or Current Resident
PEKAREK KAREL T & MARTHA J
3409 RIO LARGO DR SW
ALBUQUERQUE, NM 87121

Or Current Resident
PENA CLAUDIA L
8920 LOWER MEADOWS TRL SW
ALBUQUERQUE, NM 87121

Or Current Resident
PLATERO BENJAMIN & LOUISE T GRIEGO
9104 LOWER MEADOW TRL SW
ALBUQUERQUE, NM 87121 9392

Or Current Resident
POHL MICHAEL
3205 TOWER RD SW
ALBUQUERQUE, NM 87121 3462

Or Current Resident
POOLAW JOAN Z
9108 LOWER MEADOW TRL SW
ALBUQUERQUE, NM 87121

Or Current Resident
PREISLER STEVEN D & KALIE J
10004 RIO CANON AVE SW
ALBUQUERQUE, NM 87121

Or Current Resident
REID DIANA G
9032 LOWER MEADOW TRL SW
ALBUQUERQUE, NM 87121

Or Current Resident
REYNOSO MICHELLE
8908 LOWER MEADOW TRL SW
ALBUQUERQUE, NM 87121

Or Current Resident
RHODES LARRY DEAN & VIRGINIA ANN
8932 LOWER MEADOW TRL SW
ALBUQUERQUE, NM 87121

Or Current Resident
RICCI NICK A
4508 MEAD AVE SW
ALBUQUERQUE, NM 87105

Or Current Resident
RONDINELLA LOUIE J
9200 LOWER MEADOW AVE SW
ALBUQUERQUE, NM 87121

Or Current Resident
RUBSTELLO JAMES O & HOLLY L
9228 LOWER MEADOW AVE SW
ALBUQUERQUE, NM 87121

Or Current Resident
SALGADO MICHAEL RAY
8916 LOWER MEADOWS SW
ALBUQUERQUE, NM 87121

Or Current Resident
SUAREZ JOSEPH S & FRANCINE L
3324 RIO FONDA CT SW
ALBUQUERQUE, NM 87121

Or Current Resident
SUNSET WEST
PO BOX 7400
ALBUQUERQUE, NM 87194 7400

Or Current Resident
TAM LAWRENCE & LEE JENNY
14330 W SHAW BUTTE DR
SURPRISE, AZ 85379 4386

Or Current Resident
TAM SAMUEL & SHARON N
546 LAKEVIEW DR
GRANTWOOD, CA 94513

Or Current Resident
TORREZ HUNTER W & DESIREE R
9124 LOWER MEADOW TRL SW
ALBUQUERQUE, NM 87121

Or Current Resident
TO-TRAN MAGGIE H & BRIAN
9416 LOWER MEADOW AVE SW
ALBUQUERQUE, NM 87121

Or Current Resident
TRAN KATHY
16740 SAN JOSE DR
MORGAN HILL, CA 95037

Or Current Resident
TRAN THUY
2467 W LULLABY LN
ANAHEIM, CA 92804

Or Current Resident
VANTAGE BUILDERS INC
4011 BARBARA LOOP
RIO RANCHO, NM 87124

Or Current Resident
VI MAI TUONG
12402 DOLE ST
GARDEN GROVE, CA 92841

Or Current Resident
WARNER MICHAEL W & JO E
9000 LOWER MEADOW TRL SW
ALBUQUERQUE, NM 87121

Or Current Resident
WEEKS DAVID H & PAULETTE R
9816 RIO VALLE AVE SW
ALBUQUERQUE, NM 87121

Or Current Resident
WIECK VICTORIA L & LEROY O
9930 RIO CANON AVE SW
ALBUQUERQUE, NM 87121

Or Current Resident
ZAKAR JOE & ZAKAR ROBERT
3435 YELLOW PINE LN SW
ALBUQUERQUE, NM 87121

Or Current Resident
ZEISSE RICHARD F & KATHLEEN M TRUSTEES ZEISSE FAMILY TRUST
10028 RIO CANON AVE SW
ALBUQUERQUE, NM 87121

Project# 1004428
ALBUQUERQUE RIO BRAVO PARTNERS LLC
6330 RIVERSIDE PLAZA LN STE 220
ALBUQUERQUE, NM 87120

Or Current Resident
HERNANDEZ MARCOS & APRIL
9004 LOWER MEADOW TRL SW
ALBUQUERQUE, NM 87121 9390

Or Current Resident
HIRMEZ STEVEN
9100 LOWER MEADOW TRL SW
ALBUQUERQUE, NM 87121

Or Current Resident
HOLTZ WILLIAM B
9024 LOWER MEADOW TRL SW
ALBUQUERQUE, NM 87121

Or Current Resident
HORTON HEATH E & JOSEPHINE E
9404 LOWER MEADOW AVE SW
ALBUQUERQUE, NM 87121

Or Current Resident
HUYNH CANDICE & HUYNH KAITLYNN
4065 ABERNETHY FOREST PL
LAS VEGAS, NV 89141

Or Current Resident
ITOKAZU WAYNE S
9208 LOWER MEADOW AVE SW
ALBUQUERQUE, NM 87121

Or Current Resident
JAQUITH JAMES J & TRUDY D
9216 LOWER MEADOW AVE SW
ALBUQUERQUE, NM 87121

Or Current Resident
JURADO ROBERTO & MARIA A
9028 LOWER MEADOWS TRL SW
ALBUQUERQUE, NM 87121

Or Current Resident
KASSAB JAWHARA S
9036 LOWER MEADOW TRL SW
ALBUQUERQUE, NM 87121

Or Current Resident
KB HOME NM INC
ATT LAND DEPARTMENT
6330 RIVERSIDE PLAZA LN NW
SUITE 200
ALBUQUERQUE, NM 87120

Or Current Resident
KIDDOO MICHAEL E
31706 SCENIC DR
LAGUNA BEACH, CA 92651

Or Current Resident
LEDEZMA JAMES & DENISE
1045 SNUG HARBOR ST
SALINAS, CA 93906

Or Current Resident
LOZA MIGUEL
1906 N CAMBRIDGE ST
ORANGE, CA 92865

Or Current Resident
LUCERO HERBERT J
9934 RIO CANON AVE SW
ALBUQUERQUE, NM 87121

Or Current Resident
LUND PAMELA J
3323 RIO FONDA CT NW
ALBUQUERQUE, NM 87121

Or Current Resident
LY PETER HENPHUE
1844 PINE HOLLOW CIR
SAN JOSE, CA 95133

Or Current Resident
MARQUEZ PHILIP
9212 LOWER MEADOW AVE SW
ALBUQUERQUE, NM 87121

Or Current Resident
MARR LATANIA L
8928 LOWER MEADOW TRL
ALBUQUERQUE, NM 87121

Or Current Resident
MCCAFFREY CHRISTOPHER T & ROSELLA V
9300 LOWER MEADOW AVE SW
ALBUQUERQUE, NM 87121

Or Current Resident
MCCORMICK JONATHAN & VERLYNN BLAIR HART
2630 VERANDA RD NW
ALBUQUERQUE, NM 87107

Or Current Resident
MONSHOWER RICHARD G & JANINE
10012 RIO CANON AVE SW
ALBUQUERQUE, NM 87121

Or Current Resident
MONTANO JOHNNY L
9008 LOWER MEADOW TRL SW
ALBUQUERQUE, NM 87121

Or Current Resident
MUNOZ ARMANDO & MARIA C
4520 MEADE AVE SW
ALBUQUERQUE, NM 87105

Or Current Resident
NGUYEN SON THANH
4800 CARNBROUT LAKE PL
CHARLOTTE, NC 28209

Or Current Resident
NGUYEN TRUNG TUONG
460 FENLEY AVE
SAN JOSE, CA 95117

Or Current Resident
NIETO JOE E & APRIL S
9812 RIO VALLE AVE SW
ALBUQUERQUE, NM 87121

Or Current Resident
NORRIS LARRY D SR & DEANNA J
9224 LOWER MEADOW AVE SW
ALBUQUERQUE, NM 87121

Or Current Resident
OCHOA TOMAS
9012 LOWER MEADOW TRL SW
ALBUQUERQUE, NM 87121

Or Current Resident
OXENDINE JEFF
9408 LOWER MEADOW AVE SW
ALBUQUERQUE, NM 87121

Or Current Resident
PACIAS DORA L & LORRAINE ALVAREZ
9400 LOWER MEADOW SW
ALBUQUERQUE, NM 87121

Project# 1004428
MARK GOODWIN & ASSOCIATES PA
PO BOX 90606
ALBUQUERQUE, NM 87199

Project# 1004428
CHRIS LOUSTANUNAU
Anderson Hills NA
3401 EL CABALLERO DR
ALBUQUERQUE, NM 87121

Project# 1004428
PAM GARCIA
Anderson Hills NA
8515 OLD COTTONWOOD SW
ALBUQUERQUE, NM 87121

City of Albuquerque

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

Date: November 7, 2007

TO CONTACT NAME: Lisa Angelardo
COMPANY/AGENCY: Mark Goodwin & Associates
ADDRESS/ZIP: PO Box 90606, ABQ, NM 87199
PHONE/FAX #: 797-9539-FAX 828-2200

Thank you for your inquiry of 11-7-07 (date) requesting the names of **Recognized Neighborhood Associations** who would be affected under the provisions of O-92 by your proposed project at RR-3A, RR-3B, RR-3C, RR-3D, RR-3E, Ceja Vista, Town of Atrisco Grant zone map page(s) P-9.

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

Anderson Hills
Neighborhood Association
Contacts: Chris Houstaunau
3401 El Caballero Dr. SW/87121
873-1239 (h)
Pam Garcia
8513 Old Cottonwood SW/87121
873-4046 (h)

Neighborhood Association
Contacts:

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,

Stephanie Winklepleck
OFFICE OF NEIGHBORHOOD COORDINATION

Attention: Both contacts per neighborhood association need to be notified.

planning.recognized.na.form(07/07)

D. Mark Goodwin & Associates, P.A.
Consulting Engineers
P.O. BOX 90606, ALBUQUERQUE,NM 87199
(505) 828-2200 FAX 797-9539

November 8, 2007

Mr. Chris Loustaunau
Anderson Hills Neighborhood Association
3401 El Caballero Drive SW
Albuquerque, NM 87121

Ms. Pam Garcia
Anderson Hills Neighborhood Association
8515 Old Cottonwood SW
Albuquerque, NM 87121

Re: Ceja Vista

Dear Mr. Loustaunau and Ms. Garcia:

Enclosed please find a copy of the DRB Application for the Preliminary Plat Approval, Sidewalk Waiver & Vacation of Public Roadway Easement for the referenced project. The anticipated date to be heard is December 5, 2007. Please contact Scott Medina of our office if you have any questions or concerns.

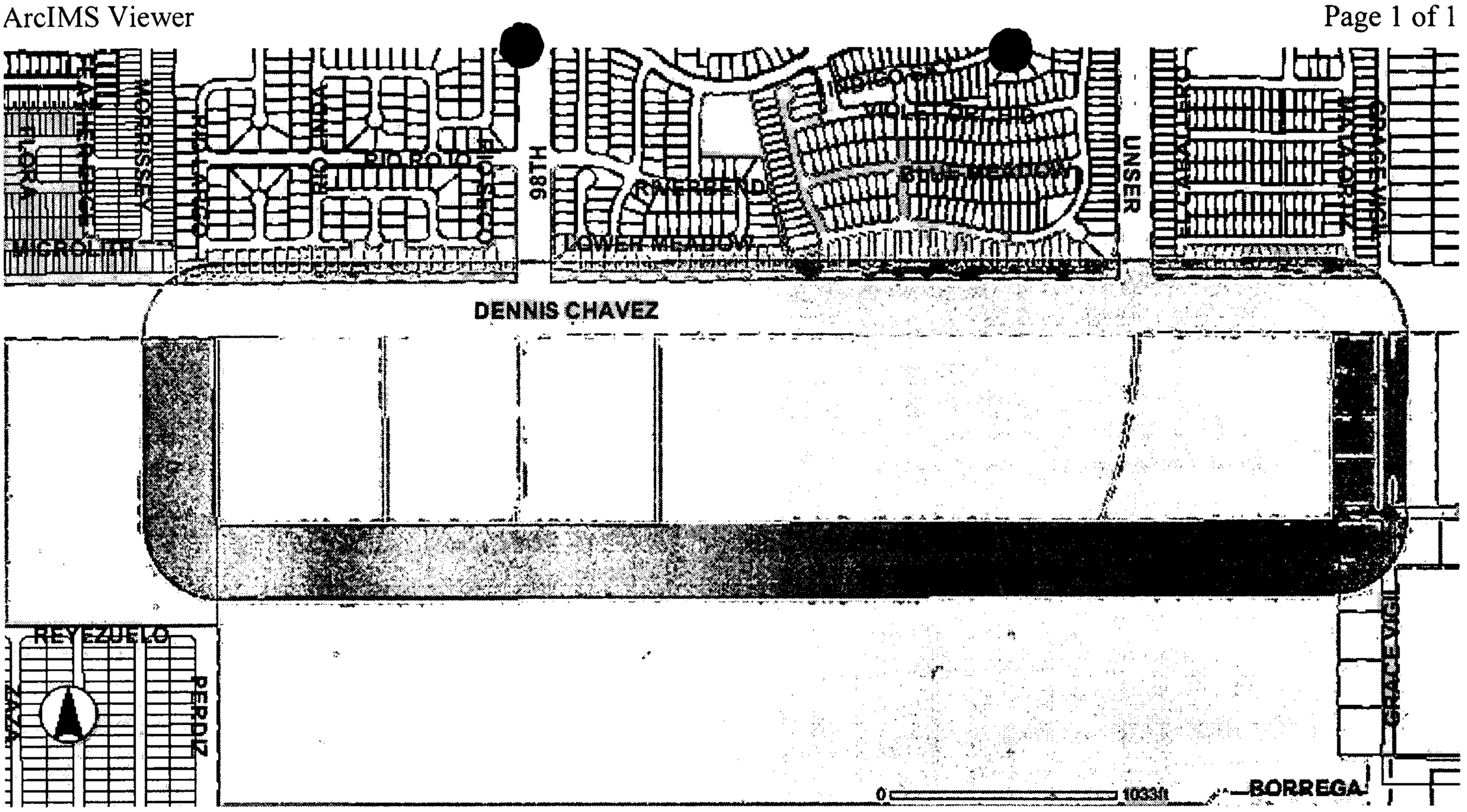
Sincerely,

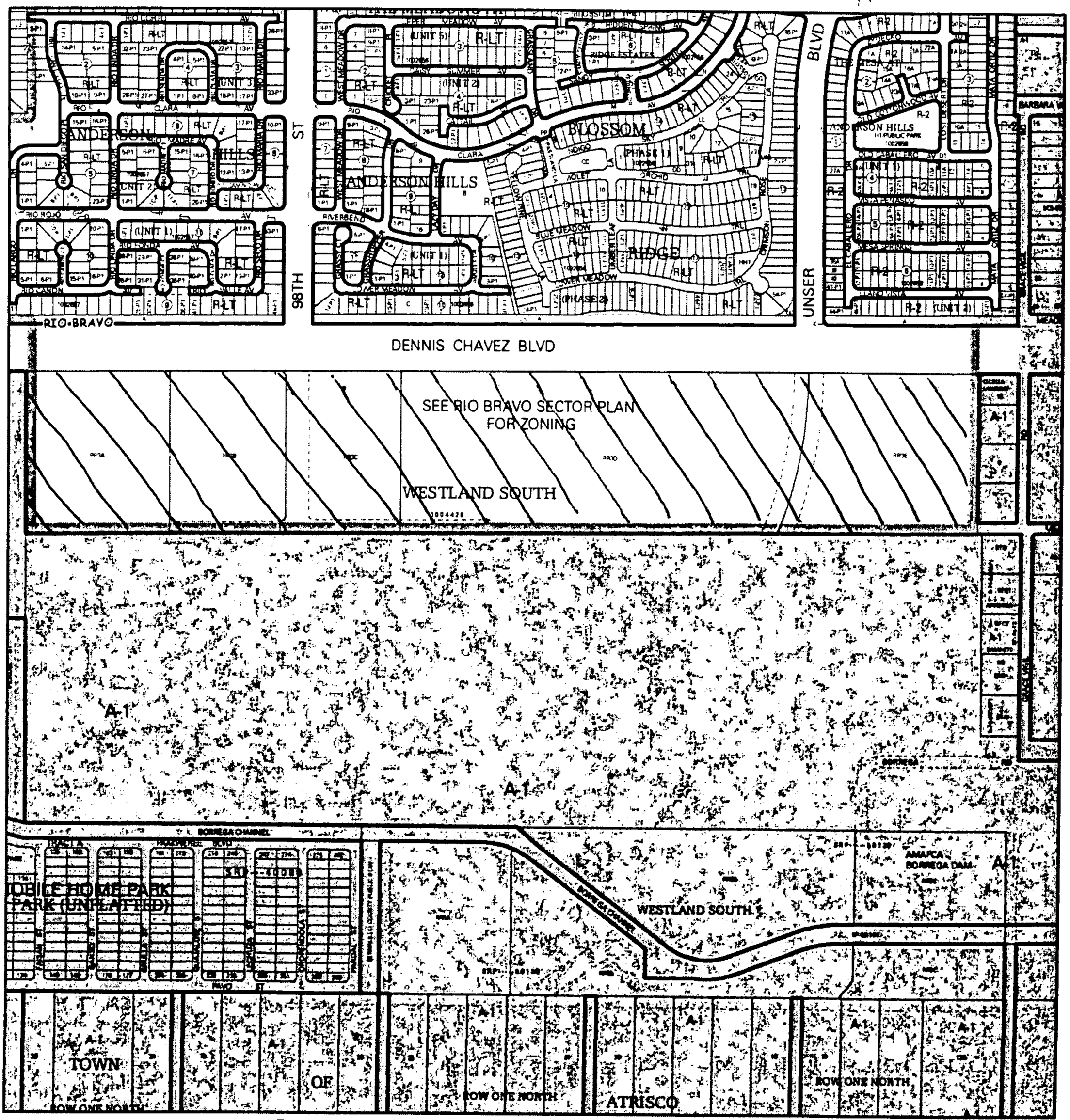
MARK GOODWIN & ASSOCIATES, PA

Lisa Anglada
Administrative Assistant

/la

Enclosure

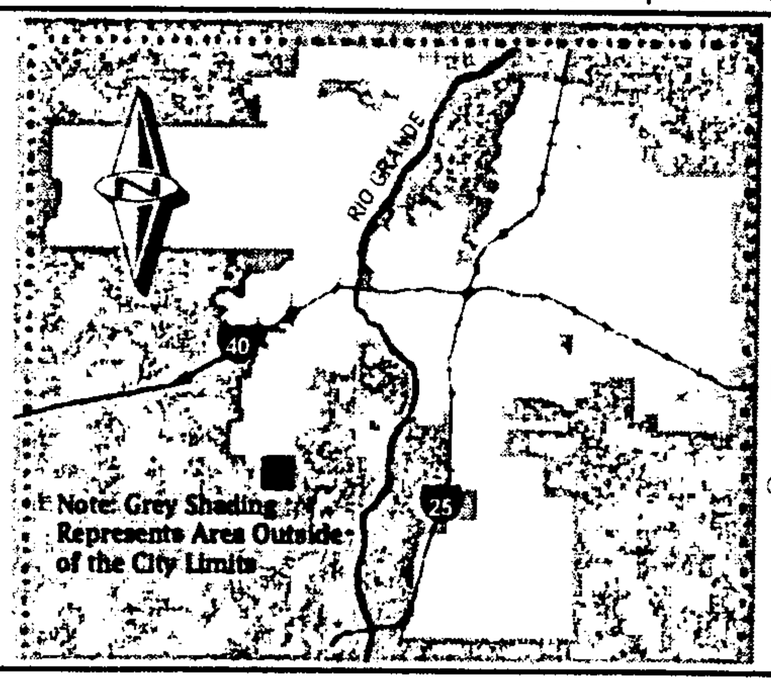

98TH
UNSER
MONTANO
COORS
ATRISCO
MCDONALD
OVERHEAD
LOWER MEADOW
DENNIS CHAVEZ
REYEZUELO
PERDIZ
GRATTAN
BORREGA
0
1033ft



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

City of Albuquerque
AGIS
Albuquerque Geographic Information System

Map amended through: 9/6/2007



Zone Atlas Page:

P-09-Z

Selected Symbols

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

0 750 1,500 Feet

D. Mark Goodwin & Associates, P.A.
Consulting Engineers
P.O. BOX 90606, ALBUQUERQUE,NM 87199
(505) 828-2200 FAX 797-9539

November 7, 2007

Ms. Sheran Matson
DRB Chair
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

Re: Ceja Vista Subdivision (Tracts RR-3-A thru RR-3-E) – DRB# 1004428

Dear Ms. Matson:

Attached hereto, is our request for vacation of a public roadway easement for the above referenced project. The existing public easement provides access to Tracts RR-3-A and RR-3-D. The approved preliminary plat for the above referenced project provides public right-of-way for Unser Boulevard and Ceja Vista Road, which will replace this easement.

Please feel free to call me if you have any questions.

Sincerely,

MARK GOODWIN & ASSOCIATES, PA

Scott Medina
Project Engineer

ASM/a

Attachment

DEVELOPMENT REVIEW BOARD
AGENDA

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

December 19. 2007 9:00AM
MEMBERS:

Jack Cloud, Acting Chair
Angela Gomez, Administrative Assistant

Kristal Metro, Transportation Development
Brad Bingham, Alternate City Engineer
Roger Green, ABCWUA
Christina Sandoval, Parks & Recreation

****

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

1. **Project# 1000539**
07DRB-70400 VACATION OF PUBLIC EASEMENT
07DRB-70401 VACATION OF PRIVATE EASEMENT
07DRB-70402 MINOR - TEMP DEFR SWDK CONST
07DRB-70403 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

MARK GOODWIN AND ASSOCIATES PA agent(s) for HOPE CHRISTIAN SCHOOL request(s) the above action(s) for all or a portion of Lot(s) 6, 7, 8-A ,9A-1, 10& 26, Block(s) 11, **NORTH ALBUQUERQUE ACRES Unit(s) A,** zoned SU-1 PRIVATE SCHOOL, located on PALOMAS NE BETWEEN SAN PEDRO AND LOUISIANA containing approximately 6.75 acre(s). (D-18) **DEFERRED TO 1/2/08 AT THE AGENT'S REQUEST.**

2. **Project# 1006953**
07DRB-70406 VACATION OF PUBLIC EASEMENT

LOGAN HALL request(s) the above action(s) for all or a portion of Lot(s) 1-A, Block(s) 4, **TERRACE ADDITION,** zoned SU-2/NCR, located on LEAD AVE SE BETWEEN LOCUST AVE SE AND ELM ST SE containing approximately 0.4539 acre(s). (K-15) **DEFERRED TO 1/23/08 AT THE AGENT'S REQUEST.**

3. **Project# 1004073**
07DRB-70399 MAJOR - 2YR SUBD IMP AGMT EXT (2YR SIA)

MARK GOODWIN AND ASSOCIATES PA agent(s) for JTH, LLC request(s) the above action(s) for all or a portion of Lot(s) 1-5, **JUAN TABO HILLS Unit(s) 1,** zoned R-D, located on JUAN TABO BLVD NE BETWEEN EUBANK BLVD NE AND FOUR HILLS ROAD SE containing approximately 244.4124 acre(s). (M-21, M-22) **THE TWO YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED.**

4. **Project# 1001449**
07DRB-70379 VACATION OF PUBLIC RIGHT-OF-WAY
07DRB-70380 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

ABQ ENGINEERING agent(s) for CV LAND DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 9, Block(s) A, **KIRTLAND ADDITION Unit(s) 2,** located on GIBSON SE BETWEEN UNIVERSITY SE AND YALE SE containing approximately 3.254 acre(s). (M-15) *[Deferred from 12/5/07]* **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE. THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR REVISION OF ADJOINER FOR ALLEY AND ACCESS EASEMENTS, AND FOR REMOVAL OF EASMENT NOTE PER TRANSPORTATION, AND TO RECORD.**

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

5. **Project# 1003479**
07DRB-70438 EPC APPROVED SDP FOR BUILD PERMIT

DAC ENTERPRISES INC agent(s) for EDDIE & CHRISTINE LOPEZ request(s) the above action(s) for all or a portion of Lot E, **ST ANTHONY ORPHANAGE ADDITION,** zoned SU-1 FOR C-1 Residential, located on 12TH ST NW BETWEEN INDIAN SCHOOL RD NW AND I-40 containing approximately 1.4 acre(s). [REF: 06EPC-00955] (H-13) ***[Catalina Lehner- EPC Planner]*** **DEFERRED TO 1/2/08 AT THE AGENT'S REQUEST.**

6. **Project# 1004875**
07DRB-70382 EPC/ SDP FOR BUILDING PERMIT
07DRB-70383 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

ALBUQUERQUE MONTHLY MEETING OF THE RELIGIOUS SOCIETY OF FRIENDS request(s) the above action(s) for all or a portion of Lot(s) 19-25, Block(s) 2, **IVES ADDITION** zoned SU2 FOR S-R, located on 5TH ST NW BETWEEN BELLAMAH NW AND ASPEN AVE NW containing approximately 0.57 acre(s). [REF: 06EPC00627/00628] (J-14) ***[Catalina Lehner – EPC Planner]*** *[Deferred from 11/21/0 & 12/5/07]* **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION FOR 6 FT SIDEWALK FOR RAMP DETAIL, BUILD NOTE FOR ALLEY, REFERENCE TO CITY STANDARD 24-15, ALLEY IMPROVEMENTS, CURB AND GUTTER TO REPLACE 3 EXISTING DRIVE PADS AND TO CITY ENGINEER FOR THE SIA AND FOR 3 COPIES. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12/19/07, THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

7. **Project# 1000965**
07DRB-70421 AMENDED SDP FOR SUBDIVISION

CONSENSUS PLANNING agent(s) for ANDALUCIA DEVELOPMENT CORPORATION request(s) the above action(s) for all or a portion of Lot(s) 1-164, 1-54 & 1-60, Tract(s) A, B-2 & 6A, **LANDS OF RAY A GRAHAM III, OVEN CORP & COA; ANDALUCIA AT LA LUZ,** zoned SU-1 FOR PRD & MPOS, located on COORS BLVD NW BETWEEN MONTANO RD NW AND NAMASTE RD NW containing approximately 158 acre(s). (F-11/12 & E-12) *[Deferred from 12/12/07].* **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES.**

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

8. **Project# 1000572**
07DRB-70440 MINOR - TEMP DEFR SWDK CONST

ISAACSON AND ARFMAN PA agent(s) for CENTEX HOMES request(s) the above action(s) for all or a portion of **THE PRESIDIO Unit(s) 1 & 2,** zoned SU-1 FOR PRD, located on CHICO RD NE BETWEEN EUBANK BLVD NE AND MORRIS ST NE containing approximately 28.0088 acre(s). (K-21) **THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

9. **Project# 1001164**
07DRB-70434 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

BOHANNAN HUSTON INC agent(s) for HUNT UPTOWN III, LLC request(s) the above action(s) for all or a portion of Tract(s) B-1-A, **ST. PIUS X SUBDIVISION,** zoned SU-3, located on UPTOWN LOOP RD AND INDIAN SCHOOL ROAD containing approximately 1.8509 acre(s). (H-19) **DEFERRED TO 1/9/08 AT THE AGENT'S REQUEST.**

10. Project# 1003125
07DRB-70192 MINOR – AMENDED PRELIMINARY/FINAL PLAT APPROVAL

MOLZEN-CORBIN & ASSOCIATES agent(s) for CITY OF ALBUQUERQUE/AVIATION & ECLIPSE AVIATION INC request(s) the above action(s) for all or a portion of Tract(s) D-1 & S-1, **LANDS OF DOUBLE EAGLE II AIRPORT AEROSPACE TECHNOLOGY PARK,** zoned SU-1/ AIRPORT AND RELATED USES, located on DOUBLE EAGLE II AIRPORT NW BETWEEN PASEO DEL VOLCAN NW AND SHOOTING RANGE PARK RD NW containing approximately 251 acre(s). (F-G/6). **THE AMENDED PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO ABCWUA FOR SATISFACTORY RECTIFICATION OF S1-A WATERLINE ISSUE AND CORRECTION OF EASEMENT LANGUAGE FOR D1-A1, AND TO PLANNING FOR SOLAR COLLECTORS LANGUAGE ON PLAT, AGIS DXF AND TO RECORD. A CONDITION OF FINAL PLAT WILL BE THAT THE DISCLAIMER LANGUAGE PER CITY ATTORNEY BE PLACED ON THE FINAL PLAT.**

11. Project# 1003798
07DRB-70424 EXT OF MAJOR PRELIMINARY PLAT

GREATER ALBUQUERQUE HOUSING PARTNERSHIP agent(s) for GREATER ALBUQUERQUE HOUSING PARTNERSHIP request(s) the above action(s) for all or a portion of Lot(s) 7-12, Block(s) 27, **EMIL MANN ADDITION** zoned RT, located on PENNSYLVANIA SE BETWEEN SOUTHERN SE AND TRUMBULL SE containing approximately 1.1 acre(s). (L-19) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

12. ~~Project# 1004428~~
07DRB-70435 EXT OF MAJOR PRELIMINARY PLAT

MARK GOODWIN AND ASSOCIATES PA agent(s) for ALBUQUERQUE RIO BRAVO PARTNERS LLC request(s) the above action(s) for all or a portion of Tract(s) RR-3B & RR-3D, **CEJA VISTA/ TOWN IF ATRISCO GRANT,** zoned SU-1/C-1, RLT, located on DENNIS CHAVEZ BLVD SW BETWEEN MEADE AVE SW AND 118TH ST SW containing approximately 98.907 acre(s). (P-9) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

13. Project# 1005130
07DRB-70437 EXT OF MAJOR PRELIMINARY PLAT

SLAGLE HERR ARCHITECTS agent(s) for NEW COVENANT CHURCH OF ALBUQUERQUE request(s) the above action(s) for all or a portion of Lot(s) 7A & 25, Block(s) 10, Tract(s) 2, **NORTH ALBUQUERQUE ACRES Unit(s) 3,** zoned SU-2 MIXED USE, located on HOLLY AND PASEO DEL NORTE NE BETWEEN WYOMING NE AND LOUSIANA NE containing approximately 2.7306 acre(s). (C-19) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

14.	**Project# 1005081** 07DRB-70441 MINOR - PRELIMINARY/ 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) B & F, **ANDALUCIA AT LA LUZ,** and Tract A-1, **ANDALUCIA AT LA LUZ UNIT 3,** zoned SU-1/PRD 5 DU/A, located on COORS BLVD NW BETWEEN NAMASTE RD NW AND SEVILLA AVENUE NW containing approximately 18.3517 acre(s). (F-11) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AMAFCA SIGNATURE AND TO TRANSPORTATION FOR RIGHT OF WAY INDICATION, CURVE C1 MUST BE 30 FT AND INDICATION OF NARROWEST PORTION OF RIGHT OF WAY ON COORS AND SEVILLA.**

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

15.	**Project# 1005108** 07DRB-70436 SKETCH PLAT REVIEW AND COMMENT	RALPH CORRIZ agent(s) for THE DESIGN GROUP request(s) the above action(s) for all or a portion of Tract(s) 67-A-1 & 67-A - 2, zoned C-1 & R-1, located on 4TH ST NW BETWEEN VINEYARD NW AND WILLOW NW containing approximately 2.4 acre(s). (E-15) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**
16.	**Project# 1006965** 07DRB-70418 SKETCH PLAT REVIEW AND COMMENT	CECILIA PULSIFER agent(s) for CECILIA PULSIFER request(s) the above action(s) for all or a portion of Lot(s) 3a, Block(s) 3, **WELLS SANDIA MANOR,** zoned R-1, located on WINDSOR NE AND ARCADIA NE containing approximately .4067 acre(s). (L-23) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

17. Approval of the Development Review Board Minutes for October 24, 2007, November 7, 2007 and November 14, 2007.

Other Matters:

ADJOURNED: 11:25

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
December 19, 2007
DRB Comments

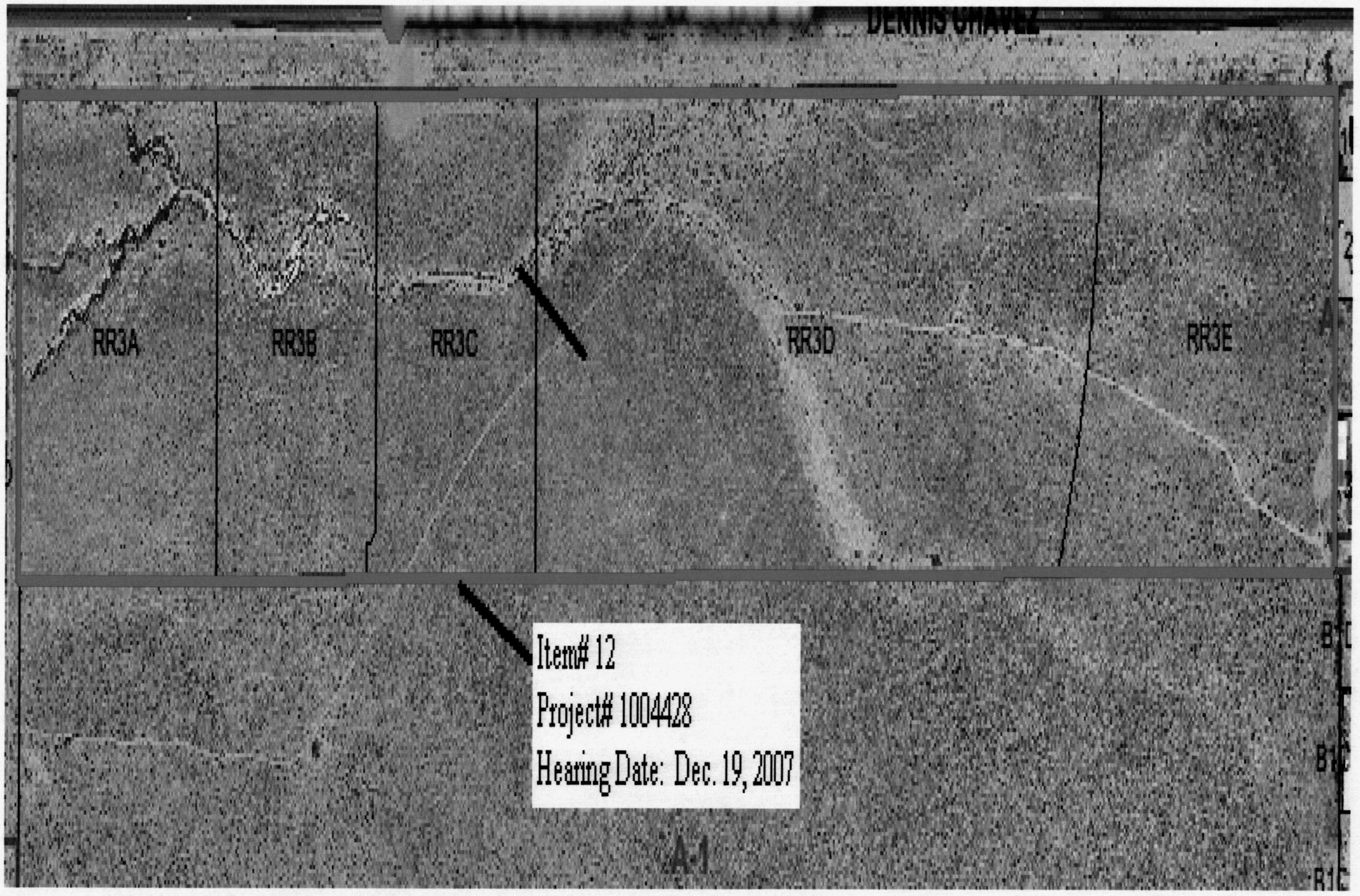
ITEM # 12

PROJECT # 10044288 APPLICATION # 07-70435

RE: Tracts RR-3B & RR-3D, Ceja Vista/ Town of Atrisco Grant

"A decision to grant an extension shall be based on the finding that the extension is not detrimental to the public interest and that the preliminary plat, as approved, is not in significant conflict with current city and County policies. The time of any extension must be set by the Development Review Board, but in no case may each extension exceed one additional year." [§ 14-14-3-4(E)(1) PRELIMINARY PLAT –Expiration of Approval]

Jack Cloud AICP, Acting DRB Chairman
924-3934/ jcloud@cabq.gov


DENNIS CHAVEZ
RR3A
RR3B
RR3C
RR3D
RR3E
Item# 12
Project# 1004428
Hearing Date: Dec. 19, 2007
A-1

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

December 5, 2007

Project# 1004428
07DRB-70378 VACATION OF PUBLIC EASEMENT

MARK GOODWIN AND ASSOCIATES PA agent(s) for ALBUQUERQUE RIO BRAVO PARTNERS LLC request(s) the above action(s) for all or a portion of Lot(s) RR-3B & RR-3D, **CEJA VISTA /TOWN OF ATRISCO GRANT,** zoned SU-1/C-1, RLT, located on DENNIS CHAVIS BLVD SW BETWEEN MEADE AVE SW AND 118TH ST SW (P-9)

At the December 5, 2007 Development Review Board meeting, the vacation was approved as shown on Exhibit B in the Planning file per section 14-14-7-2(A)(1) and (B)(1)(3) of the Subdivision Ordinance.

(A)(1) The public utility easement vacation request was filed by the owners of a majority of the rear footage of land abutting the proposed vacation.

(B)(1) The public welfare is in no way served by retaining the public utility easements.

(B)(3) There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

CONDITIONS:

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

If you wish to appeal this decision, you must do so by December 20, 2007 in the manner described below.

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

The date the determination in question is issued is not included in the 15-day period for filing an appeal.

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

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

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

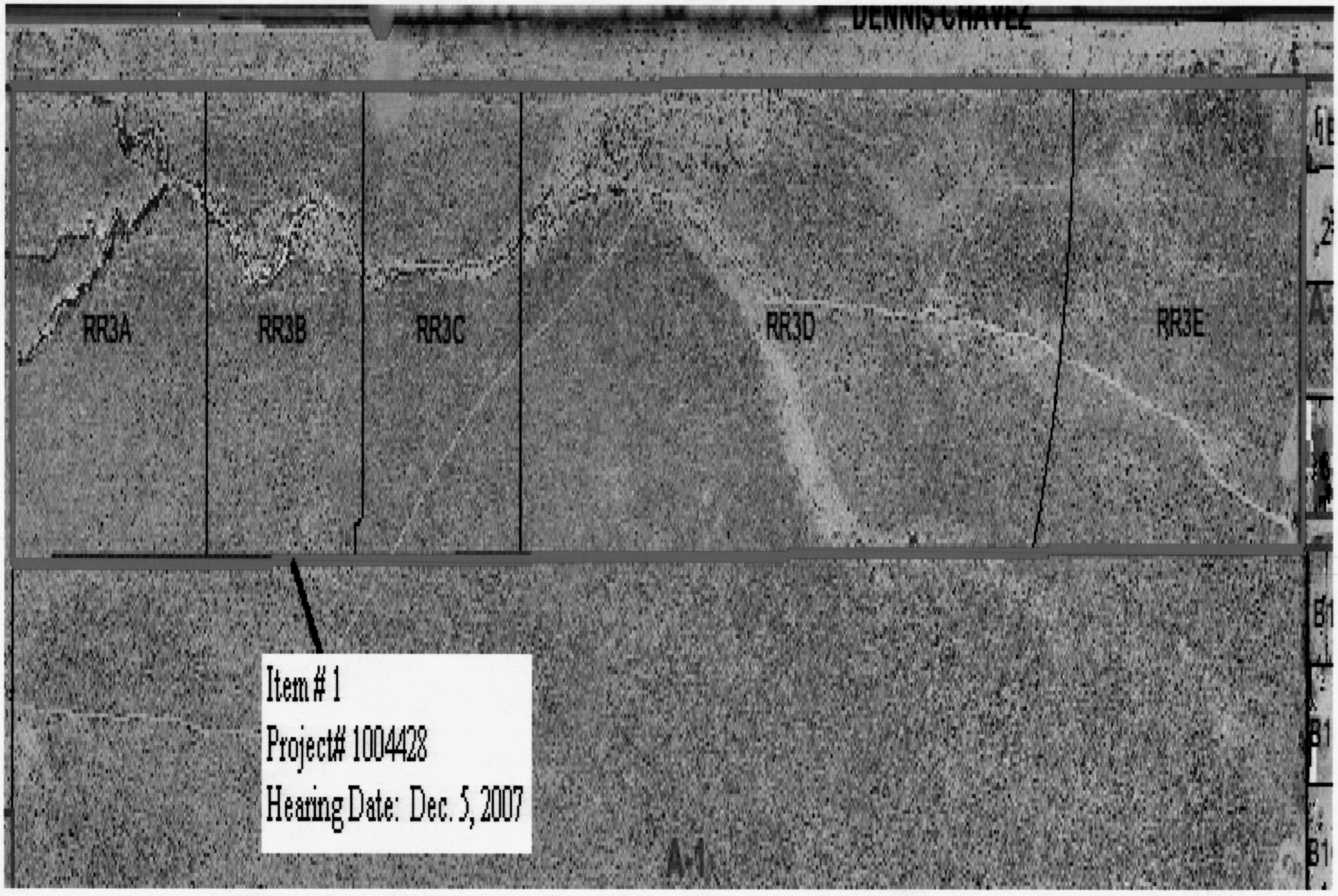
Andrew Garcia, Planner

Cc: Albuquerque Rio Bravo Partners, LLC – 6330 Riverside Plaza Lane, Ste 220 Albuquerque, NM 87120
Cc: Mark Goodwin & Associates, PA – P.O. Box 90606 – Albuquerque, NM 87199
Cc: Scott Howell
Marilyn Maldonado
File

DRB PUBLIC HEARING SIGN IN SHEETS

PROJECT #: 1004428 **AGENDA#** 1 **DATE:** 12/5/07

1. **Name:** _____ **Address:** _____ **Zip:** _____
2. **Name:** _____ **Address:** _____ **Zip:** _____
3. **Name:** _____ **Address:** _____ **Zip:** _____
4. **Name:** _____ **Address:** _____ **Zip:** _____
5. **Name:** _____ **Address:** _____ **Zip:** _____
6. **Name:** _____ **Address:** _____ **Zip:** _____
7. **Name:** _____ **Address:** _____ **Zip:** _____
8. **Name:** _____ **Address:** _____ **Zip:** _____
9. **Name:** _____ **Address:** _____ **Zip:** _____
10. **Name:** _____ **Address:** _____ **Zip:** _____
11. **Name:** _____ **Address:** _____ **Zip:** _____
12. **Name:** _____ **Address:** _____ **Zip:** _____
13. **Name:** _____ **Address:** _____ **Zip:** _____
14. **Name:** _____ **Address:** _____ **Zip:** _____
15. **Name:** _____ **Address:** _____ **Zip:** _____
16. **Name:** _____ **Address:** _____ **Zip:** _____
17. **Name:** _____ **Address:** _____ **Zip:** _____


DENNIS CHAVEZ
RR3A
RR3B
RR3C
RR3D
RR3E
Item # 1
Project# 1004428
Hearing Date: Dec. 5, 2007
A-1

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

December 5, 2007

Project# 1004428
07DRB-70378 VACATION OF PUBLIC EASEMENT

MARK GOODWIN AND ASSOCIATES PA agent(s) for ALBUQUERQUE RIO BRAVO PARTNERS LLC request(s) the above action(s) for all or a portion of Lot(s) RR-3B & RR-3D, **CEJA VISTA /TOWN OF ATRISCO GRANT,** zoned SU1-C1, RLT, located on DENNIS CHAVEZ BLVD SW BETWEEN MEADE AVE SW AND 118TH ST SW (P-9)

AMAFCA No adverse comments.

COG

There are several projects in the 2030 MTP in the vicinity of the application area:

- MPO Project ID# 525.0 is a privately-funded project to reconstruct and widen Senator Dennis Chavez Bd from 2 to 4 lanes and add bike lanes and a trail.

- MPO Project ID# 474.0 is a privately-funded project to construct a new 4-lane roadway for 98th St. from Sen. Dennis Chavez Bd to Blake Rd.

- MPO Project ID# 474.1 is a privately-funded project to construct bike lanes along 98th St.

- MPO Project ID# 478.2 is a City of Albuquerque project to widen Unser Bd from 2 to 4 lanes and build bicycle lanes and a trail.

Coordination with DMD to insure that infrastructure development occurs in a timely fashion is recommended. Sen. Dennis Chavez Bd is a limited-access principal arterial facility: Full access is provided at Condershire Dr., Unser Bd., 98th St., and 118th St. Any additional access would require modification of the Roadway Access Policy of the TCC.

Transit No comments received.

Zoning Enforcement No adverse comments.

Neighborhood Coordination Letter(s) sent to: **Anderson Hills NA (R)**

APS

Ceja Vista/Town of Atricso Grant, Lots RR-3B and RR-3D, is located on Dennis Chavez Blvd SW between Meade Av SW and 118th St SW. Ceja Vista is a master planned community located south of Dennis Chavez Blvd and east of 118th St. The northern portion of the planned area is located in the city and the southern portion is located in the county. The master planned area will consist of 1,513 units over 4 years, with 383 units located within the city limits, and 1,130 units located within the county. This project will impact Navajo Elementary School, Harrison Middle School, and Rio Grande High School. Navajo Elementary and Harrison Middle School are exceeding capacity, and Rio Grande High School will be nearing capacity as development in the area continues.

Loc No	School	2007-08 Projections	2006-07 Capacity	Space Available
327	Navajo	596	496	-100
415	Harrison	851	812	-39
540	Rio Grande	1,979	2,200	221

The Ceja Vista Master Plan has identified an area for an elementary school site. APS and the developers of Ceja Vista will continue to work on an agreement towards securing this site within the Ceja Vista Master Plan.

A new southwest high school is planned to open with a 9th grade academy in 2008. The remainder of the school will open in 2009. The new southwest high school will relieve overcrowding at West Mesa High and relieve some of the future growth pressures from Rio Grande High School

Police Department
Traffic volume: Will increase on major streets.
Traffic control devices: Needed to control increased traffic

Fire Department
1 FD, 3FD

PNM Electric & Gas — No adverse comments.

Comcast — No comments received.

QWEST — No comments received.

Environmental Health — No comments received.

M.R.G.C.D.

No adverse comments.

Open Space Division

Open Space has no adverse comments.

City Engineer

No objection to the vacation request

Transportation Development

No objection to vacation request

Parks & Recreation

Defer to Transportation.

ABCWUA

No objection to Vacation request.

Planning Department

Planning has no objection to the vacation request. Preliminary plat was approved at the January 24, 2007, Development Review Board meeting, and expires on February 8, 2008, which includes the 15 day appeal period

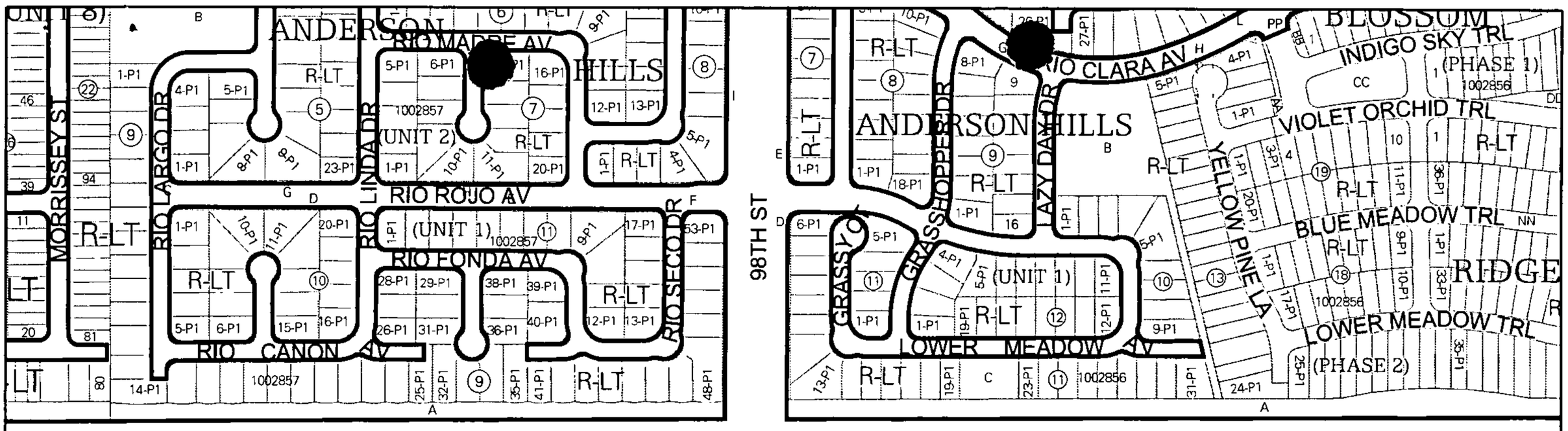
Impact Fee Administrator

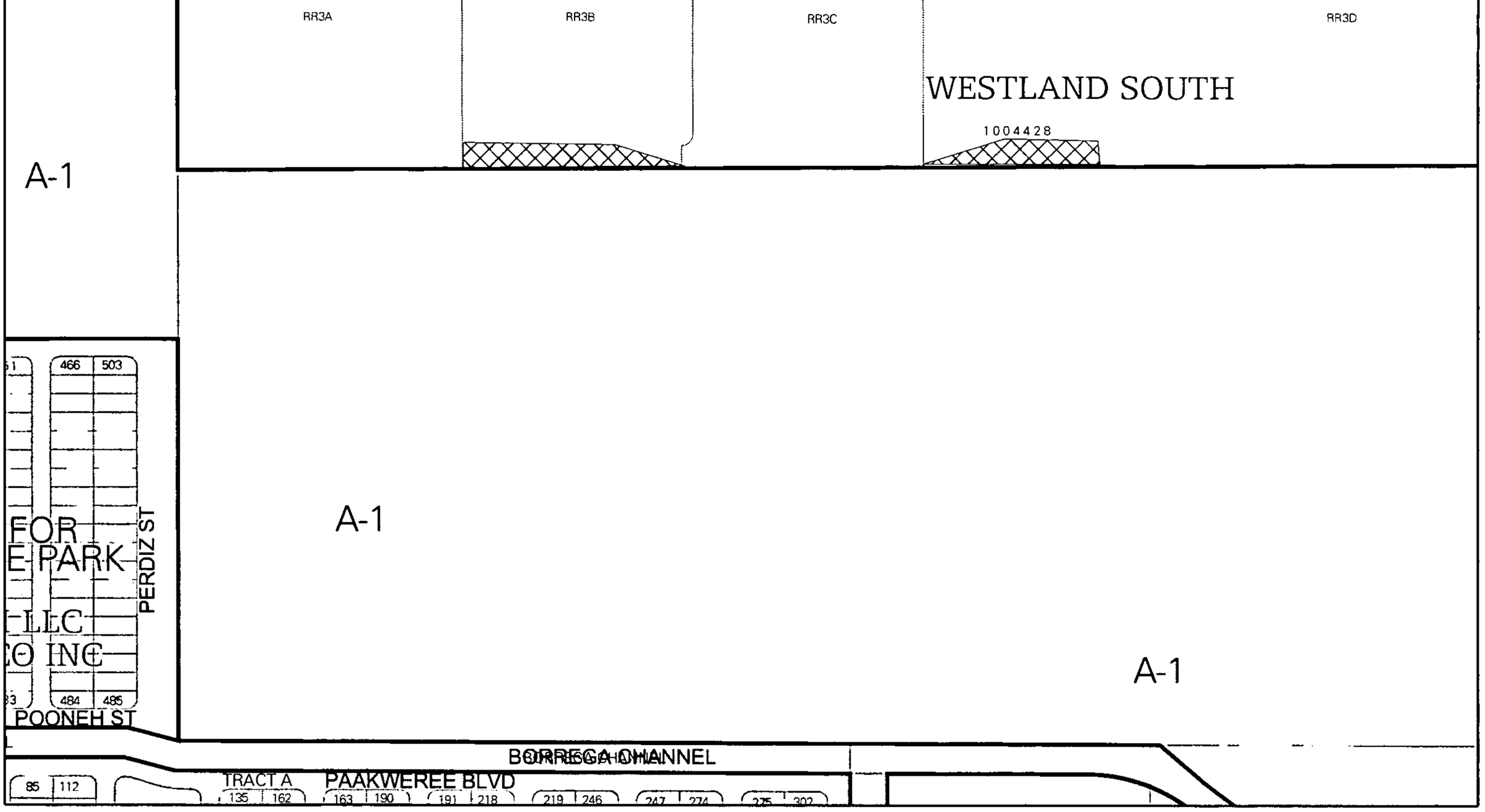
No comment for the vacation of a public road easement. However, impact fees will be assessed at the time a permit is issued for each new building on each new lot according to the heated square foot and use of the building. These fees are available on the city's website- www.cabq.gov. Go to the "A-Z" feature and under the "I" impact fees will be the first item in this list. The areas for which these fees will be assessed are Southwest Mesa for Drainage, Southwest Mesa for Roadways, and the Westside for Public Safety.

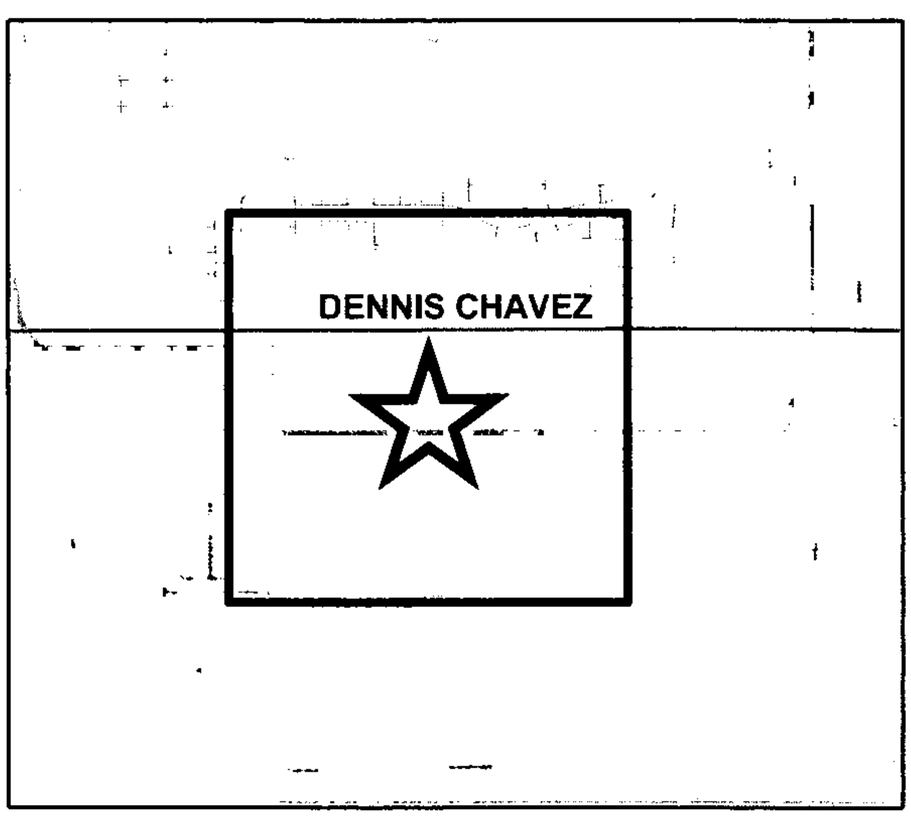
IT IS REQUIRED THAT THE APPLICANT AND/OR AGENT BE PRESENT AT THE HEARING

Cc: Albuquerque Rio Bravo Partners, LLC – 6330 Riverside Plaza Lane, Ste 220 – Albuquerque, NM 87120

Cc: Mark Goodwin & Associates, PA – P.O. Box 90606 – Albuquerque, NM 87199







ZONING MAP

Note: Grey shading indicates County.

1 inch equals 500 feet

Project Number:
1004428
Hearing Date:
December 5, 2007
Zone Map Page:
P-9
Additional Case Numbers:
07DRB-70378

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

January 24, 2007

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

MARK GOODWIN & ASSOCIATES agent(s) for ALBUQUERQUE RIO BRAVO PARTNERS LLC request(s) the above action(s) for all or a portion of Tract(s) RR-3A, RR-3B, RR-3C, RR-3D and RR-3E, TOWN OF ATRISCO GRANT (to be known as **CEJA VISTA**) zoned SU-1, C-1, R-LT, located on DENNIS CHAVEZ BLVD SW, between MEADE AVE SE and 118TH ST SW containing approximately 99 acre(s). [REF: 05DRB-01460, 05DRB-01461] *[Deferred from 8/30/06 & 9/27/06 & 10/4/06 & 10/18/06 & 11/1/06 & 11/29/06 & 12/13/06 & 1/10/07 & 1/17/07]* (P-9)

At the January 24, 2007, Development Review Board meeting, the vacation was approved as shown on Exhibit B in the Planning file, subject to these findings and conditions:

FINDINGS:

1. The public welfare is in no way served by retaining the rights-of-way and/or easements.

2. There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

CONDITIONS:

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

With the signing of the infrastructure list dated 1/24/07 and approval of the grading plan engineer stamp dated 1/22/07 the preliminary plat was approved with the following condition of final plat:

Applicant must apply for a subdivision design variance and a sidewalk waiver for the stub streets when the final plat application is submitted.

OFFICIAL NOTICE OF DECISION

PAGE 2

A 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 February 8, 2007, in the manner described below.

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

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

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

Sheran Matson, AICP, DRB Chair

Cc: Albuquerque Rio Bravo Partners LLC, 6330 Riverside Plaza Lane, Suite 220, 87120
Mark Goodwin & Associates PA, P.O. Box 90606, 87199
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1004428 AGENDA#: 5 DATE: 1-24-07

1. Name: Bill Allen Address: ALB Rio Bravo Ptnrs Zip:
2. Name: Scott Medina Address: MRA + Assoc 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: 1004428 **AGENDA ITEM NO: 5**

SUBJECT:

Preliminary Plat
Sidewalk Deferral
Vacation of Public Easements

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No objection to Sidewalk Deferral request.
No objection to Vacation request.
An approved grading and drainage plan dated 1-22-07 is on file for Preliminary Plat approval.
~~Infrastructure list comments:~~ ok

RESOLUTION: signed I.L.

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

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: JANUARY 24, 2007

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

January 17, 2007 9:00 a.m.

MEMBERS:

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

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

****

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

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

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

A. Call to Order: 9:00 A.M. Adjourned: 10:55 A.M.
B. Changes and/or Additions to the Agenda
C. New or Old Business

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

1. **Project # 1001816**
   06DRB-01794 Major-Vacation of Public Easements

   JANE CARLTON request(s) the above action(s) for all or a portion of Lot(s) 12-A, **NEW MEXICO TOWN CO. ORIGINAL TOWNSITE,** zoned SU-2/HDA, located on TIJERAS AVE NW, between LOMAS NW and CENTRAL NW containing approximately 1 acre(s). (J-13) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

2. **Project # 1004240**
06DRB-01782 Major-Vacation of Public Easements

ADVANCED ENGINEERING & CONSULTING LLC agent(s) for VILLA LAS MANANITAS DEVELOPMENT LLC request(s) the above action(s) for Lot(s) 15-P2 & 16-P2, **VILLAS LAS MANANITAS SUBDIVISION,** zoned R-1 residential zone, located on WILDER LN NW, between MEADOW VIEW DR NW and RIO GRANDE BLVD NW containing approximately 1 acre(s). [REF: 06DRB-01042, 06DRB01524] (H-13) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

3. **Project # 1005182**
06DRB-01784 Major-Preliminary Plat Approval

WILSON AND CO. agent(s) for LA CUENTISTA II, LLC request(s) the above action(s) for all or a portion of Tract(s) C, correction plat of the bulk land plat of La Cuentista Subdivision (to be known as **LA CUENTISTA SUBDIVISION, UNIT 2**) zoned SU-2/SRSL, located on ROSA PARKS RD NW, between ALOE RD NW and KIMMICK DR NW containing approximately 36 acre(s). [REF: 06DRB-01428] *[Deferred from 1/17/07]* (C-10/C-11) **DEFERRED AT THE AGENT'S REQUEST TO 1/24/07.**

4. **Project # 1003572**
06DRB-01626 Minor-SiteDev Plan BldPermit

CLAUDIO VIGIL ARCHITECTS agent(s) for BRUNACINI DEVELOPMENT LTD CO., request(s) the above action(s) for Tract(s) A-4, Block(s) 0000, Unit 2, **JOURNAL CENTER, PHASE 2,** zoned IP, located between RUTLEDGE RD NE and SNAPROLL NE containing approximately 3 acre(s). *[Deferred from 12/13/06]* (D-17) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES AND FOR APPROVAL OF THE REPLAT.**

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

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

6. **Project # 1004526**
06DRB-01761 Major-Vacation of Pub Right-of-Way

INEZ AGUILAR request(s) the above action(s) for all or a portion of Tract(s) 400, **TOWN OF ATRISCO GRANT, UNIT 3,** zoned R-D residential and related uses zone, developing area, located on 75TH ST SW, between SAN IGNACIO RD SW and AMOLE DEL NORTE SW containing approximately acre(s).[REF: 05DRB-01678] *[Deferred from 1/10/07]* (L-10) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH A CONDITION OF FINAL PLAT: PROVIDE ADEQUATE RIGHT-OF-WAY FOR THE AMOLE DEL NORTE DRAINAGE FACILITY.**

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

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

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

MARK GOODWIN & ASSOCIATES agent(s) for ALBUQUERQUE RIO BRAVO PARTNERS LLC request(s) the above action(s) for all or a portion of Tract(s) RR-3A, RR-3B, RR-3C, RR-3D and RR-3E, TOWN OF ATRISCO GRANT (to be known as **CEJA VISTA**) zoned SU-1, C-1, R-LT, located on DENNIS CHAVEZ BLVD SW, between MEADE AVE SE and 118TH ST SW containing approximately 99 acre(s). [REF: 05DRB-01460, 05DRB-01461] *[Deferred from 8/30/06 & 9/27/06 & 10/4/06 & 10/18/06 & 11/1/06 & 11/29/06 & 12/13/06 & 1/10/07 & 1/17/07]* (P-9) **DEFERRED AT THE BOARD'S REQUEST TO 1/24/07.**

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

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

THERE ARE NO SITE DEVELOPMENT PLANS THIS WEEK . . .

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

9. **Project # 1004977**
06DRB-01066 Minor-Final Plat Approval

JEFF MORTENSEN & ASSOCIATES agent(s) for AIRPORT TECHNICAL CENTER LIMITED request(s) the above action(s) for all or a portion of Lot(s) 6B-2 & 8B (to be known as **TRACTS A, B, C, D & E, AIRPORT TECHNICAL CENTER**) zoned M-2 heavy manufacturing zone, located on UNIVERSTY BLVD SE, between SUNPORT BLVD SE and INTERSTATE 25 containing approximately 11 acre(s). [RE:06DRB00898, 06DRB00899] *[Indef deferred 8/2/06 for the SIA]* (N-15) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

10. **Project # 1001685**
07DRB-00020 Minor-Prelim&Final Plat Approval

SURV-TEK INC. agent(s) for SMITH'S FOOD & DRUG CENTERS, INC request(s) the above action(s) for TRACTS 1B-2, 1B-3 & 1B-5, PARADISE NORTH, (to be known as **GOLF COURSE MARKET PLACE**) zoned SU-1

IP USES, located on GOLF COURSE BLVD NW, between BANDELIER DR NW and GOLF COURSE RD NW containing approximately 7 acre(s). [RE:05DRB01894,06DRB00405,06DRB00736](A-12) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR SIDEWALK EASEMENTS AND PLANNING TO RECORD.**

11. **Project # 1004178**
07DRB-00018 Minor-Prelim&Final Plat Approval

WAYJOHN SURVEYING INC agent(s) for NEW MEXICO ONE CALL INC request(s) the above action(s) for all or a portion of Tract(s) G, Block(s) 27, **MESA VILLAGE,** zoned O-1 office and institution zone, located on EUBANK BLVD NE, between WALKER DR NE and LOMAS BLVD NE containing approximately 2 acre(s). [REF: 05DRB-01013] (J-20) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT TO DECIDE IF CROSS ACCESS EASEMENTS ARE REQUIRED AND PLANNING TO RECORD.**

12. **Project # 1004632**
07DRB-00007 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for AMBERLEY PYLES, PORCHSONG RESTORATIONS LLC request(s) the above action(s) for all or a portion of Lot(s) 12, Block(s) 10, **EASTERN ADDITION,** zoned SU-2 FOR MR, located on ARNO ST SE, between CROMWELL ST SE and PACIFIC AVE SE containing approximately 1 acre(s). [REF: 06DRB-00252] (K-14) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR NEW WATER AND SEWER SERVICE AND TO PLANNING FOR VARIANCE APPROVALS.**

13. **Project # 1004974**
07DRB-00024 Minor-Final Plat Approval

TIERRA WEST LLC agent(s) for SAN PEDRO EQUITIES LTD CO request(s) the above action(s) for all or a portion of Lot(s) 1-3, 30-32, Block(s) 34, Tract(s) A, NORTH ALBUQUERQUE ACRES, (to be known as **PASEO NUEVO**) zoned SU-2 FOR IP, located on SAN PEDRO DR NE, between HOLLY AVE NE and CARMEL AVE NE containing approximately 5 acre(s). [REF: 06DRB-01117] (C-18) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

14. **Project # 1005258**
07DRB-00023 Minor-Prelim&Final Plat Approval

ANGELA BLAIR agent(s) for CHRISTOPHER & JEANETTE CHAVEZ request(s) the above action(s) for all or a portion of Tract(s) A, Map 37, MARTINEZTOWN (to be known as **LANDS OF CHRIS CHAVEZ**) zoned SU-2/NCR, located on EDITH BLVD NE, between LOMAS BLVD NE and MOUNTAIN RD NE containing approximately 1 acre(s). (J-14) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR DEDICATION ALONG EDITH AND PLANNING FOR AGIS DXF FILE AND TO RECORD.**

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

15. **Project # 1005316**
07DRB-00008 Minor-Sketch Plat or Plan

SURVEYS SOUTHWEST LTD agent(s) for CARMEN PRECIADO request(s) the above action(s) for Lot(s) 5, Block(s) 2, **GARCIA ADDITION** and Lot(s) 10, Block(s) 2, **MARIPOSA ADDITION**, zoned SU-2 MR, located on GALINA ST SE, between SMITH AVE SE and KATHRYN AVE SE containing approximately 1 acre(s). (L-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

16. Approval of the Development Review Board Minutes for January 3 and January 10, 2007.
THE DRB MINUTES FOR JANUARY 3 AND JANUARY 10, 2007 WERE APPROVED BY THE BOARD.

ADJOURNED: 10:55 A.M.

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1004428 AGENDA#: 8 DATE: 1-17-07

1. Name: John McKenzie Address: MRA Zip:
2. Name: Scott Medina MRA Zip:
3. Name: Bell Allen Address: a Rio Bravo Fastnet 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: 1004428 **AGENDA ITEM NO: 8**

SUBJECT:

Preliminary Plat
Sidewalk Deferral
Vacation of Public Easements

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No objection to Sidewalk Deferral request.
No objection to Vacation request.
An approved grading and drainage plan is required for Preliminary Plat approval.
AMAFCA approval is required.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION: 1-24-07

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

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: JANUARY 17, 2007

DEVELOPMENT REVIEW BOARD

TRANSPORTATION DEVELOPMENT

Standard Comment Sheet

DRB- 1004428 Item No. 8 Zone Atlas P-9

DATE ON AGENDA 1-17-07

INFRASTRUCTURE REQUIRED (X)YES ( )NO

CROSS REFERENCE: _____

_____

TYPE OF APPROVAL REQUESTED:

( )SKETCH PLAT (X)PRELIMINARY PLAT (X)FINAL PLAT

( )SITE PLAN REVIEW AND COMMENT ( )SITE PLAN FOR SUBDIVISION

( )SITE PLAN FOR BUILDING PERMIT

No.	Comment

1) Sidewalk widths need to meet DPM requirements. (either 6′ or 5′ depending upon traffic distribution)
2) Meade Road needs to be 60′ wide to match the sections on either site. The sidewalk should not be waived along the south side.
3) Where are the sidewalks or trail along Dennis Chavez? Improvements to Dennis Chavez? Bikelanes?
4) Unser requires median curb and gutter.
5) Where is the rest of Moquino?

If you have any questions or comments please call Wilfred Gallegos at 924-3991. Meeting notes:

DEVELOPMENT REVIEW BOARD
ACTION SHEET
Plaza del Sol Hearing Room, Basement, Plaza del Sol Building

January 10, 2007 9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

A. Call to Order: 9:00 A.M. Adjourned: 9:53 A.M.
B. Changes and/or Additions to the Agenda
C. New or Old Business

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

1. **Project # 1005237**
   06DRB-01758 Major-Vacation of Pub Right-of-Way
   06DRB-01759 Major-Vacation of Public Easements
   06DRB-01760 Minor-Sketch Plat or Plan

   JEFF MORTENSEN & ASSOCIATES INC agent(s) for MARK 3S INC request(s) the above action(s) for all or a portion of Lot(s) 9 & 10, Block(s) 20, Tract(s) 3, NORTH ALBUQUERQUE ACRES, UNIT 3 (to be known as **TRACTS A & B, MARK 3S, HOLLY DEVELOPMENT**), zoned SU-2 FOR MIXED USE, located on HOLLY AVE NE, between VENTURA ST NE and HOLBROOK ST NE containing approximately 1 acre(s). [REF: 06EPC-01580, 06EPC-01581] (C-20) **THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

2. **Project # 1001178**
06DRB-01757 Major-Vacation of Pub Right-of-Way
06DRB-01756 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for RUSSELL WHITENER request(s) the above action(s) for all or a portion of Tract(s) A-1-B-3, **ACME ACRES AND A PORTION OF VACATED ALISO AVE NE,** zoned C-3 heavy commercial zone, located on CUTLER AVE NE, between ALISO AVE NE and I-40 containing approximately 1 acre(s). [REF: DRB-85-738, 01DRB-01573] (H-17) **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 CITY ENGINEER FOR AMAFCA SIGNATURE, CITY STORM DRAIN EASEMENT AND REAL PROPERTY SIGNATURE AND TRANSPORTATION DEVELOPMENT FOR STREET PLACEMENT.**

3. **Project # 1004526**
06DRB-01761 Major-Vacation of Pub Right-of-Way

INEZ AGUILAR request(s) the above action(s) for all or a portion of Tract(s) 400, **TOWN OF ATRISCO GRANT, UNIT 3,** zoned R-D residential and related uses zone, developing area, located on 75TH ST SW, between SAN IGNACIO RD SW and AMOLE DEL NORTE SW containing approximately acre(s).[REF: 05DRB-01678] *[Deferred from 1/10/07]* (L-10) **DEFERRED AT THE AGENT'S REQUEST TO 1/17/07.**

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

MARK GOODWIN & ASSOCIATES agent(s) for ALBUQUERQUE RIO BRAVO PARTNERS LLC request(s) the above action(s) for all or a portion of Tract(s) RR-3A, RR-3B, RR-3C, RR-3D and RR-3E, TOWN OF ATRISCO GRANT (to be known as **CEJA VISTA**) zoned SU-1, C-1, R-LT, located on DENNIS CHAVEZ BLVD SW, between MEADE AVE SE and 118TH ST SW containing approximately 99 acre(s). [REF: 05DRB-01460, 05DRB-01461] *[Deferred from 8/30/06 & 9/27/06 & 10/4/06 & 10/18/06 & 11/1/06 & 11/29/06 & 12/13/06 & 1/10/07]* (P-9) **DEFERRED AT THE AGENT'S REQUEST TO 1/17/07.**

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

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

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

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

THERE ARE NO SITE DEVELOPMENT PLANS THIS WEEK . . .

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

6. **Project # 1003429**
07DRB-00002 Major-Final Plat Approval

BOHANNAN HUSTON INC agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) 16B & 16C, EL RANCHO GRANDE, UNIT 2 (to be known as **SIERRA RANCH SUBDIVISION**, zoned R-D, located on GIBSON BLVD SW and AMOLE MESA AVE SW and containing approximately 28 acre(s). [REF: 06DRB000003] (N-8) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR OPEN SPACE NOTE AND PLANNING FOR APS LANGUAGE AND TO RECORD.**

7. **Project # 1003369**
07DRB-00003 Major-Final Plat Approval

SHAKEEL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 6 & 7, Tract(s) 3, Block(s) 16, **NO ALBUQUERQUE ACRES, UNIT 3 (to be known as VINTNER COURT)** zoned R-D, (5 DU/ACRE), located on WILSHIRE AVE NE, between VENTURA ST NE and HOLBROOK ST NE containing approximately 2 acre(s). [REF: 06DRB-01601, 06DRB-01602] (C-20) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR 20-FOOT PEDESTRIAN EASEMENT, PRIVATE**

DRAINAGE EASEMENT AND A COPY OF THE APPROVED SIA AND TO PLANNING TO RECORD THE PLAT.

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

8. **Project # 1005312**
06DRB-01771 Minor-Sketch Plat or Plan

PATRICK SERDO request(s) the above action(s) for all or a portion of Lot(s) 1, Block(s) 54, **FOUR HILLS 17TH INSTALLMENT,** zoned R-1, located on WAGON TRAIN DR SE, between CASTELLANO SE and CATRON SE containing approximately 1 acre(s). [Deferred from 1/3/07] (M-23) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

9. Approval of the Development Review Board Minutes for January 3, 2007. **THE DRB MINUTES WERE DEFERRED TO 1/17/07.**

ADJOURNED: 9:53 A.M.

depet
1/17/07

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1004428 AGENDA#: 4 DATE: 1-10-07

1. Name: _____ Address: _____ Zip: _____

2. Name: _____ Address: _____ Zip: _____

3. Name: _____ Address: _____ Zip: _____

4. Name: _____ Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

10. Name: _____ Address: _____ Zip: _____

11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____

"Susan Rasinski" <Susan@goodwinengineers.com>

01/08/2007 11:20 AM

To <CSenova@cabq.gov>

cc "Scott Medina" <smedina@goodwinengineers.com>, "John MacKenzie" <John@goodwinengineers.com>

bcc

Subject Ceja Vista (1004428)

Claire,

We are on the DRB Agenda for January 10, 2007, Item #4. We would like to deferral the referenced project another week to January 17, 2007. We will send in a check for $110 prior to the hearing.

Please reply to this email to confirm your receipt.

Susan Rasinski
MARK GOODWIN & ASSOCIATES, PA
(505) 828-2200
(505) 797-9539 fax
susan@goodwinengineers.com

CITY OF ALBUQUERQUE

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1004428 **AGENDA ITEM NO: 4**

SUBJECT:

Preliminary Plat
Sidewalk Deferral
Vacation of Public Easements

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No objection to Sidewalk Deferral request.
No objection to Vacation request.
An approved grading and drainage plan is required for Preliminary Plat approval.
AMAFCA approval is required.

RESOLUTION:

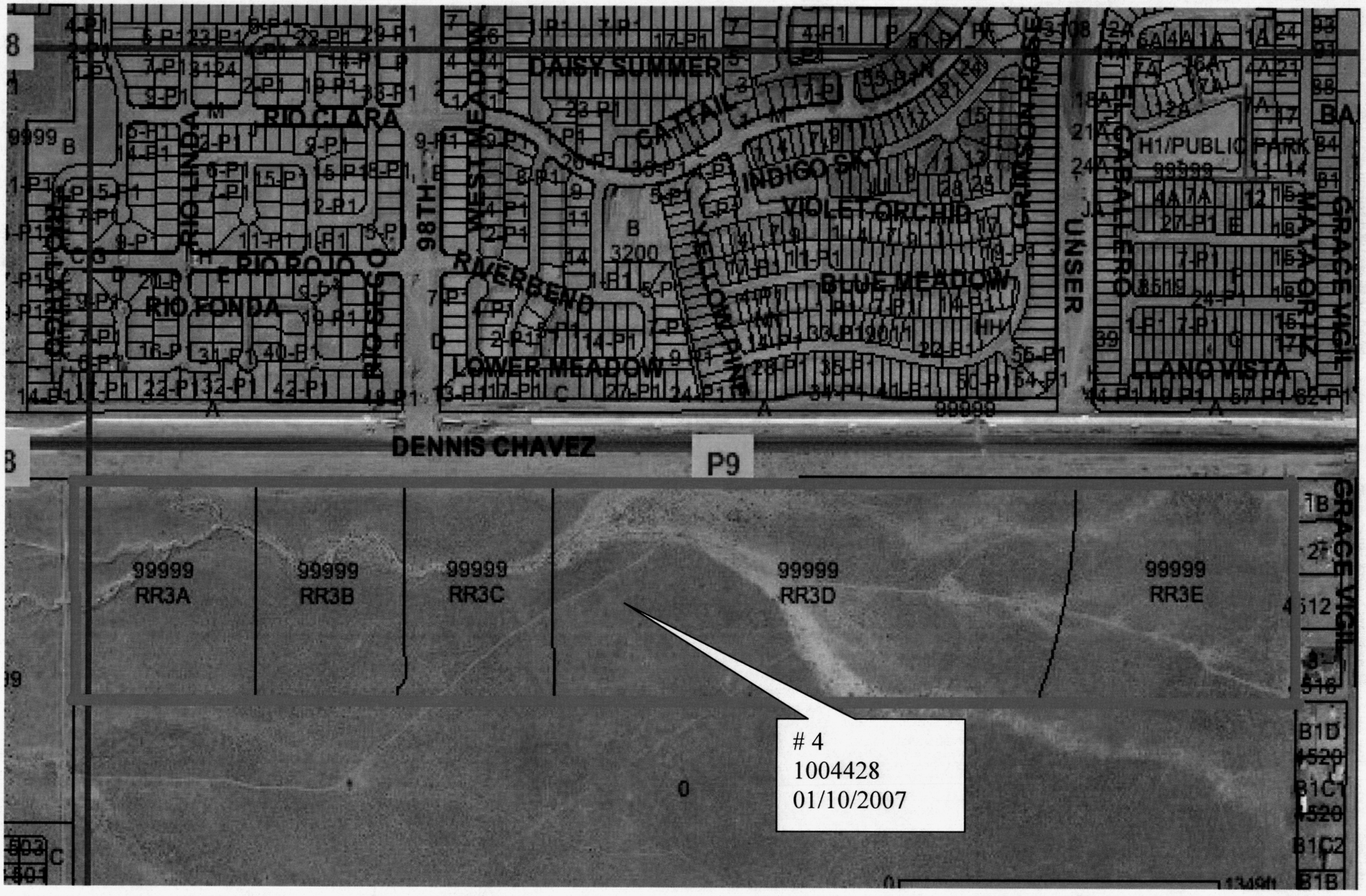
1-17-07

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

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: JANUARY 10, 2007


DAISY SUMMER
CATTAIL
INDIGO
VIOLET ORCHID
BLUE MEADOW
LOWER MEADOW
RAINBOW
RIO CLARA
RIO FONDA
RIO ROJO
98TH
UNSER
H1/PUBLIC PARK
LANO VISTA
DENNIS CHAVEZ
P9
99999
RR3A
99999
RR3B
99999
RR3C
99999
RR3D
99999
RR3E
4
1004428
01/10/2007

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

December 13, 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.

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A. Call to Order: 9:00 A.M. Adjourned: 11:15 A.M.
B. Changes and/or Additions to the Agenda
C. New or Old Business

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

1.	**Project # 1005255** 06DRB-01629 Major-Vacation of Pub Right-of-Way	DAC ENTERPRISES INC agent(s) for J C PETERSON & JAMES A PETERSON request(s) the above action(s) for Lot(s) A-1 of Block(s) 15 & Lot(s) C-1 of Block(s) 10, **VISTA LARGA ADDITION,** located on HARVARD DR NE, between HANNETT AVE NE and STANFORD NE. (J-16) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH A CONDITION OF FINAL PLAT: UNM MUST CONCUR WITH THE VACATION REQUEST PRIOR TO FINAL PLAT APPROVAL.**

2. **Project # 1005257**
06DRB-01638 Major-SiteDev Plan BldPermit

DESIGN 2 FUNCTION LLC agent(s) for EEEC, LLC request(s) the above action(s) for all or a portion of Lot(s) 3A1C, Block(s) A, **INTERSTATE INDUSTRIAL TRACT, UNIT 2,** zoned IP industrial park zone, located on GULTON CT NE, between OSUNA RD NE and NORTH DIVERSION CHANNEL containing approximately 1 acre(s). (E-17) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES.**

3. **Project # 1003572**
06DRB-01626 Minor-SiteDev Plan BldPermit

CLAUDIO VIGIL ARCHITECTS agent(s) for BRUNACINI DEVELOPMENT LTD CO., request(s) the above action(s) for Tract(s) A-4, Block(s) 0000, Unit 2, **JOURNAL CENTER, PHASE 2,** zoned IP, located between RUTLEDGE RD NE and SNAPROLL NE containing approximately 3 acre(s). *[Deferred from 12/13/06]* (D-17) **DEFERRED AT THE AGENT'S REQUEST TO 1/17/~~06~~ 07**

4. **Project # 1003364**
06DRB-01639 Major-Vacation of Public Easements

GARCIA/KRAEMER & ASSOCIATES agent(s) for PR INVESTMENTS LLC request(s) the above action(s) for all or a portion of Lot(s) 1-A-1-A-1, Block(s) 10, Tract(s) 2, **NORTH ALBUQUERQUE ACRES UNIT 3,** zoned SU-2 FOR MIXED USE, located on LOUISIANA BLVD NE, between PASEO DEL NORTE NE and HOLLY AVE NE containing approximately 1 acre(s). [REF: 05DRB-01210] (C-19) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH THE CONDITION OF FINAL PLAT: THE EXISTING WATER LINE SHALL BE RELOCATED AND IN SERVICE PRIOR TO FINAL PLAT APPROVAL.**

5.	**Project # 1004075** 06DRB-01537 Major-Vacation of Pub Right-of-Way 06DRB-01539 Major-Vacation of Public Easements	BOHANNAN HUSTON INC agent(s) for MESA DEL SOL LLC request(s) the above action(s) for all or a portion of Tract(s) 4A, 4B, 4C and 1 through 15, **MESA DEL SOL,** zoned SU-2 PLANNED COMMUNITY, located on INTERSTATE 25 SW, between BROADWAY BLVD SW and LOS PICAROS RD SW containing approximately 2,294 acre(s). [REF: 06DRB-00744] *[Deferred from 11/15/06 & 12/13/06]* (R-16, Q-16, R-15, R-17, S-14, S-16, S-17, T-16) **DEFERRED AT THE AGENT'S REQUEST TO 1/3/07.**
6.	**Project # 1002739** 06DRB-01621 Major-Vacation of Public Easements 06DRB-01622 Major-Vacation of Pub Right-of-Way 06DRB-01623 Minor-Final Plat Approval	MARK GOODWIN & ASSOCIATES agent(s) for KB HOME NEW MEXICO INC request(s) the above action(s) for **ANDERSON HEIGHTS, UNIT 5A,** zoned RD/RLT, located on 118TH ST SW, between DENNIS CHAVES BLVD SW and COLOBEL AVE SW containing approximately 41 acre(s). [REF: 06DRB-01431] *[Deferred from 12/6/06 & 12/13/06]* (P-8) **DEFERRED AT THE BOARD'S REQUEST TO 12/20/06.**
	06DRB-01635 Minor-Amnd Prelim Plat Approval 06DRB-01636 Minor-Sidewalk Waiver 06DRB-01637 Minor-Temp Defer SDWK	MARK GOODWIN & ASSOCIATES PA agent(s) for KB HOME NEW MEXICO INC request(s) the above action(s) for PARCELS 7 & 8A, **ANDERSON HEIGHTS, UNIT 5,** zoned RD, R-LT, located on 118TH ST SW, between DENNIS CHAVEZ BLVD SW and COLOBEL AVE SW containing approximately 69 acre(s). [REF: 05DRB-01832, 05DRB-01834, 05DRB-01835] *[Deferred from 11/29/06 & 12/6/06 & 12/13/06]* (P-8) **DEFERRED AT THE BOARD'S REQUEST TO 12/20/06.**
7.	**Project # 1004428** 06DRB-01121 Major-Vacation of Public Easements 06DRB-01119 Major-Preliminary Plat Approval 06DRB-01122 Minor-Temp Defer SDWK	MARK GOODWIN & ASSOCIATES agent(s) for ALBUQUERQUE RIO BRAVO PARTNERS LLC request(s) the above action(s) for all or a portion of Tract(s) RR-3A, RR-3B, RR-3C, RR-3D and RR-3E, TOWN OF ATRISCO GRANT (to be known as **CEJA VISTA**) zoned SU-1, C-1, R-LT, located on DENNIS CHAVEZ BLVD SW, between MEADE AVE SE and 118TH ST SW containing approximately 99 acre(s). [REF: 05DRB-01460, 05DRB-01461] *[Deferred from 8/30/06 & 9/27/06 & 10/4/06 &*

#7

10/18/06 & 11/1/06 & 11/29/06 & 12/13/06] (P-9)
DEFERRED AT THE AGENT'S REQUEST TO 1/10/07.

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.

8. Project # 1003272
06DRB-01682 Minor-SiteDev Plan BldPermit

CLAUDIO VIGIL ARCHITECTS agent(s) for AMERI CONTRACTORS LLC request(s) the above action(s) for all or a portion of Lot(s) 2-A-1-B-2-B-2, **ALBUQUERQUE WEST, UNIT 2,** zoned SU-1 FOR PDA, C-3, R-2, located on HIGH ASSETS WAY NW, between ALL SAINTS RD NW and PASEO DEL NORTE NW containing approximately 1 acre(s). [REF: 06DRB-00941] *[Deferred from 12/13/06]* (C-13) **DEFERRED AT THE AGENT'S REQUEST TO 12/20/06.**

9. Project # 1005247
06DRB-01686 Minor-SiteDev Plan Subd

SURVEYS SOUTHWEST LTD agent(s) for GILBERT LOVATO, K KAM INC request(s) the above action(s) for all or a portion of Lot(s) 30, Block(s) 10, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B,** zoned SU-2 FOR M-1, located on OAKLAND AVE NE, between SAN MATEO BLVD NE and EAGLE AVE NE containing approximately 1 acre(s). [REF: 06DDRB-01605] (C-18) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR PARKING SPACES PER LOT AND PLANNING FOR SITE PLAN FOR SUBDIVISION CHECK LIST, MAXIUMUM BUILDING HEIGHT AND SETBACKS AND FAR, PLAT APPROVAL AND 3 COPIES OF THE SITE PLAN.**

10. Project # 1005130
06DRB-01687 Minor-SiteDev Plan BldPermit/EPC

JLS ARCHITECTS agent(s) for NEW COVENANT CHURCH OF ALBUQUERQUE request(s) the above action(s) for all or a portion of Lot(s) 7A & 25, Block(s) 10, Tract(s) 2, **NORTH ALBUQUERQUE ACRES, UNIT 3,** zoned SU-2 MIXED USE, located on HOLLY AVE NE between WYOMING BLVD NE and LOUISIANA NE containing approximately 3 acre(s). [REF: Z-99-29, DRB-96-19] **[Petra Morris, EPC Case Planner]** *[Deferred from 12/13/06]* (C-19) **DEFERRED AT THE BOARD'S REQUEST TO 12/20/06.**

11. Project # 1004976
06DRB-01548 Minor-SiteDev Plan Subd/EPC
06DRB-01549 Minor-SiteDev Plan BldPermit/EPC

H BARKER ARCHITECTS agent(s) for CALABACILLAS GROUP request(s) the above action(s) for all or a portion of Lot(s) A-1, B-1, C-1 & C-2, **BLACK ARROYO DAM,** zoned C-2, located on GOLF COURSE RD NW, between BENTON AVE NW and WESTSIDE BLVD NW containing approximately 12 acre(s). [REF: 06EPC-00424, 06EPC-00425] **[Catalina Lehner, EPC Case Planner]** [*Deferred from 11/1/06 & Indef deferred 11/8/06 & Indef deferred 12/13/06]* (A-12) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

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

12. Project # 1001999
06DRB-01689 Minor-Prelim&Final Plat Approval

ADVANCED ENGINEERING AND CONSULTING, LLC agent(s) for MIGUEL MELENDEZ request(s) the above action(s) for LOTS 13-A-1, 13-A-2 & 13-A-3, **RAYNOLD'S ADDITION,** zoned SU-2 FOR MFR, located on 11TH ST SW, between SILVER AVE SW and GOLD AVE SW containing approximately 1 acre(s). [REF: 06DRB-01871] (K-13) **PRELIMINARY AND FINAL PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

13. Project # 1003441
06DRB-01684 Minor-Prelim&Final Plat Approval

JACK'S HIGH COUNTRY INC agent(s) for KEITH LEE LLC request(s) the above action(s) for all or a portion of Lot(s) 15 - 18, **NICHOLS AND BOWDEN ADDITION,** zoned SU-2/RC, located on LOMAS BLVD NW, between KELEHER AVE NW and 8TH ST NW containing approximately 1 acre(s). (J-14) **PRELIMINARY AND FINAL PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD THE PLAT.**

14. Project # 1005267
06DRB-01673 Minor-Prelim&Final Plat Approval

LLOYD GOLDRICK AIA agent(s) for WILLIAM A SEGO request(s) the above action(s) for all or a portion of Block(s) G, Tract(s) 3-A CASHWAY BUILDING MATERIALS INC. (to be known as **ALLWOODS SUBDIVISION**) zoned C-3 heavy commercial zone, located on HARDWARE DR NE, between MCLEOD RD NE and LUMBER NE containing approximately 3 acre(s). (C-3) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR 16-INCH WELL COLLECTOR LOCATION AND PLANNING FOR AGIS DXF FILE AND TO RECORD THE PLAT.**

15. Project # 1003757
06DRB-01522 Minor- Final Plat Approval

ISAACSON & ARFMAN PA agent(s) for CREAMLAND LLC request(s) the above action(s) for Lot(s) 1-12, Block(s) 4, FRANCISCAN ADDITION and Lot(s) 1-7, Block(s) 2, ALVARADO ADDITION and Lot(s) 1-7, Block(s) 7, ALVARADO ADDITION and VACATED HAINES AVE RIGHT-OF-WAY (to be known as **TRACT A, LANDS OF CREAMLAND LLC**) zoned M-1 light manufacturing zone, located on MCKNIGHT AVE NW, between 2ND ST NW and 3RD ST NW containing approximately 3 acre(s). [REF: 04DRB-01688] *[Final Plat Indef deferred for SIA 10/25/06]* (H-14) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD THE PLAT.**

16. **Project # 1003551**
06DRB-01665 Minor-Prelim&Final Plat Approval

HARRIS SURVEYING INC., agent(s) for NAYLOR REALTY, request(s) the above action(s) for all or a portion of Lot(s) 1-13, **LA CUEVA ESTATES**, zoned RD, located on Glendale Ave NE between Barstow Ave NE and Wyoming Blvd NE, containing approximately 4 acre(s). [REF: 05DRB-01183] *[Deferred from 12/6/06]* (B-19) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO CHECK FOR REMOVAL OF BOX WITH PURPOSE OF PLAT FROM THE TOP OF MYLAR AND TO RECORD THE PLAT.**

17. **Project # 1005250**
06DRB-01613 Minor-Prelim&Final Plat Approval

JOSE RODRIGUEZ request(s) the above action(s) for all or a portion of Lot(s) A, B & C, Block T-1, **CARLOS REY SUBDIVISION,** zoned R-2 residential zone, located on CHURCHILL RD SW, between COORS BLVD SW and BATAAN DR SW containing approximately 1 acre(s). *[Deferred from 11/15/06 & 11/22/06 & 11/29/06 & 12/6/06]* (K-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12/13/06 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 12/4/06 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

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

18. **Project # 1005270**
06DRB-01679 Minor-Sketch Plat or Plan

CLAUDIO VIGIL ARCHITECTS request(s) the above action(s) for all or a portion of Lot(s) 9,10,23 & 24, **NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B,** zoned IP, located on BALLOON FIESTA PARKWAY NE, between PAN AMERICAN FREEWAY NE and SAN MATEO BLVD NE containing approximately 5 acre(s). (B-18) **INDEFINITELY DEFERRED ON A NO SHOW.**

19.	**Project # 1005257** 06DRB-01688 Minor-Sketch Plat or Plan	ARIF AMERIHI request(s) the above action(s) for all or a portion of Block(s) 5, Tract(s) 242C, **MAYO ROSS ADDITION,** zoned SU-2/NCR, located on EDITH BLVD NE, between LOMAS BLVD NE and MOUNTAIN RD NE containing approximately 1 acre(s). (J-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

20. Approval of the Development Review Board Minutes for December 6, 2006. **THE DRB MINUTES FOR DECEMBER 6, 2006 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:15 A.M.

Deferred 1-10-07

DRB PUBLIC HEARING SIGN IN SHEETS

01/10/07 DEFER @AR

CASE NUMBER: 1004428 AGENDA#: 7 DATE: ~~12/13/06~~

1. Name: _____ Address: _____ Zip: _____

2. Name: _____ Address: _____ Zip: _____

3. Name: _____ Address: _____ Zip: _____

4. Name: _____ Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

10. Name: _____ Address: _____ Zip: _____

11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1004428 **AGENDA ITEM NO: 7**

SUBJECT:

Preliminary Plat
Sidewalk Deferral
Vacation of Public Easements

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No objection to Sidewalk Deferral request.
No objection to Vacation request.
An approved grading and drainage plan is required for Preliminary Plat approval.
AMAFCA approval is required.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION: 1-10-07

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

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: DECEMBER 13, 2006

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

November 29, 2006 9:00 a.m.

MEMBERS:

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

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

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

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

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

A. Call to Order: 9:00 A.M. Adjourned: 11:08 A.M.
B. Changes and/or Additions to the Agenda
C. New or Old Business

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

1. **Project # 1004989**
   06DRB-01411 Major-Preliminary Plat Approval
   06DRB-01412 Major-Vacation of Public Easements
   06DRB-01413 Minor-Subd Design (DPM) Variance
   06DRB-01414 Minor-Sidewalk Waiver
   06DRB-01415 Minor-Temp Defer SDWK

   BOHANNAN HUSTON INC agent(s) for MESA VERDE DEVELOPMENT CO request(s) the above action(s) for all or a portion of Tract(s) A, UNIT 2, WILDERNESS @ HIGH DESERT (to be known as **WILDERNESS CANON @ HIGH DESERT**) zoned SU-2, HD/R-R, located on HIGH DESERT PL NE, between TRAILHEAD RD NE and EMBUDITO VIEW CT NE containing approximately 4 acre(s). [REF: 06DRB-00933, 04DRB-00713, 04DRB-01723] [*Deferred from 10/25/06 & 11/8/06 & 11/15/06 & 11/22/06 & 11/29/06]* (F-23) **DEFERRED AT THE AGENT'S REQUEST TO 12/6/06.**

2.	**Project # 1004999** 06DRB-01578 Major-Vacation of Pub Right-of-Way	GLEN EFFERTZ request(s) the above action(s) for all or a portion of Tract(s) 316, **OLD TOWN ELEMENTARY SCHOOL,** zoned RA-1 residential zone, located on MOUNTAIN RD NW, between RIO GRANDE NW and GALBALDON NW containing approximately 1 acre(s). [REF: 06DRB-00965] (J-12) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**
3.	**Project # 1003369** 06DRB-01601 Major-Vacation of Pub Right-of-Way 06DRB-01602 Major-Vacation of Public Easements	ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 6 & 7, Block(s) 16, Tract(s) 3, Unit 3, NORTH ALBUQUERQUE ACRES (to be known as **VINTNER COURT SUBDIVISION)** zoned R-D (5 DU/acre) located on WILSHIRE NE, between VENTURA NE and CORONA NE containing approximately 2 acre(s). [REF: 04DRB-00510, 04DRB-00511, 04DRB-00513, 04DRB-00519, 04DRB-00514] (C-20) **VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**
4.	**Project # 1002372** 06DRB-01597 Major-Amnd Prelim Plat Approval 06DRB-01598 Minor-Sidewalk Waiver 06DRB-01599 Minor-Temp Defer SDWK	THOMPSON ENGINEERING CONSULTANTS INC agent(s) for DRAGONFLY DEVELOPMENT INC request(s) the above action(s) for all or a portion of Tract(s) 223 & 224, AIRPORT UNIT, TOWN OF ATRISCO GRANT (to be known as **LAS PLAYAS SUBDIVISION**) zoned R-2, located on GLENRIO RD NW, between 68TH ST NW and 72ND ST NW containing approximately 9 acre(s). [REF: 06DRB-01084] (J-10) **WITH THE SIGNING OF THE AMENDED INFRASTRUCTURE LIST DATED 11/29/06 AND APPROVAL OF THE AMENDED GRADING PLAN ENGINEER STAMP DATED 11/2/06 THE AMENDED PRELIMINARY PLAT WAS APPROVED. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT. A SIDEWALK VRIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN**

ON EXHIBIT C IN THE PLANNING FILE. 06DRB-01600 THE EXTENSION OF SIA FOR TEMP DEFERRAL OF SDWK WAS DELETED FROM THE AGENDA AS IT WAS NOT NEEDED.

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

SURV-TEK agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9-A, THE TRAILS, UNIT 2 (to be known as **SANTA FE 3 @ THE TRAILS, UNIT 2**) zoned SU-2-SRSL, located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). [REF: 06DRB-01017, 06DRB-01018] *[Deferred from 8/23/06 & 9/13/06 & 9/27/06 & 10/4/06 & 10/25/06 & 11/29/06]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 12/20/06.**

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

SURV TEK & WILSON & COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9-A, THE TRAILS UNIT 2 (to be known as **SANTA FE 3 @ THE TRAILS, UNIT 2**) zoned SU-2-SRSL , located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). (Listed as Project 1004644 in error) *[Deferred from 8/9/06 & 8/23/06 & 9/13/06 & 9/27/06 & 10/4/06 & 10/25/06 & 11/29/06]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 12/20/06.**

06DRB-01282 Minor-Subd Design (DPM) Variance

WILSON AND COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9A, THE TRAILS UNIT 2 (to be known as **SANTA FE 3 @ THE TRAILS, UNIT 2**) zoned SU-2-SRSL, located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). [REF: 06DRB-01017, 06DRB-01018, DRB-01077] *Deferred from 9/13/06 & 9/27/06 & 10/4/06 & 10/25/06 & 11/29/06]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 12/20/06.**

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

MARK GOODWIN & ASSOCIATES agent(s) for ALBUQUERQUE RIO BRAVO PARTNERS LLC request(s) the above action(s) for all or a portion of Tract(s) RR-3A, RR-3B, RR-3C, RR-3D and RR-3E, TOWN OF ATRISCO GRANT (to be known as **CEJA VISTA**) zoned SU-1, C-1, R-LT, located on DENNIS CHAVEZ BLVD SW, between MEADE AVE SE and 118TH ST SW containing approximately 99 acre(s). [REF: 05DRB-01460, 05DRB-01461] *[Deferred from 8/30/06 & 9/27/06 & 10/4/06 & 10/18/06 & 11/1/06 & 11/29/06]* (P-9) **DEFERRED AT THE AGENT'S REQUEST TO 12/13/06.**

7. **Project # 1005070**
06DRB-01154 Major-Preliminary Plat Approval
06DRB-01156 Minor-Sidewalk Waiver
06DRB-01155 Minor-Temp Defer SDWK

SURV-TEK INC & WILSON & COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 8, THE TRAILS, UNIT 2 (to be known as **TAOS @ THE TRAILS, UNIT 2**) zoned SU-2-SRLL, located on WOODMONT AVE NW, between UNIVERSE BLVD NW and RAINBOW BLVD NW containing approximately 9 acre(s). *[Deferred from 9/6/06 & 9/13/06 & 9/27/06 & 10/11/06 & 10/25/06 & 11/29/06]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 12/20/06.**

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

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

8. **Project # 1002330**
06DRB-01642 Minor-SiteDev Plan BldPermit/EPC

JIM MEDLEY ARCHITECT AIA agent(s) for ULTIMATE CAR WASH request(s) the above action(s) for all or a portion of Tract(s) G-2-A-2, **MONTGOMERY COMPLEX,** zoned SU-1 FOR C-1, located on MONTGOMERY BLVD NE, between CARLISLE BLVD NE and I-25 containing approximately 1 acre(s). [REF: 06EPC-00954] **[Maggie Gould, EPC Case Planner]** [*Indef deferred from 11/29/06]* (F-16) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

9. Project # 1002455
06DRB-01648 Minor-SiteDev Plan Subd/EPC
06DRB-01649 Minor-SiteDev Plan BldPermit/EPC

TAFAZZUL HUSSAIN agent(s) for DOUGLAS SIMMS request(s) the above action(s) for all or a portion of Lot(s) 2-7, **J J SUBDIVISION,** zoned SU-1 FOR C-1 USES, located on SAN ANTONIO DR NE, between I-25 and SAN PEDRO NE containing approximately 8 acre(s). [REF: 06DRB-00610, 06EPC-00458, 06EPC-01076] **[Carmen Marrone, EPC Case Planner]** [*Indef deferred from 11/29/06]* (E-18) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

10. Project # 1003714
06DRB-01646 Minor-SiteDev Plan Subd/EPC
06DRB-01647 Minor-SiteDev Plan BldPermit/EPC
06DRB-01645 Minor-Prelim&Final Plat Approval

TIERRA WEST LLC agent(s) for LB/VCC EAGLE RANCH LLC request(s) the above action(s) for all or a portion of Tract(s) C-2 & C-3, **ADOBE WELLS SUBDIVISION**, VENTURE COMMERCE CENTER, zoned SU-1 FOR IP, C-2, R-2, located on EAGLE RANCH RD NW, between WESTSIDE DR NW and COORS BLVD NW containing approximately 7 acre(s). [REF: 06EPC-01306, 06EPC-01307] **[Catalina Lehner, EPC Case Planner]** *[Deferred from 11/29/06]* (B-13) **DEFERRED AT THE AGENT'S REQUEST TO 12/6/06.**

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

11. Project # 1001028
06DRB-01655 Minor-Final Plat Approval

PRECISION SURVEYS INC. agent(s) for RON AND TINA CERROS request(s) the above action(s) for all or a portion of Tract (s) 1 (to be known as **LOTS 1-A & 1-B, LANDS OF ALEJANDRO GARCIA,** zoned R-1, located on 49TH ST NW, between BLUEWATER NW and ALEJANDRO ST NW containing approximately 1 acre(s). (J-11) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR RECORDED APS DOCUMENT, APS STATEMENT ON THE PLAT, AGIS DXF FILE AND TO RECORD.**

12. Project # 1004932
06DRB-01654 Minor-Prelim&Final Plat Approval

PRECISION SURVEYS INC. agent(s) for ALAN M. & LINDA MALOTT request(s) the above action(s) for all or a portion of Block(s) B (to be known as **LOT B-1, MONTE VISTA ADDITION,** zoned O-R, located on CAMPUS BLVD NE and TULANE AVE NE and containing approximately 1 acre(s). *[Indef deferred from 11/29/06]* (K-16) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

13. Project # 1002739
06DRB-01635 Minor-Amnd Prelim Plat Approval
06DRB-01636 Minor-Sidewalk Waiver
06DRB-01637 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES PA agent(s) for KB HOME NEW MEXICO INC request(s) the above action(s) for PARCELS 7 & 8A, **ANDERSON HEIGHTS, UNIT 5,** zoned RD, R-LT, located on 118TH ST SW, between DENNIS CHAVEZ BLVD SW and COLOBEL AVE SW containing approximately 69 acre(s). [REF: 05DRB-01832, 05DRB-01834, 05DRB-01835] *[Deferred from 11/29/06]* (P-8) **DEFERRED AT THE BOARD'S REQUEST TO 12/6/06.**

14. Project # 1005261
06DRB-01652 Minor-Vacation of Private Easements
06DRB-01651 Minor-Sketch Plat or Plan

JEFF MORTENSEN & ASSOCIATES INC agent(s) for CITY OF ALBUQUERQUE, C/O STUDIO SOUTHWEST ARCHITECTS, request(s) the above action(s) for Lot(s) 1 & 2, Block(s) 2, **BRATINA ADDITION NO. 2** & Lot(s) 1-10 & 19-21, **FRANCHINI ADDITION** & Lot(s) 1, **TOWNES ADDITION**, zoned M-1 light manufacturing zone, located on BROADWAY BLVD NE, between JOHN ST NE and ROMA AVE NE containing approximately 2 acre(s). (J-14) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

15. **Project # 1004161**
06DRB-01650 Minor-Extension of Preliminary Plat

JEFF MORTENSEN & ASSOCIATES agent(s) for WILLIAM & BENITA BRENNAN request(s) the above action(s) for all or a portion of Lot(s) 4 & 5 (to be known as **PLAZA ESCONDIDO**) RIVERSIDE PLAZA, zoned SU-1 FOR PRD (8 du/a) located on WINTER HAVEN RD NW, between LA ORILLA RD NW and MONTANO PLAZA DR NW containing approximately 3 acre(s). [REF: 05DRB-01724, 05DRB-01725, 05DRB-01726, 05DRB-01727, 05DRB-01728] (E-12) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

16. **Project # 1004602**
06DRB-01628 Minor-Prelim&Final Plat Approval

DOUG SMITH agent(s) for ROBERT JENKINS request(s) the above action(s) for all or a portion of Lot(s) G & westerly portion of Lot(s) F, **ALVARADO GARDENS NO. 2,** zoned RA-2, located on CASTANEDA RD NW, between ORO VISTA RD NW and CAMPBELL RD NW containing approximately 1 acre(s). [REF: 06DRB-01098 (G-12) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE, MAINTENANCE AND BENEFICIARIES OF THE 2 EASEMENTS AND TO RECORD THE PLAT.**

17. **Project # 1005250**
06DRB-01613 Minor-Prelim&Final Plat Approval

JOSE RODRIGUEZ request(s) the above action(s) for all or a portion of Lot(s) A, B & C, Block T-1, **CARLOS REY SUBDIVISION,** zoned R-2 residential zone, located on CHURCHILL RD SW, between COORS BLVD SW and BATAAN DR SW containing approximately 1 acre(s). *[Deferred from 11/15/06 & 11/22/06 & 11/29/06]* (K-10) **DEFERRED AT THE AGENT'S REQUEST TO 12/6/06.**

18. Project # 1002730
06DRB-01521 Minor-Final Plat Approval

ISAACSON & ARFMAN agent(s) for INFILL SOLUTIONS II LLC request(s) the above action(s) for all or a portion of Lot(s) 13-A-1, Block(s) 6, Tract(s) 3, NORTH ALBUQUERQUE ACRES UNIT 3 (to be known as **VILLA FIRENZE**) zoned R-D, located on CORONA AVE NE, between VENTURA ST NE and MENDOCINO DR NE containing approximately 4 acre(s). [REF: 06DRB-01204] *[Deferred from 10/25/06 Indef deferred 11/8/06 & Indef deferred 11/29/06]* (C-20) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

06DRB-01555 Minor-Subd Design (DPM) Variance

ISAACSON & ARFMAN agent(s) for INFILL SOLUTIONS II LLC request(s) the above action(s) for all or a portion of Lot(s) 13-A-1, Block(s) 6, Tract(s) 3, NORTH ALBUQUERQUE ACRES UNIT 3 (to be known as **VILLA FIRENZE**) zoned R-D, located on CORONA AVE NE, between VENTURA ST NE and MENDOCINO DR NE containing approximately 4 acre(s). [REF: 06DRB-01204] *Indef deferred 11/8/06]* (C-20) **A SUBDIVISION DESIGN VARIANCE FROM THE MINIMUM DPM DESIGN STANDARDS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

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

19. Project # 1005262
06DRB-01653 Minor-Sketch Plat or Plan

DON GORMAN agent(s) for MIKE MIDANI request(s) the above action(s) for all or a portion of Lot(s) 4 & 5, Block(s) 7, **DALE BELLAMAH ADDITION,** zoned R-3 residential zone, located on ALVARADO DR NE, between INDIAN SCHOOL RD NE and CONSTITUTION AVE NE containing approximately 1 acre(s). (J-18) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

20. **Project # 1005258**
06DRB-01640 Minor-Sketch Plat or Plan

ANGELA BLAIR agent(s) for CHRISTOPHER & JEANETTE CHAVEZ request(s) the above action(s) for all or a portion of Tract(s) 242C, **MARTINEZTOWN,** zoned SU-2/NCR, located on EDITH BLVD NE, between LOMAS NE and MOUNTAIN NE containing approximately 1 acre(s). (J-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

21. **Project # 1005259**
06DRB-01641 Minor-Sketch Plat or Plan

AZEEZ HINDI request(s) the above action(s) for **CANYON ACRES,** zoned C-1, located on SKYLINE NE, between FIGUEROA NE and TRAMWAY BLVD NE containing approximately 2 acre(s). (L-22) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

22. ADJOURNED: 11:08 A.M.

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1004428 **AGENDA ITEM NO: 6**

SUBJECT:

Preliminary Plat
Sidewalk Deferral
Vacation of Public Easements

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No objection to Sidewalk Deferral request.
No objection to Vacation request.
An approved grading and drainage plan is required for Preliminary Plat approval.
AMAFCA approval is required.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

12-13-06

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

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: NOVEMBER 29, 2006

"Susan Rasinski" <Susan@goodwinengineers.com>

11/27/2006 11:25 AM

To <csenova@cabq.gov>

cc "John MacKenzie" <John@goodwinengineers.com>, "Scott Medina" <smedina@goodwinengineers.com>, "Mark Goodwin" <Mark@goodwinengineers.com>

bcc

Subject Ceja Vista (1004428)

Claire,

We are on the DRB Agenda for November 29, 2006, Item #6. We would like to deferral the referenced project another 2 weeks to December 13, 2006. We will send in a check for $110 prior to the hearing.

Please reply to this email to confirm your receipt.

Susan Rasinski
MARK GOODWIN & ASSOCIATES, PA
(505) 828-2200
(505) 797-9539 fax
susan@goodwinengineers.com

deeper
12/13/06

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1004428 AGENDA#: 6 DATE: 11.29.06

1. Name: _____ Address: _____ Zip: _____
2. Name: _____ Address: _____ Zip: _____
3. Name: _____ Address: _____ Zip: _____
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10. Name: _____ Address: _____ Zip: _____
11. Name: _____ Address: _____ Zip: _____
12. Name: _____ Address: _____ Zip: _____
13. Name: _____ Address: _____ Zip: _____
14. Name: _____ Address: _____ Zip: _____

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

November 1, 2006 9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

****

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

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

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

A. Call to Order: 9:00 A.M. Adjourned: 10:35 A.M.
B. Changes and/or Additions to the Agenda
C. New or Old Business

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

1. **Project # 1001562**
   06DRB-01453 Major-Two Year SIA

   MARK GOODWIN & ASSOCIATES PA agent(s) for PULTE HOMES OF NEW MEXICO request(s) the above action(s) for **RESERVE @ FOUR HILLS,** zoned R-1 residential zone, located on WAGON TRAIN DR SE, between RATON AVE SE and RIO ARRIBA AVE SE containing approximately 17 acre(s). [REF: 06DRB-01408] (M-22) **TWO-YEAR SIA WAS APPROVED.**

2. **Project # 1004918**
06DRB-01449 Major-Vacation of Pub Right-of-Way
06DRB-01450 Major-Vacation of Public Easements

BOHANNAN HUSTON INC agent(s) for MESA DEL SOL LLC request(s) the above action(s) for Tract(s) 4-A, 4-B & 4-C, **MESA DEL SOL,** zoned SU-2 PLANNED COMMUNITY, located on INTERSTATE 25, between BROADWAY BLVD SE and LOS PICAROS RD SE containing approximately 2, 294 acre(s). [REF: 06DRB-00744] (R-16) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

3. **Project # 1004851**
06DRB-01452 Major-Preliminary Plat Approval

JEFF MORTENSEN & ASSOCIATES agent(s) for THE SAWMILL DEVELOPMENT COMPANY LLC request(s) the above action(s) for all or a portion of Tract(s) 2, LANDS OF MCCLAIN and Tract(s) A-3, LANDS OF AND WILLIAM ANDREW MCCORD (to be known as **ANTIGUA TRAVESIA**, zoned S-M1, located on ZEARING AVE NW, between RIO GRANDE BLVD NW and 19TH ST NW containing approximately 3 acre(s). [REF: 06DRB-00556, 06DRB-01095] *[Deferred from 11/1/06]* (H-13) **DEFERRED AT THE BOARD'S REQUEST TO 11/8/06.**

4. **Project # 1005191**
06DRB-01454 Major-Preliminary Plat Approval
06DRB-01455 Major-Vacation of Pub Right-of-Way
06DRB-01456 Minor-Sidewalk Variance
06DRB-01457 Minor-Temp Defer SDWK

ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 13-20, Tract(s) A, Block(s) 29, NORTH ALBUQUERQUE ACRES, UNIT B (to be known as **SEVANO PLACE SUBDIVISION**) zoned R-D, located on LOUISIANA NE, between ALAMEDA NE and SIGNAL NE containing approximately 7 acre(s). *[Deferred from 11/1/06]* (C-18) **DEFERRED AT THE AGENT'S REQUEST TO 11/8/06.**

5. **Project #_1004428**
06DRB-01121 Major-Vacation of Public Easements
06DRB-01119 Major-Preliminary Plat Approval
06DRB-01122 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for ALBUQUERQUE RIO BRAVO PARTNERS LLC request(s) the above action(s) for all or a portion of Tract(s) RR-3A, RR-3B, RR-3C, RR-3D and RR-3E, TOWN OF ATRISCO GRANT (to be known as **CEJA VISTA**) zoned SU-1, C-1, R-LT, located on DENNIS CHAVEZ BLVD SW, between MEADE AVE SE and 118TH ST SW containing approximately 99 acre(s). [REF: 05DRB-01460, 05DRB-01461] *[Deferred from 8/30/06 & 9/27/06 & 10/4/06 & 10/18/06 & 11/1/06]* (P-9) **DEFERRED AT THE AGENT'S REQUEST TO 11/29/06.**

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

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

6. **Project # 1005123**
06DRB-01289 Minor-SiteDev Plan BldPermit

JOHN KLEE agent(s) for CUNADO LTD request(s) the above action(s) for all or a portion of Lot(s) 1 & 32, Block(s) 10, NORTH ALBUQUERQUE ACRES, UNIT B (to be known as **CUNADO RETAIL CENTER**) zoned SU-2, M-1, located on SAN MATEO NE, between OAKLAND NE and EAGLE ROCK NE containing approximately 1 acre(s). *[Indef deferred from 9/13/06]* (C-18) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND GRADING AND DRAINAGE PLAN AND PLANNING FOR SITE PLAN FOR BUILDING PERMIT ON TITLE AND 3 COPIES OF THE SITE PLAN.**

06DRB-01550 Minor-Prelim&Final Plat Approval

ADVANCED ENGINEERING & CONSULTING LLC agent(s) for CUNADO LTD request(s) the above action(s) for all or a portion of Lot(s) 1 and 32, Block(s) 10, Tract(s) A, NORTH ALBUQUERQUE ACRES, UNIT B (to be known as **CUNADO RETAIL CENTER**) zoned SU-2 for M-1, located on SAN MATEO NE, between OAKLAND NE and EAGLE ROCK NE containing approximately 2 acre(s). (C-18) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 11/1/06 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

7. **Project # 1004976**
06DRB-01548 Minor-SiteDev Plan Subd/EPC
06DRB-01549 Minor-SiteDev Plan BldPermit/EPC

H BARKER ARCHITECTS agent(s) for CALABACILLAS GROUP request(s) the above action(s) for all or a portion of Lot(s) A-1, B-1, C-1 & C-2, **BLACK ARROYO DAM,** zoned C-2, located on GOLF COURSE RD NW, between BENTON AVE NW and WESTSIDE BLVD NW containing approximately 12 acre(s). [REF: 06EPC-00424, 06EPC-00425] **[Catalina Lehner, EPC Case Planner]** *[Deferred from 11/1/06]* (A-12) **DEFERRED AT THE AGENT'S REQUEST TO 11/8/06.**

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

8. **Project # 1004943**
06DRB-01547 Minor-Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for JULIE GUITERREZ request(s) the above action(s) for all or a portion of Tract(s) D, VILLAGE CENTER NORTH (to be known as **PINNACLE PEAK TOWNHOMES)** zoned SU-1 for mixed use, located on PINNACLE PEAK NW, between MCMAHON BLVD NW and UNSER BLVD NW containing approximately 2 acre(s). [REF: 06DRB-01164, 06DRB-01165, 06DRB-01167] *[Deferred from 11/1/06]* (A-11) **DEFERRED AT THE BOARD'S REQUEST TO 11/8/06.**

9. **Project # 1005226**
06DRB-01543 Minor-Prelim&Final Plat Approval

ROSS HOWARD COMPANY agent(s) for ESTELLE BEATY-VAHN request(s) the above action(s) for all or a portion of Lot(s) 1-3 and vacated Garcia Street, Block(s) 42, **SKYLINE HEIGHTS SUBDIVISION,** zoned C-3 & M-1, located on ACOMA ST SE, between ALTEZ ST SE and CONCHAS ST SE containing approximately 1 acre(s). (L-20) **INDEFINITELY DEFERRED ON A NO SHOW.**

10. **Project # 1005229**
06DRB-01551 Minor-Prelim&Final Plat Approval

JACK'S HIGH COUNTRY agent(s) for LESLEY RYAN & DIONISIA BURTON request(s) the above action(s) for all or a portion of Lot(s) 13A-1, 13B-1, 14A1-A2 & 17-A, **LANDS OF BURTIN & RYAN,** zoned SU-2 R-1, located on 8TH ST SW, between PACIFIC SW and CROMWELL SW containing approximately 1 acre(s). *[Deferred from 11/1/06]* (K-13) **DEFERRED AT THE BOARD'S REQUEST TO 11/8/06.**

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

11. **Project # 1005228**
06DRB-01545 Minor-Sketch Plat or Plan

EDWIN G CHAVEZ agent(s) for MARIA F. T. MCDONALD & MARY FRANCES LOPEZ request(s) the above action(s) for all or a portion of Tract(s) 34-A, 34-B, 34-C AND 34-D, **LANDS OF FRANCES AND THERESA**, zoned RA-2 residential and agricultural zone, located on SAN ISIDRO NW, between CANDELARIA RD NW and DON JUAN CT NW containing approximately 1 acre(s). (G-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

12. **Project # 1005224**
06DRB-01532 Minor-Sketch Plat or Plan

COMMUNITY SCIENCES CORPORATION agent(s) for SALAZAR FAMILY TRUST request(s) the above action(s) for all or a portion of Tract(s) A-1-A & A-1-B, **LANDS OF SALAZAR FAMILY TRUST ETAL,** zoned R-LT residential zone, located on 98TH ST SW and COLOBEL ST SW containing approximately 42 acre(s). [REF: 06DRB-00820] (N-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

13. Approval of the Development Review Board Minutes for October 25, 2006. **THE DRB MINUTES FOR 10/25/06 WERE APPROVED BY THE BOARD.**

ADJOURNED: 10:35 A.M.

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1004428 **AGENDA ITEM NO: 5**

SUBJECT:

Preliminary Plat
Sidewalk Deferral
Vacation of Public Easements

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No objection to Sidewalk Deferral request.
No objection to Vacation request.
An approved grading and drainage plan is required for Preliminary Plat approval.
AMAFCA approval is required.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

11-29-06

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

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: NOVEMBER 1, 2006

Drop to 11/29/06

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1004428 AGENDA#: 5 DATE: 11-1-06

1. Name: _____ Address: _____ Zip: _____
2. Name: _____ Address: _____ Zip: _____
3. Name: _____ Address: _____ Zip: _____
4. Name: _____ Address: _____ Zip: _____
5. Name: _____ Address: _____ Zip: _____
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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: _____

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

October 18, 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

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

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

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

A. Call to Order: 9:00 A.M. Adjourned: 11:45 A.M.
B. Changes and/or Additions to the Agenda
C. New or Old Business

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

1. Project # 1005160
06DRB-01372 Major-Vacation of Pub Right-of-Way
06DRB-01373 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for MARK GONZALES request(s) the above action(s) for Lot(s) 2 & 4 Unit 2, **JESUS ROMERO ADDITION** & Tract(s) 241 **M.R.G.C.D. MAP 38,** zoned C-1 neighborhood commercial zone, located on RIO GRANDE BLVD NW, between HOLLYWOOD AVE NW and SOTO AVE NW containing approximately 1 acre(s). (J-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 UTILITIES DEVELOPMENT FOR PRIVATE SEWER EASEMENTS ACROSS LOT 2-A FOR**

THE BENEFIT OF TRACT 247 AND TRANSPORTATION DEVELOPMENT FOR 10-FOOT RADIUS AT HOLLYWOOD AND 15-FOOT RADIUS AT THE ALLEY.

2. Project # 1004739
06DRB-01382 Major-Amnd Prelim Plat Approval
06DRB-01383 Minor-Subd Design (DPM) Variance
06DRB-01384 Minor-Temp Defer SDWK

SURV-TEK INC agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 4, **THE TRAILS, UNIT 2 (to be known as** SANTA FE 3 @ THE TRAILS, UNIT 2, zoned R-D residential and related uses zone, developing area, located on OAKRIDGE ST NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 19 acre(s). [REF: 06DRB-00291, 06DRB-00292] (C-9) **THE AMENDED PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS OF FINAL PLAT: THE ZONING SHALL BE SU-2/UR AND IF THE FINAL PLAT IS APPROVED AFTER OCTOBER 31, 2006, THE SUBDIVIDER MUST COMPLY WITH CITY COUNCIL RESOLUTION R-06-74 REGARDING PRE-DEVELOPMENT FACILITY FEE AGREEMENTS WITH THE ALBUQUERQUE PUBLIC SCHOOLS (APS). THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT. THE SUBDIVISION DESIGN VARIANCE WAS WITHDRAWN AT THE AGENT'S REQUEST. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

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

MARK GOODWIN & ASSOCIATES agent(s) for ALBUQUERQUE RIO BRAVO PARTNERS LLC request(s) the above action(s) for all or a portion of Tract(s) RR-3A, RR-3B, RR-3C, RR-3D and RR-3E, TOWN OF ATRISCO GRANT (to be known as **CEJA VISTA**) zoned SU-1, C-1, R-LT, located on DENNIS CHAVEZ BLVD SW, between MEADE AVE SE and 118TH ST SW containing approximately 99 acre(s). [REF: 05DRB-01460, 05DRB-01461] *[Deferred from 8/30/06 & 9/27/06 & 10/4/06 & 10/18/06]* (P-9) **DEFERRED AT THE AGENT'S REQUEST TO 11/1/06.**

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

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

4. Project # 1004075
06DRB-01424 Minor-Level B – Sector Development Plan – Phase One/Conceptual Plan Review

DENISH & KLINE ASSOCIATES agent(s) for FOREST CITY COVINGTON NM LLC request(s) the above action(s) for numerous Lot(s) and Tract(s), Conceptual Plan review & comment, **MESA DEL SOL,** zoned SU-1 for Planned Community, located east of Broadway SE and south of Picaros Rd SE, containing approximately 3,080 acre(s). (Q-16 & 17, R-14 thru R-17, S-14 thru S-17, T-19 & U-13) **THE DEVELOPMENT REVIEW BOARD RECOMMENDS APPROVAL OF THE LEVEL B, CONCEPTUAL SECTOR DEVELOPMENT PLAN, AS PRESENTED, TO THE ENVIRONMENTAL PLANNING COMMISSION WITH COMMENTS AS LISTED IN THE LETTER OF ADVICE.**

5. Project # 1004872
06DRB-01491 Minor-SiteDev Plan BldPermit/EPC

DENISH & KLINE ASSOCIATES agent(s) for FOREST CITY COVINGTON NEW MEXICO request(s) the above action(s) for Tract(s) within the NW ¼ of the NW ¼ of Section 22, T9N, R3E, NMPM, Mesa Del Sol Employment Center, Phase I, **MESA DEL SOL, BUILDINGS 2 & 3**, zoned SU-1/IP Uses, located on University Blvd Extension SE between Street C SE and Street D SE containing approximately 12 acre(s). **[Catalina Lehner, EPC Case Planner]** *[Deferred from 10/18/06]* (R-16) **DEFERRED AT THE AGENT'S REQUEST TO 10/25/06.**

6. Project # 1002458
06DRB-00906 Minor-SiteDev Plan BldPermit/EPC

CLAUDIO VIGIL ARCHITECTS agent(s) for BANK OF OKLAHOMA FINANCIAL CORPORATION request(s) the above action(s) for all or a portion of Lot(s) 15 & 16, Block(s) 9, Tract(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 3 (to be known as **BANK OF ALBUQUERQUE**) zoned SU-2, located on CARMEL NE, between WYOMING NE and HOLLY NE containing approximately 2 acre(s). [REF: 06EPC-00467] **[Catalina Lehner, EPC Case Planner]** *[Was Indefinitely deferred 6/28/06]* (C-19) **THE SITE PLAN FOR BUILDING PERMIT WAS**

APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND PLANNING FOR 3 COPIES OF THE SITE PLAN AND CORRECT ACREAGE TO MATCH PLAT.

06DRB-01475 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST agent(s) for BANK OF OKLAHOMA, DAVID JAMES request(s) the above action(s) for all or a portion of Lot(s) 15 & 16, Block(s) 9, Tract(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 3 (to be known as **BANK OF ALBUQUERQUE**) zoned SU-2 Mixed Use, located on CARMEL AVE NE, between WYOMING BLVD NE and HOLLY AVE NE containing approximately 2 acre(s). (C-19) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/18/06 THE PRELIMINARY PLAT WAS APPROVED. FINAL SIGN OFF WAS DELEGATED TO TRANSPORTATION DEVELOPMENT FOR EASEMENT FOR ADA RAMP ON LOT 17 AND MAINTENANCE AND BENEFICIARY OF 22-FOOT AND 24-FOOT ACCESS EASEMENTS.**

7. **Project # 1001049**
06DRB-01488 Minor-SiteDev Plan Subd.

CONSENSUS PLANNING agent(s) for HORIZON ROSE INTERESTS LLC request(s) the above action(s) for all or a portion of Tract(s) 4, LANDS OF IHS ACQUISITION # 120 (to be known as **HORIZON, PHASE II**) zoned SU-2 hospital & medical, located on ALAMEDA BLVD NE, between BALLOON MUSEUM DR NE and EDITH NE containing approximately 6 acre(s). *[Indef deferred from 10/18/06]* (C-17) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

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

8. **Project # 1005085**
06DRB-01489 Minor-Prelim&Final Plat Approval
06DRB-01490 Minor-Sidewalk Waiver

SURVEYS SOUTHWEST LTD agent(s) for JOHN JACKSON request(s) the above action(s) for all or a portion of Lot(s) 10 & 13, Block(s) 4, **MANCHESTER PLACE ADDITION,** zoned RA-2 residential and agricultural zone, located on MANCHESTER DR NW,

between CANDELARIA RD NW and HEADINGLY AVE NW containing approximately 1 acre(s). [REF: 06DRB-01192] (G-13) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED WITH CONDITION: THE WAIVER WILL NOT APPLY TO ANY FUTURE PUBLIC OR S.A.D./P.I.D. PROJECTS.**

9. **Project # 1003759**
05DRB-00294 Minor-Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for KEN BALIZER request(s) the above action(s) for all or a portion of Tract(s) 173A and 174, M.R.G.C.D. MAP 31, (to be known as **LANDS OF KEN BALIZER,** zoned RA-2, located on ARCADIAN TR NW, between CALLE LOS VECINOS NW and SAN ISIDRO ST NW containing approximately 1 acre(s). [REF: 04DRB-01702] *[Was Indef Deferred on 2/23/05 & Indef deferred 10/19/05 for SIA & License Agreement]*(G-13) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR M.R.G.C.D. SIGNATURE, EASEMENTS GRANTED TO CITY OF ALBUQUERQUE AND CORRECT CALL OUT OF ROAD EASEMENT.**

10. **Project # 1000131**
06DRB-01492 Minor-Prelim&Final Plat Approval

DOUG SMITH agent(s) for TRENIDAD ENTERPRISES, request(s) the above action(s) for all or a portion of Lot(s) 6A, **BROADWAY INDUSTRIAL CENTER, UNIT 2,** zoned C-2, located on SAN JOSE AVE SE, between WHEELER AVE SE and WESMECO DR SE containing approximately 3 acre(s). (M-14) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR ENVIRONMENTAL HEALTH SIGNATURE ON THE PLAT, AGIS DXF FILE AND TO RECORD THE PLAT.**

11. **Project # 1002632**
06DRB-01409 Major-Final Plat Approval

TIERRA WEST LLC agent(s) for CAPITAL ALLIANCE INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) 3-9, 12, 23 & 24, Block(s) 5, Tract(s) A & 5, SUNDANCE ESTATES, UNIT 1 (to be known as **SUNDANCE ESTATES, UNIT 1-B**) zoned R-LT, located on LYON BLVD NW, between PARADISE BLVD NW and UNSER NW containing approximately 11 acre(s). [REF: 03EPC-00690, 03DRB-01306, 04DRB-00760, 04DRB-00761, 04DRB-01761] *[Deferred from 10/11/06 & 10/18/06]* (B-11) **DEFERRRED AT THE BOARD'S REQUEST TO 10/25/06.**

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

12. **Project # 1005210**
06DRB-01493 Minor-Sketch Plat or Plan

BILL BAILEY & MARK HARENBERG agent(s) for WERNER GILCHRIST HOUSE LLC request(s) the above action(s) for all or a portion of Lot(s) 1-4 & 6 feet of Lot(s) 5, Block(s) 10, **UNIVERSITY HEIGHTS ADDITION,** zoned SU-2 special neighborhood zone, located on CORNELL DR SE, between SILVER AVE SE and LEAD AVE SE containing approximately 32 acre(s). (K-16) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

13. Approval of the Development Review Board Minutes for October 11, 2006. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR OCTOBER 11, 2006 WERE APPROVED.**

ADJOURNED: 11:45 A.M.

#3108/19106 100428

Planning's Remaining Comments

1. Cond. of FP:
   - APS
   - HOA Signature
   - Tracts C, J, K, M, S, & R public pedestrian easements w/ wall openings
2. → Infra List:
   - > irrigation meter
   - > LRDA design
   - > walls, cert. by engineer
3. Walls - design approved. Confirm Planning has agent's copy.

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1004428 **AGENDA ITEM NO: 3**

SUBJECT:

Preliminary Plat
Sidewalk Deferral
Vacation of Public Easements

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No objection to Sidewalk Deferral request.
No objection to Vacation request.
An approved grading and drainage plan is required for Preliminary Plat approval.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

11-1-06

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

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: OCTOBER 18, 2006

City of Albuquerque
Parks and Recreation Department

PO Box 1293, Albuquerque, New Mexico 87103
Inter-Office Correspondence

Development Review Board Comments

Project Number: 1004428	**DRB Date:** 10/18/2006
Application Number: 06DRB-01121	**Item Number:** 3

Subdivision: Ceja Vista

Tracts RR-3A, RR-3B, RR-3C, RR-3D and RR-3E, Town of Atrisco Grant

Zoning: SU-1, C-1, R-LT

Zone Page: P-09

New Lots (or units) : 0

Request for:

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

Parks and Recreation Comments:

What is the status of Tract H, who will own it?

If Tract H is to be dedicated to the city make sure street widths fronting the park are wide enough to accommodate on street parking on both sides of the street. Extend the lot line on lot 2-P1 to eliminate an odd shape to the park.

Add Berberis St. to the infrastructure list.

Signed: CS

Christina Sandoval, (DMD) Phone: 768-3808

DEVELOPMENT REVIEW BOARD

TRANSPORTATION DEVELOPMENT

Standard Comment Sheet

DRB- 1004428 **Item No. 3** **Zone Atlas P-9**

DATE ON AGENDA 10-18-06

INFRASTRUCTURE REQUIRED (X)YES ( )NO

CROSS REFERENCE: _____

TYPE OF APPROVAL REQUESTED:

( )SKETCH PLAT (X)PRELIMINARY PLAT ( )FINAL PLAT

( )SITE PLAN REVIEW AND COMMENT ( )SITE PLAN FOR SUBDIVISION

( )SITE PLAN FOR BUILDING PERMIT

No.	Comment
1)	Previous comments from August 30, 2006 apply.
2)	The 47' rights-of-way require a 26' f-f street section.
3)	Where is the infrastructure for Fragoria, Berberis, Cuscula, Moquino and the stub streets?
4)	Where are the signal improvements?
5)	Where are the infrastructure improvements for Dennis Chavez fronting the site?
6)	Unsure as to how the 40' cross-sections will satisfy Major Local requirements and parking adjacent to the parks.
7)	Has the County agreed to access from Meade?
8)	Where are the improvements on Dennis Chavez @ Coors?
9)	Signage per DRC needs to be added to the infra. list.
10)	The stub streets will need subdivision design variances.

If you have any questions or comments please call Wilfred Gallegos at 924-3991. Meeting notes:

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1004428 AGENDA#: 3 DATE: 10.18.06

1. Name: John McKenzie Address: MGA Zip: _____
2. Name: Ivo Address: MGA 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: _____

"Susan Rasinski" <Susan@goodwinengineers.com>

09/18/2006 08:34 AM

To <csenova@cabq.gov>
cc
bcc
Subject FW: Ceja Vista (DRB 1004428)

Claire,

Is it possible to make this one week deferral a two week deferral? 10/04/06

Susan Rasinski
MARK GOODWIN & ASSOCIATES

From: CSenova@cabq.gov [mailto:CSenova@cabq.gov]
Sent: Friday, September 08, 2006 4:21 PM
To: Susan Rasinski
Subject: Re: Ceja Vista (DRB 1004428)

I will do that Susan, there will be a deferral fee, and you will see it on the Agenda, but I will announce the deferral. Thanks, have a safe weekend, Claire

"Susan Rasinski" <Susan@goodwinengineers.com>

09/08/2006 04:15 PM

To <csenova@cabq.gov>
cc "Scott Medina" <smedina@goodwinengineers.com>
Subject Ceja Vista (DRB 1004428)

Claire,

We are scheduled to be heard at DRB September 20, 2006 for the referenced project. We would like to request a 1 week deferral to September 27, 2006.

Please contact me if you have any questions.

Susan Rasinski
MARK GOODWIN & ASSOCIATES
(505) 828-2200
(505) 797-9539 fax
susan@goodwinengineers.com

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

PAID RECEIPT

APPLICANT NAME _____

AGENT MARK GOODWIN & ASSOC

ADDRESS _____

PROJECT & APP # 1004428

PROJECT NAME CEJA VISTA

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

$ 220.00 **441006/4983000 DRB Actions** DEFERRAL

$ _____ **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

$ 220.00 **TOTAL AMOUNT DUE**

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

D. MARK GOODWIN AND ASSOCIATES, P.A.
P.O. BOX 90606
ALBUQUERQUE, NM 87199
(505) 828-2200

4887

95-681/1070

DATE 9.11.06

PAY TO THE ORDER OF City of Albuquerque

$ 220

Two hundred twenty NO/100 DOLLARS

Security Features Details on Back.

BANK OF THE WEST
5901 MENAUL BLVD. NE
ALBUQUERQUE, NM 87110

FOR Ceja Vista deferral x 2

City Of Albuquerque
Treasury Division
9/11/2006 10:20AM
RECEIPT# 00068104 WS# 007
Account 441006 Fund 0110
Activity 4983000
Trans Amt $220.00
J24 Misc $220.00
CK $220.00
CHANGE $0.00

LOC# ANNX
TRANS# 0007
TRSCXG

Susan Rasenslee MP

⑈004887⑈ ⑆107006813⑆ 28300700 3⑈

Susan Rasinski

From: CSenova@cabq.gov
Sent: Monday, September 11, 2006 7:46 AM
To: Susan Rasinski
Subject: Re: Ceja Vista (DRB 1004428)

Hi Susan, I checked the file and there are 2 deferrals fees totaling $220.00 due before 9/27/06. One from the last deferral and one in reference to the deferral below.....thank you.....have a great day today, pray.....hugs, Claire

"Susan Rasinski" <Susan@goodwinengineers.com>

09/08/2006 04:15 PM

To <csenova@cabq.gov>

cc "Scott Medina" <smedina@goodwinengineers.com>

Subject Ceja Vista (DRB 1004428)

Claire,

We are scheduled to be heard at DRB September 20, 2006 for the referenced project. We would like to request a 1 week deferral to September 27, 2006.

Please contact me if you have any questions.

Susan Rasinski
MARK GOODWIN & ASSOCIATES
(505) 828-2200
(505) 797-9539 fax
susan@goodwinengineers.com

9/11/2006

MARK GOODWIN & ASSOCIATES, PA

LETTER OF TRANSMITTAL

TO: Claire Senova
DRB Secretary
ONE STOP

DATE: September 11, 2006

RE: **Ceja Vista**
1004428

ITEMS BEING TRANSMITTED

1	Check – Deferral Fee x2

- ☐ FOR YOUR USE
- ☐ AS YOU REQUESTED
- ☐ FOR YOUR RECORDS
- ☐ FOR YOUR COMMENTS

Notes:

PROJECT ENGINEER:
John M. MacKenzie, PE

Susan Rasinski

P.O. Box 90606 ♦ Albuquerque, NM 87199 ♦ (505) 828-2200 ♦ (505) 797-9539 fax
www.goodwinengineers.com

"Susan Rasinski" <Susan@goodwinengineers.com>

09/08/2006 04:15 PM

To <csenova@cabq.gov>

cc "Scott Medina" <smedina@goodwinengineers.com>

bcc

Subject Ceja Vista (DRB 1004428)

Claire,

We are scheduled to be heard at DRB September 20, 2006 for the referenced project. We would like to request a 1 week deferral to September 27, 2006.

Please contact me if you have any questions.

Susan Rasinski
MARK GOODWIN & ASSOCIATES
(505) 828-2200
(505) 797-9539 fax
susan@goodwinengineers.com

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

October 4, 2006 9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

****

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

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

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

A. Call to Order: 9:00 A.M. Adjourned: 11:10 A.M.
B. Changes and/or Additions to the Agenda
C. New or Old Business

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

1. **Project # 1002473**
   06DRB-01329 Major-Two Year SIA

   D. R. HORTON HOMES request(s) the above action(s) for **DESERT VISTA SUBDIVISION,** zoned RD (6DU/AC), located on VENTURA ST NE, between CORONA AVE NE and SIGNAL AVE NE containing approximately 16 acre(s).[REF: 05DRB-01472] (C-20) **A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED.**

2. **Project # 1005029**
06DRB-01234 Major-Preliminary Plat Approval
06DRB-01235 Major-Vacation of Public Easements
06DRB-01236 Minor-Temp Defer SDWK

06DRB-01398 Minor-Subd Design (DPM) Variance

ADVANCED ENGINEERING agent(s) for WESTLAND DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) B & J, THE CROSSING and Tract(s) R, STORMCLOUD SUBDIVISION, UNITS 3 & 4 (to be known as **STORMCLOUD SUBDIVISON UNITS 4 & 5**) zoned SU-2 for R-LT, located on TIERRA PINTADA BLVD NW west of UNSER BLVD NW and LADERA NW containing approximately 55 acre(s). [REF: 06DRB-01045] *[Deferred from 9/20/06 & 10/4/06]* (H-9) **DEFERRED AT THE AGENT'S REQUEST TO 10/11/06.**
ADVANCED ENGINEERING agent(s) for WESTLAND DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) B & J, THE CROSSING and Tract(s) R, STORMCLOUD SUBDIVISION, UNITS 3 & 4 (to be known as **STORMCLOUD SUBDIVISON UNITS 4 & 5**) zoned SU-2 for R-LT, located on TIERRA PINTADA BLVD NW west of UNSER BLVD NW and LADERA NW containing approximately 55 acre(s). [REF: 06DRB-01045] *[Deferred from 10/4/06]* (H-9) **DEFERRED AT THE AGENT'S REQUEST TO 10/11/06.**

3. **Project # 1004091**
06DRB-00942 Major-Preliminary Plat approval
06DRB-00943 Minor- Temp Deferral of Sidewalk

RIO GRANDE ENGINEERING agent(s) for IRVING PARTNERS LLC request(s) the above action(s) for all or a portion of Unplatted Lands of Amalgamated Partners (to be known as **DESERT GARDEN ESTATES SUBDIVISION**), zoned RLT, located on IRVING BLVD NW between RAINBOW RD NW and PASEO DEL OESTE NW containing approximately 12 acre(s). *[Deferred from 7/26/06 & 8/2/06 & 8/9/06 & 8/16/06 & 8/23/06 & 9/20/06]* (A-9) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/4/06 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 9/28/06 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS OF FINAL PLAT: TRACT A MUST HAVE LEGAL ACCESS. P-1 LOT DESIGNATIONS, MAINTENANCE AND BENEFICIARIES OF ALL EASEMENTS, PUBLIC WATER AND SEWER EASEMETNS SHALL BE DEDICATED TO THE CITY OF ALBUQUERQUE, IF THE FINAL PLAT IS APPROVED AFTER OCTOBER 31, 2006, THE SUBDIVIDER MUST COMPLY WITH CITY COUNCIL RESOLUTION R-06-74 REGARDING PRE-DEVELOPMENT FACILITY FEE AGREEMENTS WITH THE ALBUQUERQUE PUBLIC SCHOOLS (APS).**

4.	**Project # 1005031** 06DRB-01077 Major-Vacation of Public Easements	SURV-TEK agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9-A, THE TRAILS, UNIT 2 (to be known as **SANTA FE 3 @ THE TRAILS, UNIT 2**) zoned R-D, located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). [REF: 06DRB-01017, 06DRB-01018] *[Deferred from 8/23/06 & 9/13/06 & 9/27/06 & 10/4/06]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 10/25/06.**
	06DRB-01017 Major-Preliminary Plat Approval 06DRB-01018 Minor-Temp Defer SDWK	SURV TEK & WILSON & COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9-A, THE TRAILS UNIT 2 (to be known as **SANTA FE 3 @ THE TRAILS, UNIT 2**) zoned R-D residential and related uses zone, developing area, located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). (Listed as Project 1004644 in error) *[Deferred from 8/9/06 & 8/23/06 & 9/13/06 & 9/27/06 & 10/4/06]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 10/25/06.**
	06DRB-01282 Minor-Subd Design (DPM) Variance	WILSON AND COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9A, THE TRAILS UNIT 2 (to be known as **SANTA FE 3 @ THE TRAILS, UNIT 2**) zoned R-D residential and related uses zone, developing area, located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). [REF: 06DRB-01017, 06DRB-01018, DRB-01077] *Deferred from 9/13/06 & 9/27/06 & 10/4/06]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 10/25/06.**
5.	**Project # 1004428** 06DRB-01121 Major-Vacation of Public Easements 06DRB-01119 Major-Preliminary Plat Approval 06DRB-01122 Minor-Temp Defer SDWK	MARK GOODWIN & ASSOCIATES agent(s) for ALBUQUERQUE RIO BRAVO PARTNERS LLC request(s) the above action(s) for all or a portion of Tract(s) RR-3A, RR-3B, RR-3C, RR-3D and RR-3E, TOWN OF ATRISCO GRANT (to be known as **CEJA VISTA**) zoned SU-1, C-1, R-LT, located on DENNIS CHAVEZ BLVD SW, between MEADE AVE SE and 118TH ST SW containing approximately 99 acre(s). [REF: 05DRB-01460, 05DRB-01461] *[Deferred from 8/30/06 & 9/27/06 & 10/4/06]* (P-9) **DEFERRED AT THE AGENT'S REQUEST TO 10/18/06.**

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

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

6. Project # 1004167
06DRB-01367 Minor-SiteDev Plan Subd/EPC

CONSENSUS PLANNING agent(s) for LA ORILLA GROUP request(s) the above action(s) for all or a portion of Lot(s) 1-10, **BOSQUE PLAZA,** zoned C-1 (SC) located on COORS BLVD NW, between LA ORILLA RD NW and MONTANO PLAZA NW containing approximately 12 acre(s). [REF: 06EPC-01357, 06EPC-01358] **[Catalina Lehner, EPC Case Planner]** *[Deferred from 9/27/06]*(E-12) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF THE SITE PLAN.**

06DRB-01357 Minor-Prelim&Final Plat Approval
06DRB-01358 Minor-Vacation of Private Easements

SURV-TEK INC agent(s) for LA ORILLA GROUP, JIM & CHRISTEN SHULL request(s) the above action(s) for all or a portion of Lot(s) 7, 8 & 10-B, **BOSQUE PLAZA,** zoned C-1 (SC) neighborhood commercial zone, located on COORS BLVD NW, between LA ORILLA RD NW and MONTANO PLAZA NW containing approximately 3 acre(s). [REF: 05DRB-00821, 05DRB-01042, 06DRB-01367] *[Deferred from 9/27/06]* (E-12) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

7. Project # 1002580
06DRB-01370 Minor-Amnd SiteDev Plan BldPermit

DAVID GREEN agent(s) for DUSTYN LADEWIG request(s) the above action(s) for all or a portion of Lot(s) 29 & 30, Block(s) 5 (to be known as (**TRACT A, NORTH ALBUQUERQUE ACRES)** zoned IP, located on SAN DIEGO ST NE NE, between SAN MATEO ST NE and PAN AMERICAN FRWY NE containing approximately 2 acre(s). [REF: 03DRB-00566] *[Deferred from 9/27/06 & 10/4/06]* (B-18) **DEFERRED AT THE AGENT'S REQUEST TO 10/11/06.**

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

CONSENSUS PLANNING INC agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of, THE TRAILS, UNIT 2, SANTA FE 3, (to be known as **THE TRAILS, UNIT 9A**) zoned R-D, located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). *[Deferred from 8/23/06 & 9/13/06 & 9/27/06 & 10/4/06]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 10/25/06.**

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

9. **Project # 1005106**
06DRB-01392 Minor-Sidewalk Waiver

LORETTA NARANJO LOPEZ agent(s) for MARY LOU NARANJO request(s) the above action(s) for all or a portion of Lot(s) B, SORIDA ADDITION, **LANDS OF ARTHUR NARANJO**, zoned RA-2 residential and agricultural zone, located on DURANES RD NW, between LOS LUCERO RD NW and GUADALUPE TR NW containing approximately 2 acre(s). [REF: 06DRB-01251] *[Deferred from 10/4/06]* (H-12) **DEFERRED AT THE AGENT'S REQUEST TO 10/11/06.**

10. **Project # 1003886**
06DRB-01387 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES PA agent(s) for HOMESITE FIVE LTD request(s) the above action(s) for all or a portion of Tract(s) C & 42, MESA VILLAGE (to be known as **SILVER LEAF SUBDIVISION**) zoned R-3 residential zone, located on LOMAS BLVD NE, between SELLARS DR NE and EASTERDAY DR NE containing approximately 52 acre(s). [REF: 06DRB-00861] (J-20) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR REAL PROPERTY SIGNATURE, TO CHANGE THE PUBLIC WATER AND SEWER EASEMENTS TO CITY OF ALBUQUERQUE DEDICATION AND TO RECORD THE PLAT.**

11. **Project # 1004940**
06DRB-00794 Minor- Final Plat Approval

ISAACSON & ARFMAN PA agent(s) for SIGNATURE J HOMES INC request(s) the above action(s) for all or a portion of Tract(s) A, Lot(s) 30, 31 & 32 (to be known as **CHAMISA ENCANTADA**) zoned R-D residential and related uses zone, developing area, located on GRAYSON RD NW, between DUSKFIRE DR NW and TARRINGTON DR NW containing approximately 1 acre(s). *[Was Indef deferred from 6/14/06, was Indef deferred from 7/19/06]* (J-10) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR OPEN SPACE NOTE, CERTIFICATION OF GRADING PLAN, GREEN TAGS FOR SIDEWALK AND TO PLANNING TO RECORD.**

12. **Project # 1004465**
06DRB-01397 Minor-Prelim&Final Plat Approval

GARCIA/KRAEMER & ASSOCIATES agent(s) for AMY HENKEL request(s) the above action(s) for all or a portion of Lot(s) 9, **MAJOR ACRES,** zoned R-1, located on MAJOR AVE NW, between 12TH ST NW and 10TH ST NW containing approximately 1 acre(s). [REF: 05DRB-01541] (G-14) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

13. **Project # 1001182**
06DRB-01388 Minor-Prelim&Final Plat Approval

RIO GRANDE ENGINEERING agent(s) for FULLER HOMES OF NM request(s) the above action(s) for all or a portion of Lot(s) 29 & 30, (to be known as **LOTS 29-A P-1 & 30-A P-1, BLUEWATER POINTE SUBDIVISION,** zoned RD-RLT, located on BLUEWATER RD NW, between EL SHADDAI ST NW and KETCH DR NW containing approximately 1 acre(s). [REF: 05DRB-01069] (K-9) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

14. **Project # 1005167**
06DRB-01391 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST agent(s) for ELFEGO & DELORES VALDEZ request(s) the above action(s) for all or a portion of Lot(s) 15, **RICE DURANES ADDITION #1,** zoned R-2, located on DURANES RD NW, between RICE AVE NW and RIO GRANDE BLVD NW containing approximately 1 acre(s). [REF: DRB-94-113] (H-13) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT TO WORK ON WATER AND SEWER ACCOUNT ISSUES.**

15. **Project # 1005064**
06DRB-01390 Minor-Prelim&Final Plat Approval

ALPHA PROFESSIONAL SURVEYING agent(s) for STEVEN RESTAINO request(s) the above action(s) for all or a portion of Lot(s) 38-A-2, M.R.G.C.D. MAP #32, **LANDS OF STEVEN RESTAINO,** zoned R-1, located on GUADALUPE TRAIL NW, between SANDIA RD NW and MONTANO NW containing approximately 1 acre(s). (F-14) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND TO RECORD.**

16. **Project # 1005172**
06DRB-01399 Minor-Prelim&Final Plat Approval

ADVANCED ENGINEERING AND CONSULTING LLC agent(s) for UBALDO MENDOZA request(s) the above action(s) for all or a portion of Lot(s) 23 & 24, Block(s) 3, **FAIRGROUND ADDITION,** zoned C-3, located on FLORIDA ST SE, between CENTRAL AVE SE and COCHITI RD SE containing approximately 1 acre(s).(K-18) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR RADIUS DEDICATION AT THE CORNER OF FLORIDA AND COCHITI AND TO PLANNING TO RECORD.**

17. **Project # 1004901**
06DRB-00689 Minor-Prelim&Final Plat Approval

WAYJOHN SURVEYING agent(s) for RIVERA INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) A-1, Block(s) 29, HUNING CASTLE ADDITION (to be known as **HUNING CASTLE TOWNHOMES**) zoned R-3, located on ALCALDE PLACE SW, between LEAD AVE SW and COAL AVE SW containing approximately 1 acre(s). *[Was Indefinitely deferred 5/24/06 for grading and drainage plan and infrastructure list] [Deferred from 9/20/06 & 9/27/06]* (K-13) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/4/06 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS OF FINAL PLAT: THE GRADING AND DRAINAGE PLAN SHALL BE APPROVED, IF THE FINAL PLAT IS APPROVED AFTER OCTOBER 31, 2006, THE SUBDIVIDER MUST COMPLY WITH CITY COUNCIL RESOLUTION R-06-74 REGARDING PRE-DEVELOPMENT FACILITY FEE AGREEMENTS WITH THE ALBUQUERQUE PUBLIC SCHOOLS (APS). THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

18. **Project # 1004606**
06DRB-01354 Major-Final Plat Approval

SURV-TEK INC agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 11, THE TRAILS, UNIT 2 (to be known as **VALLE VISTA AT THE TRAILS, UNIT 2**) zoned R-D, located on WOODMONT NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 12 acre(s). *[Deferred from 9/27/06 & 10/4/06]* (C-9) **THE ABOVE REQUEST WAS DEFERRED AT THE AGENT'S REQUEST TO 10/11/06.**

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

19. **Project # 1005170**
06DRB-01395 Minor-Sketch Plat or Plan

JOHN & ANITA MCDONOUGH request(s) the above action(s) for all or a portion of Lot(s) 30-A, **THOMAS VILLAGE ESTATES, PHASE II,** zoned RA-2, located on LA MANCHA NW, between DON QUIXOTE NW and CALLE DE DEBORAH NW containing approximately 1 acre(s). (G-12) **THE ABOVE REQUEST WAS REVIEWED**

AND COMMENTS WERE GIVEN.

20. Project # 1005168
06DRB-01393 Minor-Sketch Plat or Plan

DIANNE COHEN request(s) the above action(s) for all or a portion of Lot(s) 12A & 13A, Block(s) 20, **PARKLAND HILLS ADDITION,** zoned R-1, located on PERSHING BLVD SE, between RIDGECREST SE and ALISO DR SE containing approximately 1 acre(s). (L-17) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

21. Project # 1005169
06DRB-01394 Minor-Sketch Plat or Plan

ALPHA PROFESSIONAL SURVEYING INC agent(s) for UNM REAL ESTATE DEPARTMENT request(s) the above action(s) for portions of SECTIONS 10 & 11, T9NA3E, **UNM AIRPORT PARCEL,** zoned M-2, located on IRA SPRECHER RD SE, between LOS PICAROS SE and the ALBUQUERQUE INTERNATIONAL AIRPORT containing approximately 447 acre(s). (P-16, P-17) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

22. Project # 1005171
06DRB-01396 Minor-Sketch Plat or Plan

BOHANNAN HUSTON INC agent(s) for WESTLAND DEVELOPMENT CO request(s) the above action(s) for PARCEL D, WESTLAND NORTH (to be known as **GRASSLANDS**) zoned SU-2, R-2, located on ARROYO VISTA BLVD NW, between LADERA DR NW and TIERRA PINTADA BLVD NW containing approximately 63 acre(s). (J-8) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

23. Approval of the Development Review Board Minutes for September 27, 2006. **THE DRB MINUTES FOR SEPTEMBER 27, 2006 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:10 A.M.

Defer to 10/18/06

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1004428 AGENDA#: 5 DATE: 10.4.06

1. Name: _____ Address: _____ Zip: _____
2. Name: _____ Address: _____ Zip: _____
3. Name: _____ Address: _____ Zip: _____
4. Name: _____ Address: _____ Zip: _____
5. Name: _____ Address: _____ Zip: _____
6. Name: _____ Address: _____ Zip: _____
7. Name: _____ Address: _____ Zip: _____
8. Name: _____ Address: _____ Zip: _____
9. Name: _____ Address: _____ Zip: _____
10. Name: _____ Address: _____ Zip: _____
11. Name: _____ Address: _____ Zip: _____
12. Name: _____ Address: _____ Zip: _____
13. Name: _____ Address: _____ Zip: _____
14. Name: _____ Address: _____ Zip: _____

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1004428 **AGENDA ITEM NO: 5**

SUBJECT:

Preliminary Plat
Sidewalk Deferral
Vacation of Public Easements

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No objection to Sidewalk Deferral request.
No objection to vacation request.
An approved Drainage Master Plan (DMP) for the entire basin is required prior to Preliminary Plat approval.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

10-18-06

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

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: OCTOBER 4, 2006

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

September 27, 2006 9:00 a.m.

MEMBERS:

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

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

****

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

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

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

A. Call to Order: 9:00 A.M. Adjourned: 10:27 A.M.
B. Changes and/or Additions to the Agenda
C. New or Old Business

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

1. **Project # 1000131**
   06DRB-01277 Major-Two Year SIA
   06DRB-01278 Minor-Ext of SIA for Temp Defer SDWK

   MARK GOODWIN & ASSOCIATES agent(s) for BROADWAY DEVELOPMENT CO request(s) the above action(s) for, **BROADWAY INDUSTRIAL CENTER, UNIT 1,** zoned SU-2 HM, located on SAN JOSE AVE SE, between BROADWAY BLVD SE and I-25 containing approximately 61 acre(s). [REF: DRB-97-271] (M-14) **A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED. A TWO-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

2. **Project # 1000650**
06DRB-01267 Major-Two Year SIA

TIERRA WEST LLC agent(s) for WAL-MART STORES EAST LP request(s) the above action(s) for all or a portion of Tract(s) 1-A-1, **LANDS OF LAMONICA & WENK,** zoned SU-1 for C-1 Permissive Uses, located on COORS BLVD SW, between RIO BRAVO BLVD SW and LAMONICA RD SW containing approximately 20 acre(s). [REF: 03EPC-01109, 03EPC-01110, 03DRB-01782, 03DRB-01783, 04DRB-00277, 05DRB-00903] (P-10) **A TWO-YEAR EXTENSION OF THE SIA WAS APPROVED.**

3. **Project # 1002645**
06DRB-01268 Major-Two Year SIA

TIERRA WEST LLC agent(s) for CLEARBROOK INVESTMENTS request(s) the above action(s) for, **SEVILLE, UNIT 8,** zoned R-LT, located on IRVING BLVD NW, between KAYENTA PL NW and UNIVERSE BLVD NW containing approximately 27 acre(s). [REF: 03DRB-01440, 03DRB-01441, 03DRB-01965, 03DRB-00741, 04DRB-00400, 05DRB-01335] (A-10) **A 6-MONTH EXTENSION OF THE SIA WAS APPROVED.**

4. **Project # 1003634**
06DRB-01272 Major-Two Year SIA

GARCIA/KRAEMER & ASSOCIATES agent(s) for GREATER ALBUQUERQUE HABITAT FOR HUMANITY request(s) the above action(s) for all or a portion of Lot(s) 4A, 5A, 6A & 6B, Block(s) 12, **EASTERN ADDITION,** zoned SU-2/MR, located on HIGH ST SE between CROMWELL SE and PACIFIC SE and containing approximately 1 acre(s). [REF: 04DRB-01297, 04DRB-00409] (K-14) **A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED.**

5.	**Project # 1004639** 06DRB-01275 Major-Final Plat Approval	GARCIA/KRAEMER & ASSOCIATES agent(s) for 50/50 LLC request(s) the above action(s) for all or a portion of Lot(s) 313-A-2-B, ACRES ADDITION (to be known as **VENTANA DEL BOSQUE)** zoned RA-2/PCD, located on MOUNTAIN RD NW, between GABALDON RD NW and BOSQUE VERDE LANE NW containing approximately 5 acre(s). [REF:06DRB-00254,06DRB-00255, 06DRB-00256, 06DRB-00257] (J-12) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DEELGATED TO PLANNING FOR RESTRICTIVE COVENANTS, THE 15-DAY APPEAL PERIOD AND TO RECORD THE PLAT.**
6.	**Project # 1004924** 06DRB-01273 Major-Vacation of Public Easements 06DRB-01274 Minor-Sketch Plat or Plan	JEFF MORTENSEN & ASSOCIATES agent(s) for HOECH REAL ESTATE CORPORATION request(s) the above action(s) for all or a portion of Tract(s) B, **FEDERAL PLAZA,** zoned SU-1 for O-1 uses, located on HOMESTEAD RD NE, between MONTGOMERY BLVD NE and SAN MATEO BLVD NE containing approximately 4 acre(s). [REF: 06EPC-00756, 06DRB-01181] (G-18) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
7.	**Project # 1004464** 05DRB-01540 Major-Vacation of Pub Right-of-Way	GARCIA KRAEMER & ASSOCIATES agent(s) for 4120 SILVER LLC & 4200 SILVER LLC, request(s) the above action(s) for Lot(s) 5 & 6, Block(s) 10 and Lot(s) 1, Block(s) 11, **MESA GRANDE ADDITION,** zoned O-R, located on SIERRA DR SE, between SILVER AVE SE and MESA GRANDE PL SE. *[Deferred from 10/26/05 & 1/18/06 & 3/29/06]* (K-17) **DEFERRED AT THE AGENT'S REQUEST TO 3/28/07.**

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

SURV-TEK agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9-A, THE TRAILS, UNIT 2 (to be known as **SANTA FE 3 @ THE TRAILS, UNIT 2**) zoned R-D, located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). [REF: 06DRB-01017, 06DRB-01018] *[Deferred from 8/23/06 & 9/13/06 & 9/27/]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 10/4/06.**

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

SURV TEK & WILSON & COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9-A, THE TRAILS UNIT 2 (to be known as **SANTA FE 3 @ THE TRAILS, UNIT 2**) zoned R-D residential and related uses zone, developing area, located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). (Listed as Project 1004644 in error) *[Deferred from 8/9/06 & 8/23/06 & 9/13/06 & 9/27/06]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 10/4/06.**

06DRB-01282 Minor-Subd Design (DPM) Variance

WILSON AND COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9A, THE TRAILS UNIT 2 (to be known as **SANTA FE 3 @ THE TRAILS, UNIT 2**) zoned R-D residential and related uses zone, developing area, located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). [REF: 06DRB-01017, 06DRB-01018, DRB-01077] *Deferred from 9/13/06 & 9/27/06]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 10/4/06.**

9. **Project # 1005070**
06DRB-01154 Major-Preliminary Plat Approval
06DRB-01156 Minor-Sidewalk Waiver
06DRB-01155 Minor-Temp Defer SDWK

SURV-TEK INC & WILSON & COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 8, THE TRAILS, UNIT 2 (to be known as **TAOS @ THE TRAILS, UNIT 2**) zoned R-D, located on WOODMONT AVE NW, between UNIVERSE BLVD NW and RAINBOW BLVD NW containing approximately 9 acre(s). *[Deferred from 9/6/06 & 9/13/06 & 9/27/06]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 10/11/06.**

10. **Project # 1003613**
06DRB-00854 Major-Preliminary Plat Approval
06DRB-00855 Major-Vacation of Public Easements
06DRB-00859 Minor-SiteDev Plan Subd/EPC
06DRB-00856 Minor-Sidewalk Waiver
06DRB-00857 Minor-Temp Defer SDWK

THOMPSON ENGINEERING CONSULTANTS INC agent(s) for WAREHOUSE MOLDING & DOOR CORP request(s) the above action(s) for all or a portion of Tract(s) 34, MRGCD Map 39, Lot(s) 11, Rancho Rico and Lot(s) 1-4, Powell Gardens Addition (to be known as **SUNSET VILLA ADDITION**) zoned SU-1 for PRD, located on SUNSET GARDENS RD SW between ATRISCO RD SW and ARENAL DITCH, containing approximately 15 acres. *[Deferred from 7/12/06 & 8/9/06 & 8/23/06 & 9/6/06 & 9/20/06]* (K-12) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 9/27/06 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 9/18/06 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS: AN EASEMENT TO TRACT 11 SHALL BE PROVIDED. DEDICATION OF RIGHT-OF-WAY ALONG SUNSET GARDENS IS REQUIRED. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE SITE PLAN FOR SUBDIVISON WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF THE SITE PLAN. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

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

MARK GOODWIN & ASSOCIATES agent(s) for ALBUQUERQUE RIO BRAVO PARTNERS LLC request(s) the above action(s) for all or a portion of Tract(s) RR-3A, RR-3B, RR-3C, RR-3D and RR-3E, TOWN OF ATRISCO GRANT (to be known as **CEJA VISTA**) zoned SU-1, C-1, R-LT, located on DENNIS CHAVEZ BLVD SW, between MEADE AVE SE and 118TH ST SW containing approximately 99 acre(s). [REF: 05DRB-01460, 05DRB-01461] *[Deferred from 8/30/06 & 9/27/06]* (P-9) **DEFERRED AT THE AGENT'S REQUEST TO 10/4/06.**

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

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

12. Project # 1005000
06DRB-01350 Minor-SiteDev Plan BldPermit/EPC

DEKKER PERICH SABATINI agent(s) for YMCA OF CENTRAL NEW MEXICO request(s) the above action(s) for Tract(s) G-A, G-B, LANDS OF PEACE FOUNDATION & Tract(s) C, NETHERWOOD PARK ADDITON (to be known as **H B HORN YMCA, TRACT A**) zoned SU-1 for recreational uses & 0-1 uses, located on INDIAN SCHOOL RD NE, between WASHINGTON NE and SAN MATEO NE containing approximately 5 acre(s). [REF: 06EPC-00967] **[Catalina Lehner, EPC Case Planner]** *[Deferred from 9/27/06]* (H-17) **DEFERRED AT THE AGENT'S REQUEST TO 10/11/06.**

13. Project # 1004167
06DRB-01367 Minor-SiteDev Plan Subd/EPC

CONSENSUS PLANNING agent(s) for LA ORILLA GROUP request(s) the above action(s) for all or a portion of Lot(s) 1-10, **BOSQUE PLAZA,** zoned C-1 (SC) located on COORS BLVD NW, between LA ORILLA RD NW and MONTANO PLAZA NW containing approximately 12 acre(s). [REF: 06EPC-01357, 06EPC-01358] **[Catalina Lehner, EPC Case Planner]** *[Deferred from 9/27/06]* (E-12) **DEFERRED AT THE AGENT'S REQUEST TO 10/4/06.**

06DRB-01357 Minor-Prelim&Final Plat Approval
06DRB-01358 Minor-Vacation of Private Easements

SURV-TEK INC agent(s) for LA ORILLA GROUP, JIM & CHRISTEN SHULL request(s) the above action(s) for all or a portion of Lot(s) 7, 8 & 10-B, **BOSQUE PLAZA,** zoned C-1 (SC) neighborhood commercial zone, located on COORS BLVD NW, between LA ORILLA RD NW and MONTANO PLAZA NW containing approximately 3 acre(s). [REF: 05DRB-00821, 05DRB-01042, 06DRB-01367] *[Deferred from 9/27/06]* (E-12) **DEFERRED AT THE AGENT'S REQUEST TO 10/4/06.**

14. **Project # 1002580**
06DRB-01370 Minor-Amnd SiteDev Plan BldPermit

DAVID GREEN agent(s) for DUSTYN LADEWIG request(s) the above action(s) for all or a portion of Lot(s) 29 & 30, Block(s) 5 (to be known as (**TRACT A, NORTH ALBUQUERQUE ACRES)** zoned IP, located on SAN DIEGO ST NE NE, between SAN MATEO ST NE and PAN AMERICAN FRWY NE containing approximately 2 acre(s). [REF: 03DRB-00566] *[Deferred from 9/27/06]* (B-18) **DEFERRED AT THE AGENT'S REQUEST TO 10/4/06.**

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

CONSENSUS PLANNING INC agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of, THE TRAILS, UNIT 2, SANTA FE 3, (to be known as **THE TRAILS, UNIT 9A**) zoned R-D, located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). *[Deferred from 8/23/06 & 9/13/06 & 9/27/06]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 10/4/06.**

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

16. **Project # 1004606**
06DRB-01354 Major-Final Plat Approval

SURV-TEK INC agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 11, THE TRAILS, UNIT 2 (to be known as **VALLE VISTA AT THE TRAILS, UNIT 2**) zoned R-D, located on WOODMONT NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 12 acre(s). *[Deferred from 9/27/06]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 10/4/06.**

17. Project # 1005152
06DRB-01363 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST agent(s) for PAUL BEATTY request(s) the above action(s) for all or a portion of the east half of Lot(s) A & B, Block(s) 5, **BUENA VENTURA SUBDIVISION,** zoned C-2, located on CENTRAL AVE NE, between CONCHAS ST NW and PARSIFAL ST NE containing approximately 2 acre(s). (K-20) **PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

18. Project # 1001945
05DRB-01415 Minor-Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for MADELINE DUNN request(s) the above action(s) for all or a portion of Tract(s) 297 and 298 (to be known as **LAND OF DUNN)** zoned R-LT residential zone, located on CARSON RD NW, between RIO GRANDE BLVD NW and ZEARING AVE NW containing approximately 1 acre(s). [REF: 02DRB00731, 05DRB00733] *[Deferred from 9/21/05] [Final Plat was indef deferred 9/28/05 for SIA]* (J-13) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR ESTATE CURB PLACEMENT.**

19. Project # 1005155
06DRB-01366 Minor-Prelim&Final Plat Approval

WAYJOHN SURVEYING INC agent(s) for LORNA BLOOMBERG request(s) the above action(s) for all or a portion of Block(s) 9, Tract(s) A, B, **ALBRIGHT MOORE ADDITION,** zoned S-R, located on LOS TOMASES DR NW, between KINLEY AVE NW and BELLAMAH AVE NW containing approximately 1 acre(s). (J-14) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNNG FOR AGIS DXF FILE AND TO RECORD THE PLAT.**

20. Project # 1004803
06DRB-00720 Minor- Final Plat Approval

GREATER ALBUQUERQUE HABITAT FOR HUMANITY request(s) the above action(s) for all or a portion of Lot(s) A-G, **LOS BLANCOS ADDITION,** zoned R-T, located on 75TH ST NW, between CENTRAL NW and LUCCA NW containing approximately 1 acre(s). [REF: 06DRB-00445] [*The final plat was indef deferred for the SIA on 5/31/06]* (K-10) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

21. Project # 1001028
05DRB-01886 Minor-Final Plat Approval

PRECISION SURVEYS agent(s) for RON CERROS request(s) the above action(s) for all or a portion of Tract(s) 1, **LANDS OF ALEJANDRO GARCIA,** zoned R-1, located on ALEJANDRO ST NW, between BLUE WATER NW and RINCON NW containing approximately 5 acre(s). *[Was Indef Deferred on 12/21/05, Indef Deferred on 5/17/06 & 6/21/06 for the SIA] [Indef Deferred on* 9/27/06] (J-11) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

22. Project # 1003010
06DRB-01290 Minor-Prelim&Final Plat Approval

PRECISION SURVEYS INC agent(s) for THE ALBUQUERQUE LITTLE THEATRE INC request(s) the above action(s) for all or a portion of Tract(s) B (to be known as **TRACTS B-1 & B-2, LANDS OF ALBUQUERQUE LITTLE THEATRE,** zoned SU-1 & SU-2 for Albuqueque Little Theatre, located on SAN PASQUALE AVE SW, between CENTRAL AVE SW and CHACOMA PL SW containing approximately 3 acre(s). [REF: 04DRB-01687] *[Deferred from 9/13/06 & indef deferred on 9/27/06]* (J-13) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

23. **Project # 1004901**
06DRB-00689 Minor-Prelim&Final Plat Approval

WAYJOHN SURVEYING agent(s) for RIVERA INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) A-1, Block(s) 29, HUNING CASTLE ADDITION (to be known as **HUNING CASTLE TOWNHOMES**) zoned R-3, located on ALCALDE PLACE SW, between LEAD AVE SW and COAL AVE SW containing approximately 1 acre(s). *[Was Indefinitely deferred 5/24/06 for grading and drainage plan and infrastructure list] [Deferred from 9/20/06 & 9/27/06]* (K-13) **DEFERRED AT THE AGENT'S REQUEST TO 10/4/06.**

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

THERE ARE NO SKETCH PLATS THIS WEEK . . .

24. Approval of the Development Review Board Minutes for September 20, 2006. **THE DRB MINUTES FOR SEPTEMBER 20, 2006 WERE APPROVED BY THE BOARD.**

ADJOURNED: 10:27 A.M.

Deferred 10.4.06

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1004/28 AGENDA#: 11 DATE: 9/27/06

1. Name: _____ Address: _____ Zip: _____
2. Name: _____ Address: _____ Zip: _____
3. Name: _____ Address: _____ Zip: _____
4. Name: _____ Address: _____ Zip: _____
5. Name: _____ Address: _____ Zip: _____
6. Name: _____ Address: _____ Zip: _____
7. Name: _____ Address: _____ Zip: _____
8. Name: _____ Address: _____ Zip: _____
9. Name: _____ Address: _____ Zip: _____
10. Name: _____ Address: _____ Zip: _____
11. Name: _____ Address: _____ Zip: _____
12. Name: _____ Address: _____ Zip: _____
13. Name: _____ Address: _____ Zip: _____
14. Name: _____ Address: _____ Zip: _____

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1004428 **AGENDA ITEM NO: 11**

SUBJECT:

Preliminary Plat
Sidewalk Deferral
Vacation of Public Easements

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No objection to Sidewalk Waiver or Sidewalk Deferral request.
Hydrology will reserve comments on the vacation request.
An approved Drainage Master Plan (DMP) for the entire basin is required prior to Preliminary Plat approval.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

APPROVED ___; DENIED ___; DEFERRED ~~__X__~~ 10/4/06; COMMENTS PROVIDED __; WITHDRAWN ___

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: SEPTEMBER 27, 2006

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

September 20, 2006 9:00 a.m.

MEMBERS:

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

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

****

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

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

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

A. Call to Order: 9:00 A.M. Adjourned: 11:30 A.M.
B. Changes and/or Additions to the Agenda
C. New or Old Business

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

1. **Project # 1003364**
   06DRB-01232 Major-Amnd SiteDev Plan BldPermit

   FANNING BARD TATUM ARCHITECTS agent(s) for NADEEM MULL request(s) the above action(s) for all or a portion of Lot(s) 1-A-4, Block(s) 10, NORTH ALBUQUERQUE ACRES (to be known as **LOUISIANA - PASEO**), zoned SU-2 MIXED USES, located on PASEO DEL NORTE NE, between LOUISIANA NE and HOLLY NE containing approximately 1 acre(s). **[Carmen Marrone, EPC Case Planner]** (C-19) **THE AMENDED SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR CARMEN MARRONE'S INITIALS AND 3 COPIES OF THE AMENDED SITE DEVELOPMENT PLAN.**

2. **Project # 1005029**
06DRB-01234 Major-Preliminary Plat Approval
06DRB-01235 Major-Vacation of Public Easements
06DRB-01236 Minor-Temp Defer SDWK

ADVANCED ENGINEERING agent(s) for WESTLAND DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) B & J, THE CROSSING and Tract(s) R, STORMCLOUD SUBDIVISION, UNITS 3 & 4 (to be known as **STORMCLOUD SUBDIVISON UNITS 4 & 5**) zoned SU-2 for R-LT, located on TIERRA PINTADA BLVD NW west of UNSER BLVD NW and LADERA NW containing approximately 55 acre(s). [REF: 06DRB-01045*] [Deferred from 9/20/06]* (H-9) **DEFERRED AT THE AGENT'S REQUEST TO 10/4/06.**

3. **Project # 1004091**
06DRB-00942 Major-Preliminary Plat approval
06DRB-00943 Minor- Temp Deferral of Sidewalk

RIO GRANDE ENGINEERING agent(s) for IRVING PARTNERS LLC request(s) the above action(s) for all or a portion of Unplatted Lands of Amalgamated Partners (to be known as **DESERT GARDEN ESTATES SUBDIVISION**), zoned RLT, located on IRVING BLVD NW between RAINBOW RD NW and PASEO DEL OESTE NW containing approximately 12 acre(s). *[Deferred from 7/26/06 & 8/2/06 & 8/9/06 & 8/16/06 & 8/23/06 & 9/20/06]* (A-9) **DEFERRED AT THE AGENT'S REQUEST TO 10/4/06.**

4. **Project # 1003613**
06DRB-00854 Major-Preliminary Plat Approval
06DRB-00855 Major-Vacation of Public Easements
06DRB-00859 Minor-SiteDev Plan Subd/EPC
06DRB-00856 Minor-Sidewalk Waiver
06DRB-00857 Minor-Temp Defer SDWK

THOMPSON ENGINEERING CONSULTANTS INC agent(s) for WAREHOUSE MOLDING & DOOR CORP request(s) the above action(s) for all or a portion of Tract(s) 34, MRGCD Map 39, Lot(s) 11, Rancho Rico and Lot(s) 1-4, Powell Gardens Addition (to be known as **SUNSET VILLA ADDITION**) zoned SU-1 for PRD, located on SUNSET GARDENS RD SW between ATRISCO RD SW and ARENAL DITCH, containing approximately 15 acres. *[Deferred from 7/12/06 & 8/9/06 & 8/23/06 & 9/6/06 & 9/20/06]* (K-12) **DEFERRED AT THE AGENT'S REQUEST TO 9/27/06.**

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

MARK GOODWIN & ASSOCIATES agent(s) for ALBUQUERQUE RIO BRAVO PARTNERS LLC request(s) the above action(s) for all or a portion of Tract(s) RR-3A, RR-3B, RR-3C, RR-3D and RR-3E, TOWN OF ATRISCO GRANT (to be known as **CEJA VISTA**) zoned SU-1, C-1, R-LT, located on DENNIS CHAVEZ BLVD SW, between MEADE AVE SE and 118TH ST SW containing approximately 99 acre(s). [REF: 05DRB-01460, 05DRB-01461] *[Deferred from 8/30/06 & 9/20/06]* (P-9) **DEFERRED AT THE AGENT'S REQUEST TO 9/27/06.**

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

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

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

WAYJOHN SURVEYING INC agent(s) for DOYLE & TRICARIO INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) 7, 8 & 9, Block(s) 16-A, SANTILLA PLACE (to be known as **CAGUA TOWNHOMES**) zoned R-LT residential zone, located on CAGUA DR NE between COPPER AVE NE and GRAND AVE NE containing approximately 1 acre(s).**[Catalina Lehner, EPC Case Planner]***[Deferred from 8/2/06, 8/16/06,8/30/06,9/6/06 & 9/13/06]* (K-18) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT TO REMOVE THE UTILITIES ON THE SITE PLAN FOR SUBDIVISION AND PLANNING FOR 3 COPIES OF THE SITE PLAN. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT TO REVISE THE UTILITY PLAN AND PLANNING FOR 3 COPIES OF THE SITE PLAN. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 9/20/06 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 9/8/06 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS OF FINAL PLAT: A REVISED WALL DESIGN MUST BE APPROVED, IF THE FINAL PLAT IS APPROVED AFTER OCTOBER 31, 2006, THE SUBDIVIDER MUST COMPLY WITH CITY COUNCIL RESOLUTION R-06-74 REGARDING PRE-DEVELOPMENT FACILITY FEE AGREEMENTS WITH THE ALBUQUERQUE PUBLIC SCHOOLS (APS). THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

7. **Project # 1003272**
05DRB-01657 Minor-SiteDev Plan BldPermit

JIM MILLER ARCHITECTS agent(s) for MICHAEL BARTHELEMY & GEOFFREY ROMERO request(s) the above action(s) for all or a portion of Lot(s) 2A1B2A, **ALBUQUERQUE WEST, UNIT 2,** zoned SU-1 PDA TO INCLUDE C-3 USES, located on HIGH ASSETS WAY NW, between PASEO DEL NORTE NW and EAGLE RANCH NW containing approximately 1 acre(s)[REF:DRB-94-849 [*Indef deferred from 11/2/05]* (C-13) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RESPOND TO WRITTEN COMMENTS AND 3 COPIES OF THE SITE PLAN.**

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

8. **Project # 1004355**
06DRB-01340 Major-Final Plat Approval

WILSON & COMPANY agent(s) for KB HOME NEW MEXICO INC request(s) the above action(s) for all or a portion of Tract(s) 2, **VISTA VIEJA SUBDIVISION, UNIT 2,** zoned RD, located on SCENIC RD NW, between 81ST ST NW and ALBERICOQUE PL NW containing approximately 41 acre(s). [REF: 05DRB-01235, 05DRB-01236, 06DRB-00527] (D-9) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR FINALIZATION OF THE SIA AND AMAFCA'S SIGNATURE AND PLANNING FOR HOME OWNER ASSOCIATION PRESIDENT'S SIGNATURE AND TO RECORD THE PLAT.**

9. **Project # 1005148**
06DRB-01343 Minor-Prelim&Final Plat Approval

WAYJOHN SURVEYING INC agent(s) for KATHLEEN GORMAN & MOLLY BRACK request(s) the above action(s) for all or a portion of Lot(s) 22, **MCDONALD ACRES SECOND UNIT,** zoned R-1, located on 12TH ST NW, between PHOENIX ST NW and LOS ARBOLES AVE NW containing approximately 1 acre(s). (G-14) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

10. **Project # 1004901**
06DRB-00689 Minor-Prelim&Final Plat Approval

WAYJOHN SURVEYING agent(s) for RIVERA INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) A-1, Block(s) 29, HUNING CASTLE ADDITION (to be known as **HUNING CASTLE TOWNHOMES**) zoned R-3, located on ALCALDE PLACE SW, between LEAD AVE SW and COAL AVE SW containing approximately 1 acre(s). *[Was Indefinitely deferred 5/24/06 for grading and drainage plan and infrastructure list] [Deferred from 9/20/06]* (K-13) **DEFERRED AT THE BOARD'S REQUEST TO 9/27/06.**

11. **Project # 1000418**
06DRB-00349 Minor-Prelim&Final Plat Approval

JACKS HIGH COUNTRY INC agent(s) for JJ & J PROPERTIES LLC request(s) the above action(s) for all or a portion of Tract(s) B-1-B-1, **WEST 66 ADDITION,** zoned C-2 community commercial zone, located on CENTRAL AVE NW, between UNSER NW and AIRPORT NW containing approximately 7 acre(s). *[Was Indef deferred on 3/22/06] [Deferred from 9/13/06] [Heard under Project #1004760 no longer valid for this case]* (K-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 9/20/06 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

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

12. **Project # 1003857**
06DRB-01300 Minor-Sketch Plat or Plan

BRASHER & LORENZ agent(s) for MIKE GONZALES request(s) the above action(s) for Tract(s) 31-B-1, M.R.G.C.D. MAP 41 & Tract(s) C-1, C-2 & D, LANDS OF BROMO GONZALES (to be known as **BARELAS TOWNHOMES**) zoned SU-2 for RT - C2, located on SIMPIER LANE SW, between 4TH ST SW and 8TH ST SW containing approximately 2 acre(s). [REF: 04DRB-01973, 06DRB-00442] (L-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

13. **Project # 1005127**
06DRB-01301 Minor-Sketch Plat or Plan

RIO GRANDE SURVEYING COMPANY agent(s) for CRAIG H & JANE A KENNEDY request(s) the above action(s) for all or a portion of Tract(s) 10, **VOLCANO CLIFFS, UNIT 10,** zoned R-1 residential zone, located on ROSA PARKS RD NW, between FACIEL NW and MOQUI NW containing approximately 5 acre(s). (D-8) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

14. **Project # 1005137**
06DRB-01326 Minor-Sketch Plat or Plan

FRANK VENAGLIA of VILLA DE CAPO request(s) the above action(s) for all or a portion of Lot(s) 22, Block(s) 21 CITY RIGHT-OF WAY & LANDSCAPED MEDIAN, **NEW MEXICO TOWN COMPANY ORIGINAL TOWNSITE,** zoned SU-3 special center zone, located on GOLD AVE SW, between 7TH ST SW and 8TH ST SW containing approximately 1 acre(s). (K-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

15. **Project # 1005147**
06DRB-01342 Minor-Sketch Plat or Plan

KAY SHAFER request(s) the above action(s) for all or a portion of Lot(s) 47, **MCDONALD ACRES, UNIT 3,** zoned R-1, located on 9TH ST NW, between PHOENIX ST NW and LA POBLANA NW containing approximately 1 acre(s). (H-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

16. Approval of the Development Review Board Minutes for September 6 and September 13, 2006. **THE DRB MINUTES FOR SEPTEMBER 6 AND SEPTEMBER 13, 2006 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:30 A.M.

Deferred 9/27/06

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1004428 AGENDA#: 5 DATE: 9/20/06

1. Name: _____ Address: _____ Zip: _____

2. Name: _____ Address: _____ Zip: _____

3. Name: _____ Address: _____ Zip: _____

4. Name: _____ Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

10. Name: _____ Address: _____ Zip: _____

11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1004428 **AGENDA ITEM NO: 5**

SUBJECT:

Preliminary Plat
Sidewalk Deferral
Vacation of Public Easements

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No objection to Sidewalk Waiver or Sidewalk Deferral request.
Hydrology will reserve comments on the vacation request.
An approved Drainage Master Plan (DMP) for the entire basin is required prior to Preliminary Plat approval.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

9-27-06

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

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: SEPTEMBER 20, 2006

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

August 30, 2006 9:00 a.m.

MEMBERS:

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

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

****

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

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

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

A. Call to Order: 9:00 A.M. Adjourned: 11:30 A.M.
B. Changes and/or Additions to the Agenda
C. New or Old Business

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

1. **Project # 1003674**
   06DRB-01082 Major-Vacation of Pub Right-of-Way
   06DRB-01083 Major-Preliminary Plat Approval
   06DRB-01125 Minor-Temp Defer SDWK

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

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

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

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

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

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

4. Project # 1004974 06DRB-01117 Major-Preliminary Plat Approval	TIERRA WEST LLC agent(s) for SAN PEDRO EQUITIES LTD CO request(s) the above action(s) for all or a portion of Lot(s) 1-3 & 30-32, Block(s) 34, Tract(s) A, NORTH ALBUQUERQUE ACRES, (to be known as **PASEO NUEVO**) zoned SU-2 for IP, located on SAN PEDRO NE, between HOLLY AVE NE and CARMEL AVE NE containing approximately 5 acre(s). [REF: 06DRB-00884, 06DRB-00885] (C-18) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/30/06 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 6/1/06 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS OF FINAL PLAT: ADDRESS THE 24-FOOT FLOATING ACCESS EASEMENT. ADJACENT OWNERS MUST SIGN THE PLAT PRIOR TO RECORDING.**
06DRB-00884 Major-SiteDev Plan Subd 06DRB-00885 Major-SiteDev Plan Bldg Permit	STUDIO SW ARCHITECTS agent(s) for SAN PEDRO EQUITIES request(s) the above action(s) for all or a portion of Lot(s) 1, 2, 3, 30, 31 and 32, Tract(s) A, Block(s) 34, **NORTH ALBUQUERQUE ACRES**, zoned SU-2, IP, located on SAN PEDRO NE BETWEEN HOLLY NE AND CARMEL NE containing approximately 5 acres.[REF: AX-84-9,Z-84-41] *[Deferred from 7/12/06 & 8/16/06]* (C-18) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/30/06 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR THE SIA AND PLANNING FOR 3 COPIES.**

5.	**Project # 1004675** 06DRB-01026 Major-Preliminary Plat Approval 06DRB-01027 Major-Vacation of Public Easements 06DRB-01028 Minor-Subd Design (DPM) Variance 06DRB-01029 Minor-Sidewalk Waiver 06DRB-01030 Minor-Temp Defer SDWK	MARK GOODWIN & ASSOCIATES PA agent(s) for T. S. MCNANEY request(s) the above action(s) for all or a portion of Tract(s) 1, SP KINSCHERFFLAND AND SW ¼ ON NE ¼, SEC 35, T11N, R2E (to be known as **VISTA DE LA LUZ**) zoned SU-1 PRD, located on COORS BLVD NW, between WESTERN TRAIL NW and DELLYNE AVE NW containing approximately 29 acre(s). [REF: 06DRB00836] *[Deferred from 8/9/06 & 8/23/06]* (F-11) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/30/06 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 8/22/06 THE PRELIMINARY PLAT WAS APPROVED. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. A SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM DESIGN STANDARDS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**
	06DRB-01097 Minor-SiteDev Plan Subd/EPC	CONSENSUS PLANNING agent(s) for TS MCNANEY LLC / MONTERREY LAND GROUP LLC request(s) the above action(s) for all or a portion of Tract(s) 1, KINSCHERFF, LANDS OF RAY A GRAHAM III (to be known as **VISTA DE LA LUZ**, zoned SU-1 PRD (10DU/A) located on COORS BLVD NW, between SAN ANTONIO ARROYO NW and LA LUZ DEL OESTE NW containing approximately 29 acre(s). [REF:06DRB-00836] **[Catalina Lehner, EPC Case Planner]** *[Deferred from 8/9/06 & 8/23/06]* (F-11) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR CATALINA LEHNER'S INITIALS AND 3 COPIES OF THE SITE PLAN.**

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

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

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

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

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

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

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

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

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

9. **Project # 1004779** 06DRB-01218 Minor-Prelim&Final Plat Approval 06DRB-01219 Minor-Temp Defer SDWK	ISAACSON & ARFMAN agent(s) for 207 ALISO DRIVE LLC request(s) the above action(s) for all or a portion of Lot(s) 3A & 4, Block(s) 3, GRANADA HEIGHTS (to be known as **LOT 3A-1, BLOCK 3, GRANADA HEIGHTS**) zoned R-2 residential zone, located on ALISO DR SE, between SILVER AVE SE and ARLOTTE AVE SE containing approximately 1 acre(s). [REF: 06DRB-00393] (K-17) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/30/06 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS OF FINAL PLAT: SHOW THE FLOODLPLAIN ON THE LOT. THE EASEMENTS SHALL BE RETAINED FOR EXISTING PUBLIC WATER/SEWER LINES AS DETERMINED PRIOR TO FINAL PLAT APPROVAL. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**
10. **Project # 1005093** 06DRB-01215 Minor-Prelim&Final Plat Approval	HERMANSON LOUGHRIDGE CONSTRUCTION agent(s) for BRUCE & LESLIE LOUGHRIDGE request(s) the above action(s) for all or a portion of Lot(s) 51, **MOUNTAIN HIGHLANDS @ HIGH DESERT, UNIT 2,** zoned SU-2 HD-R, located on RICE GRASS NE and EMERY OAK NE and containing approximately 1 acre(s). (E-24) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR A LETTER FROM HIGH DESERT AND TO RECORD THE PLAT.**
11. **Project # 1000922** 06DRB-01180 Major-Final Plat Approval	WILSON & CO agent(s) for LA CUENTISTA I, LLC request(s) the above action(s) for all or a portion of Tract(s) A, **LA CUENTISTA SUBDIVISION, UNIT 1,** zoned R-1, located on KIMMICK DR NW, between URRACA ST NW and CAMINO DE PAZ NW containing approximately 47 acre(s). [REF: 05DRB-01829, 06DRB-00555] [Deferred from 8/23/06] (C-10, C-11, D-10, D-11) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

ADJOURNED: 11:30 A.M.

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1004/28 AGENDA#: 2 DATE: 8/30/06

1. Name: John MacKenzie Address: MGA Zip:
2. Name: Bill Allen Address: Zip:
3. Name: Other MGA agent 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: 1004428 **AGENDA ITEM NO: 2**

SUBJECT:

Preliminary Plat
Sidewalk Deferral
Vacation of Public Easements

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

Hydrology will reserve comments on the vacation request.
An approved Drainage Master Plan (DMP) for the entire basin is required prior to Preliminary Plat approval.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

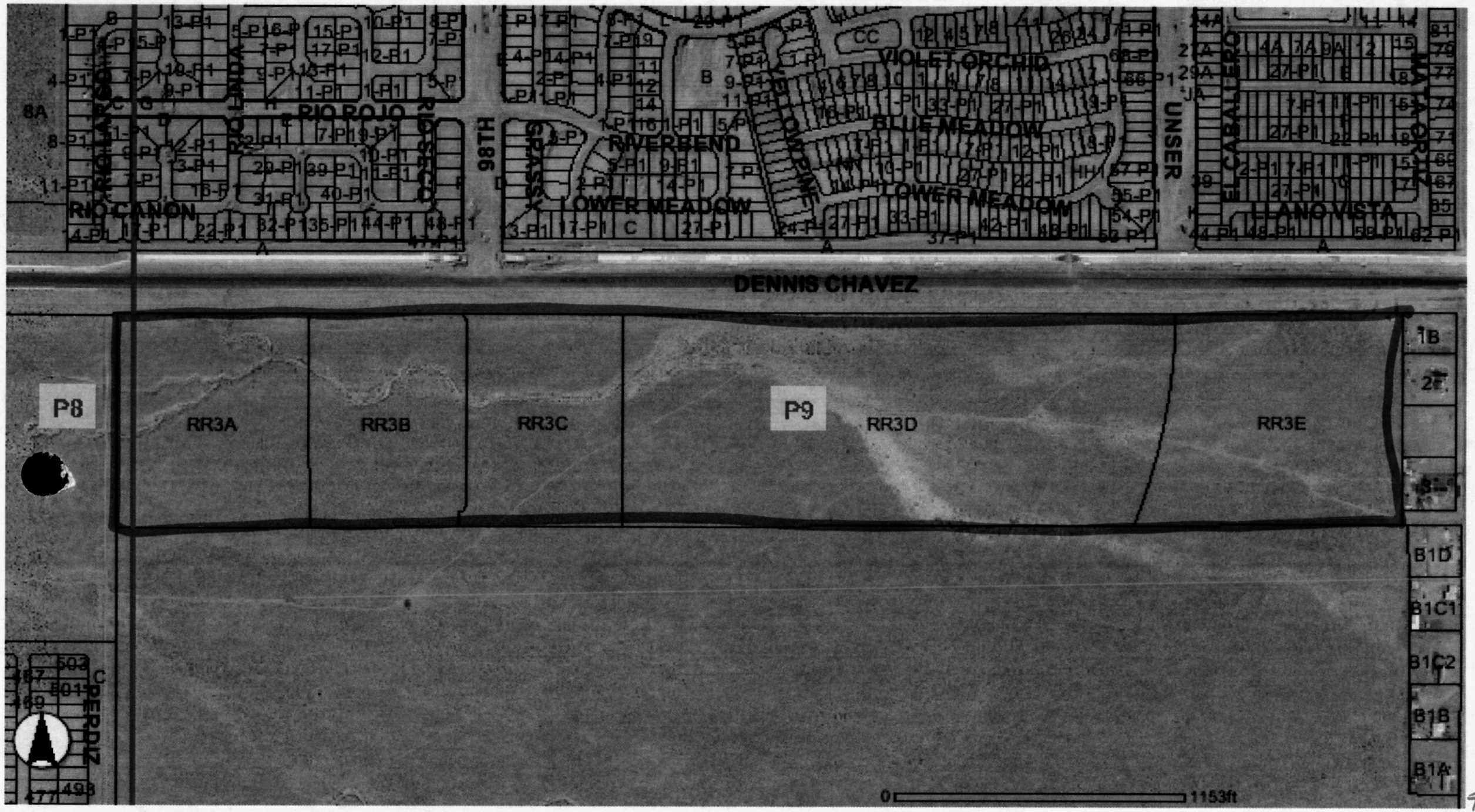
RESOLUTION:

APPROVED ___; DENIED ___; DEFERRED X; COMMENTS PROVIDED ___; WITHDRAWN ___ 9-20-06

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: AUGUST 30, 2006



#2
#1004428
8-30-06

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

August 30, 2006

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

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

AMAFCA — No adverse comments.

COG — This proposed development is located in an emerging area of growth and significant downstream infrastructure and capacity issues can be expected involving multiple jurisdictions such as the County and the NMDOT. As previously requested by MRCOG staff to nearby developments, the TIS should consider these implications and coordinate off-site improvements and/or mitigation accordingly.

Unser Blvd and Senator Dennis Chavez Blvd are identified as limited access principal arterials on the Long Range Roadway System Map with right of ways of 156 feet. In addition, the Long Range Bikeway System map identifies Unser Blvd as having on-street bike lanes as well as a separate trail/path, and Sen. Dennis Chavez Blvd as having a separate trail/path. Coordination with the NMDOT and the City's Municipal Development Department should be conducted to ensure appropriate project inclusion at such time as appropriate in the development process.

Finally, as a regional transportation planning agency MRCOG staff are concerned that the density proposed for this site will increase congestion on local roadways and river crossings already reaching capacity. While higher density can help support transit, ABQ Ride presently has no routes within the vicinity of the proposed project, the closest being S. Coors to the east and Benavides to the north. Developer should coordinate with ABQ Ride to insure that development is considered in conjunction with transit planning.

Transit — The access pathways to the surrounding arterials will provide important pedestrian mobility for this development. Perhaps inadvertently, Tract O does not show a pathway like the others but should provide access to Unser. Should these tracts have public pedestrian access easements?

Zoning Enforcement — No adverse comments.

Neighborhood Coordination — No Association.

APS

Ceja Vista is a master planned community located south of Dennis Chavez Blvd and east of 118th St. The northern portion of the planned area is located in the city and the southern portion is located in the county. The master planned area will consist of ~ 1,130 units over 4 years, with approximately 343 units located within the city. The project will impact Navajo Elementary School, Harrison Middle School, and Rio Grande High School. All three schools are projected to exceed capacity within the next 3 to 5 years.

School	2006-07 Projections	2006-07 Capacity	Space Available
Navajo	510	497	-13
Harrison	725	813	88
Rio Grande	1,912	2,100	188

The developers of the Ceja Vista Master Plan have been working with APS to identify a school site within the master planned area. The Ceja Vista Master Plan originally identified an area for an elementary school site. Since then, APS has been working with the developers of Ceja Vista to locate a middle school site instead. APS and the developers of Ceja Vista continue to work on an agreement towards securing a middle school site within the Ceja Vista Master Plan.

A new southwest high school is planned to open with a 9th grade academy 2008. The remainder of the school will open in 2009. The new southwest high school will relieve overcrowding at West Mesa High and relieve some of the future growth pressures from Rio Grande High School.

Police Department — No crime prevention or CPTED 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	Approved.
Comcast	No comments received.
QWEST	No comments received.
Environmental Health	No comments received.
M.R.G.C.D.	No comments received.
Open Space Division	No adverse comments.

City Engineer

Hydrology will reserve comments on the vacation request. An approved DMP for the entire basin is required prior to Preliminary Plat approval.

Transportation Development

No objection to the deferral of sidewalk. The vacation exhibit does not show widths of the portions of easement being vacated. Who else has rights to these easements? Dedication at the intersection of 98th and Dennis Chavez is required for geometric considerations. A traffic distribution map is needed to determine the status of major local streets. Where is the connection to the access on the NE corner of Unit 1? County concurrence is needed for access to Meade Road. The R/W for Meade road is improper? Why is not the same width as to the east? What is the purpose of the bulb on Unit 3? Is there going to be maintenance responsibilities? Normal local streets require 51' of r/w. Street widths are 30'. Sidewalks should be 4' not 4". Where is Camanula? 98th street needs to have medians, turn bays, etc. Why does Campanula overlap 24' E-E with the permanent improvements? Where is Fumara and Cuscula? Where are the Unser improvements? Where are the Dennis Chavez improvements? Where are the offsite improvements? Where is Petaca?? The infrastructure list is unacceptable.

Parks & Recreation — What is Tract F? Who will own and maintain it?

Utilities Development

Preliminary Plat can not be approved until off-site water system analysis is completed and improvements required for this development have been identified for the infrastructure list. Recommend a 30 day deferral.

Planning Department

✓ The perimeter wall design submittal is incomplete. Please refer to the written submittal requirements.

Planning Department

If you do not have a copy, please call Sandy at 768-3861 ans ask her to fax them. In addition, the design says "Anderson Hills" on more than one page. The correct subdivision name should be substituted.

Be aware that residential subdivision preliminary plat and final plat approvals occurring after October 31, 2006, are subject to the provisions of City Council Resolution R-06-74.

The zoning listed on the preliminary plat is incorrect. Also, include a statement of minimum lot square footage & lot width under "Subdivision Data". Please re-submit one revised preliminary plat to Planning by Monday, August 28th at noon for the DRB file.

If the SU1 for C1 zoning was changed to RLT, why is it still referenced on the preliminary plat, shown as Tract RR-3-C on Page 1, and as Tract I on Sheet 3?

What is the purpose of Tract I? Maintenance & beneficiaries of all tracts should be noted.

If there is to be a homeowners association, the President should sign the final plat. This will be a condition of final plat.

There should be breaks in the perimeter wall every 250 to 300 feet maximum for pedestrian access.

Will there be a park or commons area within this area?

Are all the lots for single family homes?

Impact Fee Administrator

The creation of a new residential subdivision, vacation of easements, deferral of sidewalks and sidewalk waiver will not require payment of Impact Fees. However, Impact Fees will be required at the time a permit is issued for each home built in this subdivision. Using an average of 2000sf of heated area and .05 for impervious acreage the estimated impact fees for each home are as follows:

1. Roadway Facilities for the SW Mesa: $4046.00
2. Public Safety Facilities for the Westside: $414.00
3. Parks, Trails, Open Space for the SW Mesa: $3220.00
4. Drainage Facilities for the SW Mesa: $641.80
5.

Impact Fee Administrator

Impact Fees are to be paid at the time of issuance of building permits; however, the total Impact Fees may be paid at a rate of 67% if permits are obtained by December 29, 2006

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

Cc: Albuquerque Rio Bravo Partners LLC, 6330 Riverside Plaza Lane, Suite 220, 87120

Mark Goodwin & Associates PA, P.O. Box 90606, 87199

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW,** on **Wednesday, August 30, 2006,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1003674
06DRB-01082 Major-Vacation of Pub Right-of-Way
06DRB-01083 Major-Preliminary Plat Approval
06DRB-01125 Minor-Temp Defer SDWK

JEFF MORTENSEN & ASSOCIATES INC agent(s) for LLAVE HOMES, BOB KEERAN request(s) the above action(s) for all or a portion of Lot(s) 25, 26 & 27, Block(s) 3, Tract(s) 3, NORTH ALBUQUERQUE ACRES, UNIT 3 (to be known as **RICH COURT SUBDIVISION**) zoned R-D (3 du/a) located on ALAMEDA BLVD NE, between VENTURA ST NE and BARSTOW ST NE containing approximately 3 acre(s). [REF: 04DRB-01426] (C-20)

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

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

Project # 1004974
06DRB-01117 Major-Preliminary Plat Approval

TIERRA WEST LLC agent(s) for SAN PEDRO EQUITIES LTD CO request(s) the above action(s) for all or a portion of Lot(s) 1-3 & 30-32, Block(s) 34, Tract(s) A, NORTH ALBUQUERQUE ACRES, (to be known as **PASEO NUEVO**) zoned SU-2 for IP, located on SAN PEDRO NE, between HOLLY AVE NE and CARMEL AVE NE containing approximately 5 acre(s). [REF: 06DRB-00884, 06DRB-00885] (C-18)

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

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

Details of the application(s) may be examined at the Planning Department Development Services Center One Stop Shop, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 8:00 a.m. and 4:30 p.m., Monday through Friday except holidays. INDIVIDUALS WITH DISABILITIES needing special assistance to participate in this hearing should contact Claire Senova, Planning Department, at 924-3946. TTY users may call the New Mexico Relay Network by calling toll-free 1-800-659-8331.

Sheran Matson, AICP, DRB Chair
for Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, AUGUST 14, 2006.

CITY OF PLANNING
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST

Meeting Date: AUGUST 30, 2006
Zone Atlas Page: P-09-Z
Notification Radius: 100 Ft.

Project# 1004428
App#06DRB-01119
App#06DRB-01121
App#06DRB-01122

Cross Reference and Location: DENNIS CHAVEZ BLVD BETWEEN MCADE AVE AND 118TH STREET

Applicant: ALBUQUERQUE RIO BRAVO PARTNERS, LLC
Address: 6330 RIVERSIDE PLAZA LANE, SUITE 220
ALBUQUERQUE, NM 87120

Agent: MARK GOODWIN & ASSOCIATES
PO BOX 90606
ALBUQUERQUE, NM 87199

Special Instructions:

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

Date Mailed: AUGUST 11, 2006
Signature: YVONNE SAAVEDRA

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

S	Z	
		SUBDIVISION
X		Major Subdivision action
		Minor Subdivision action
		Vacation
V		Variance (Non-Zoning)
		SITE DEVELOPMENT PLAN
		for Subdivision Purposes
		for Building Permit
		IP Master Development Plan
		Cert. of Appropriateness (LUCC)
		STORM DRAINAGE
		Storm Drainage Cost Allocation Plan
P		Sector Plan **(Phase I, II, III)**
		Amendment to Sector, Area, Facility or Comprehensive Plan
		Text Amendment (Zoning Code/Sub Regs)
		Street Name Change (Local & Collector)
L	A	**APPEAL / PROTEST of...**
D		Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

S	Z	
		ZONING & PLANNING
		Annexation
		County Submittal
		EPC Submittal
		Zone Map Amendment (Establish or Change Zoning)

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: Albuquerque Rio Bravo Partners, LLC PHONE: 440-7262
ADDRESS: 6330 Riverside Plaza Lane, Suite 220 FAX:
CITY: Albuquerque STATE NM ZIP 87120 E-MAIL:
Proprietary interest in site: Owner **List all owners:**
AGENT (if any): Mark Goodwin Associates PHONE: 828-2200
ADDRESS: P.O. Box 90606 FAX:
CITY: Albuquerque STATE NM ZIP 87199 E-MAIL:

DESCRIPTION OF REQUEST: Preliminary Plat Approval, Sidewalk Wavier, Vacation of public roadway easement Ceja Vista

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

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

Lot or Tract No. RR-3A, RR-3B, RR-3C, RR-3D, RR-3E Block: Unit:
Subdiv. / Addn: TBK Ceja Vista / TOWN OF ATRISCO GRANT
Current Zoning: SU-1/C-1, RLT Proposed zoning:
Zone Atlas page(s): P-9-2 No. of **existing** lots: No. of **proposed** lots: 403
Total area of site (acres): 98.907ac Density if applicable: dwellings per gross acre: dwellings per net acre:
Within city limits? X Yes. No___, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? No
UPC No. See Attachment MRGCD Map No.
LOCATION OF PROPERTY BY STREETS: On or Near: Dennis Chavez Blvd
Between: Meade Ave and 118th Street

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.):
Project # 1004428
Check-off if project was previously reviewed by Sketch Plat/Plan ?, or Pre-application Review Team ?. Date of review:

SIGNATURE Scott Medina DATE 8/4/04
(Print) Scott Medina ___ Applicant X Agent

FOR OFFICIAL USE ONLY Form revised 4/04

		Application case numbers	Action	S.F.	Fees
NA	☐	**INTERNAL ROUTING**			
	☑	All checklists are complete	06DRB - 01119	PP	___	$ 3500.00
	☑	All fees have been collected	06DRB - 01121	VPE	___	$ 980.00
	☑	All case #s are assigned	06DRB - 01122	TDS	___	$ —
	☑	AGIS copy has been sent		ADV	___	$ 75.00
	☐	Case history #s are listed		CMF	___	$ 20.00
NA	☐	Site is within 1000ft of a landfill				Total
NA	☐	F.H.D.P. density bonus				$ 4495.00
NA	☐	F.H.D.P. fee rebate	Hearing date 8-30-06			

V. Sis 8/4/04

Project # 1004428

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

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

☒ **MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL**

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

Preliminary plat approval expires after one year.
DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

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

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

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

Amended preliminary plat approval expires after one year.
DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

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

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

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

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

Scott Medina
Applicant name (print)

Scott Medina
Applicant signature / date

Form revised 11/04 and **JUNE 05**

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

Application case numbers
04DRB - _____ - 01119
_____ - _____ - _____
_____ - _____ - _____

VE 8/4/07
Planner signature / date

Project # 1004428

ALBUQUERQUE
Making History

City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

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

August 3, 2006

Planning Department
Plaza Del Sol Building
600 Second St. NW
Second Floor (924-3860)

This letter will serve to notify you that on **August 3, 2006:**

CONTACT NAME: LISA ANGLADA

COMPANY OR AGENCY: MARK GOODWIN AND ASSOCIATES, PA
P.O. BOX 90606/87199
PHONE: 828-2200/FAX: 797-9539
E-mail: lisa@goodwinengineers.com

contacted the Office of Neighborhood Coordination requesting the contact names for any Recognized Neighborhood Associations affected by their request concerning a Zoning Action or Site Development Plan, etc. at **A TRACT OF LAND WITHIN THE TOWN OF ATRISCO GRANT BEING ALL OF TRACTS RR-3-A, RR-3-B, RR-3-C, RR-3-D AND RR-3-E, WESTLAND SOUTH** zone map **P-9.**

Our records indicate that as of August 3, 2006, there were no Recognized Neighborhood Associations in this area.

If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Stephani Winklepleck

Neighborhood Program Coordinator
OFFICE OF NEIGHBORHOOD COORDINATION
PLANNING DEPARTMENT
planningnrnaform(11/21/05)

PO Box 90606
Albuquerque, NM 87199
(505) 828-2200
(505) 797-9539 fax
lisa@goodwinengineers.com
www.goodwinengineers.com

Mark Goodwin & Associates

Fax

To:	Stephani Winklepleck – Neighborhood Coordination	**From:**	Lisa Anglada
Fax:	924-3913	**Pages:**	3
Re:	Ceja Vista, Units 1, 2 & 3	**Date:**	8/3/2006

Please provide us with the Recognized Neighborhood Associations.

The Legal Description along with the Zone Atlas map are attached.

Please contact our office if you have any questions.

OR CURRENT RESIDENT
101005312025530320
ALBUQUERQUE EXCAVATORS INC
7201 ISLETA BLV SW
ALBUQUERQUE, NM 87105

OR CURRENT RESIDENT
100905352631510206
ARCHIBEQUE LEONARD ROBERT
305 WEST MISSION AVE
VENTURA, CA 93001

OR CURRENT RESIDENT
100905352634610208
POHL MICHAEL
3205 TOWER RD SW
ALBUQUERQUE, NM 87121 3462

OR CURRENT RESIDENT
100905326517630144
ALBUQUERQUE RIO BRAVO
PARTNERS
805 AEROVISTA PL 202
SAN LUIS OBISPO, CA 93401

OR CURRENT RESIDENT
100905352629710205
ARMIJO JOHNNY U & GEORGIA C
4516 GRACE VIGIL RD SW
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT
100905352633510207
WELLS FARGO BANK MINNESOTA
NA
505 SOUTH MAIN ST 6000
ORANGE, CA 92868 4509

OR CURRENT RESIDENT
101005300125330311
APODACA DAMACIO JR &
ERNESTINE
4520 MEAD AVE SW
ALBUQUERQUE, NM 87105

OR CURRENT RESIDENT
101005300123130316
MUNOZ ARMANDO & MARIA C
4520 MEADE AVE SW
ALBUQUERQUE, NM 87105

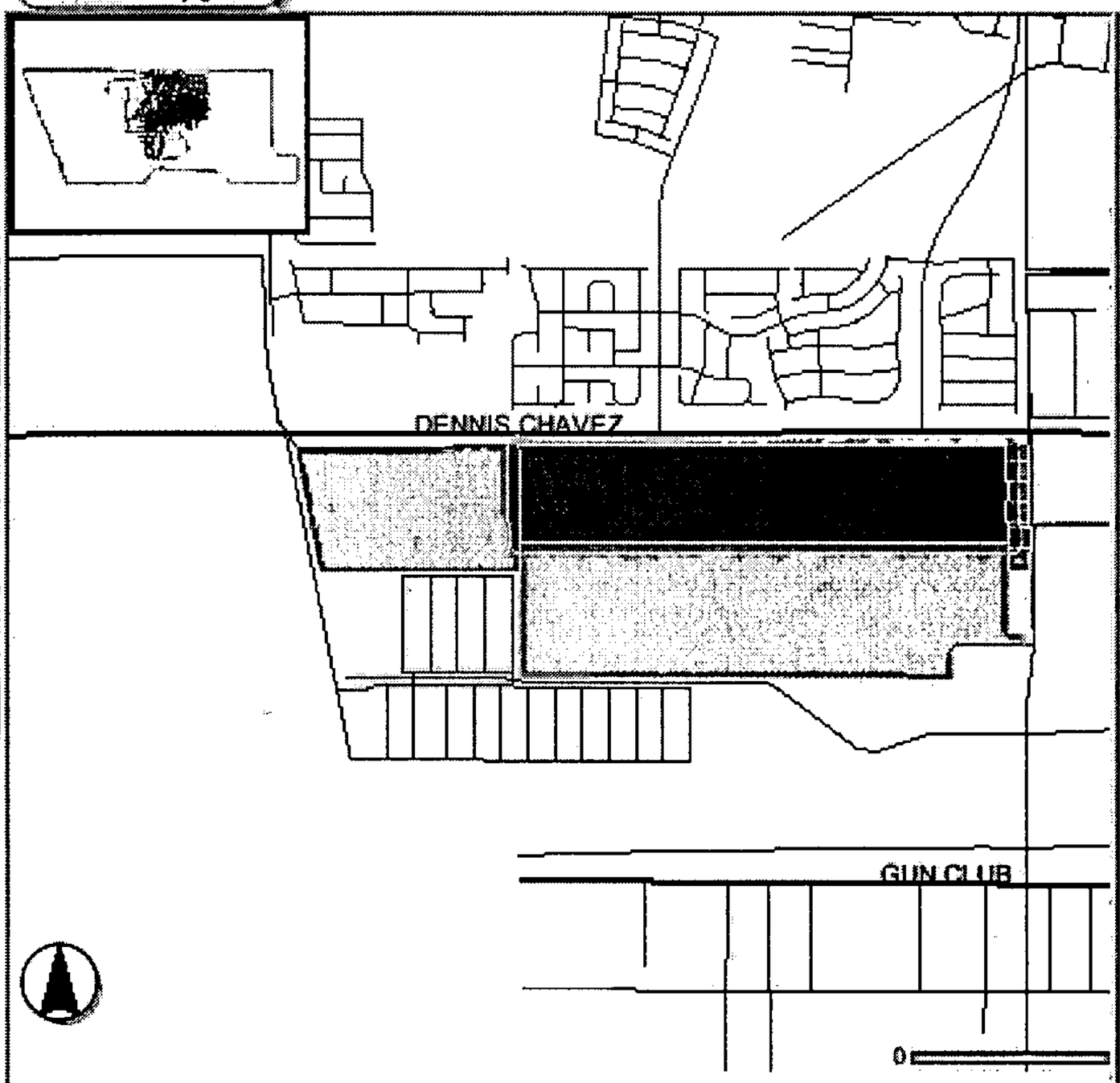
OR CURRENT RESIDENT
100805347529040203
WESTLAND DEVELOPMENT CO INC
401 COORS BLV NW
ALBUQUERQUE, NM 87121

Project # 1004428
ALBUQ. RIO BRAVO PARTNERS, LLC
6330 RIVERSIDE PLAZA LANE STE 220
ALBUQUERQUE, NM 87120

Project # 1004428
MARK GOODWIN & ASSOCIATES
PO BOX 90606
ALBUQUERQUE, NM 87199

CITY OF ALBUQUERQUE
www.cabq.gov

ALBUQUERQUE GIS DATA WEBSITE



LAYERS

- STREETS
- BASEMAP
  - PARCELS
  - LOT NUMBERS
  - METRO ADDRESS
  - ZONING
  - OWNERSHIP
  - 2FT CONTOUR
  - ADDRESS POINTS
  - LANDUSE
- INFRASTRUCTURE
- TRANSIT/SUNTRAN
- BOUNDARIES
- SITES
- ENVIRONMENT
- APS
- TRAFFIC ENG.
- AIR PHOTO
  - 2004 AIR PHOTO
  - 2002 AIR PHOTO
  - 1999 AIR PHOTO

Refresh Map

Auto Refresh

Help:

- Closed group, click to open.
- Open group, click to close.
- Map layer.
- Hidden group/layer, click for visible.
- Visible group/layer, click to hide.
- Layer not visible at this scale.
- Partially visible group, click for visible.
- Inactive layer, click for active.
- The active layer.

Print Map Help

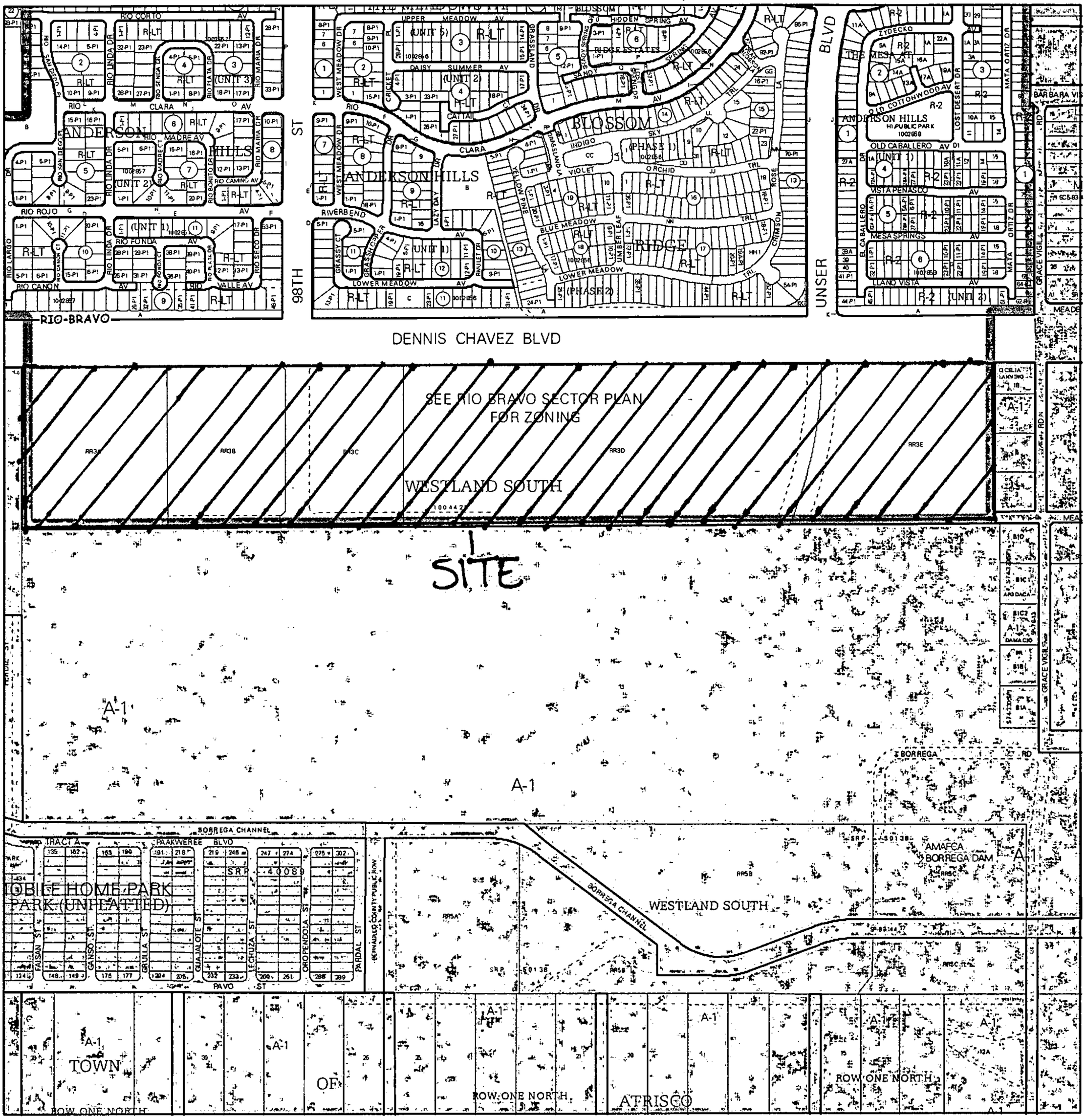
Click Create Print Page, then use

Title to display on Map:

ArcIMS HTML Viewer Map

Create Print Page

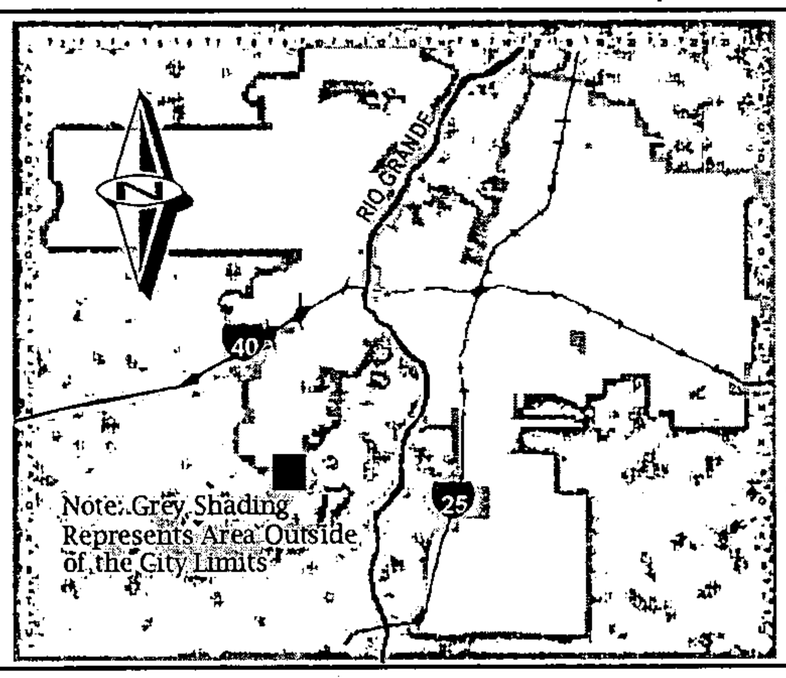
Zoom Out **SEARCH** **REFRESH** **HELP** **INDEX PAGE** **CONTACT**



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

Albuquerque Geographic Information System

Map amended through: 6/21/2006



Zone Atlas Page:

P-09-Z

Selected Symbols

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

0 — 750 — 1,500 Feet

FORM DRWS: DRAINAGE REPORT / WATER & SANITARY SEWER AVAILABILITY
THIS FORM IS REQUIRED WITH THE DEVELOPMENT REVIEW BOARD APPLICATION FOR MAJOR SUBDIVISIONS AND SITE DEVELOPMENT PLANS.

PROJECT NAME: Ceja Vista

AGIS MAP # P-9

LEGAL DESCRIPTIONS: Town of Atrisco Grant, Sect 9, Township 9 North, Range 2 East NMPM
Tracts RR-3-A, RR-3-B, RR-3-C, RR-3-D
RR-3-E

✓ **DRAINAGE REPORT**

A drainage plan/report, as per the Drainage Ordinance, was submitted to the City of Albuquerque Public Works Department, Hydrology Division (2nd Floor Plaza del Sol) on 8/4/06 (date).

Scott Medina — Applicant/Agent — 8/4/06 — Date

[signature] — Hydrology Division Representative — 8/4/06 — Date

✓ **WATER AND SEWER AVAILABILITY STATEMENT**

A Water and Sewer Availability Statement for this project was requested from the City of Albuquerque Utilities Development Division (2nd floor, Plaza del Sol) on 8/4/06 (date).

Scott Medina — Applicant/Agent — 8/4/06 — Date

[signature] — Utilities Division Representative — 8/4/06 — Date

PROJECT # 1004428

Revised 4/03

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW,** on **Wednesday, August 30, 2006,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1003674
06DRB-01082 Major-Vacation of Pub Right-of-Way
06DRB-01083 Major-Preliminary Plat Approval
06DRB-01125 Minor-Temp Defer SDWK

JEFF MORTENSEN & ASSOCIATES INC agent(s) for LLAVE HOMES, BOB KEERAN request(s) the above action(s) for all or a portion of Lot(s) 25, 26 & 27, Block(s) 3, Tract(s) 3, NORTH ALBUQUERQUE ACRES, UNIT 3 (to be known as **RICH COURT SUBDIVISION**) zoned R-D (3 du/a) located on ALAMEDA BLVD NE, between VENTURA ST NE and BARSTOW ST NE containing approximately 3 acre(s). [REF: 04DRB-01426] (C-20)

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

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

Project # 1004974
06DRB-01117 Major-Preliminary Plat Approval

TIERRA WEST LLC agent(s) for SAN PEDRO EQUITIES LTD CO request(s) the above action(s) for all or a portion of Lot(s) 1-3 & 30-32, Block(s) 34, Tract(s) A, NORTH ALBUQUERQUE ACRES, (to be known as **PASEO NUEVO**) zoned SU-2 for IP, located on SAN PEDRO NE, between HOLLY AVE NE and CARMEL AVE NE containing approximately 5 acre(s). [REF: 06DRB-00884, 06DRB-00885] (C-18)

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

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

Details of the application(s) may be examined at the Planning Department Development Services Center One Stop Shop, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 8:00 a.m. and 4:30 p.m., Monday through Friday except holidays. INDIVIDUALS WITH DISABILITIES needing special assistance to participate in this hearing should contact Claire Senova, Planning Department, at 924-3946. TTY users may call the New Mexico Relay Network by calling toll-free 1-800-659-8331.

Sheran Matson, AICP, DRB Chair
for Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, AUGUST 14, 2006.

CITY OF ALBUQUERQUE

Planning Department

OR CURRENT RESIDENT
100905352633510207
WELLS FARGO BANK MINNESOTA
NA
505 SOUTH MAIN ST 6000
ORANGE, CA 92868 4509

UNITED STATES POSTAGE
PITNEY BOWES
02 1M
0004219022
$ 00.39⁰
AUG 10 2006
MAILED FROM ZIP CODE 87102

Or Current Resident

NIXIE 927 1 02 08/22/06
RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD
BC: 87103129393 *0368-01816-10-37

1293

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, December 5, 2007,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project# 1001449
07DRB-70379 VACATION OF PUBLIC RIGHT-OF-WAY
07DRB-70380 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

ABQ ENGINEERING INC agent(s) for CV LAND DEVELOPMENT request(s) the above action(s) for all or a portion of Lot 9, Block A, **KIRTLAND ADDITION Unit(s) 2,** zoned C-1, located on GIBSON SE BETWEEN UNIVERSITY SE AND YALE SE containing approximately 3.25 acre(s). (M-15)

Project# 1004428
07DRB-70378 VACATION OF PUBLIC EASEMENT

MARK GOODWIN AND ASSOCIATES PA agent(s) for ALBUQUERQUE RIO BRAVO PARTNERS LLC request(s) the above action(s) for all or a portion of Lot(s) RR-3B & RR-3D, **CEJA VISTA /TOWN OF ATRISCO GRANT,** zoned SU1-C1, RLT, located on DENNIS CHAVEZ BLVD SW BETWEEN MEADE AVE SW AND 118TH ST SW (P-9)

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 Angela Gomez, 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, NOVEMBER 19, 2007.

CITY OF ALBUQUERQUE

Planning Department

UNITED STATES POSTAGE
PITNEY BOWES
02 1M $ 00.41⁰
0004219022 NOV 16 2007
MAILED FROM ZIP CODE 87102

DRB

NSN

Or Current Resident
NGUYEN SON THANH
4800 CARNBROUT LAKE PL
CHARLOTTE, NC 28209

NIXIE 282 CC 1 08 11/24/07

RETURN TO SENDER
NO SUCH NUMBER
UNABLE TO FORWARD

BC: 87103129393 *0668-23909-16-33

28209 87103@1293

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, December 5, 2007,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project# 1001449
07DRB-70379 VACATION OF PUBLIC RIGHT-OF-WAY
07DRB-70380 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

ABQ ENGINEERING INC agent(s) for CV LAND DEVELOPMENT request(s) the above action(s) for all or a portion of Lot 9, Block A, **KIRTLAND ADDITION Unit(s) 2,** zoned C-1, located on GIBSON SE BETWEEN UNIVERSITY SE AND YALE SE containing approximately 3.25 acre(s). (M-15)

Project# 1004428
07DRB-70378 VACATION OF PUBLIC EASEMENT

MARK GOODWIN AND ASSOCIATES PA agent(s) for ALBUQUERQUE RIO BRAVO PARTNERS LLC request(s) the above action(s) for all or a portion of Lot(s) RR-3B & RR-3D, **CEJA VISTA /TOWN OF ATRISCO GRANT,** zoned SU1-C1, RLT, located on DENNIS CHAVEZ BLVD SW BETWEEN MEADE AVE SW AND 118TH ST SW (P-9)

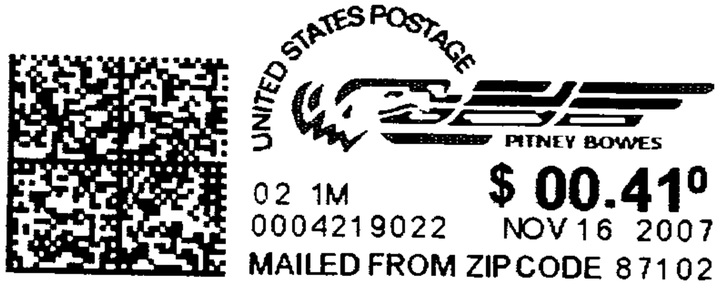
Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays INDIVIDUALS WITH DISABILITIES who need special assistance to participate at this hearing should contact Angela Gomez, 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, NOVEMBER 19, 2007.

CITY OF ALBUQUERQUE

Planning Department



Or Current Resident
ALBUQUERQUE RIO BRAVO
PARTNERS LLC & PEORIA CAR WASH
PARTNERS LLC ETAL
805 AEROVISTA PL SUITE 202
SAN LUIS OBISPO, CA 93401

DRB

NIXIE 930 CE 1 25 12/04/07

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 87103129393 *0668-00057-16-34

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, December 5, 2007,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project# 1001449 07DRB-70379 VACATION OF PUBLIC RIGHT-OF-WAY 07DRB-70380 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL	ABQ ENGINEERING INC agent(s) for CV LAND DEVELOPMENT request(s) the above action(s) for all or a portion of Lot 9, Block A, **KIRTLAND ADDITION Unit(s) 2,** zoned C-1, located on GIBSON SE BETWEEN UNIVERSITY SE AND YALE SE containing approximately 3.25 acre(s). (M-15)
Project# 1004428 07DRB-70378 VACATION OF PUBLIC EASEMENT	MARK GOODWIN AND ASSOCIATES PA agent(s) for ALBUQUERQUE RIO BRAVO PARTNERS LLC request(s) the above action(s) for all or a portion of Lot(s) RR-3B & RR-3D, **CEJA VISTA /TOWN OF ATRISCO GRANT,** zoned SU1-C1, RLT, located on DENNIS CHAVEZ BLVD SW BETWEEN MEADE AVE SW AND 118TH ST SW (P-9)

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 Angela Gomez, 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, NOVEMBER 19, 2007.

CITY OF ALBUQUERQUE

Planning Department

Or Current Resident
~~PLATERO BENJAMIN~~ & LOUISE T
~~GRIEGO~~
9104 LOWER MEADOW TRL SW
ALBUQUERQUE, NM 87121 9392

UNABLE TO FORWARD

RETURN TO SENDER

DRB

UTF

87121+9392

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, December 5, 2007,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project# 1001449
07DRB-70379 VACATION OF PUBLIC RIGHT-OF-WAY
07DRB-70380 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

ABQ ENGINEERING INC agent(s) for CV LAND DEVELOPMENT request(s) the above action(s) for all or a portion of Lot 9, Block A, **KIRTLAND ADDITION Unit(s) 2,** zoned C-1, located on GIBSON SE BETWEEN UNIVERSITY SE AND YALE SE containing approximately 3.25 acre(s). (M-15)

Project# 1004428
07DRB-70378 VACATION OF PUBLIC EASEMENT

MARK GOODWIN AND ASSOCIATES PA agent(s) for ALBUQUERQUE RIO BRAVO PARTNERS LLC request(s) the above action(s) for all or a portion of Lot(s) RR-3B & RR-3D, **CEJA VISTA /TOWN OF ATRISCO GRANT,** zoned SU1-C1, RLT, located on DENNIS CHAVEZ BLVD SW BETWEEN MEADE AVE SW AND 118TH ST SW (P-9)

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 Angela Gomez, 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, NOVEMBER 19, 2007.

CITY OF ALBUQUERQUE

Planning Department

UNITED STATES POSTAGE
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0004219022 NOV 16 2007
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DRB

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

December 9, 2009

Project# 1004428
09DRB-70360 EXT OF MAJOR PRELIMINARY PLAT

MARK GOODWIN AND ASSOCIATES PA agent(s) for ALBUQUERQUE RIO BRAVO PARTNERS LLC request(s) the above action(s) for all or a portion of Tract(s) RR-3A-RR-3-E, **WESTLAND SOUTH** zoned SU-1/C-1, RLT, located on DENNIS CHAVEZ BLVD SW BETWEEN MEADE AVE SW AND 118TH ST SW containing approximately 98.907 acre(s). (P-9)

At the December 9, 2009 Development Review Board meeting, the one-year extension of the preliminary plat was approved.

The conditions of final plat still apply.

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 approval is null and void. (REF: Chapter 14 Article 14 Part 3-4 (E) Revised Ordinance.)

Jack Cloud, AICP, DRB Chair

Cc: Mark Goodwin & Associates PA - P.O. BOX 90606 – Albuquerque, NM 87199
Cc: Albuquerque Rio Bravo Partners LLC - 6330 Riverside Plaza NW #220 – Albuquerque, NM 87120
Marilyn Maldonado
File

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

04/20/2010 Issued By: PLNSDH 73884

Permit Number: **2010 070 125** **Category Code 910**

Application Number: **10DRB-70125**; Amendment To Preliminary Plat

Address:

Location Description: DENNIS CHAVEZ BLVD SW BETWEEN MEADE AVE SW AND 118TH ST SW

Project Number: 1004428

Applicant
Albuquerque Rio Bravo Partners Llc

6330 Riverside Plaza Ln Nw #220
Albuquerque NM 87120
440-7262

Agent / Contact
Mark Goodwin And Associates Pa
Mark Goodwin
P.O. Box 90606
Albuquerque NM 87199

mark@goodwinengineers.com

Application Fees

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

City Of Albuquerque
Treasury Division

4/20/2010 10:29AM LOC: ANNX
WS# 006 TRANS# 0010
RECEIPT# 00119078-00119078
PERMIT# 2010070125 TRSLJS
Trans Amt $70.00
Conflict Manag. Fee $20.00
DRB Actions $50.00
CK $70.00
CHANGE $0.00

Thank You

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

Category Code 910
2012 070 355

11/08/2012 Issued By: BLDAVM 170366

Application Number: **12DRB-70355**, Ext Of Major Preliminary Plat

Address:

Location Description: DENNIS CHAVEZ BETWEN MEADE AND 118TH ST

Project Number: 1004428

Applicant
ALBUQUERQUE RIO BRAVO PARTNERS

6330 RIVERSIDE PLAZA LN NW #220
ALBUQUERQUE NM 87120

Agent / Contact
MARK GOODWIN AND ASSOCIATES, P.A.
DIANE HOELZER
P.O. BOX 90606
ALBUQUERQUE NM 87199

Application Fees	
APN Fee	
Conflict Mgmt Fee	**$20.00**
DRB Actions	**$50.00**
TOTAL:	**$70.00**

[illegible] 11/08/2012 [illegible] Cash Receipt#
Trans. Amount
Permit: 2012070355
Hem 0004998
Payment Total: $70.00
Conflict Mgmt Fee
DRB Actions
Check Tendered:

CITY OF ALBUQUERQUE

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1004428 **AGENDA ITEM NO: 2**

SUBJECT:

Preliminary Plat Amd

ACTION REQUESTED:

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

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

ENGINEERING COMMENTS:

No adverse comments.

RESOLUTION:

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

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

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

FOR:

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

DATE: May 12, 2010

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

11/19/2009 Issued By: PLNSDH 61630

Permit Number: **2009 070 360** **Category Code 910**

Application Number: **09DRB-70360**, Ext Of Major Preliminary Plat

Address:

Location Description: DENNIS CHAVEZ BLVD SW BETWEEN MEADE AVE SW AND 118TH ST SW

Project Number: 1004428

Applicant
Albuquerque Rio Bravo Partners Llc

6330 Riverside Plaza Nw #220
Albuquerque NM 87120
440-7262

Agent / Contact
Mark Goodwin And Associates Pa
Diane Hoelzer Pe
P.O. Box 90606
Albuquerque NM 87199

mark@goodwinengineers.com

Application Fees

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

City Of Albuquerque
Treasury Division

11/19/2009 10:30AM LOC: ANNX
WS# 006 TRANS# 0015
RECEIPT# 00112752-00112752
PERMIT# 2009070360
TRSCLS
Trans Amt $70.00
Conflict Manag. Fee $20.00
DRB Actions $50.00
CK $70.00
CHANGE $0.00

Thank You

ORIGINAL

Current DRC
Project Number 1004428

FIGURE 12

Date Submitted 10/25/2006
Date Site Plan Approved N/A
Date Preliminary Plat Approved 1/24/07
Date Preliminary Plat Expires 1/24/08
DRB Project No. 1004428
DRB Application No 06-01119

3 1/15/08

INFRASTRUCTURE LIST

(Rev 9-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

Ceja Vista

PROPOSED NAME OF PLAT ~~AND/OR SITE DEVELOPMENT PLAN~~

Town of Atrisco Grant Township 9 North, Range 2 East, NMPM, Tracts RR-3-A, RR-3-B, RR-3-C, RR-3-D & RR-3-E, Westland South

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
			UNIT 1						
		26' FF	Res. Pvmt	Pita Verde Rd.	Corylus Dr.	Lunaria Dr.	/	/	/
			C & G (Both Sides)						
		4'	4' Sidewalk (Both Sides)						
		26' FF	Res. Pvmt	Campanula Rd.	Corylus Dr.	Lunaria Dr.	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides)						
		26' FF	Res. Pvmt	Ceja Vista Rd.	Corylus Dr.	Lunaria Dr.	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides)						
		26' FF	Res. Pvmt	Corylus Dr.	Ceja Vista	Pita Verde	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides)						
		26' FF	Res. Pvmt	Lunaria Dr.	Meade Ave.	Pita Verde	/	/	/
			C & G (Both Sides) 2						
		4'	Sidewalk (~~North~~ BOTH Side Only)						
		28' FF	Res. Pvmt	Meade Rd.	Fragoria St.	East Property Line	/	/	/
			C & G						
		4'	Sidewalk (~~Both Sides~~ NORTH SIDE ONLY) 2						
		30' FF	Art. Pvmt	Unser Blvd.	Dennis-Chavez	South PL	/	/	/
			C & G (East Side ~~Only~~), Median Curb						
		6'	~~Sidewalk (East Side Only)~~ 10' ASPHALT TRAIL (EAST SIDE ONLY) 3						
		6'	Asphalt Trail	Tract E	Unser Blvd.	Corylus Dr.	/	/	/
		6'	Asphalt Trail	Tract S	Pita Verde Rd.	Dennis-Chavez	/	/	/
			Water						
		8"	Water Line	Pita Verde Rd	Corylus Dr.	Lunaria Dr.	/	/	/
		6"	Water Line	Campanula Rd.	Corylus Dr.	Lunaria Dr.	/	/	/
		8"	Water Line	Ceja Vista Rd.	Corylus Dr.	Lunaria Dr.	/	/	/
		8"	Water Line	Tract R	Unser Blvd	Corylus Dr.	/	/	/
		16"	Water Line	Unser Blvd	South PL	Dennis-Chavez Blvd	/	/	/
		8"	Waterline	Meade Rd.	Fragoria St.	East Property Line	/	/	/
		8"	Waterline	Corylus Dr.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
		8"	Waterline	Lunaria Dr.	Meade Rd.	Pita Verde Rd	/	/	/

REVISED 05-19-10 SEE PG 7

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
			Sanitary Sewer						
		8"	SAS	Pita Verde	Corylus Dr.	Lunaria Dr.	/	/	/
		8"	SAS	Campanula Rd.	Corylus Dr.	Lunaria Dr	/	/	/
		8"	SAS	Ceja Vista	Corylus Dr.	Lunaria Dr.	/	/	/
		8"	SAS	Corylus Dr.	Ceja Vista	Pita Verde	/	/	/
		8"	SAS	Lunaria Dr.	Meade Rd.	Pita Verde	/	/	/
		8"	SAS	Tract S	Pita Verde	Dennis-Chavez Blvd	/	/	/
			Storm Drain						
		24" to 48"	Storm Drain	Lunaria Dr.	Meade Rd.	Pita Verde Rd.	/	/	/
		18"	Storm Drain	Tract S	Tract S	Dennis-Chavez	/	/	/
		2.7 Ac-Ft Public Pond w/ Low flow Channel (Work Order)		Tract s			/	/	/
		24" to 30"	Storm Drain	Dennis-Chavez	Unser Blvd.	Hubbel Channel	/	/	/
			Unit 1 County Improvements						
			1/4 Signal	Dennis-Chavez/Unser Blvd.			/	/	/
		12'	Art.. Pvmt (W. Bound Lt Turn)	Dennis-Chavez	Condeshire	150 ft. East	/	/	/
		12'	Art.. Pvmt (E. Bound Lt Turn)	Dennis-Chavez	Condeshire	75 ft. West	/	/	/
		28' FF	Res. Pvmt	Meade Rd.	East Property Line	Grace Vigil	/	/	/
		28'	Surface Pavement	Grace Vigil	Meade Rd.	Dennis-Chavez	/	/	/
		6'	Asphalt Trail	Dennis-Chavez	Unser Blvd.	Dennis-Chavez	/	/	/
		12'	Striping (W. Bound Lt Turn)	Dennis-Chavez	Unser Blvd.	150 ft. East	/	/	/
		12'	Art.. Pvmt (E. Bound Rt Turn)	Dennis-Chavez	Unser Blvd.	150 ft. West	/	/	/
			UNIT 2						
		28' FF	Res. Pvmt	Pita Verde	Berberis St.	Potrero Dr.	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides)						
		26' FF	Res. Pvmt	Pita Verde	Potrero Dr.	Tract L	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (North Side Only)						
		28' FF	Res. Pvmt	Campanula Rd.	Paraje St.	Potrero Dr.	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides)						
		40' FF	Res. Pvmt	Ceja Vista Rd.	98th Street	Fumaria St.	/	/	/
			C & G (Both Sides)						
		6'	Sidewalk (Both Sides)						
		28' FF	Res. Pvmt	Ceja Vista Rd.	Fumaria St.	Potrero Dr.	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides)						
		32' FF	Res. Pvmt	Paraje St.	Ceja Vista Rd	Campanula Rd.	/	/	/
			C & G (East Side Only)						
		4'	Sidewalk ~~(Both Sides)~~ (EASTSIDE ONLY) △1						
		28' FF	Res. Pvmt	Paraje St.	Campanula Rd.	Pita Verde Rd.	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides)						
		28' FF	Res. Pvmt	Fumaria St.	Ceja Vista Rd.	Pita Verde Rd.	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides)						

F:\1-Projects\2004\A04095 - Ceja Vista\Infrastructure List (1-22).xls

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
			UNIT 2						
		28' FF	Res. Pvmt	Cuscula	Ceja Vista Rd.	Pita Verde Rd.	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides)						
		28' FF	Res. Pvmt	Potrero Dr.	Ceja Vista Rd.	Pita Verde Rd.	/	/	/
			C & G						
		4'	Sidewalk (South Side)						
		28' FF	Res. Pvmt	Berberis St.	Tract H	Pita Verde Rd.	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides)						
		60' FF	Art. Pvmt	98th St.	Ceja Vista Rd.	Dennis Chavez Blvd	/	/	/
			C & G (Both Sides), Median Curb						
		6'	Sidewalk (Both Sides)						
		30' FF	Art. Pvmt	Unser Blvd.	South PL	Dennis Chavez Blvd	/	/	/
			C & G (West Side Only), Median Curb						
		6'	Sidewalk (West Side Only)						
		6'	Asphalt Trail	Tract L	Pita Verde Rd.	Unser Blvd.	/	/	/
		6'	Asphalt Trail	Tract K	Pita Verde Rd.	Dennis-Chavez	/	/	/
		6'	Asphalt Trail	Tract J	Pita Verde Rd.	Dennis-Chavez	/	/	/
		6'	Asphalt Trail	Tract H	Paraje St	Berberis St.	/	/	/
		6'	Asphalt Trail	Tract H	Berberis St.	Ceja Vista Rd.	/	/	/
			Water						
		6"	Water Line (2WR)	Pita Verde Rd.	Berberis St.	Paraje St.	/	/	/
		4"	Water Line (1W)	Pita Verde Rd.	Berberis St.	Paraje St.	/	/	/
		12"	Water Line (2WR)	Pita Verde Rd.	Paraje St.	Fumaria St.	/	/	/
		8"	Water Line (1W)	Pita Verde Rd.	Paraje St.	Unser Blvd.	/	/	/
		6"	Water Line	Campanula Rd.	Paraje St.	Potrero Dr.	/	/	/
		12"	Water Line (2WR)	Ceja Vista Rd.	98th Street	Paraje St.	/	/	/
		8"	Water Line	Ceja Vista Rd.	Paraje St.	Potrero Dr.	/	/	/
		12"	Water Line (2WR)	Paraje St.	Ceja Vista Rd.	Pita Verde Rd.	/	/	/
		8"	Water Line (1W)	Paraje St.	Ceja Vista Rd.	Pita Verde Rd.	/	/	/
		6"	Water Line (2WR)	Berberis St.	Tract H	Pita Verde Rd.	/	/	/
		6"	Water Line (2WR)	Tract H	Berberis St.	Paraje St.	/	/	/
		6"	Water Line	Fumaria St.	Ceja Vista Rd.	Campanula Rd.	/	/	/
		8"	Water Line	Cuscula St.	Ceja Vista Rd.	South Property Line	/	/	/
		8"	Water Line	Potrero Dr.	Ceja Vista Rd.	Pita Verde Rd.	/	/	/
		12"	Water Line (2WR)	Dennis-Chavez	Fumaria St.	Unser Blvd.	/	/	/
		12"	Water Line (2WR)	Unser Blvd.	S Dennis-Chavez	N. Dennis-Chavez	/	/	/
			Sanitary Sewer						
		8"	SAS	Pita Verde Rd.	Berberis St.	Unser Blvd.	/	/	/
		8"	SAS	Campanula Rd.	Berberis St.	Potrero Dr.	/	/	/
		8"	SAS	Ceja Vista Dr.	98th Street	Potrero Dr.	/	/	/
		8"	SAS	Paraje St.	Ceja Vista Rd.	Pita Verde Rd.	/	/	/
		8"	SAS	Fumaria	Ceja Vista Rd.	Pita Verde Rd.	/	/	/
		8"	SAS	Cuscula St.	Ceja Vista Rd.	Pita Verde Rd.	/	/	/
		8"	SAS	Potrero Dr.	Ceja Vista Rd.	Pita Verde Rd.	/	/	/

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
			Storm Drain						
		30" to 48"	Storm Drain	Ceja Vista Rd.	Tract G	Unser Blvd.	/	/	/
		24" to 30"	Storm Drain	Cuscula St.	Ceja Vista Dr.	Pita Verde Rd.	/	/	/
		18" to 36"	Storm Drain	Potrero Dr.	Ceja Vista	Pita Verde	/	/	/
		18" to 24"	Storm Drain	Pita Verde Rd.	Lot 10	Cuscula St.	/	/	/
		24"	Storm Drain	Dennis-Chavez	200' W of Unser	Unser Blvd.	/	/	/
		9 0 Ac-Ft Temp Retention Pond w/ A & C		Tract M			/	/	/
		~~2.4 Ac-Ft Temp Retention Pond w/ A & C~~		~~Tract B~~ REMOVED			/	/	/
		4.4 ac-ft Temp Retention Pond w/ A & C		Tract E			/	/	/
			Unit 2 County Improvements						
			1/4 Signal	Dennis-Chavez/Unser Blvd.					
			1/4 Signal	Dennis-Chavez/98th Street					
		6'	Asphalt Trail	Dennis-Chavez	98th St	Unser Blvd.	/	/	/
		6'	Surface Pvmt (Bike Lane)	Dennis-Chavez	98th St. W. PL	Unser Blvd. E. PL	/	/	/
		12'	Art.. Pvmt (E. Bound Rt Turn)	Dennis-Chavez	98th Street	150 ft. West	/	/	/
		12'	Striping (W. Bound Lt. Turn)	Dennis-Chavez	98th Street	150 ft. East	/	/	/
		12'	Art.. Pvmt (S. Bound Lt Turn)	98th Street	Dennis-Chavez	150 ft. North	/	/	/
			C & G (East Side)						
			UNIT 3						
		28' FF	Res. Pvmt	Ceja Vista	Cerro Blanco St.	Castanea St.	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides)						
		28' FF	Res. Pvmt	Pita Verde	Cerro Blanco St.	Castanea St.	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides)						
		26' FF	Res. Pvmt	Pita Verde	Castanea St.	Tract D	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (North Side Only)						
		40' FF	Res. Pvmt	Ceja Vista Rd.	Castanea St.	98th St.	/	/	/
			C & G (Both Sides)						
		6'	Sidewalk (Both Sides)						
		28' FF	Res. Pvmt	Cerro Blanco St.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides)						
		28' FF	Res. Pvmt	Encinoso St.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides)						
		28' FF	Res. Pvmt	Moquino Dr.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides)						
		40' FF	Res. Pvmt	Moquino Dr.	Ceja Vista Rd.	South PL	/	/	/
			C & G (Both Sides)						
		6'	Sidewalk (Both Sides)						
		28' FF	Res. Pvmt	Bonita Azul St.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides)						
		32'	Res. Pvmt	Castanea St.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides)						
			1/4 Signal	Dennis-Chavez/98th Street					

(rev 9-05)

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
			Water						
		10"	Water Line	Pita Verde Rd.	Cerro Blanco St	98th Street	/	/	/
		8"	Water Line	Ceja Vista Rd.	Cerro Blanco St.	98th Street	/	/	/
		8" to 10"	Water Line	Cerro Blanco St.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
		8"	Water Line	Encinoso St.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
		8"	Water Line	Moquino Dr.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
		8"	Water Line	Bonita Azul St.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
		8"	Water Line	Castanea St.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
		12"	Water Line	APS Site/W. of Unit 3	N. Dennis-Chavez	Paakrewee PL	/	/	/
		12"	Water Line(Including PRV Station)	Tract B	Cerro Blanco St.	E. Edge APS Site	/	/	/
		12"	Water Line	Dennis-Chavez	West Edge of Unit 3	118th Street (E. Side)	/	/	/
			Sanitary Sewer						
		8"	SAS	Pita Verde Rd.	Cerro Blanco St.	98th Street	/	/	/
		8"	SAS	Ceja Vista Rd,	Cerro Blanco St.	Castanea St.	/	/	/
		8"	SAS	Cerro Blanco St.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
		8"	SAS	Encinoso St.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
		8"	SAS	Moquino Dr.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
		8"	SAS	Bonita Azul St.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
		8"	SAS	Castanea St.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
		8"	SAS	Pita Verde Rd.	Cerro Blanco St.	98th Street	/	/	/
		8"	SAS	Ceja Vista Rd,	Cerro Blanco St.	Castanea St.	/	/	/
		8"	SAS	Cerro Blanco St.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
		8"	SAS	Encinoso St.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
		8"	SAS	Moquino Dr.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
		8"	SAS	Bonita Azul St.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
		8"	SAS	Castanea St.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
			Storm Drain						
		24" to 42"	Storm Drain	Ceja Vista	Encinoso St.	98th Street	/	/	/
			4.4 ac-ft Temp Retention Pond w/ A & C	Tract E			/	/	/
			2.4 Ac-Ft Temp Retention Pond w/ A & C	Tract B			/	/	/

*Off-Site Improvements will be constructed with the first Unit built

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
							/	/	/
							/	/	/

Approval of Creditable Items: _____
Impact Fee Admistrator Signature Date

Approval of Creditable Items: _____
City User Dept. Signature Date

NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.

Street lights per City rquirements.

1. Landscaping Maintenance Agreement for landscaping in the public right-of-way
2. Walls & landscaping certification from registered engineer and/or registered landscape architect required prior to release of financial guarantees.
3. Development Agreement w/ ABCWUA including Don Reservoir as a condition of Final Plats
4. Engineers certification of the grading plan required for release of SIA.
5. (A) SIDEWALKS ARE DEFERRED ON ALL LOT FRONTAGES PER S.WALL DEFERRAL EXHIBIT

05-19-10

AGENT / OWNER | **DEVELOPMENT REVIEW BOARD MEMBER APPROVALS**

Scott Medina
NAME (print)

01/24/07 Christina Sandoval 1/24/07 05/19/10
DRB CHAIR - date PARKS & GENERAL RECREATION - date

Mark Goodwin & Associates, PA
FIRM

05-19-10
1-24-07
TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

K. Scott Medina 1/24/07
SIGNATURE - date

1/24/07
UTILITY DEVELOPMENT - date

_____ - date

05-19-10
1/24/07
CITY ENGINEER - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER
1	5-2-07			
2	8-31-07			
3	1/15/08			

(rev. 9-05)

Current DRC
Project Number:

FIGURE 12

Date Submitted: 5/07/2010
Date Site Plan Approved:
Date Preliminary Plat Approved:
Date Preliminary Plat Expires:
DRB Project No.: 1004428
DRB Application No.:

ORIGINAL

INFRASTRUCTURE LIST

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

Ceja Vista Units 1A, 1B, 1C, 1D, 1E, 2, 3

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Town of Atrisco Grant Township 9 North, Range 2 East, NMPM, Tracts RR-3-A, RR-3-B, RR-3-C, RR-3-D & RR-3-E, Westland South

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

Financially Guaranteed	Constructed Under	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		ALL INFRASTRUCTURE FOR UNITS 1A THROUGH 1E SHALL BE CONSTRUCTED IN ALPHA NUMERIC ORDER AS SHOWN BELOW. WORK ORDERS MAY BE RELEASED SIMULTANEOUSLY BUT NOT OUT OF SEQUENCE.							
			UNIT 1A						
			Paving						
			1/4 Signal	Dennis Chavez Blvd/98th St.			/	/	/
		12'	2" AC Trail	Dennis Chavez Blvd.	West PL	East PL	/	/	/
		114' FF	Art Pvmt.	98th St.	Dennis Chavez Blvd	151' S. of R/W Line	/	/	/
			C & G						
		6'	Sidewalk (W. Side)						
		42' - 114'	Art Pvmt.	98th St.	151' S. of R/W Line	309' S of R/W Line	/	/	/
			C & G	(Transition)					
		6'	Sidewalk (W. Side)						
		42' FF	Art Pvmt.	W. Half 98th St.	Ceja Vista Rd.	558' North	/	/	/
			C & G						
		6'	Sidewalk (W. Side)						
		48' FF	Res. Pvmt	Ceja Vista Rd.	98th St.	Castanea St.	/	/	/
		4'	Median						
		22'	Drive Lane (Each Direction)						
			C & G						
		6'	Sidewalk (Both Sides)						
		28'-48' FF	Res. Pvmt.	Ceja Vista Rd.	Castanea St.	Lot 7, Blk 1	/	/	/
			C & G						
		4'	Sidewalk (N. Side)						
		4' - 6'	Sidewalk (S. Side) Tract A						
		4' (*)	Sidewalk (S. Side)						
		32' FF	Res. Pvmt.	Castanea St.	Ceja Vista Rd.	Pita Verda Rd.	/	/	/
			C & G						
		4' (*)	Sidewalk (Both Sides)						
		4'	Sidewalk (E. Side)	Tract E					
		26' FF	Res. Pvmt.	Pita Verde Stub	Castanea St.	End Lot 49 & 50	/	/	/
			C & G						
		4' (*)	Sidewalk (W. Side)						

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		28' FF	Res. Pvmt.	Pita Verde Rd.	Lot 45, Blk 2	Castanea St.	/	/	/
			C & G						
		4'	Sidewalk (S. Side)						
		4' (*)	Sidewalk (N. Side)						
		35' radius	Temp. Turnaround (w/Temp Easement)	Pita Verde Rd.	Lot 46, Blk 2		/	/	/
			Water						
		12"	Waterline	98th St.	Exist 12"WL (@ Dennis Chavez)	South PL (Ceja Vista Rd.)	/	/	/
		8"	Waterline	Tract D	98th St.	Pita Verde Stub	/	/	/
		8"	Waterline	Pita Verde Stub	Tract D	Castanea St.	/	/	/
		8"	Waterline	Pita Verde Rd.	Castanea St.	Lot 45, Blk 2	/	/	/
		8"	Waterline	Castanea St.	Pita Verde Rd.	Ceja Vista Rd.	/	/	/
		12"	Waterline	Ceja Vista Rd.	98th St.	Castanea St.	/	/	/
		10"	Waterline	Ceja Vista Rd.	Castanea St.	Lot 7, Blk1	/	/	/
			Sanitary Sewer						
		8"	SAS	98th St.	Exist 15"SAS (@ Dennis Chavez)	Tract D	/	/	/
		8"	SAS	Tract D	98th St.	Pita Verde Stub	/	/	/
		8"	SAS	Pita Verde Stub	Tract D	Castanea St.	/	/	/
		8"	SAS	Pita Verde Rd.	Castanea St.	Lot 45, Blk 2	/	/	/
		8"	SAS	Castanea St.	Pita Verde Rd.	Ceja Vista Rd.	/	/	/
		8"	SAS	Ceja Vista Rd.	Castanea St.	Lot 7, Blk 1	/	/	/
			Storm Drain						
		18"- 42"	Storm Drain	98th St.	Near Ceja Vista Rd.	S. Property Line	/	/	/
		18"-42"	Storm Drain	Ceja Vista Rd.	98th St.	Lot 7, Blk 1	/	/	/
		18"-24"	Storm Drain	Castanea St.	Ceja Vista Rd.	Lot 12, Blk 6	/	/	/
		36"	Storm Drain (Temp)	98th St.	Tract G temp pond		/	/	/
		6.6 AF	Temporary Pond	Tract G			/	/	/
		6.6 AF	Agreement & Covenant	Tract G Pond			/	/	/
		0.605 AF	Temporary Pond	Unit 3C			/	/	/
		0.605 AF	Agreement & Covenant	Unit 3C Pond			/	/	/
			UNIT 1B						
			Paving						
		28' FF	Res. Pvmt.	Ceja Vista Rd.	Lot 8, Blk 1	Lot 2, Blk 1	/	/	/
			C & G						
		4'	Sidewalk (N. Side)						
		4' (*)	Sidewalk (S. Side)						

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Construction Certification: Private P.E.	Construction Certification: City Cnst Engineer
		28' FF	Res. Pvmt.	Bonita Azul St.	Ceja Vista Rd.	Pita Verde Rd.	/	/	/
			C & G						
		4' (*)	Sidewalk (Both Sides)						
		28' FF	Res. Pvmt.	Pita Verde Rd.	Lot 46, Blk 2	Lot 40, Blk 2	/	/	/
			C & G						
		4' (*)	Sidewalk (N. Side)						
		4'	Sidewalk (S. Side)						
			Water						
		10"	Waterline	Ceja Vista Rd.	Lot 8, Blk 1	Lot 2, Blk 1	/	/	/
		6"	Waterline	Bonita Azul St.	Ceja Vista Rd.	Pita Verde Rd.	/	/	/
		8"	Waterline	Pita Verde Rd.	Lot 46, Blk 2	Lot 40, Blk 2	/	/	/
			Sanitar Sewer						
		8"	SAS	Ceja Vista Rd.	Lot 8, Blk 1	Lot 2, Blk 1	/	/	/
		8"	SAS	Bonita Azul St.	Ceja Vista Rd.	Pita Verde Rd.	/	/	/
		8"	SAS	Pita Verde Rd.	Lot 46, Blk 2	Lot 40, Blk 2	/	/	/
			Storm Drain						
		30",36"	Storm Drain	Ceja Vista Rd.	Lot 8, Blk 1	Lot 2, Blk 1	/	/	/
			UNIT 1C						
			Paving						
		28' FF	Res. Pvmt.	Ceja Vista Rd.	Lot 3, Blk 1	Lot 3, Blk 2	/	/	/
			C & G						
		4'	Sidewalk (N. Side)						
		4' (*)	Sidewalk (S. Side)						
		28' FF	Res. Pvmt.	Moquino Dr.	Ceja Vista Rd.	Pita Verde Rd.	/	/	/
			C & G						
		4' (*)	Sidewalk (Both Sides)						
		4'	Sidewalk (W. Side)	Tract F					
		40' FF	Res. Pvmt.	Moquino Dr.	Ceja Vista Rd.	South PL	/	/	/
			C & G						
		6'	Sidewalk (Both Sides)						
		28' FF	Res. Pvmt.	Pita Verde Rd.	Lot 41, Blk 2	Lot 35, Blk 2	/	/	/
			C & G						
		4' (*)	Sidewalk (N. Side)						
		4'	Sidewalk (S. Side)						
		10'	Asphalt Trail	Tract C	North P.L.	South P.L.	/	/	/
			Water						
		12"	Waterline	Dennis Chavez	Exist 18" WL(N.Side)	Southside D. Chavez	/	/	/
		12"	Waterline	Southside D. Chavez	Bore Under D. Chavez	Exist 12"WL (@ NW Unit 1E)	/	/	/

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
			PRV Station	West of Tract B			/	/	/
		12"	Waterline	Tract B	PRV Station	Cerro Blanco St.	/	/	/
		10"	Waterline	Cerro Blanco St.	Tract B	Ceja Vista Rd.	/	/	/
		10"	Waterline	Ceja Vista Rd.	Cerro Blanco St.	Exist 10"WL(L 3, B1)	/	/	/
		6"	Waterline	Moquino Dr.	Ceja Vista Rd.	Pita Verde Rd.	/	/	/
		8"	Waterline	Pita Verde Rd.	Lot 41, Blk 2	Lot 35, Blk 2	/	/	/
			Sanitary Sewer						
		8"	SAS	Moquino Dr.	Ceja Vista Rd.	Pita Verde Rd.	/	/	/
		8"	SAS	Pita Verde Rd.	Lot 41, Blk 2	Lot 35, Blk 2	/	/	/
		8"	SAS	Ceja Vista Rd.	Lot 3, Blk 1	Lot 3, Blk 2	/	/	/
			Storm Drain						
		18",24",30"	Storm Drain	Ceja Vista Rd.	Lot 3, Blk 1	Lot 3, Blk 2	/	/	/
			UNIT 1D						
			Paving						
		28' FF	Res. Pvmt.	Ceja Vista Rd.	Lot 2, Blk 2	Lot 9, Blk 2	/	/	/
			C & G						
		4'	Sidewalk (N. Side)						
		4' (*)	Sidewalk (S. Side)						
		28' FF	Res. Pvmt.	Encinosa St.	Ceja Vista Rd.	Pita Verde Rd.	/	/	/
			C & G						
		4' (*)	Sidewalk (Both Sides)						
		28' FF	Res. Pvmt.	Pita Verde Rd.	Lot 36, Blk 2	Lot 29, Blk 2	/	/	/
			C & G						
		4' (*)	Sidewalk (N. Side)						
		4'	Sidewalk (S. Side)						
			Water						
		6"	Waterline	Encinoso St.	Ceja Vista Rd.	Piat Verde Rd.	/	/	/
		8"	Waterline	Pita Verde Rd.	Lot 36, Blk 2	Lot 29, Blk 2	/	/	/
			Sanitary Sewer						
		8"	SAS	Encinoso St.	Ceja Vista Rd.	Pita Verde Rd.	/	/	/
		8"	SAS	Pita Verde Rd.	Lot 36, Blk 2	Lot 29, Blk 2	/	/	/
		8"	SAS	Ceja Vista Rd.	Lot 2, Blk 2	Lot 9, Blk 2	/	/	/
			Storm Drain						
		18",24"	Storm Drain	Ceja Vista Rd.	Lot 2, Blk 2	Lot 9, Blk 2	/	/	/

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
			UNIT 1E						
			Paving						
		28' FF	Res. Pvmt.	Ceja Vista Rd.	Lot 8, Blk 2	Cerro Blanco St.	/	/	/
			C & G						
		4'	Sidewalk (N. Side)						
		4' (*)	Sidewalk (S. Side)						
		28' FF	Res. Pvmt.	Cerro Blanco St.	Ceja Vista Rd.	Pita Verde Rd.	/	/	/
			C & G						
		4' (*)	Sidewalk (Both Sides)						
		28' FF	Res. Pvmt.	Pita Verde Rd.	Lot 30, Blk 2	Cerro Blanco St.	/	/	/
			C & G						
		4' (*)	Sidewalk (N. Side)						
		4'	Sidewalk (S. Side)						
		10'	Asphalt Trail	Tract B	West P.L.	East P.L.	/	/	/
			Water						
		8"	Waterline	Cerro Blanco St.	Tract B	Pita Verde Rd.	/	/	/
		8"	Waterline	Pita Verde Rd.	Cerro Blanco St.	Lot 30, Blk 2	/	/	/
			Sanitary Sewer						
		8"	SAS	Pita Verde Rd.	Cerro Blanco St.	Lot 30, Blk 2	/	/	/
		8"	SAS	Cerro Blanco St.	Pita Verde Rd.	Lot 10, Blk 3	/	/	/
		8"	SAS	Cerro Blanco St.	Lot 14, Blk 2	Ceja Vista Rd.	/	/	/
		8"	SAS	Ceja Vista Rd.	Cerro Blanco St.	Lot 8, Blk 2	/	/	/
			Storm Drain						
		24"	Storm Drain	Ceja Vista Rd.	Cerro Blanco St.	Lot 8, Blk 2	/	/	/
		24"	Storm Drain	Cerro Blanco St.	Tract B	Ceja Vista Rd.	/	/	/
		24"	Storm Drain	Tract B	W. Property Line	Cerro Blanco St.	/	/	/
			UNIT 2						
			Paving						
			1/4 Signal	Dennis Chavez/Unser Blvd.			/	/	/
			1/4 Signal	Dennis Chavez/98th Street			/	/	/
		12'	Asphalt Trail	Dennis Chavez	98th St	Unser Blvd.	/	/	/
		6'	Surface Pvmt (Bike Lane)	Dennis Chavez	Unit 1E West PL	Unser Blvd. E. PL	/	/	/
		12'	Art.. Pvmt (E. Bound Rt Turn)	Dennis Chavez	98th Street	150 ft. West	/	/	/
		12'	Striping (W. Bound Lt. Turn)	Dennis Chavez	98th Street	150 ft. East	/	/	/
		12'	Art.. Pvmt (S. Bound Lt Turn)	98th Street	Dennis Chavez	150 ft. North	/	/	/
			C & G (East Side)						
		28' FF	Res. Pvmt	Pita Verde Rd.	Berberis St.	Potrero Dr.	/	/	/
			C & G (Both Sides)						
		4' (*)	Sidewalk (Both Sides)						
		4'	Sidewalk (North side)	Tract J					
		4'	Sidewalk (Norht side)	Tract K					

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Construction Certification: Private P.E.	Construction Certification: City Cnst Engineer
		26' FF	Res. Pvmt	Pita Verde Stub	Potrero Dr.	Tract L	/	/	/
			C & G (Both Sides)						
		4' (*)	Sidewalk (North Side Only)						
		28' FF	Res. Pvmt	Campanula Rd.	Paraje St.	Potrero Dr.	/	/	/
			C & G (Both Sides)						
		4' (*)	Sidewalk (Both Sides)						
		40' FF	Res. Pvmt	Ceja Vista Rd.	98th St.	Fumaria St.	/	/	/
			C & G (Both Sides)						
		6'	Sidewalk (Both Sides)	Ceja Vista Rd.	98th St.	Paraje St.			
		6'	Sidewalk (N. Side)	Ceja Vista Rd.	Paraje St.	Fumaria St.			
		6'(*)	Sidewalk (S. Side)	Ceja Vista Rd.	Paraje St.	Fumaria St.			
		28' FF	Res. Pvmt	Ceja Vista Rd.	Fumaria St.	Potrero Dr.	/	/	/
			C & G (Both Sides)						
		4' (*)	Sidewalk (Both Sides)						
		32' FF	Res. Pvmt	Paraje St.	Ceja Vista Rd	Campanula Rd.	/	/	/
			C & G (Both Sides)						
		4' (*)	Sidewalk (East Side)						
		28' FF	Res. Pvmt	Paraje St.	Campanula Rd.	Pita Verde Rd.	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (East side)						
		4' (*)	Sidewalk (West Sides)						
		28' FF	Res. Pvmt	Fumaria St.	Ceja Vista Rd.	Pita Verde Rd.	/	/	/
			C & G (Both Sides)						
		4'(*)	Sidewalk (West side)		Ceja Vitsa Rd	Campanula Rd.			
		4	Sidewalk (East side)		Ceja Vista Rd.	Campanula Rd.			
		4'	Sidewalk (Both Sides)		Campanula Rd.	Pita Verde Rd.			
		28' FF	Res. Pvmt	Cuscula St.	Ceja Vista Rd.	Pita Verde Rd.	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides)						
		38' FF	Res. Pvmt	Cuscula St.	S. Property Line	Ceja Vista Rd.	/	/	/
			C & G (Both sides)						
		6'	Sidewalk (Both Sides)						
		24'	Temp. Emergency Access (Gravel)	County Property	Cuscula St.	Unser Blvd.	/	/	/
			(w/Temp. Paper Easment)	(South PL)	(South PL)				
		28' FF	Res. Pvmt	Potrero Dr.	Ceja Vista Rd.	Pita Verde Rd.	/	/	/
			C & G (Both sides)						
		4'(*)	Sidewalk (East Side)						
		4'	Sidewalk (West side)						
		28' FF	Res. Pvmt	Berberis St.	40' Cul-de-Sac @ Tract H	Pita Verde Rd.	/	/	/
			C & G (Both Sides)						
		4'(*)	Sidewalk (Both sides)						
		4'	Sidewalk	Tract H					

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Construction Certification: Private P.E.	Construction Certification: City Cnst Engineer
		30' FF	Art. Pvmt	E. Half of 98th St.	South PL	Dennis Chavez Blvd	/	/	/
			C & G (East Side), Median Curb						
		6'	Sidewalk (E. Side)						
		30' FF	Art. Pvmt	W. Half of Unser Blvd.	South PL	Dennis Chavez Blvd	/	/	/
			C & G (West Side Only), Median Curb						
		6'	Sidewalk (West Side Only)						
		10'	Asphalt Trail	Tract L	Pita Verde Rd.	Unser Blvd.	/	/	/
		10'	Asphalt Trail	Tract K	Pita Verde Rd.	Dennis Chavez	/	/	/
		10'	Asphalt Trail	Tract J	Pita Verde Rd.	Dennis Chavez	/	/	/
		10'	Asphalt Trail	Tract H	Paraje St	Berberis St. Cul-de-Sac	/	/	/
		10'	Asphalt Trail	Tract H	Berberis St.	Ceja Vista Rd.	/	/	/
			Water						
		12"	Waterline (2WR)	Unser Blvd.	S. Dennis Chavez	N. Dennis Chavez	/	/	/
		12"	Waterline (2WR)	S. Dennis Chavez	Tract J	Unser Blvd.	/	/	/
		12"	Waterline (2WR)	Tract J	S. Dennis Chavez	Pita Verde Rd.	/	/	/
		12"	Waterline (2WR)	Pita Verde Rd.	Paraje St.	Tract J	/	/	/
		6"	Waterline (2WR)	Pita Verde Rd.	Berberis St.	Paraje St.	/	/	/
		6"	Waterline (2WR)	Berberis St.	Tract H	Pita Verde Rd.	/	/	/
		6"	Wateline (2WR)	Tract H	Berberis St.	Paraje St.	/	/	/
		12"	Waterline (2WR)	Ceja Vista Rd.	98th Street (tie in)	Paraje St.	/	/	/
		12"	Waterline (2WR)	Paraje St.	Ceja Vista Rd.	Pita Verde Rd.	/	/	/
		4"	Waterline (1W)	Pita Verde Rd.	Lot 17, Blk 7	Paraje St.	/	/	/
		8"	Waterline (1W)	Pita Verde./Stub/Tract L	Paraje St.	Unser Blvd.(16"WL)	/	/	/
		6"	Waterline (1W)	Campanula Rd.	Paraje St.	Potrero Dr.	/	/	/
		8"	Waterline (1W)	Ceja Vista Rd.	Paraje St.	Potrero Dr.	/	/	/
		8"	Waterline (1W)	Paraje St.	Ceja Vista Rd.	Pita Verde Rd.	/	/	/
		6"	Waterline (1W)	Fumaria St.	Ceja Vista Rd.	Campanula Rd.	/	/	/
		8"	Waterlne (1W)	Cuscula St.	Ceja Vista Rd.	South Property Line	/	/	/
		8"	Waterline (1W)	Potrero Dr.	Ceja Vista Rd.	Pita Verde Rd.	/	/	/
			Sanitary Sewer						
		8"	SAS	Pita Verde/Stub/Tract L	Berberis St.	Unser Blvd.(Ex.15")	/	/	/
		8"	SAS	Campanula Rd.	Paraje St.	Potrero Dr.	/	/	/
		8"	SAS	Ceja Vista Dr.	Tract G Commercial	Potrero Dr.	/	/	/
		8"	SAS	Potrero Dr.	Ceja Vista Rd.	Pita Verde Rd.	/	/	/
		8"	SAS	Paraje St.	Ceja Vista Rd.	Pita Verde Rd.	/	/	/
		8"	SAS	Fumaria	Ceja Vista Rd.	Campanula Rd.	/	/	/
			Storm Drain						
		30" - 48"	Storm Drain	Ceja Vista Rd.	Tract G	Potrero Dr.	/	/	/
		24" - 30"	Storm Drain	Cuscula St.	Ceja Vista Rd.	Pita Verde Rd.	/	/	/
		18" - 36"	Storm Drain	Potrero Dr.	Ceja Vista Rd.	Pita Verde Rd.	/	/	/

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		18" - 24"	Storm Drain	Pita Verde Rd.	Lot 7, Blk 12	Cuscula St.	/	/	/
		48"	Storm Drain	Tract M	Potrero St.		/	/	/
		54"	Storm Drain	Tract M	Unser Blvd.		/	/	/
		54"	Storm Drain	Unser Blvd.	Tract M	S. Property Line	/	/	/
		24"	Storm Drain	Unser Blvd.	In D. Chavez R/W		/	/	/
		9.0 Ac-Ft Temp	Retention Pond w/ A & C	Tract M			/	/	/
			UNIT 3						
			Paving						
			1/4 Signal	Dennis Chavez/Unser Blvd.			/	/	/
		12'	Art. Pvmt (W. Bound Lt Turn)	Dennis Chavez	Condeshire	150 ft. East	/	/	/
		12'	Art. Pvmt (E. Bound Lt Turn)	Dennis Chavez	Condeshire	75 ft. West	/	/	/
		12'	Striping (W. Bound Lt Turn)	Dennis Chavez	Unser Blvd.	150 ft. East	/	/	/
		12'	Art. Pvmt (E. Bound Rt Turn)	Dennis Chavez	Unser Blvd.	150 ft. West	/	/	/
		6'	Bike Lane	Dennis Chavez	Unser Blvd.	150 ft. West	/	/	/
		12'	Asphalt Trail	S. Dennis Chavez R/W	Unser Blvd.	Unit 3 East P.L.	/	/	/
		6'	Bike Lane	S. Dennis Chavez R/W	Unser Blvd.	Unit 3 East P.L.	/	/	/
		26' FF	Res. Pvmt	Pita Verde Rd.	Corylus Dr.	Lunaria Dr.	/	/	/
			C & G (Both Sides)						
		4' (*)	4' Sidewalk (Both Sides)						
		26' FF	Res. Pvmt	Campanula Rd.	Corylus Dr.	Lunaria Dr.	/	/	/
			C & G (Both Sides)						
		4' (*)	Sidewalk (Both Sides)						
		26' FF	Res. Pvmt	Ceja Vista Rd.	Corylus Dr.	Lunaria Dr.	/	/	/
			C & G (Both Sides)						
		4' (*)	Sidewalk (Both Sides)						
		26' FF	Res. Pvmt	Corylus Dr.	Ceja Vista Rd.	Pita Verde Rd.	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (East side)						
		4' (*)	Sidewalk (West Side)						
		26' FF	Res. Pvmt	Lunaria Dr.	Meade Rd.	Pita Verde Rd.	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (West side)						
		4' (*)	Sidewalk (East Side)						
		28' FF	Res. Pvmt	Meade Rd.	South PL	East PL	/	/	/
			C & G (Both Sides)						
		6'	Sidewalk (North Side)						
		32' EE	Res. Pvmt (28' Drive Lane)	Meade Rd.	East Property Line	Grace Vigil Rd.	/	/	/
		28' EE	Res. Pvmt	Grave Vigil Rd.	Meade Rd.	Condeshire Rd.	/	/	/
		30' FF	Art. Pvmt	E. Half of Unser Blvd.	Dennis Chavez	South PL	/	/	/
			C & G (East Side Only), Median Curb						
		10'	Asphalt Trail						

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Construction Certification: Private P.E.	Construction Certification: City Cnst Engineer
		10'	Asphalt Trail	Tract R	Unser Blvd.	Corylus Dr.	/	/	/
		10'	Asphalt Trail	Tract S	Pita Verde Rd.	Dennis Chavez	/	/	/
			Water						
		16"	Waterline	Unser Blvd	South PL	Exist. 12" WL (1W) Dennis Chavez Blvd	/	/	/
		8"	Reuse Water Line	Unser Blvd	South PL	Dennis Chavez Blvd	/	/	/
		8"	Waterline	Pita Verde Rd	Corylus Dr.	Lunaria Dr.	/	/	/
		8"	Waterline	Ceja Vista Rd.	Corylus Dr.	Lunaria Dr.	/	/	/
		10"	Waterline	Tract R	Unser Blvd	Corylus Dr.	/	/	/
		10"	Waterline	Meade Rd.	S. Property Line	East Property Line	/	/	/
		8"	Waterline	Corylus Dr.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
		8"	Waterline	Lunaria Dr.	Meade Rd.	Pita Verde Rd	/	/	/
		6"	Waterline	Campanula Rd.	Corylus Dr.	Lunaria Dr.	/	/	/
			Sanitary Sewer						
		10"	SAS	Tract S	Pita Verde Rd.	Dennis Chavez R/W (Exist. 15" SAS)	/	/	/
		8"	SAS	Pita Verde Rd.	Corylus Dr.	Lunaria Dr.	/	/	/
		8"	SAS	Campanula Rd.	Corylus Dr.	Lunaria Dr.	/	/	/
		8"	SAS	Ceja Vista Rd.	Corylus Dr.	Lunaria Dr.	/	/	/
		8"	SAS	Corylus Dr.	Ceja Vista Rd.	Pita Verde Rd.	/	/	/
		8"	SAS	Lunaria Dr.	Meade Rd.	Pita Verde Rd.	/	/	/
		8"	SAS	Unser Blvd.	Tract R	South P.Line	/	/	/
		8"	SAS	Tract R	Unser Blvd.	Corylus Dr.	/	/	/
		8"	SAS	Meade Rd.	Lunaria Dr.	S. Property Line	/	/	/
			Storm Drain						
		2.7 Ac-Ft Public Pond w/Low flow Channel (Work Order)		Tract S			/	/	/
		24" - 48"	Storm Drain	Lunaria Dr.	Meade Rd.	Pita Verde Rd.	/	/	/
		18" - 48"	Storm Drain	Tract S	Tract S	Dennis Chavez	/	/	/
		24" - 30"	Storm Drain	Dennis Chavez	Tract S Pond	Hubbel Channel	/	/	/
		24"	Storm Drain	Meade Rd.	S. Property Line	Lunaria Dr.	/	/	/

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The Items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
							/	/	/
							/	/	/

Approval of Creditable Items:

Impact Fee Admistrator Signature **Date**

Approval of Creditable Items:

City User Dept. Signature **Date**

NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.

Street lights per City rquirements.

(*) Sidewalks are deferred in these areas. All others are built with Unit construction plans.

1 Landscaping Maintenance Agreement for landscaping in the public right-of-way

2 Walls & landscaping certification from registered engineer and/or registered landscape architect required prior to release of financial guarantees.

3 Development Agreement w/ ABCWUA including Don Reservoir as a condition of Final Plats

4 Engineers certification of the grading plan required for release of SIA for each Unit.

AGENT / OWNER

Diane Hoelzer, PE
NAME (print)

Mark Goodwin & Associates, PA
FIRM

5-12-10
SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

05-19-10
DRB CHAIR - date

05/19/10
TRANSPORTATION DEVELOPMENT - date

05/19/10
UTILITY DEVELOPMENT - date

5/19/10
CITY ENGINEER - date

5/19/10
PARKS & GENERAL RECREATION - date

AMAFCA - date

_____ - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

11/30/2010 Issued By: E08375 94542

STANDARD APPLICATION, Paper Plans Required

Permit Number: **2010 070 340** **Category Code 910**

Application Number: **10DRB-70340**, Ext Of Major Preliminary Plat

Address:

Location Description: DENNIS CHAVEZ BLVD SW BETWEEN MEADE AVE SW AND 118TH ST SW

Project Number: 1004428

Applicant

ALBUQUERQUE RIO BRAVO PARTNERS, LLC

6330 RIVERSIDE PLAZA LANE NW#220
ALBUQUERQUE NM 87120
440-7262

Agent / Contact

Mark Goodwin And Associates Pa
Mark Goodwin
P.O. Box 90606
Albuquerque NM 87199

mark@goodwinengineers.com

Application Fees

441018/4943000	APN Fee	
441032/3416000	Conflict Mgmt Fee	$20.00
441006/4958000	DRB Actions	$50.00
	TOTAL:	**$70.00**

City Of Albuquerque
Treasury Division

11/30/2010 10:32AM LOC: ANNX
WS# 008 TRANS# 0012
RECEIPT# 00125298-00125298
PERMIT# 2010070340 TRSCHG
Trans Amt $70.00
Conflict Manag. Fee $20.00
DRB Actions $50.00
CK $70.00
CHANGE $0.00

Thank You

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

Category Code 910
2011 070 330

11/15/2011 Issued By: BLDAVM 128703

Application Number: **11DRB-70330**, Ext Of Major Preliminary Plat

Address:

Location Description: DENNIS CHAVEZ BETWEEN MEADE AND 118TH ST

Project Number: 1004428

Applicant
ALBUQUERQUE RIO BRAVO PARTNERS, LLC

6330 RIVERSIDE PLAZA LN NW #220
ALBUQUERQUE NM 87120
440-7262

Agent / Contact
MARK GOODWIN AND ASSOCIATES, P.A.
DIANE HOELZER
P.O. BOX 90606
ALBUQUERQUE NM 87199

Application Fees

441018/4943000	APN Fee	
441032/3416000	Conflict Mgmt Fee	**$20.00**
441006/4958000	DRB Actions	**$50.00**
	TOTAL:	**$70.00**

DUPLICATE
City Of Albuquerque
Treasury Division

11/15/2011 11:05AM LOC: ANNX
WS# 007 TRANS# 0017
RECEIPT# 00151168-00151168
PERMIT# 2011070330 TRSYLB
Trans Amt $70.00
Conflict Mgmt. Fee $20.00
DRB Action $50.00
CK $70.00
CHANGE $0.00

Thank You

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION — **S** **Z**

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

SITE DEVELOPMENT PLAN

- ____ for Subdivision — **P**
- ____ for Building Permit
- ____ Administrative Amendment (AA)
- ____ IP Master Development Plan — **D**
- ____ Cert. of Appropriateness (LUCC) — **L** **A**

STORM DRAINAGE (Form D)

- ____ Storm Drainage Cost Allocation Plan

ZONING & PLANNING

- ____ Annexation
  - ____ County Submittal
  - ____ EPC Submittal
- ____ Zone Map Amendment (Establish or Change Zoning)
- ____ Sector Plan **(Phase I, II, III)**
- ____ Amendment to Sector, Area, Facility or Comprehensive Plan
- ____ Text Amendment (Zoning Code/Sub Regs)
- ____ Street Name Change (Local & Collector)

APPEAL / PROTEST of...

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

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

APPLICATION INFORMATION:

Professional/Agent (if any): Mark Goodwin & Associates, PA PHONE: 828-2200

ADDRESS: P.O. Box 90606 FAX: ____

CITY: Albuquerque STATE NM ZIP 87199 E-MAIL: ____

APPLICANT: Albuquerque Rio Bravo Partners, LLC PHONE: 440-7262

ADDRESS: 6330 Riverside Plaza Lane NW #220 FAX: ____

CITY: Albuquerque STATE NM ZIP 87120 E-MAIL: ____

Proprietary interest in site: Owner **List all owners:** ____

DESCRIPTION OF REQUEST: Ceja Vista Amendment of Preliminary Plat

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

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

Lot or Tract No. ____ Block: ____ Unit: 3

Subdiv/Addn/TBKA: Ceja Vista

Existing Zoning: ____ Proposed zoning: ____ MRGCD Map No ____

Zone Atlas page(s): P-9 UPC Code: 100905325431320401

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 1004428

CASE INFORMATION:

Within city limits? ✓ Yes Within 1000FT of a landfill? no

No. of **existing** lots: ____ No. of **proposed** lots: ____ Total area of site (acres): ____

LOCATION OF PROPERTY BY STREETS: On or Near: Dennis Chavez Blvd. SW

Between: Meade Ave SW and 118th Street SW

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

SIGNATURE Diane Hoelzer DATE 4-19-10

(Print) Diane Hoelzer, PE Applicant: ☐ Agent: ☑

FOR OFFICE USE ONLY Form revised 4/07

☐ **INTERNAL ROUTING**

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

Application case numbers	Action	S.F.	Fees
10DRB - 70125	APP	$ 50.00	
	CMF		$ 20.00
			$
			$
			$
			Total $ 70.00

Hearing date 04/28/10

Sandy Handley 04/20/10
Planner signature / date

Project # 1004428

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

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

❑ **SKETCH PLAT REVIEW AND COMMENT (DRB22)** **Your attendance is required.**
- __ Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) 6 **copies**
- __ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
- __ Zone Atlas map with the entire property(ies) clearly outlined
- __ Letter briefly describing, explaining, and justifying the request
- __ List any original and/or related file numbers on the cover application

❑ **EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08)** **Your attendance is required.**
- __ Preliminary Plat reduced to 8.5" x 11"
- __ Zone Atlas map with the entire property(ies) clearly outlined
- __ Letter briefly describing, explaining, and justifying the request
- __ Copy of DRB approved infrastructure list
- __ Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
- __ List any original and/or related file numbers on the cover application

Extension of preliminary plat approval expires after one year.

❑ **MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12)** **Your attendance is required.**
- __ Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
- __ Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
- __ Design elevations & cross sections of perimeter walls **3 copies**
- __ Zone Atlas map with the entire property(ies) clearly outlined
- __ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- __ Copy of recorded SIA
- __ Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- __ List any original and/or related file numbers on the cover application
- __ DXF file and hard copy of final plat data for AGIS is required.

❑ **MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16)** **Your attendance is required.**
- __ 5 Acres or more: Certificate of No Effect or Approval
- __ Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings
- __ Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
- __ Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
- __ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
- __ Zone Atlas map with the entire property(ies) clearly outlined
- __ Letter briefly describing, explaining, and justifying the request
- __ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- __ Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- __ Fee (see schedule)
- __ List any original and/or related file numbers on the cover application
- __ Infrastructure list if required **(verify with DRB Engineer)**
- __ DXF file and hard copy of final plat data for AGIS is required.

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

PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.
- __ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
- ✓ Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
- ✓ Zone Atlas map with the entire property(ies) clearly outlined
- ✓ Letter briefly describing, explaining, and justifying the request
- __ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- ✓ List any original and/or related file numbers on the cover application

Amended preliminary plat approval expires after one year

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

Diane Hoelzer
Applicant name (print)

Diane Hoelzer 4-19-10
Applicant signature / date

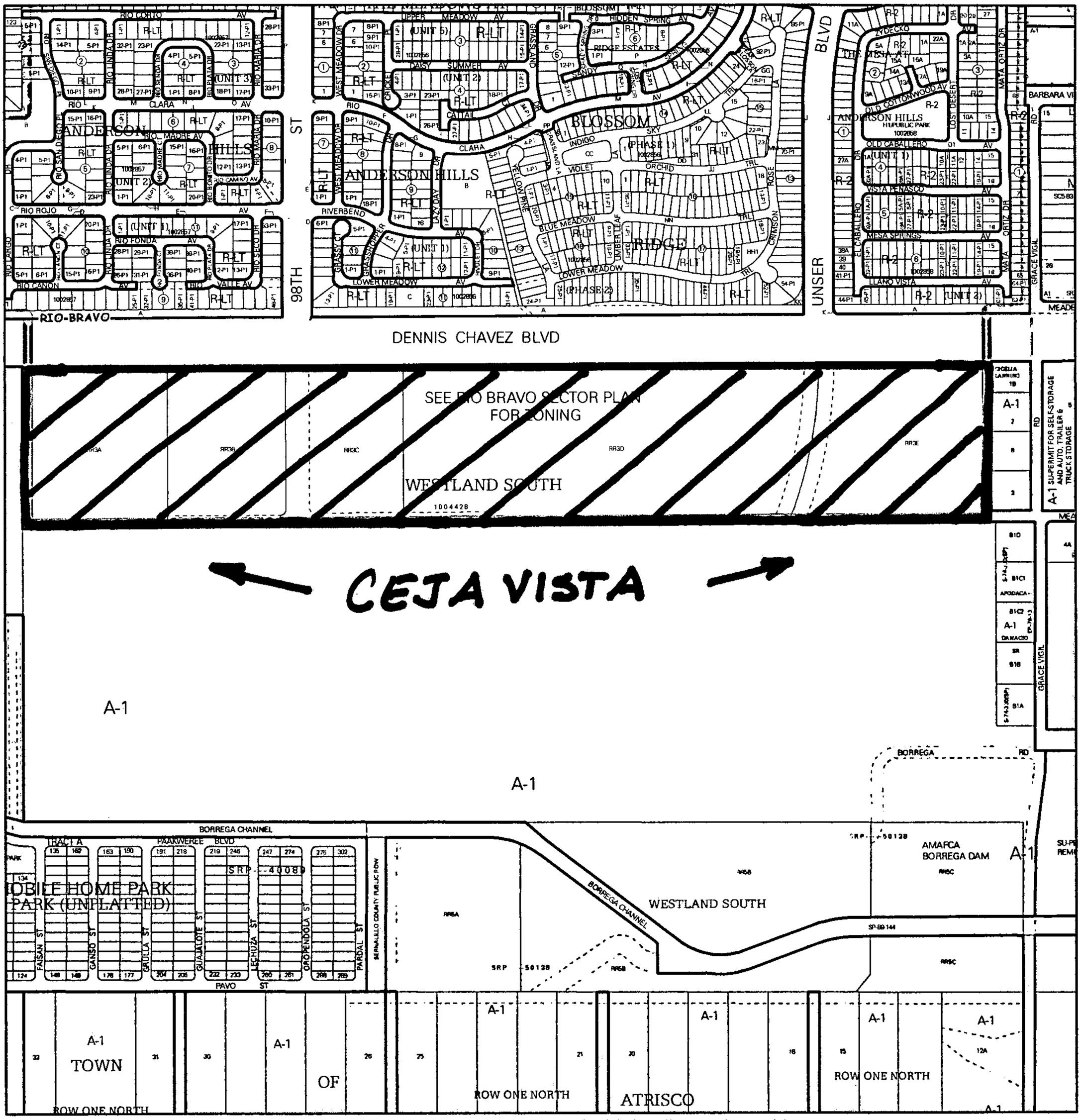
Form revised **October 2007**

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

Application case numbers
10DRB-70125
_____-_____-_____
_____-_____-_____

Sandy Handley 04/20/10
Planner signature / date

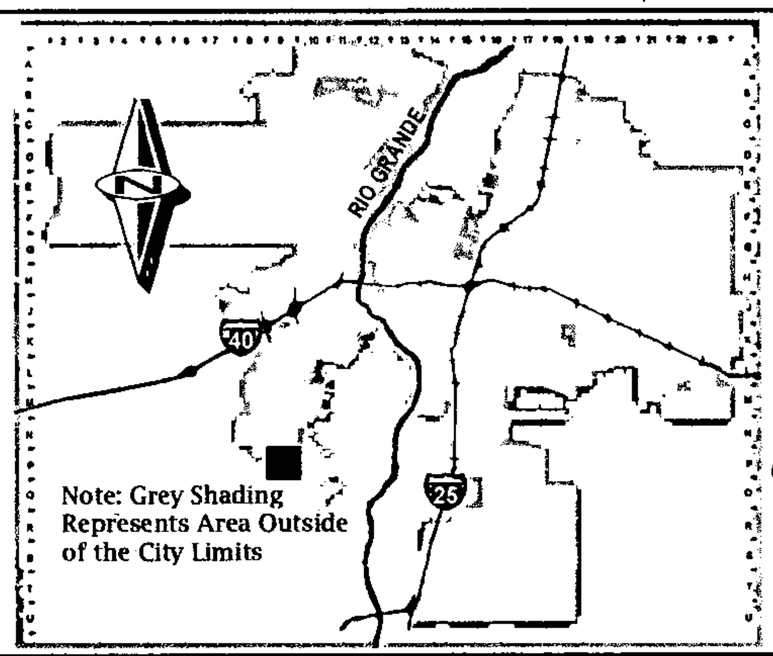
Project # 1004428



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

Albuquerque Geographic Information System

Map amended through: 2/4/2010



Zone Atlas Page:

P-09-Z

Selected Symbols

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

0 — 750 — 1,500 Feet

D. Mark Goodwin & Associates, P.A.
Consulting Engineers
P.O. BOX 90606, ALBUQUERQUE,NM 87199
(505) 828-2200 FAX 797-9539

~ 2008 ACEC/NM Award Winner for Engineering Excellence, Small Firm ~

April 19, 2010

Mr. Jack Cloud
DRB Chairman
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

Re: Ceja Vista (DRB 1004428) - Amendment to Preliminary Plat (with minor changes)

Dear Mr. Cloud:

On behalf of our clients, we are submitting this request to amend the previously approved preliminary plat. The primary revision is to Unit 3; it is being subdivided for development into 5 phases to be known as Unit 3A, 3B, 3C, 3D and 3E. Below is a more detailed summary of the revisions made to the previously approved preliminary plat, grading plan and infrastructure list.

PRELIMINARY PLAT

1. *Sheet 1: Removed "Zoning" in subdivision data*
2. *Sheet 1: Removed Note 11. under Notes*
3. *Sheet 2: added 5 phase lines t.b.k.a. Unit 3A,3B,3C,3D,3E*
4. *Sheet 2: revised, updated, made corrections to the Notes for Tract description and easement dedications*
5. *Sheet 2: Removed Temporary pond from Tract E and relocated it to Tract G*
6. *Sheet 3: revised, updated, made corrections to the Notes for Tract description and easement dedications*

GRADING AND DRAINAGE PLAN

7. *Relocate the temporary pond from Tract E to Tract G*
8. *Addition of an Interim grading plan to include rough grading Unit 3A and 3B together, with interim ponds located inside Unit 3B and 3C. The Unit 3C pond will retain undeveloped runoff from Units 3C, 3D and 3E*
9. *The overall grading and drainage concept, including spot elevations and storm drain layout and design, remain unchanged.*

INFRASTRUCTURE LIST

10. *Revised the infrastructure list to reflect required improvements for each of the 5 phased Units in Unit 3*
11. *Updated and made corrections to errors in Unit 1 and 2.*

The sidewalk waiver and deferral exhibits remain unchanged.

Sincerely,

MARK GOODWIN & ASSOCIATES, P.A.

Diane Hoelzer, PE
Senior Engineer

DLH/dlh

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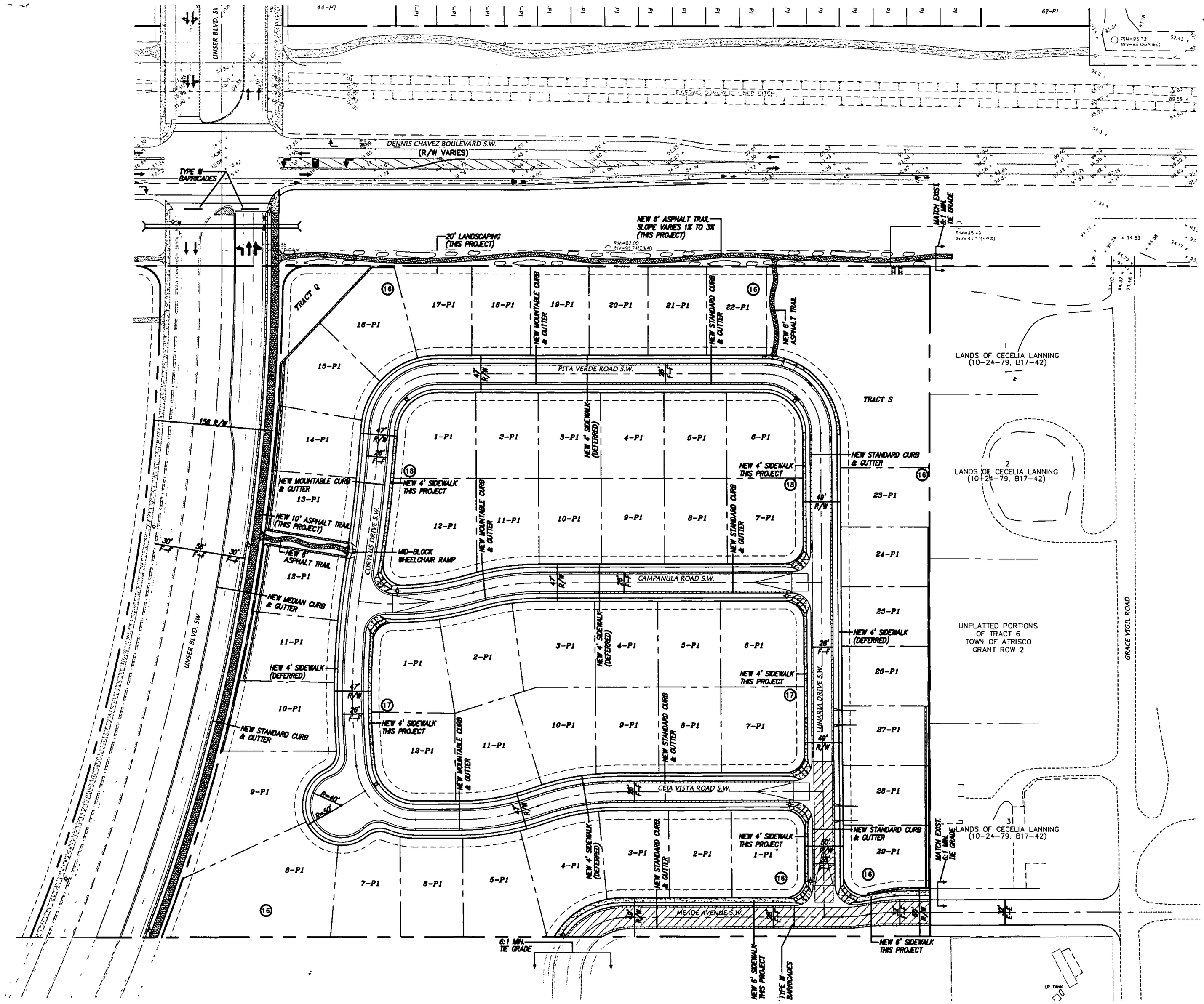

CONSTRUCTION NOTES

1. ALL SIDEWALKS PER CITY OF ALBUQUERQUE STANDARD DRAWING 2430.
2. ALL 6' VALLEY GUTTERS PER CITY OF ALBUQUERQUE STANDARD DRAWING 2420.
3. ALL HANDICAP RAMPS ARE PER COA DETAIL 2441, CASE II WITH ADA COMPLIANT TRUNCATED DOMES. SUBMIT SPECIFICATIONS TO COA CONSTRUCTION ENGINEER PRIOR TO CONSTRUCTION.
4. TRANSITION FROM MOUNTABLE CURB TO STANDARD CURB SHALL BE 10 FEET.
5. TRANSITION SECTION FROM FULL CROWN TO NO CROWN TO BE A MINIMUM OF 50 FEET PER C.O.A. STD DETAIL #2401.
6. ALL 10' VALLEY GUTTERS PER CITY OF ALBUQUERQUE STANDARD DRAWING 2422.
7. TRANSITION FROM MOUNTABLE CURB TO STANDARD CURB AT INTERSECTIONS SHALL OCCUR THROUGH THE HC. RAMP PER C.O.A. STANDARD DRAWING 2418.
8. SOIL NOT HAVING THE MINIMUM R-VALUE OF 50 FOR STREETS SHALL BE REMOVED TO A DEPTH OF 2 FEET AND REPLACED, BY THE CONTRACTOR, WITH SUITABLE MATERIAL, OR A PAVEMENT SECTION SHALL BE DESIGNED BY THE CONSULTANT ACCOMMODATING THE EXISTING R-VALUE PER C.O.A. STANDARD SPECIFICATIONS.
9. ALL MEDIAN TO BE PAINTED REFLECTORIZED YELLOW.
10. ALL 4' VALLEY GUTTERS PER COA STD. DWG 2421.
11. ALL MOUNTABLE CURB & GUTTER PER COA STD. DWG 2415A.
12. ALL STANDARD CURB & GUTTER PER COA STD. DWG 2415A
13. ALL UNIDIRECTIONAL RAMP SHALL BE BUILT PER COA STD. DWG 2426.

LEGEND

- EXISTING PAVEMENT
- TC= / FL= .00.0 — EXISTING SPOT ELEVATION
- EXISTING SANITARY SEWER MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING ELECTRIC TRANSFORMER
- EXISTING FENCE
- EXISTING POWER POLE
- NEW MOUNTABLE CURB & GUTTER
- NEW STANDARD CURB & GUTTER
- NEW SIDEWALK
- NEW RIGHT-OF-WAY
- NEW CENTERLINE
- NEW LOT LINES
- NEW EASEMENTS
- NEW RETAINING WALL
- NEW STREET LIGHT (S)
- NEW WHEEL CHAIR RAMPS WITH TRUNCATED DOME
- NEW FULL CROWN TRANSITION
- NEW STORM DRAIN INLET

N

60' 30' 0 60' 120'

SCALE: 1" = 60'

AS BUILT INFORMATION
CONTRACTOR — DATE
STAKED BY
INSPECTOR'S ACCEPTANCE BY — DATE
FIELD VERIFICATION BY — DATE
DRAWING REVISED BY
CORRECTED BY
MICRO-FILM INFORMATION
RECORDED BY — DATE
NO.

BENCH MARKS

SURVEY INFORMATION
FIELD NOTES
NO. | BY | DATE

ENGINEER'S SEAL

NO.	BY	REMARKS / REVISIONS	DATE
		DESIGN	05/07
DESIGNED BY	ASM		
DRAWN BY	ACH		05/07
CHECKED BY	DMG		05/07

dmg MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
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ALBUQUERQUE, NEW MEXICO 87199
(505) 828-2200, FAX (505) 797-9539

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

TITLE: CEJA VISTA SUBDIVISION UNIT - 1
MASTER PAVING PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	MO./DAY/YR.	MO./DAY/YR.

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
797383	P-9-Z	4	24

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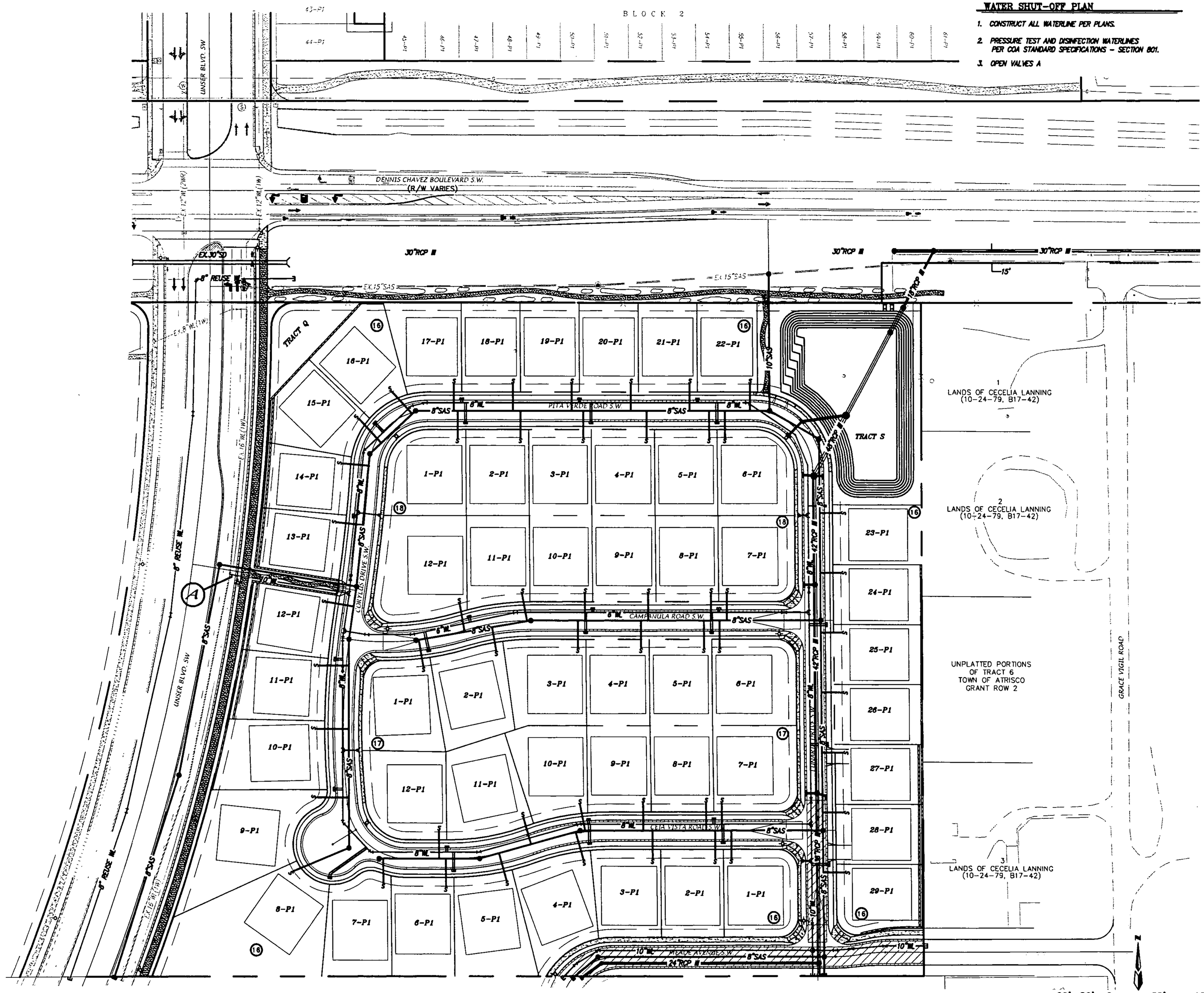

WATER SHUT-OFF PLAN

1. CONSTRUCT ALL WATERLINE PER PLANS.
2. PRESSURE TEST AND DISINFECTION WATERLINES PER COA STANDARD SPECIFICATIONS – SECTION 801.
3. OPEN VALVES A

NOTES

1. ELECTRONIC MARKER DISCS (EMD) WILL BE PLACED ACCORDING TO SECTION 170 OF THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION AS REVISED THROUGH UPDATE #7.
2. ALL WATER SERVICES SHALL BE 3/4" UNLESS OTHERWISE SPECIFIED ON PLANS.
3. ALL WATER SERVICES ARE IN WATER PRESSURE ZONE 1W.
4. ASSE APPROVED DUAL CHECK VALVES WILL BE INSTALLED IN ALL METER BOXES IN ZONE 1W.
5. WHERE MOUNTABLE CURBS ARE INSTALLED, WATER METER BOX LIDS SHALL BE HEAVY DUTY AS PER COA STD. DWG NO. 2389.
6. ALL STORMDRAIN INLETS TO BE CONSTRUCTED PER COA STD. DWGS NO'S. 2201, 2202, 2203, 2205, 2206, 2207 2215 & 2217.
7. ALL STORMDRAIN MANHOLES TO BE CONSTRUCTED PER COA STD. DWG NO. 2102. ALL MANHOLES GREATER THEN 20' DEEP SHALL INSTALL PRECAST SAFETY PLATFORMS WITH MINIMUM OF 30" DIAMETER OPENING. PLATFORMS SHALL BE A MINIMUM OF 10' ABOVE MANHOLE INVERT.

LEGEND

- EXISTING CHAIN LINK/WIRE FENCE
- EXISTING CURB & GUTTER
- 6"WL — EXISTING WATERLINE
- 8"SAS — EXISTING SAS
- 24"RCP — EXISTING STORM DRAIN
- NEW MOUNTABLE CURB & GUTTER
- NEW STANDARD CURB & GUTTER
- NEW SIDEWALK
- NEW RIGHT-OF-WAY
- NEW CENTERLINE
- NEW LOT LINES
- NEW EASEMENTS
- NEW RETAINING WALL
- 24"RCP — NEW STORM DRAIN
- NEW STORM DRAIN MH
- 6"WL — NEW WATERLINE
- NEW WATER METERS
- NEW TEE
- NEW VALVE
- NEW FIRE HYDRANT
- 8"SAS — NEW SAS
- NEW SAS MH
- S — NEW SAS SERVICES
- (7731) — NEW LOT ADDRESS
- NEW STREET LIGHT

RESTRAINED JOINT LENGTH FOR BENDS, VALVES, DEAD ENDS (FT.)					
PIPE SIZE	90°	45°	22.5°	11.25°	VALVE
6"	18'	8'	4'	3'	55'
8"	33'	14'	7'	4'	72'
10"	39'	16'	8'	4'	87'
LENGTH OF RESTRAINED PIPE ON EACH SIDE OF THE BEND.					

RESTRAINED JOINT LENGTHS FOR REDUCERS (FT.)		
PIPE SIZE	LARGE SIDE	SMALL SIDE
10" X 8"	29'	–
8" X 6"	31'	–

RESTRAINED JOINT LENGTH FOR TEES (FT.)		
PIPE SIZE	RUN	BRANCH
16"x16"x10"	10'	20'
10"x10"x10"	20'	12'
10"x10"x8"	12'	14'
10"x10"x6"	8'	5'
8"x8"x8"	15'	16'
8"x8"x6"	10'	6'
6"x6"x6"	12'	12'

AS BUILT INFORMATION
CONTRACTOR
WORK STAKED BY
INSPECTIONS BY
FIELD VERIFICATION BY
DRAWINGS CORRECTED BY
MICRO-FILM INFORMATION
RECORDED BY
NO. DATE

SURVEY INFORMATION
BENCH MARKS
FIELD NOTES
NO. BY DATE

ENGINEER'S SEAL

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	
		DESIGNED BY ASM DATE 05/07	
		DRAWN BY ACH DATE 05/07	
		CHECKED BY DMG DATE 05/07	

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CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

TITLE: CEJA VISTA SUBDIVISION UNIT - 1
MASTER UTILITY PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	MO./DAY/YR.	MO./DAY/YR.

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
797383	P-9-Z	13	24

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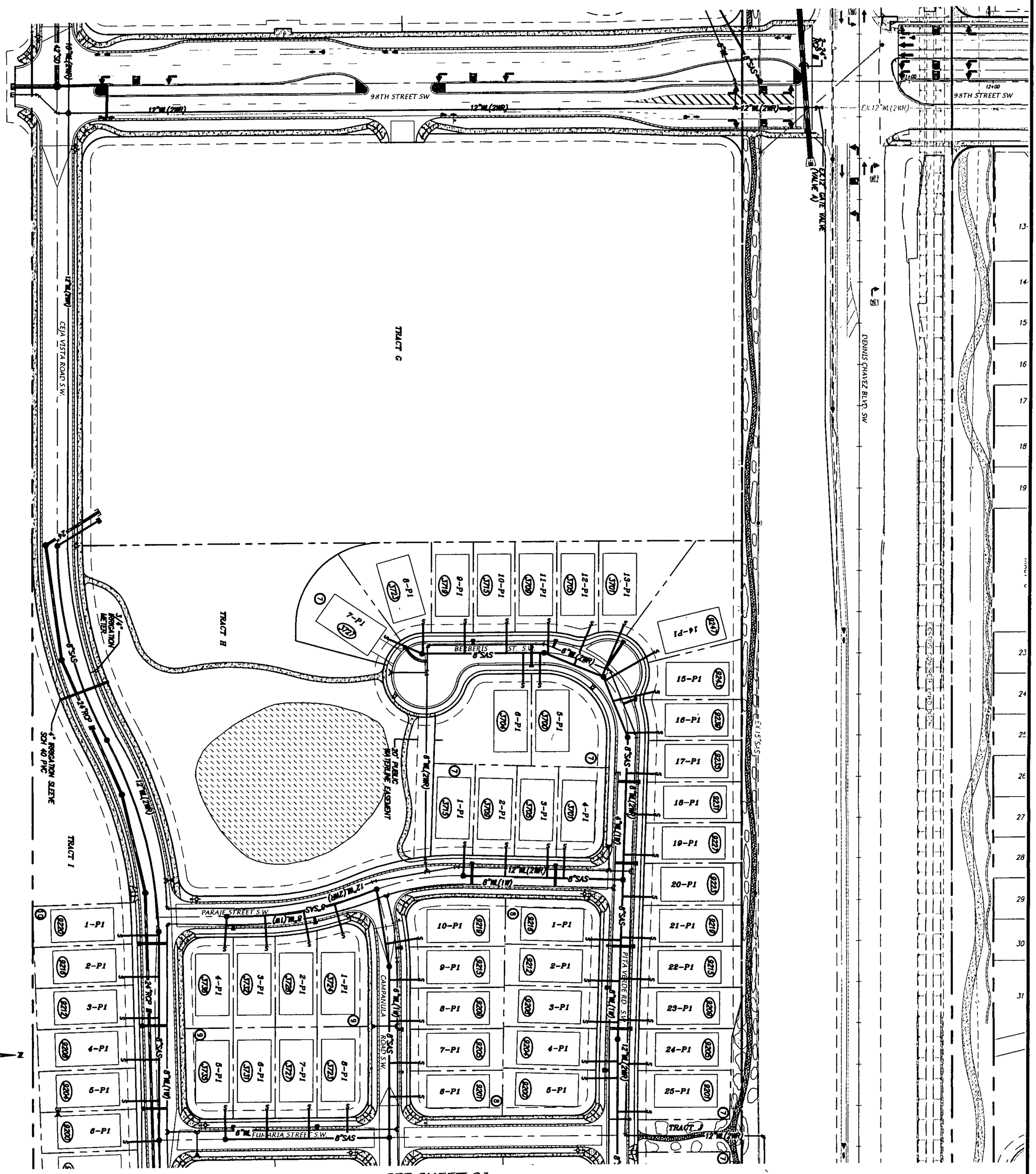

SCALE: 1" = 60'

N O T E S

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2. ALL WATER SERVICES ARE IN WATER PRESSURE ZONE 1W & 2WR.
3. ALL STORMDRAIN INLETS TO BE CONSTRUCTED PER COA STD. DWGS NO'S. 2201, 2202, 2203, 2205, 2206, 2207 2215 & 2217.
4. DUAL CHECK VALVES WILL BE INSTALLED IN ALL METER BOXES IN ZONE 1W.

L E G E N D

- EXISTING CHAIN LINK/WIRE FENCE
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING POWER POLE
- EXISTING GUY WIRE
- EXISTING TELEPHONE MANHOLE
- EXISTING TELEPHONE PEDESTAL
- NEW MOUNTABLE CURB & GUTTER
- NEW STANDARD CURB & GUTTER
- NEW SIDEWALK
- NEW RIGHT-OF-WAY
- NEW CENTERLINE
- NEW LOT LINES
- NEW EASEMENTS
- NEW RETAINING WALL
- NEW STORM DRAIN
- NEW STORM DRAIN MH
- NEW WATERLINE
- NEW WATER METERS
- NEW TEE
- NEW VALVE
- NEW FIRE HYDRANT
- NEW SAS
- NEW SAS MH
- NEW SAS SERVICES
- NEW LOT ADDRESS
- NEW STREET LIGHT

RESTRAINED JOINT LENGTH FOR BENDS, VALVES, DEAD ENDS (FT.)					
PIPE SIZE	90°	45°	22.5°	11.25°	VALVE
4"	14'	6'	3'	2'	32'
6"	19'	8'	4'	2'	46'
8"	22'	9'	4'	2'	60'
10"	26'	11'	5'	3'	72'
12"	40'	12'	6'	3'	100'

LENGTH OF RESTRAINED PIPE ON EACH SIDE OF THE BEND.

RESTRAINED JOINT LENGTHS FOR REDUCERS (FT.)		
PIPE SIZE	LARGE SIDE	SMALL SIDE
12" X 8"	45'	1'
12" X 6"	82'	1'
10" X 6"	44'	1'
8" X 6"	25'	1'
6" X 4"	24'	1'

RESTRAINED JOINT LENGTH FOR TEES (FT.)		
PIPE SIZE	RUN	BRANCH
12"x12"x12"	20'	25'
12"x12"x10"	16'	4'
12"x12"x8"	12'	3'
12"x12"x6"	10'	2'
10"x10"x10"	20'	12'
10"x10"x8"	14'	6'
10"x10"x6"	10'	3'
8"x8"x8"	18'	5'
8"x8"x6"	15'	2'
6"x6"x6"	15'	2'

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NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	
		DESIGNED BY ASM DATE 10/06	
		DRAWN BY DER DATE 10/06	
		CHECKED BY DMG DATE 10/06	

ENGINEER'S SEAL

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

BENCH MARKS

STATION "3-P10" IS LOCATED 5.9 MI. SW OF DOWNTOWN ALBUQUERQUE TO REACH STATION FROM INT. OF COORS AND DENNIS CHAVEZ BLVD. (FORMERLY RIO BRAVO), GO S. ON COORS BLVD. 0.62 MI. TO THE STATION WHICH IS ON AN EARTHEN BERM 162.2' WEST OF THE CENTERLINE OF COORS BLVD. THE STATION IS A STANDARD ACS 3 1/4" ALUMINUM CAP RIVITTED TO A PIPE 0.25' ABOVE THE GROUND AND IS STAMPED "3-P10, 1996". X=380733.58, Y=1462437.48 (NAD 27), ELEV=4935.735 (SLD 29)

AS BUILT INFORMATION

CONTRACTOR

WORK STAKED BY	DATE
INSPECTOR'S ACCEPTANCE BY	DATE
FIELD VERIFICATION BY	DATE
DRAWINGS CORRECTED BY	DATE

MICRO-FILM INFORMATION

RECORDED BY	DATE
NO.	

TITLE:

CEJA VISTA SUBDIVISION UNIT 2
MASTER UTILITY PLAN

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	MO./DAY/YR.
			MO./DAY/YR.

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
797381	P-9	20	35

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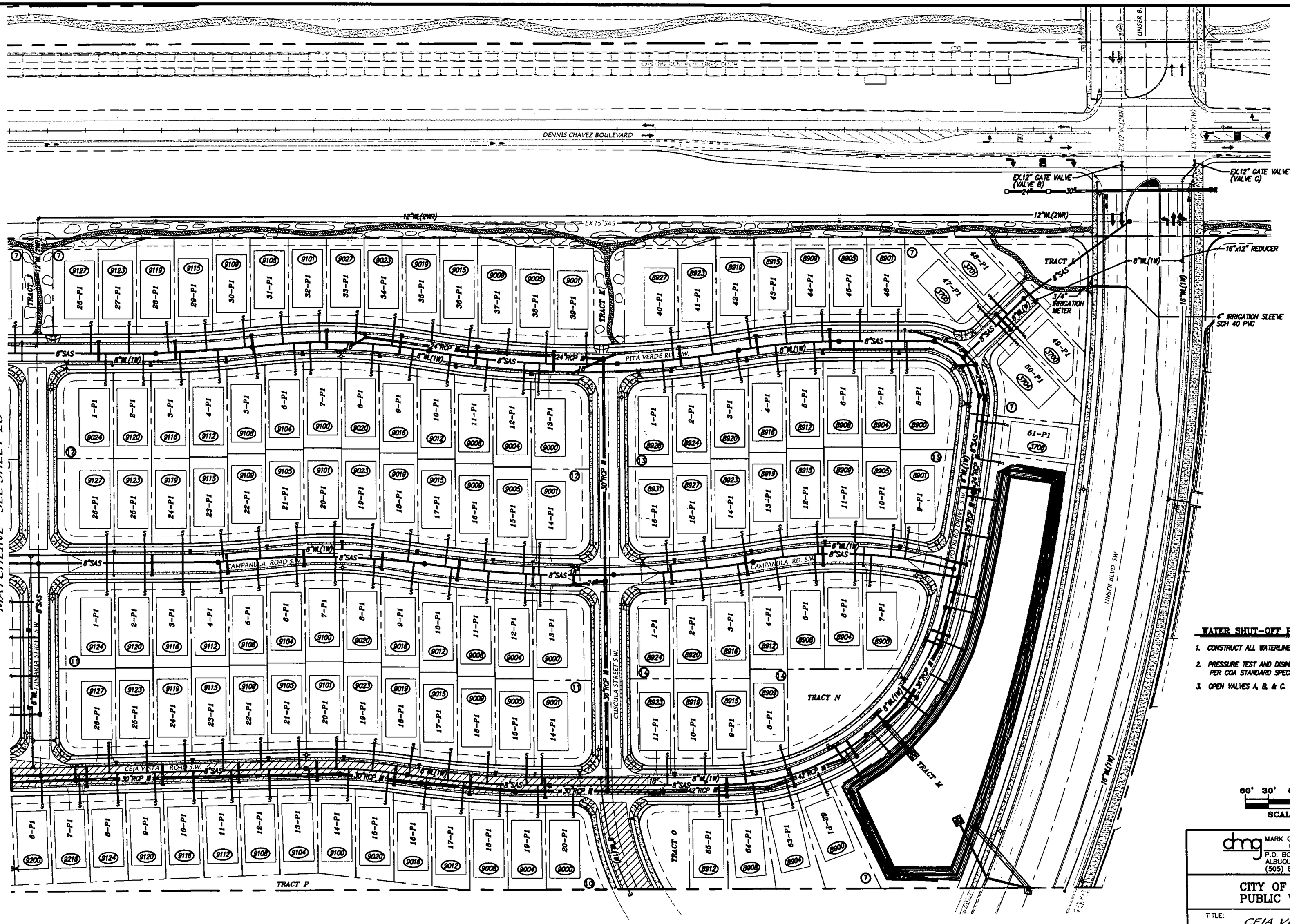

WATER SHUT-OFF PLAN

1. CONSTRUCT ALL WATERLINE PER PLANS.
2. PRESSURE TEST AND DISINFECTION WATERLINES PER COA STANDARD SPECIFICATIONS - SECTION 801.
3. OPEN VALVES A, B, & C.

60' 30' 0 60' 120'

SCALE: 1" = 60'

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PUBLIC WORKS DEPARTMENT

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MASTER UTILITY PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	MO./DAY/YR.	MO./DAY/YR.

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
797381	P-9	21	35

AS BUILT INFORMATION
CONTRACTOR
WORK STAKED BY DATE
INSPECTOR'S ACCEPTANCE BY DATE
FIELD VERIFICATION BY DATE
DRAWINGS CORRECTED BY DATE
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS
STATION "3-P10" IS LOCATED 5.9 MI. SW OF DOWNTOWN ALBUQUERQUE TO REACH STATION FROM INT. OF COORS AND DENNIS CHAVEZ BLVD. (FORMERLY RIO BRAVO), GO S. ON COORS BLVD.0.62 MI. TO THE STATION WHICH IS ON AN EARTHEN BERM 162.2: WEST OF THE CENTERLINE OF COORS BLVD. THE STATION IS A STANDARD ACS 3 1/4" ALUMINUM CAP RIVETED TO A PIPE 0.25' ABOVE THE GROUND AND IS STAMPED "3-P10, 1998".
X=360733.56, Y=1462437.48 (NAD 27), ELEV=4935.735 (SLD 29)

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

NO.	DATE	REMARKS	BY

REVISIONS

DESIGN

DESIGNED BY	ASM	DATE	10/06
DRAWN BY	DER	DATE	10/06
CHECKED BY	DMG	DATE	10/06

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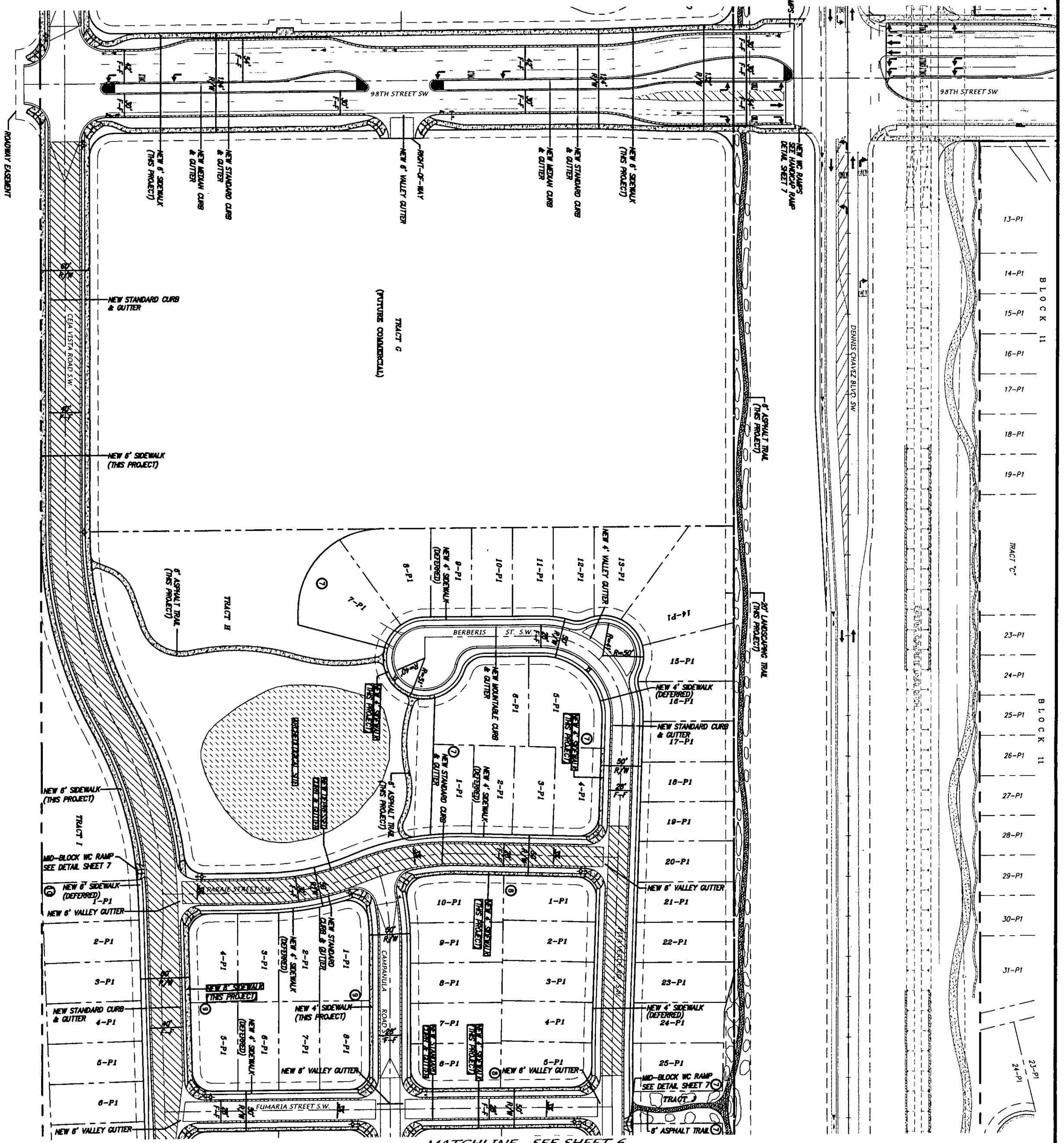

CONSTRUCTION NOTES

1. ALL SIDEWALKS PER CITY OF ALBUQUERQUE STANDARD DRAWING 2430.
2. ALL 6" VALLEY GUTTERS PER CITY OF ALBUQUERQUE STANDARD DRAWING 2420.
3. ALL HANDICAP RAMPS ARE PER COA DETAIL 2441, CASE II WITH ADA COMPLIANT TRUNCATED DOMES. SUBMIT SPECIFICATIONS TO COA CONSTRUCTION ENGINEER PRIOR TO CONSTRUCTION.
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9. ALL MEDIAN TO BE PAINTED REFLECTORIZED YELLOW
10. ALL 4" VALLEY GUTTERS PER COA STD. DWG 2421

LEGEND

- EXISTING CHAIN LINK/WIRE FENCE
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING POWER POLE
- EXISTING GUY WIRE
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- EXISTING TELEPHONE PEDESTAL
- NEW MOUNTABLE CURB & GUTTER
- NEW STANDARD CURB & GUTTER
- NEW 4" AC RESIDENTIAL PAVEMENT PER C.O.A. STD.
- NEW SIDEWALK
- NEW RIGHT-OF-WAY
- NEW CENTERLINE
- NEW LOT LINES
- NEW EASEMENTS
- NEW RETAINING WALL
- NEW STREET LIGHT (16)
- NEW WHEEL CHAIR RAMPS WITH TRUNCATED DOME
- NEW UNI-DIRECTIONAL RAMP WITH TRUNCATED DOMES PER COA STD. DWG 2426
- NEW FULL CROWN TRANSITION
- NEW 1/2 CROWN TRANSITION
- EXISTING PAVEMENT
- EAST ARCHEOLOGICAL SITE

SCALE: 1" = 60'

60' 30' 0 60' 120'

dmg MARK GOODWIN & ASSOCIATES, P.A.
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PUBLIC WORKS DEPARTMENT

TITLE: CEJA VISTA SUBDIVISION UNIT 2
MASTER PAVING PLAN

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	
DESIGNED BY	ASM	DATE	10/06
DRAWN BY	DER	DATE	10/06
CHECKED BY	DMG	DATE	10/06

ENGINEER'S SEAL

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

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CONTRACTOR
WORK STAKED BY — DATE
INSPECTOR'S ACCEPTANCE BY — DATE
FIELD VERIFICATION BY — DATE
DRAWINGS CORRECTED BY — DATE

MICRO-FILM INFORMATION

RECORDED BY — DATE
NO.

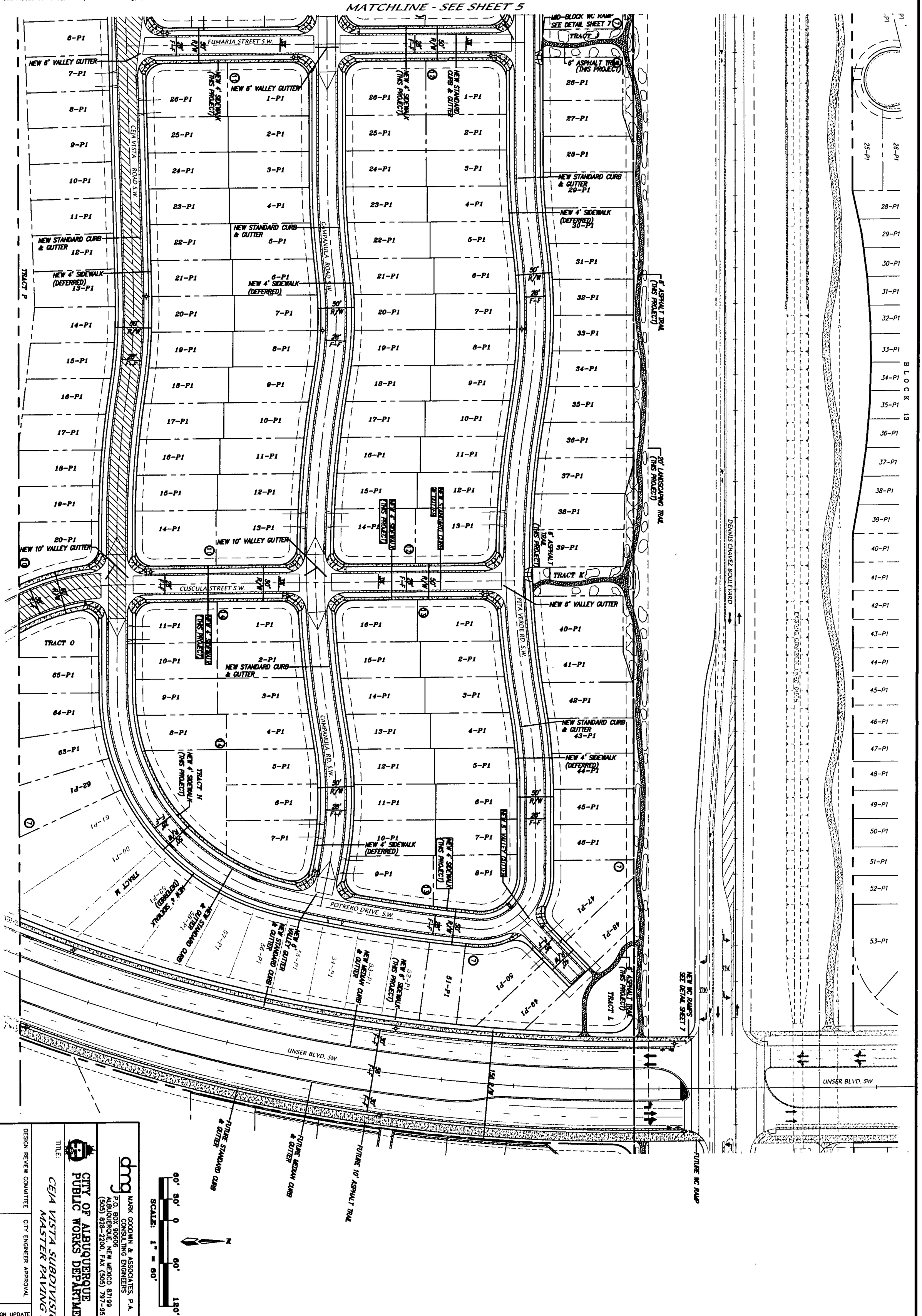
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	MO./DAY/YR.
			MO./DAY/YR.

CITY PROJECT NO. 797381 | ZONE MAP NO. P-9-Z | SHEET 5 OF 35

A04jobs\A04095ANS\CONST PLANS\UNIT 2\A4095MP-U2.dwg\09-24-07\DER ACH

F:\A04JOBS\a4095ANS\Const Plans\UNIT 2\A4095MP-U2.dwg, 4/19/2010 3:04:23 PM, SHARP MX-4101N PCL6.pc3

MATCHLINE - SEE SHEET 5



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MASTER PAVING PLAN

DESIGN REVIEW COMMITTEE

CITY ENGINEER APPROVAL

LAST DESIGN UPDATE | MO./DAY/YR. | MO./DAY/YR.

CITY PROJECT NO. 797381 | ZONE MAP NO. P-9-Z | SHEET 6 OF 35

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		DESIGN	
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ENGINEER'S SEAL

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FIELD NOTES

NO.	BY	DATE

BENCH MARKS

STATION "3-P10" IS LOCATED 5.9 MI. SW OF DOWNTOWN ALBUQUERQUE TO REACH STATION FROM INT. OF COORS AND DENNIS CHAVEZ BLVD. (FORMERLY RIO BRAVO), GO S. ON COORS BLVD. 0.62 MI. TO THE STATION WHICH IS ON AN EARTHEN BERM 162.2' WEST OF THE CENTERLINE OF COORS BLVD. THE STATION IS A STANDARD ACS 3 1/4" ALUMINUM CAP RIVITTED TO A PIPE 0.25" ABOVE THE GROUND AND IS STAMPED "3-P10, 1998".
X=380733.56, Y=1462437.48 (NAD 27), ELEV=4935.735 (SLD 29)

AS BUILT INFORMATION

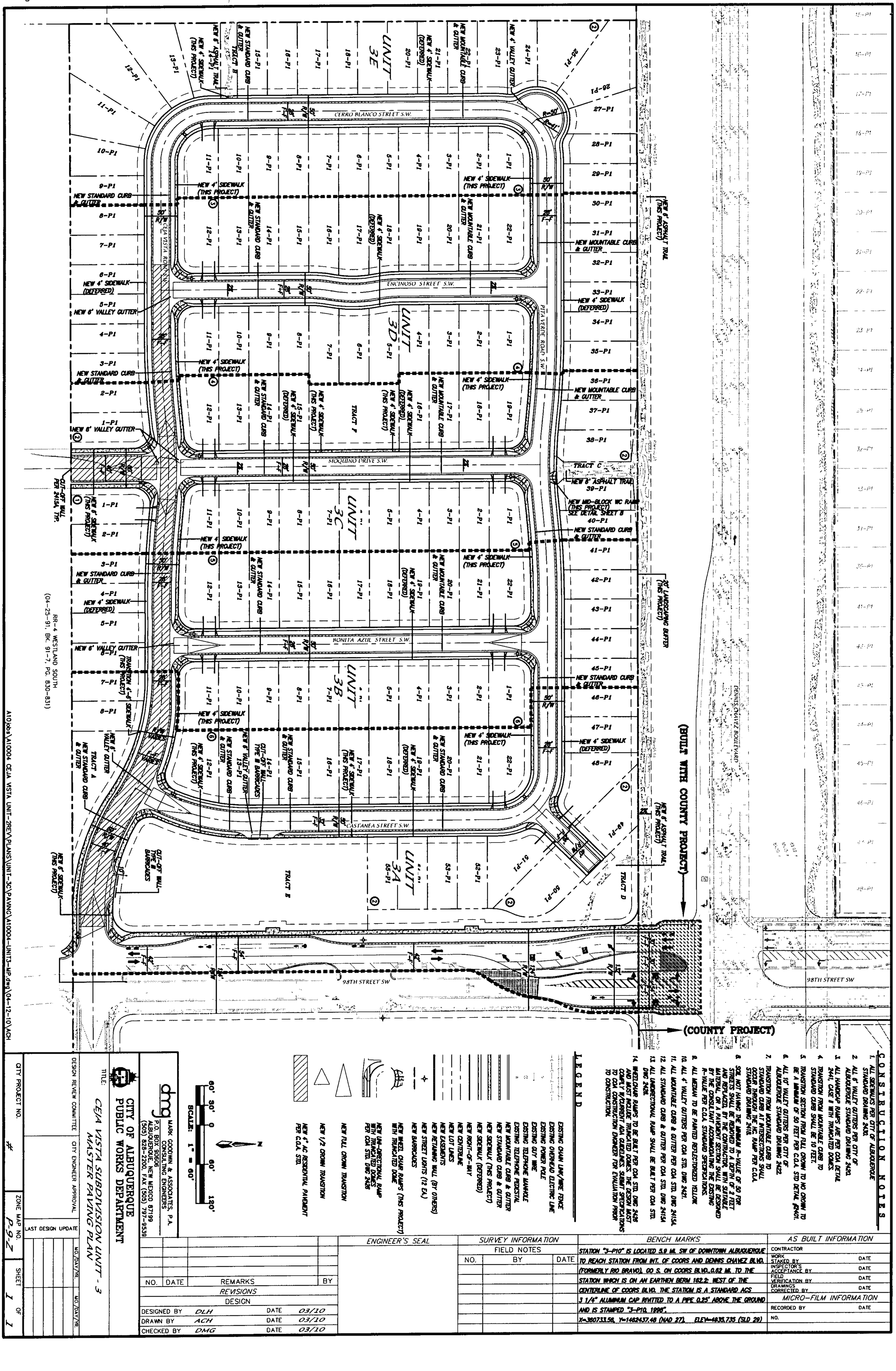
CONTRACTOR
WORK STAKED BY — DATE
INSPECTOR'S ACCEPTANCE BY — DATE
FIELD VERIFICATION BY — DATE
DRAWINGS CORRECTED BY — DATE

MICRO-FILM INFORMATION

RECORDED BY — DATE
NO.

A04\jobs\A04095ANS\CONST PLANS\UNIT 2\A4095MP-U2.dwg\09-26-07\DER ACH

F:\A10JOBS\A10004 - Ceja Vista, Unit 3 Rev\PLANS\UNIT-3C\PAVING\A10004-UNIT3-MP.dwg, 4/19/2010 4:49:51 PM,
\\Dmg-svr01\SHARP MX-4101N PCL6, CHRIS



RR-4 WESTLAND SOUTH
(04-25-91, BK. 91-7, PG. 830-831)

A10\jobs\A10004 CEJA VISTA UNIT-2REV\PLANS\UNIT-3C\PAVING\A10004-UNIT3-MP.dwg\04-12-10\ACH

CONSTRUCTION NOTES

1. ALL SIDEWALKS PER CITY OF ALBUQUERQUE STANDARD DRAWING 2430.
2. ALL 6' VALLEY GUTTERS PER CITY OF ALBUQUERQUE STANDARD DRAWING 2430.
3. ALL HANDICAP RAMPS ARE PER COA DETAIL 2441, CASE II WITH TRUNCATED DOMES.
4. TRANSITION FROM MOUNTABLE CURB TO STANDARD CURB SHALL BE 10 FEET.
5. TRANSITION SECTION FROM FULL CROWN TO NO CROWN TO BE A MINIMUM OF 50 FEET PER C.O.A. STD DETAIL #2401.
6. ALL 10' VALLEY GUTTERS PER CITY OF ALBUQUERQUE STANDARD DRAWING 2422.
7. TRANSITION FROM MOUNTABLE CURB TO STANDARD CURB AT INTERSECTIONS SHALL OCCUR THROUGH THE H.C. RAMP PER C.O.A. STANDARD DRAWING 2418.
8. SOIL NOT HAVING THE MINIMUM R-VALUE OF 50 FOR STREETS SHALL BE REMOVED TO A DEPTH OF 2 FEET AND REPLACED, BY THE CONTRACTOR, WITH SUITABLE MATERIAL, OR A PAVEMENT SECTION SHALL BE DESIGNED BY THE CONSULTANT ACCOMMODATING THE EXISTING R-VALUE PER C.O.A. STANDARD SPECIFICATIONS.
9. ALL MEDIAN TO BE PAINTED REFLECTORIZED YELLOW.
10. ALL 4' VALLEY GUTTERS PER COA STD. DWG 2421.
11. ALL MOUNTABLE CURB & GUTTER PER COA STD. DWG 2415A.
12. ALL STANDARD CURB & GUTTER PER COA STD. DWG 2415A
13. ALL UNDIRECTIONAL RAMP SHALL BE BUILT PER COA STD. DWG 2426.
14. WHEELCHAIR RAMPS TO BE BUILT PER COA STD. DWG 2426 AND MUST INCLUDE TRUNCATED DOMES. THE DESIGN MUST COMPLY W/CURRENT ADA GUIDELINES. SUBMIT SPECIFICATIONS TO COA CONSTRUCTION ENGINEER FOR EVALUATION PRIOR TO CONSTRUCTION.

LEGEND

- EXISTING CHAIN LINK/WIRE FENCE
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING POWER POLE
- EXISTING GUY WIRE
- EXISTING TELEPHONE MANHOLE
- EXISTING TELEPHONE PEDESTAL
- NEW MOUNTABLE CURB & GUTTER
- NEW STANDARD CURB & GUTTER
- NEW SIDEWALK (THIS PROJECT)
- NEW SIDEWALK (DEFERRED)
- NEW RIGHT-OF-WAY
- NEW CENTERLINE
- NEW LOT LINES
- NEW EASEMENTS
- NEW RETAINING WALL (BY OTHERS)
- NEW STREET LIGHTS (12 EA.)
- NEW BARRICADES
- NEW WHEEL CHAIR RAMPS (THIS PROJECT) WITH TRUNCATED DOME
- NEW UNI-DIRECTIONAL RAMP WITH TRUNCATED DOMES PER COA STD. DWG 2426
- NEW FULL CROWN TRANSITION
- NEW 1/2 CROWN TRANSITION
- NEW 4" AC RESIDENTIAL PAVEMENT PER C.O.A. STD.

SCALE: 1" = 60'
60' 30' 0 60' 120'

dmg MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505) 828-2200, FAX (505) 797-9539

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

TITLE: CEJA VISTA SUBDIVISION UNIT - 3
MASTER PAVING PLAN

NO.	DATE	REMARKS	BY
		REVISIONS	

DESIGN

DESIGNED BY	DLH	DATE	03/10
DRAWN BY	ACH	DATE	03/10
CHECKED BY	DMG	DATE	03/10

ENGINEER'S SEAL

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

BENCH MARKS

STATION "J-P10" IS LOCATED 5.9 MI. SW OF DOWNTOWN ALBUQUERQUE. TO REACH STATION FROM INT. OF COORS AND DENNIS CHAVEZ BLVD. (FORMERLY RIO BRAVO), GO S. ON COORS BLVD. 0.62 MI. TO THE STATION WHICH IS ON AN EARTHEN BERM 162.2' WEST OF THE CENTERLINE OF COORS BLVD. THE STATION IS A STANDARD ACS 3 1/4" ALUMINUM CAP RIVITTED TO A PIPE 0.25' ABOVE THE GROUND AND IS STAMPED "J-P10, 1996". X=360733.58, Y=1462437.48 (NAD 27). ELEV=4935.735 (SLD 29)

AS BUILT INFORMATION

CONTRACTOR	
WORK STAKED BY	DATE
INSPECTOR'S ACCEPTANCE BY	DATE
FIELD VERIFICATION BY	DATE
DRAWINGS CORRECTED BY	DATE

MICRO-FILM INFORMATION

RECORDED BY	DATE
NO.	

CITY PROJECT NO.	#	ZONE MAP NO.	P-9-Z	SHEET	1	OF	1

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	MO./DAY/YR.
			MO./DAY/YR.

F:\A10JOBS\A10004 - Ceja Vista, Unit 3 Rev\PLANS\UNIT-3C\UTILITIES\A10004-UNIT3-MUTL.dwg, 4/19/2010 4:49:25 PM,
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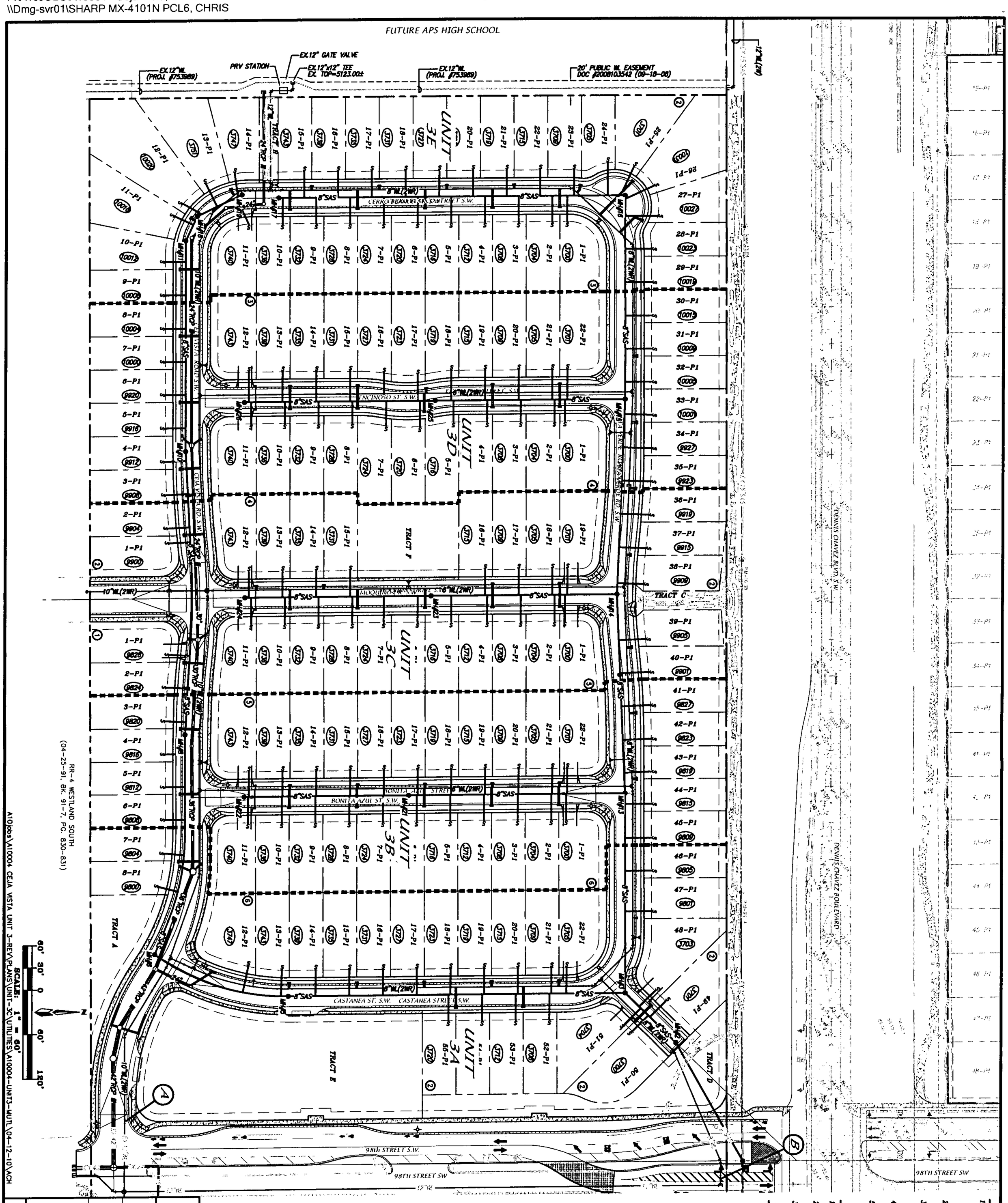

RR-4 WESTLAND SOUTH
(04-25-91, BK. 91-7, PG. 830-831)

A10jobs\A10004 CEJA VISTA UNIT 3-REV\PLANS\UNIT-3C\UTILITIES\A10004-UNIT3-MUTL\04-12-10\ACH

NOTES

1. ELECTRONIC MARKER DISCS (EMD) WILL BE PLACED ACCORDING TO SECTION 170 OF THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION AS REVISED THROUGH UPDATE #7.
2. ALL WATER SERVICES ARE IN WATER PRESSURE ZONE 2WR.
3. ALL STORMDRAIN INLETS TO BE CONSTRUCTED PER COA STD. DWGS NO'S. 2201, 2202, 2203, 2205, 2206, 2207, 2215 & 2217.
4. ALL STORMDRAIN MANHOLES TO BE CONSTRUCTED PER COA STD. DWG NO. 2102
5. WHERE MOUNTABLE CURBS ARE INSTALLED, WATER METER BOX LIDS SHALL BE HEAVY DUTY AS PER COA STD. DWG NO. 2368.

WATER SHUT-OFF PLAN

1. CONSTRUCT ALL WATERLINE PER PLANS.
2. PRESSURE TEST AND DISINFECTION WATERLINES PER COA STANDARD SPECIFICATIONS - SECTION 801.
3. OPEN VALVES A, B, & C. SEE VALVE C ON SHEET 23.

LEGEND

- EXISTING CHAIN LINK/WIRE FENCE
- EXISTING CURB & GUTTER
- 6"WL — EXISTING WATERLINE
- 8"SAS — EXISTING SAS
- EXISTING STORM DRAIN
- NEW MOUNTABLE CURB & GUTTER
- NEW STANDARD CURB & GUTTER
- NEW SIDEWALK
- NEW RIGHT-OF-WAY
- NEW CENTERLINE
- NEW LOT LINES
- NEW EASEMENTS
- NEW RETAINING WALL
- 24"RCP — NEW STORM DRAIN
- NEW STORM DRAIN MH
- 6"WL — NEW WATERLINE
- NEW WATER METERS
- NEW TEE
- NEW VALVE
- NEW FIRE HYDRANT
- 8"SAS — NEW SAS
- NEW SAS MH
- NEW SAS SERVICES
- (773) NEW LOT ADDRESS
- NEW STREET LIGHT

RESTRAINED JOINT LENGTH FOR BENDS, VALVES, DEAD ENDS (FT.)

PIPE SIZE	90°	45°	22.5°	11.25°	VALVE
6"	17'	7'	-	-	46'
8"	22'	8'	4'	2'	60'
10"	28'	11'	5'	3'	72'
12"	30'	12'	6'	3'	85'

LENGTH OF RESTRAINED PIPE ON EACH SIDE OF THE BEND.

RESTRAINED JOINT LENGTHS FOR REDUCERS (FT.)

PIPE SIZE	LARGE SIDE	SMALL SIDE
12" X 8"	45'	-
12" X 6"	62'	-
10" X 6"	44'	-
8" X 6"	25'	-

RESTRAINED JOINT LENGTH FOR TEES (FT.)

PIPE SIZE	RUN	BRANCH
12"x12"x12"	18'	3'
12"x12"x10"	18'	4'
12"x12"x8"	12'	3'
10"x10"x10"	15'	5'
8"x8"x8"	13'	3'
6"x6"x6"	10'	2'

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CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

TITLE: CEJA VISTA SUBDIVISION UNIT - 3
MASTER UTILITY PLAN

NO.	DATE	REMARKS	BY

REVISIONS

DESIGN

DESIGNED BY	DLH	DATE	03/10
DRAWN BY	ACH	DATE	03/10
CHECKED BY	DMG	DATE	03/10

ENGINEER'S SEAL

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

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FIELD VERIFICATION BY	DATE
DRAWINGS CORRECTED BY	DATE

MICRO-FILM INFORMATION

RECORDED BY	DATE
NO.	

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
#	P-9-Z	1	1

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	MO./DAY/YR.	MO./DAY/YR.

MARK GOODWIN & ASSOCIATES, PA

LETTER OF TRANSMITTAL

TO: Jack Cloud
DRB Chair
One Stop 1st Floor
Plaza del Sol

DATE: May 12, 2010

RE: **Ceja Vista (DRB 100428)**

ITEMS BEING TRANSMITTED

6	Infrastructure Lists

- ☐ FOR YOUR USE
- ☐ FOR YOUR RECORDS
- ▶ FOR DISTRIBUTION
- ☐ FOR YOUR COMMENTS

Notes:

The revised Infrastructure List reflects changes made in response to a meeting on May 11, 2010 at 4pm with Jack Cloud, Richard Dourte and Krystal Metro.

SUBMITTED BY:
Diane Hoelzer, PE

~ 2008 ACEC/NM Award Winner for Engineering Excellence, Small Firm ~

P.O. Box 90606 ♦ Albuquerque, NM 87199 ♦ (505) 828-2200 ♦ (505) 797-9539 fax
www.goodwinengineers.com

Current DRC

Project Number 1004428

FIGURE 12

Date Submitted: 10/25/2006
Date Site Plan Approved: N/A
Date Preliminary Plat Approved: 1/24/07
Date Preliminary Plat Expires: 1/24/08
DRB Project No.: 1004428
DRB Application No.: 06-0119

ORIGINAL

INFRASTRUCTURE LIST

(Rev. 9/05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

Ceja Vista

PROPOSED NAME OF PLAT ~~AND/OR SITE DEVELOPMENT PLAN~~

Town of Atrisco Grant Township 9 North, Range 2 East, NMPM, Tracts RR-3-A, RR-3-B, RR-3-C, RR-3-D & RR-3-E, Westland South

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
			UNIT 1						
		26' FF	Res. Pvmt	Pita Verde Rd.	Corylus Dr.	Lunaria Dr.	/	/	/
			C & G (Both Sides)						
		4'	4' Sidewalk (Both Sides)						
		26' FF	Res. Pvmt	Campanula Rd.	Corylus Dr.	Lunaria Dr.	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides)						
		26' FF	Res. Pvmt	Ceja Vista Rd.	Corylus Dr.	Lunaria Dr.	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides)						
		26' FF	Res. Pvmt	Corylus Dr.	Ceja Vista	Pita Verde	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides)						
		26' FF	Res. Pvmt	Lunaria Dr.	Meade Ave.	Pita Verde	/	/	/
			C & G (Both Sides) (2)						
		4'	Sidewalk (~~North~~ Both Side Only)						
		28' FF	Res. Pvmt	Meade Rd.	Fragoria St.	East Property Line	/	/	/
			C & G						
		4'	Sidewalk (~~Both Sides~~ NORTH SIDE ONLY) (2)						
		30' FF	Art. Pvmt	Unser Blvd.	Dennis-Chavez	South PL	/	/	/
			C & G (East Side ~~Only~~), Median Curb						
		6'	Sidewalk (East Side Only)						
		6'	Asphalt Trail	Tract E	Unser Blvd.	Corylus Dr.	/	/	/
		6'	Asphalt Trail	Tract S	Pita Verde Rd.	Dennis-Chavez	/	/	/
			Water						
		8"	Water Line	Pita Verde Rd	Corylus Dr.	Lunaria Dr.	/	/	/
		6"	Water Line	Campanula Rd.	Corylus Dr.	Lunaria Dr.	/	/	/
		8"	Water Line	Ceja Vista Rd.	Corylus Dr.	Lunaria Dr.	/	/	/
		8"	Water Line	Tract R	Unser Blvd	Corylus Dr.	/	/	/
		16"	Water Line	Unser Blvd	South PL	Dennis-Chavez Blvd	/	/	/
		8"	Waterline	Meade Rd.	Fragoria St.	East Property Line	/	/	/
		8"	Waterline	Corylus Dr.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
		8"	Waterline	Lunaria Dr.	Meade Rd.	Pita Verde Rd	/	/	/

REVISED

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
			Sanitary Sewer						
		8"	SAS	Pita Verde	Corylus Dr.	Lunaria Dr.	/	/	/
		8"	SAS	Campanula Rd.	Corylus Dr.	Lunaria Dr.	/	/	/
		8"	SAS	Ceja Vista	Corylus Dr	Lunaria Dr.	/	/	/
		8"	SAS	Corylus Dr.	Ceja Vista	Pita Verde	/	/	/
		8"	SAS	Lunaria Dr.	Meade Rd.	Pita Verde	/	/	/
		8"	SAS	Tract S	Pita Verde	Dennis-Chavez Blvd	/	/	/
			Storm Drain						
		24" to 48"	Storm Drain	Lunaria Dr.	Meade Rd.	Pita Verde Rd.	/	/	/
		18"	Storm Drain	Tract S	Tract S	Dennis-Chavez	/	/	/
		2.7 Ac-Ft Public Pond w/ Low flow Channel (Work Order)		Tract s			/	/	/
		24" to 30"	Storm Drain	Dennis-Chavez	Unser Blvd.	Hubbel Channel	/	/	/
			Unit 1 County Improvements						
			1/4 Signal	Dennis-Chavez/Unser Blvd.			/	/	/
		12'	Art.. Pvmt (W. Bound Lt Turn)	Dennis-Chavez	Condeshire	150 ft. East	/	/	/
		12'	Art.. Pvmt (E. Bound Lt Turn)	Dennis-Chavez	Condeshire	75 ft. West	/	/	/
		28' FF	Res. Pvmt	Meade Rd.	East Property Line	Grace Vigil	/	/	/
		28'	Surface Pavement	Grace Vigil	Meade Rd.	Dennis-Chavez	/	/	/
		6'	Asphalt Trail	Dennis-Chavez	Unser Blvd.	Dennis-Chavez	/	/	/
		12'	Striping (W. Bound Lt Turn)	Dennis-Chavez	Unser Blvd.	150 ft. East	/	/	/
		12'	Art.. Pvmt (E. Bound Rt Turn)	Dennis-Chavez	Unser Blvd.	150 ft. West	/	/	/
			UNIT 2						
		28' FF	Res. Pvmt	Pita Verde	Berberis St.	Potrero Dr.	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides)						
		26' FF	Res. Pvmt	Pita Verde	Potrero Dr.	Tract L	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (North Side Only)						
		28' FF	Res. Pvmt	Campanula Rd.	Paraje St.	Potrero Dr	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides)						
		40' FF	Res. Pvmt	Ceja Vista Rd.	98th Street	Fumaria St.	/	/	/
			C & G (Both Sides)						
		6'	Sidewalk (Both Sides)						
		28' FF	Res. Pvmt	Ceja Vista Rd.	Fumaria St.	Potrero Dr.	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides)						
		32' FF	Res. Pvmt	Paraje St.	Ceja Vista Rd	Campanula Rd.	/	/	/
			C & G (East Side Only)						
		4'	Sidewalk ~~(Both Sides)~~ (EASTSIDE ONLY) △1						
		28' FF	Res. Pvmt	Paraje St.	Campanula Rd.	Pita Verde Rd.	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides)						
		28' FF	Res. Pvmt	Fumaria St.	Ceja Vista Rd.	Pita Verde Rd.	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides)						

REVISED

F:\Projects\2004\A04095 - Ceja Vista\Infrastructure List (1-22).xls

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
			38' FF UNIT 2						
		28' FF	Res. Pvmt	Cuscula	Ceja Vista Rd.	South PL Pita Verde Rd.	/	/	/
		4'	C & G (Both Sides) Sidewalk (Both Sides)						
		28' FF	Res. Pvmt	Potrero Dr.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
		4'	C & G Sidewalk (~~South~~ Side)						
		28' FF	Res. Pvmt	Berberis St.	Tract H	Pita Verde Rd.	/	/	/
		4'	C & G (Both Sides) Sidewalk (Both Sides)						
		60' FF	Art. Pvmt	98th St.	Ceja Vista Rd.	Dennis Chavez Blvd	/	/	/
		6'	C & G (Both Sides), Median Curb Sidewalk (Both Sides)						
		30' FF	Art. Pvmt	Unser Blvd.	South PL	Dennis Chavez Blvd	/	/	/
		6'	C & G (West Side [illegible]), Median Curb Sidewalk (West Side Only)						
		6'	Asphalt Trail	Tract L	Pita Verde Rd.	Unser Blvd.	/	/	/
		6'	Asphalt Trail	Tract K	Pita Verde Rd.	Dennis-Chavez	/	/	/
		6'	Asphalt Trail	Tract J	Pita Verde Rd.	Dennis-Chavez	/	/	/
		6'	Asphalt Trail	Tract H	Paraje St	Berberis St.	/	/	/
		6'	Asphalt Trail	Tract H	Berberis St.	Ceja Vista Rd.	/	/	/
			Water						
		6"	Water Line (2WR)	Pita Verde Rd.	Berberis St.	Paraje St.	/	/	/
		4"	Water Line (1W)	Pita Verde Rd.	Berberis St.	Paraje St.	/	/	/
		12"	Water Line (2WR)	Pita Verde Rd.	Paraje St.	Fumaria St.	/	/	/
		8"	Water Line (1W)	Pita Verde Rd.	Paraje St.	Unser Blvd.	/	/	/
		6"	Water Line	Campanula Rd.	Paraje St.	Potrero Dr.	/	/	/
		12"	Water Line (2WR)	Ceja Vista Rd.	98th Street	Paraje St.	/	/	/
		8"	Water Line	Ceja Vista Rd.	Paraje St.	Potrero Dr.	/	/	/
		12"	Water Line (2WR)	Paraje St.	Ceja Vista Rd.	Pita Verde Rd.	/	/	/
		8"	Water Line (1W)	Paraje St.	Ceja Vista Rd.	Pita Verde Rd.	/	/	/
		6"	Water Line (2WR)	Berberis St.	Tract H	Pita Verde Rd.	/	/	/
		6"	Water Line (2WR)	Tract H	Berberis St.	Paraje St.	/	/	/
		6"	Water Line	Fumaria St.	Ceja Vista Rd.	Campanula Rd.	/	/	/
		8"	Water Line	Cuscula St.	Ceja Vista Rd.	South Property Line	/	/	/
		8"	Water Line	Potrero Dr.	Ceja Vista Rd.	Pita Verde Rd.	/	/	/
		12"	Water Line (2WR)	Dennis-Chavez	Fumaria St.	Unser Blvd.	/	/	/
		12"	Water Line (2WR)	Unser Blvd.	S. Dennis-Chavez	N. Dennis-Chavez	/	/	/
			Sanitary Sewer						
		8"	SAS	Pita Verde Rd.	Berberis St.	Unser Blvd.	/	/	/
		8"	SAS	Campanula Rd.	Berberis St.	Potrero Dr.	/	/	/
		8"	SAS	Ceja Vista Dr.	98th Street	Potrero Dr.	/	/	/
		8"	SAS	Paraje St.	Ceja Vista Rd.	Pita Verde Rd.	/	/	/
		8"	SAS	Fumaria	Ceja Vista Rd.	Pita Verde Rd.	/	/	/
		8"	SAS	Cuscula St.	Ceja Vista Rd.	Pita Verde Rd.	/	/	/
		8"	SAS	Potrero Dr.	Ceja Vista Rd.	Pita Verde Rd.	/	/	/

REVISED

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
			Storm Drain						
		30" to 48"	Storm Drain	Ceja Vista Rd.	Tract G	Unser Blvd.	/	/	/
		24" to 30"	Storm Drain	Cuscula St.	Ceja Vista Dr.	Pita Verde Rd.	/	/	/
		18" to 36"	Storm Drain	Potrero Dr.	Ceja Vista	Pita Verde	/	/	/
		18" to 24"	Storm Drain	Pita Verde Rd.	Lot 10	Cuscula St.	/	/	/
		24"	Storm Drain	Dennis-Chavez	200' W. of Unser	Unser Blvd	/	/	/
		9.0 Ac-Ft Temp Retention Pond w/ A & C		Tract M			/	/	/
		~~2.4 Ac-Ft Temp Retention Pond w/ A & C~~		~~Tract B~~ REMOVED			/	/	/
		4.4 ac-ft Temp Retention Pond w/ A & C		Tract E			/	/	/
			Unit 2 County Improvements						
			1/4 Signal	Dennis-Chavez/Unser Blvd.					
			1/4 Signal	Dennis-Chavez/98th Street					
		6'	Asphalt Trail	Dennis-Chavez	98th St	Unser Blvd.	/	/	/
		6'	Surface Pvmt (Bike Lane)	Dennis-Chavez	98th St. W. PL	Unser Blvd. E. PL	/	/	/
		12'	Art.. Pvmt (E. Bound Rt Turn)	Dennis-Chavez	98th Street	150 ft. West	/	/	/
		12'	Striping (W. Bound Lt. Turn)	Dennis-Chavez	98th Street	150 ft. East	/	/	/
		12'	Art.. Pvmt (S. Bound Lt Turn)	98th Street	Dennis-Chavez	150 ft. North	/	/	/
			C & G (East Side)						
			UNIT 3						
		28' FF	Res. Pvmt	Ceja Vista	Cerro Blanco St.	Castanea St.	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides)						
		28' FF	Res. Pvmt	Pita Verde	Cerro Blanco St.	Castanea St.	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides)						
		26' FF	Res. Pvmt	Pita Verde	Castanea St.	Tract D	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (North Side Only)						
		40' FF	Res. Pvmt	Ceja Vista Rd.	Castanea St.	98th St.	/	/	/
			C & G (Both Sides)						
		6'	Sidewalk (Both Sides)						
		28' FF	Res. Pvmt	Cerro Blanco St.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides)						
		28' FF	Res. Pvmt	Encinoso St.	Ceja Vista Rd	Pita Verde Rd	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides)						
		28' FF	Res. Pvmt	Moquino Dr.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides)						
		40' FF	Res. Pvmt	Moquino Dr	Ceja Vista Rd.	South PL	/	/	/
			C & G (Both Sides)						
		6'	Sidewalk (Both Sides)						
		28' FF	Res. Pvmt	Bonita Azul St.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides)						
		32'	Res. Pvmt	Castanea St.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides)						
			1/4 Signal	Dennis-Chavez/98th Street					

REVISED

(rev. 9 05)

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
			Water						
		10"	Water Line	Pita Verde Rd.	Cerro Blanco St.	98th Street	/	/	/
		8"	Water Line	Ceja Vista Rd,	Cerro Blanco St.	98th Street	/	/	/
		8" to 10"	Water Line	Cerro Blanco St.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
		8"	Water Line	Encinoso St.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
		8"	Water Line	Moquino Dr.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
		8"	Water Line	Bonita Azul St.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
		8"	Water Line	Castanea St.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
		12"	Water Line	APS Site/W. of Unit 3	N. Dennis-Chavez	Paakrewee PL	/	/	/
		12"	Water Line(Including PRV Station)	Tract B	Cerro Blanco St.	E. Edge APS Site	/	/	/
		12"	Water Line	Dennis-Chavez	West Edge of Unit 3	118th Street (E. Side)	/	/	/
			Sanitary Sewer						
		8"	SAS	Pita Verde Rd.	Cerro Blanco St.	98th Street	/	/	/
		8"	SAS	Ceja Vista Rd,	Cerro Blanco St.	Castanea St.	/	/	/
		8"	SAS	Cerro Blanco St.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
		8"	SAS	Encinoso St.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
		8"	SAS	Moquino Dr.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
		8"	SAS	Bonita Azul St.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
		8"	SAS	Castanea St.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
		8"	SAS	Pita Verde Rd.	Cerro Blanco St.	98th Street	/	/	/
		8"	SAS	Ceja Vista Rd,	Cerro Blanco St.	Castanea St.	/	/	/
		8"	SAS	Cerro Blanco St.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
		8"	SAS	Encinoso St.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
		8"	SAS	Moquino Dr.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
		8"	SAS	Bonita Azul St.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
		8"	SAS	Castanea St.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
			Storm Drain						
		24" to 42"	Storm Drain	Ceja Vista	Encinoso St.	98th Street	/	/	/
		4.4 ac-ft Temp Retention Pond w/ A & C		Tract E			/	/	/
		2.4 Ac-Ft Temp Retention Pond w/ A & C		Tract B			/	/	/

REVISED

*Off-Site Improvements will be constructed with the first Unit built

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
							/	/	/
							/	/	/

REVISED

Approval of Creditable Items: _____ Impact Fee Admistrator Signature Date

Approval of Creditable Items: _____ City User Dept. Signature Date

NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.

Street lights per City rquirements.

1 Landscaping Maintenance Agreement for landscaping in the public right-of-way

2 Walls & landscaping certification from registered engineer and/or registered landscape architect required prior to release of financial guarantees.

3 Development Agreement w/ ABCWUA including Don Reservoir as a condition of Final Plats

4 Engineers certification of the grading plan required for release of SIA.

5 △ SIDEWALKS ARE DEFERRED ON ALL LOT FRONTAGES PER S.WALK DEFERRAL EXHIBIT

AGENT / OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS	
Scott Medina NAME (print)	S Matson 01/24/07 DRB CHAIR - date	Christina Sandoval 1/24/07 PARKS & GENERAL RECREATION - date
Mark Goodwin & Associates, PA FIRM	[signature] 1-24-07 TRANSPORTATION DEVELOPMENT - date	_____ AMAFCA - date
K. Scott Medina 1/24/07 SIGNATURE - date	Roger L. Green 1/24/07 UTILITY DEVELOPMENT - date	_____ - date
	Bradley L. Bingham 1/24/07 CITY ENGINEER - date	_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER
1	5-2-07	[signature]	[signature]	Scott Medina
2	8-31-07	G Woodall	[signature] / Brad Bil	Scott Medina

(rev. 9-05)

F:\1-Projects\2004\A04095 - Ceja Vista\Infrastructure List (1-22).xls

Current DRC
Project Number:

FIGURE 12

Date Submitted: 5/07/2010
Date Site Plan Approved:
Date Preliminary Plat Approved:
Date Preliminary Plat Expires:
DRB Project No.: 1004428
DRB Application No.:

INFRASTRUCTURE LIST

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

Ceja Vista Units 1A, 1B, 1C, 1D, 1E, 2, 3

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Town of Atrisco Grant Township 9 North, Range 2 East, NMPM, Tracts RR-3-A, RR-3-B, RR-3-C, RR-3-D & RR-3-E, Westland South

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

Financially Guaranteed	Constructed Under	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
			ALL INFRASTRUCTURE FOR UNITS 1A THROUGH 1E SHALL BE CONSTRUCTED IN ALPHA NUMERIC ORDER AS SHOWN BELOW. WORK ORDERS MAY BE RELEASED SIMULTANEOUSLY BUT NOT OUT OF SEQUENCE.						
			UNIT 1A						
			Paving						
			1/4 Signal	Dennis Chavez Blvd/98th St.			/	/	/
		12'	2" AC Trail	Dennis Chavez Blvd.	West PL	East PL	/	/	/
		114' FF	Art Pvmt.	98th St.	Dennis Chavez Blvd	151' S. of R/W Line	/	/	/
			C & G						
		6'	Sidewalk (W. Side)						
		42' - 114'	Art Pvmt.	98th St.	151' S. of R/W Line	309' S of R/W Line	/	/	/
			C & G	(Transition)					
		6'	Sidewalk (W. Side)						
		42' FF	Art Pvmt.	W. Half 98th St.	Ceja Vista Rd.	558' North	/	/	/
			C & G						
		6'	Sidewalk (W. Side)						
		48' FF	Res. Pvmt	Ceja Vista Rd.	98th St.	Castanea St.	/	/	/
		4'	Median						
		22'	Drive Lane (Each Direction)						
			C & G						
		6'	Sidewalk (Both Sides)						
		28'-48' FF	Res. Pvmt.	Ceja Vista Rd.	Castanea St.	Lot 7, Blk 1	/	/	/
			C & G						
		4'	Sidewalk (N. Side)						
		4' - 6'	Sidewalk (S. Side) Tract A						
		4' (*)	Sidewalk (S. Side)						
		32' FF	Res. Pvmt.	Castanea St.	Ceja Vista Rd.	Pita Verda Rd.	/	/	/
			C & G						
		4' (*)	Sidewalk (Both Sides)						
		4'	Sidewalk (E. Side)	Tract E					
		26' FF	Res. Pvmt.	Pita Verde Stub	Castanea St.	End Lot 49 & 50	/	/	/
			C & G						
		4' (*)	Sidewalk (W. Side)						

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		28' FF	Res. Pvmt.	Pita Verde Rd.	Lot 45, Blk 2	Castanea St.	/	/	/
			C & G						
		4'	Sidewalk (S. Side)						
		4' (*)	Sidewalk (N. Side)						
		35' radius	Temp. Turnaround (w/Temp Easement)	Pita Verde Rd.	Lot 46, Blk 2		/	/	/
			Water						
		12"	Waterline	98th St.	Exist 12"WL (@ Dennis Chavez)	South PL (Ceja Vista Rd.)	/	/	/
		8"	Waterline	Tract D	98th St.	Pita Verde Stub	/	/	/
		8"	Waterline	Pita Verde Stub	Tract D	Castanea St.	/	/	/
		8"	Waterline	Pita Verde Rd.	Castanea St.	Lot 45, Blk 2	/	/	/
		8"	Waterline	Castanea St.	Pita Verde Rd.	Ceja Vista Rd.	/	/	/
		12"	Waterline	Ceja Vista Rd.	98th St.	Castanea St.	/	/	/
		10"	Waterline	Ceja Vista Rd.	Castanea St.	Lot 7, Blk1	/	/	/
			Sanitary Sewer						
		8"	SAS	98th St.	Exist 15"SAS (@ Dennis Chavez)	Tract D	/	/	/
		8"	SAS	Tract D	98th St.	Pita Verde Stub	/	/	/
		8"	SAS	Pita Verde Stub	Tract D	Castanea St.	/	/	/
		8"	SAS	Pita Verde Rd.	Castanea St.	Lot 45, Blk 2	/	/	/
		8"	SAS	Castanea St.	Pita Verde Rd.	Ceja Vista Rd.	/	/	/
		8"	SAS	Ceja Vista Rd.	Castanea St.	Lot 7, Blk 1	/	/	/
			Storm Drain						
		18"- 42"	Storm Drain	98th St.	Near Ceja Vista Rd.	S. Property Line	/	/	/
		18"-42"	Storm Drain	Ceja Vista Rd.	98th St.	Lot 7, Blk 1	/	/	/
		18"-24"	Storm Drain	Castanea St.	Ceja Vista Rd.	Lot 12, Blk 6	/	/	/
		36"	Storm Drain (Temp)	98th St.	Tract G temp pond		/	/	/
		6.6 AF	Temporary Pond	Tract G			/	/	/
		6.6 AF	Agreement & Covenant	Tract G Pond			/	/	/
		0.605 AF	Temporary Pond	Unit 3C			/	/	/
		0.605 AF	Agreement & Covenant	Unit 3C Pond			/	/	/
			UNIT 1B						
			Paving						
		28' FF	Res. Pvmt.	Ceja Vista Rd.	Lot 8, Blk 1	Lot 2, Blk 1	/	/	/
			C & G						
		4'	Sidewalk (N. Side)						
		4' (*)	Sidewalk (S. Side)						

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		28' FF	Res. Pvmt.	Bonita Azul St.	Ceja Vista Rd.	Pita Verde Rd.	/	/	/
			C & G						
		4' (*)	Sidewalk (Both Sides)						
		28' FF	Res. Pvmt.	Pita Verde Rd.	Lot 46, Blk 2	Lot 40, Blk 2	/	/	/
			C & G						
		4' (*)	Sidewalk (N. Side)						
		4'	Sidewalk (S. Side)						
			Water						
		10"	Waterline	Ceja Vista Rd.	Lot 8, Blk 1	Lot 2, Blk 1	/	/	/
		6"	Waterline	Bonita Azul St.	Ceja Vista Rd.	Pita Verde Rd.	/	/	/
		8"	Waterline	Pita Verde Rd.	Lot 46, Blk 2	Lot 40, Blk 2	/	/	/
			Sanitar Sewer						
		8"	SAS	Ceja Vista Rd.	Lot 8, Blk 1	Lot 2, Blk 1	/	/	/
		8"	SAS	Bonita Azul St.	Ceja Vista Rd.	Pita Verde Rd.	/	/	/
		8"	SAS	Pita Verde Rd.	Lot 46, Blk 2	Lot 40, Blk 2	/	/	/
			Storm Drain						
		30",36"	Storm Drain	Ceja Vista Rd.	Lot 8, Blk 1	Lot 2, Blk 1	/	/	/
			UNIT 1C						
			Paving						
		28' FF	Res. Pvmt.	Ceja Vista Rd.	Lot 3, Blk 1	Lot 3, Blk 2	/	/	/
			C & G						
		4'	Sidewalk (N. Side)						
		4' (*)	Sidewalk (S. Side)						
		28' FF	Res. Pvmt.	Moquino Dr.	Ceja Vista Rd.	Pita Verde Rd.	/	/	/
			C & G						
		4' (*)	Sidewalk (Both Sides)						
		4'	Sidewalk (W. Side)	Tract F					
		40' FF	Res. Pvmt.	Moquino Dr.	Ceja Vista Rd.	South PL	/	/	/
			C & G						
		6'	Sidewalk (Both Sides)						
		28' FF	Res. Pvmt.	Pita Verde Rd.	Lot 41, Blk 2	Lot 35, Blk 2	/	/	/
			C & G						
		4' (*)	Sidewalk (N. Side)						
		4'	Sidewalk (S. Side)						
		10'	Asphalt Trail	Tract C	North P.L.	South P.L.	/	/	/
			Water						
		12"	Waterline	Dennis Chavez	Exist 18" WL(N.Side)	Southside D. Chavez	/	/	/
		12"	Waterline	Southside D. Chavez	Bore Under D. Chavez	Exist 12"WL (@ NW Unit 1E)	/	/	/

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Construction Certification: Private P.E.	Construction Certification: City Cnst Engineer
			PRV Station	West of Tract B			/	/	/
		12"	Waterline	Tract B	PRV Station	Cerro Blanco St.	/	/	/
		10"	Waterline	Cerro Blanco St.	Tract B	Ceja Vista Rd.	/	/	/
		10"	Waterline	Ceja Vista Rd.	Cerro Blanco St.	Exist 10"WL(L 3, B1)	/	/	/
		6"	Waterline	Moquino Dr.	Ceja Vista Rd.	Pita Verde Rd.	/	/	/
		8"	Waterline	Pita Verde Rd.	Lot 41, Blk 2	Lot 35, Blk 2	/	/	/
			Sanitary Sewer						
		8"	SAS	Moquino Dr.	Ceja Vista Rd.	Pita Verde Rd.	/	/	/
		8"	SAS	Pita Verde Rd.	Lot 41, Blk 2	Lot 35, Blk 2	/	/	/
		8"	SAS	Ceja Vista Rd.	Lot 3, Blk 1	Lot 3, Blk 2	/	/	/
			Storm Drain						
		18",24",30"	Storm Drain	Ceja Vista Rd.	Lot 3, Blk 1	Lot 3, Blk 2	/	/	/
			UNIT 1D						
			Paving						
		28' FF	Res. Pvmt.	Ceja Vista Rd.	Lot 2, Blk 2	Lot 9, Blk 2	/	/	/
			C & G						
		4'	Sidewalk (N. Side)						
		4' (*)	Sidewalk (S. Side)						
		28' FF	Res. Pvmt.	Encinosa St.	Ceja Vista Rd.	Pita Verde Rd.	/	/	/
			C & G						
		4' (*)	Sidewalk (Both Sides)						
		28' FF	Res. Pvmt.	Pita Verde Rd.	Lot 36, Blk 2	Lot 29, Blk 2	/	/	/
			C & G						
		4' (*)	Sidewalk (N. Side)						
		4'	Sidewalk (S. Side)						
			Water						
		6"	Waterline	Encinoso St.	Ceja Vista Rd.	Piat Verde Rd.	/	/	/
		8"	Waterline	Pita Verde Rd.	Lot 36, Blk 2	Lot 29, Blk 2	/	/	/
			Sanitary Sewer						
		8"	SAS	Encinoso St.	Ceja Vista Rd.	Pita Verde Rd.	/	/	/
		8"	SAS	Pita Verde Rd.	Lot 36, Blk 2	Lot 29, Blk 2	/	/	/
		8"	SAS	Ceja Vista Rd.	Lot 2, Blk 2	Lot 9, Blk 2	/	/	/
			Storm Drain						
		18",24"	Storm Drain	Ceja Vista Rd.	Lot 2, Blk 2	Lot 9, Blk 2	/	/	/

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
			UNIT 1E						
			Paving						
		28' FF	Res. Pvmt.	Ceja Vista Rd.	Lot 8, Blk 2	Cerro Blanco St.	/	/	/
			C & G						
		4'	Sidewalk (N. Side)						
		4' (*)	Sidewalk (S. Side)						
		28' FF	Res. Pvmt.	Cerro Blanco St.	Ceja Vista Rd.	Pita Verde Rd.	/	/	/
			C & G						
		4' (*)	Sidewalk (Both Sides)						
		28' FF	Res. Pvmt.	Pita Verde Rd.	Lot 30, Blk 2	Cerro Blanco St.	/	/	/
			C & G						
		4' (*)	Sidewalk (N. Side)						
		4'	Sidewalk (S. Side)						
		10'	Asphalt Trail	Tract B	West P.L.	East P.L.	/	/	/
			Water						
		8"	Waterline	Cerro Blanco St.	Tract B	Pita Verde Rd.	/	/	/
		8"	Waterline	Pita Verde Rd.	Cerro Blanco St.	Lot 30, Blk 2	/	/	/
			Sanitary Sewer						
		8"	SAS	Pita Verde Rd.	Cerro Blanco St.	Lot 30, Blk 2	/	/	/
		8"	SAS	Cerro Blanco St.	Pita Verde Rd.	Lot 10, Blk 3	/	/	/
		8"	SAS	Cerro Blanco St.	Lot 14, Blk 2	Ceja Vista Rd.	/	/	/
		8"	SAS	Ceja Vista Rd.	Cerro Blanco St.	Lot 8, Blk 2	/	/	/
			Storm Drain						
		24"	Storm Drain	Ceja Vista Rd.	Cerro Blanco St.	Lot 8, Blk 2	/	/	/
		24"	Storm Drain	Cerro Blanco St.	Tract B	Ceja Vista Rd.	/	/	/
		24"	Storm Drain	Tract B	W. Property Line	Cerro Blanco St.	/	/	/
			UNIT 2						
			Paving						
			1/4 Signal	Dennis Chavez/Unser Blvd.			/	/	/
			1/4 Signal	Dennis Chavez/98th Street			/	/	/
		12'	Asphalt Trail	Dennis Chavez	98th St	Unser Blvd.	/	/	/
		6'	Surface Pvmt (Bike Lane)	Dennis Chavez	Unit 1E West PL	Unser Blvd. E. PL	/	/	/
		12'	Art.. Pvmt (E. Bound Rt Turn)	Dennis Chavez	98th Street	150 ft. West	/	/	/
		12'	Striping (W. Bound Lt. Turn)	Dennis Chavez	98th Street	150 ft. East	/	/	/
		12'	Art.. Pvmt (S. Bound Lt Turn)	98th Street	Dennis Chavez	150 ft. North	/	/	/
			C & G (East Side)						
		28' FF	Res. Pvmt	Pita Verde Rd.	Berberis St.	Potrero Dr.	/	/	/
			C & G (Both Sides)						
		4' (*)	Sidewalk (Both Sides)						
		4'	Sidewalk (North side)	Tract J					
		4'	Sidewalk (Norht side)	Tract K					

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		26' FF	Res. Pvmt	Pita Verde Stub	Potrero Dr.	Tract L	/	/	/
			C & G (Both Sides)						
		4' (*)	Sidewalk (North Side Only)						
		28' FF	Res. Pvmt	Campanula Rd.	Paraje St.	Potrero Dr.	/	/	/
			C & G (Both Sides)						
		4' (*)	Sidewalk (Both Sides)						
		40' FF	Res. Pvmt	Ceja Vista Rd.	98th St.	Fumaria St.	/	/	/
			C & G (Both Sides)						
		6'	Sidewalk (Both Sides)	Ceja Vista Rd.	98th St.	Paraje St.			
		6'	Sidewalk (N. Side)	Ceja Vista Rd.	Paraje St.	Fumaria St.			
		6'(*)	Sidewalk (S. Side)	Ceja Vista Rd.	Paraje St.	Fumaria St.			
		28' FF	Res. Pvmt	Ceja Vista Rd.	Fumaria St.	Potrero Dr.	/	/	/
			C & G (Both Sides)						
		4' (*)	Sidewalk (Both Sides)						
		32' FF	Res. Pvmt	Paraje St.	Ceja Vista Rd	Campanula Rd.	/	/	/
			C & G (Both Sides)						
		4' (*)	Sidewalk (East Side)						
		28' FF	Res. Pvmt	Paraje St.	Campanula Rd.	Pita Verde Rd.	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (East side)						
		4' (*)	Sidewalk (West Sides)						
		28' FF	Res. Pvmt	Fumaria St.	Ceja Vista Rd.	Pita Verde Rd.	/	/	/
			C & G (Both Sides)						
		4'(*)	Sidewalk (West side)		Ceja Vitsa Rd	Campanula Rd.			
		4	Sidewalk (East side)		Ceja Vista Rd.	Campanula Rd.			
		4'	Sidewalk (Both Sides)		Campanula Rd.	Pita Verde Rd.			
		28' FF	Res. Pvmt	Cuscula St.	Ceja Vista Rd.	Pita Verde Rd.	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides)						
		38' FF	Res. Pvmt	Cuscula St.	S. Property Line	Ceja Vista Rd.	/	/	/
			C & G (Both sides)						
		6'	Sidewalk (Both Sides)						
		24'	Temp. Emergency Access (Gravel)	County Property	Cuscula St.	Unser Blvd.	/	/	/
			(w/Temp. Paper Easment)	(South PL)	(South PL)				
		28' FF	Res. Pvmt	Potrero Dr.	Ceja Vista Rd.	Pita Verde Rd.	/	/	/
			C & G (Both sides)						
		4'(*)	Sidewalk (East Side)						
		4'	Sidewalk (West side)						
		28' FF	Res. Pvmt	Berberis St.	40' Cul-de-Sac @	Pita Verde Rd.	/	/	/
			C & G (Both Sides)		Tract H				
		4'(*)	Sidewalk (Both sides)						
		4'	Sidewalk	Tract H					

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Construction Certification: Private P.E.	Construction Certification: City Cnst Engineer
		30' FF	Art. Pvmt	E. Half of 98th St.	South PL	Dennis Chavez Blvd	/	/	/
			C & G (East Side), Median Curb						
		6'	Sidewalk (E. Side)						
		30' FF	Art. Pvmt	W. Half of Unser Blvd.	South PL	Dennis Chavez Blvd	/	/	/
			C & G (West Side Only), Median Curb						
		6'	Sidewalk (West Side Only)						
		10'	Asphalt Trail	Tract L	Pita Verde Rd.	Unser Blvd.	/	/	/
		10'	Asphalt Trail	Tract K	Pita Verde Rd.	Dennis Chavez	/	/	/
		10'	Asphalt Trail	Tract J	Pita Verde Rd.	Dennis Chavez	/	/	/
		10'	Asphalt Trail	Tract H	Paraje St	Berberis St. Cul-de-Sac	/	/	/
		10'	Asphalt Trail	Tract H	Berberis St.	Ceja Vista Rd.	/	/	/
			Water						
		12"	Waterline (2WR)	Unser Blvd.	S. Dennis Chavez	N. Dennis Chavez	/	/	/
		12"	Waterline (2WR)	S. Dennis Chavez	Tract J	Unser Blvd.	/	/	/
		12"	Waterline (2WR)	Tract J	S. Dennis Chavez	Pita Verde Rd.	/	/	/
		12"	Waterline (2WR)	Pita Verde Rd.	Paraje St.	Tract J	/	/	/
		6"	Waterline (2WR)	Pita Verde Rd.	Berberis St.	Paraje St.	/	/	/
		6"	Waterline (2WR)	Berberis St.	Tract H	Pita Verde Rd.	/	/	/
		6"	Wateline (2WR)	Tract H	Berberis St.	Paraje St.	/	/	/
		12"	Waterline (2WR)	Ceja Vista Rd.	98th Street (tie in)	Paraje St.	/	/	/
		12"	Waterline (2WR)	Paraje St.	Ceja Vista Rd.	Pita Verde Rd.	/	/	/
		4"	Waterline (1W)	Pita Verde Rd.	Lot 17, Blk 7	Paraje St.	/	/	/
		8"	Waterline (1W)	Pita Verde./Stub/Tract L	Paraje St.	Unser Blvd.(16"WL)	/	/	/
		6"	Waterline (1W)	Campanula Rd.	Paraje St.	Potrero Dr.	/	/	/
		8"	Waterline (1W)	Ceja Vista Rd.	Paraje St.	Potrero Dr.	/	/	/
		8"	Waterline (1W)	Paraje St.	Ceja Vista Rd.	Pita Verde Rd.	/	/	/
		6"	Waterline (1W)	Fumaria St.	Ceja Vista Rd.	Campanula Rd.	/	/	/
		8"	Waterlne (1W)	Cuscula St.	Ceja Vista Rd.	South Property Line	/	/	/
		8"	Waterline (1W)	Potrero Dr.	Ceja Vista Rd.	Pita Verde Rd.	/	/	/
			Sanitary Sewer						
		8"	SAS	Pita Verde/Stub/Tract L	Berberis St.	Unser Blvd.(Ex.15")	/	/	/
		8"	SAS	Campanula Rd.	Paraje St.	Potrero Dr.	/	/	/
		8"	SAS	Ceja Vista Dr.	Tract G Commercial	Potrero Dr.	/	/	/
		8"	SAS	Potrero Dr.	Ceja Vista Rd.	Pita Verde Rd.	/	/	/
		8"	SAS	Paraje St.	Ceja Vista Rd.	Pita Verde Rd.	/	/	/
		8"	SAS	Fumaria	Ceja Vista Rd.	Campanula Rd.	/	/	/
			Storm Drain						
		30" - 48"	Storm Drain	Ceja Vista Rd.	Tract G	Potrero Dr.	/	/	/
		24" - 30"	Storm Drain	Cuscula St.	Ceja Vista Rd.	Pita Verde Rd.	/	/	/
		18" - 36"	Storm Drain	Potrero Dr.	Ceja Vista Rd.	Pita Verde Rd.	/	/	/

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		18" - 24"	Storm Drain	Pita Verde Rd.	Lot 7, Blk 12	Cuscula St.	/	/	/
		48"	Storm Drain	Tract M	Potrero St.		/	/	/
		54"	Storm Drain	Tract M	Unser Blvd.		/	/	/
		54"	Storm Drain	Unser Blvd.	Tract M	S. Property Line	/	/	/
		24"	Storm Drain	Unser Blvd.	In D. Chavez R/W		/	/	/
		9.0 Ac-Ft	Temp Retention Pond w/ A & C	Tract M			/	/	/
			UNIT 3						
			Paving						
			1/4 Signal	Dennis Chavez/Unser Blvd.			/	/	/
		12'	Art. Pvmt (W. Bound Lt Turn)	Dennis Chavez	Condeshire	150 ft. East	/	/	/
		12'	Art. Pvmt (E. Bound Lt Turn)	Dennis Chavez	Condeshire	75 ft. West	/	/	/
		12'	Striping (W. Bound Lt Turn)	Dennis Chavez	Unser Blvd.	150 ft. East	/	/	/
		12'	Art. Pvmt (E. Bound Rt Turn)	Dennis Chavez	Unser Blvd.	150 ft. West	/	/	/
		6'	Bike Lane	Dennis Chavez	Unser Blvd.	150 ft. West	/	/	/
		12'	Asphalt Trail	S. Dennis Chavez R/W	Unser Blvd.	Unit 3 East P.L.	/	/	/
		6'	Bike Lane	S. Dennis Chavez R/W	Unser Blvd.	Unit 3 East P.L.	/	/	/
		26' FF	Res. Pvmt	Pita Verde Rd.	Corylus Dr.	Lunaria Dr.	/	/	/
			C & G (Both Sides)						
		4' (*)	4' Sidewalk (Both Sides)						
		26' FF	Res. Pvmt	Campanula Rd.	Corylus Dr.	Lunaria Dr.	/	/	/
			C & G (Both Sides)						
		4' (*)	Sidewalk (Both Sides)						
		26' FF	Res. Pvmt	Ceja Vista Rd.	Corylus Dr.	Lunaria Dr.	/	/	/
			C & G (Both Sides)						
		4' (*)	Sidewalk (Both Sides)						
		26' FF	Res. Pvmt	Corylus Dr.	Ceja Vista Rd.	Pita Verde Rd.	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (East side)						
		4' (*)	Sidewalk (West Side)						
		26' FF	Res. Pvmt	Lunaria Dr.	Meade Rd.	Pita Verde Rd.	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (West side)						
		4' (*)	Sidewalk (East Side)						
		28' FF	Res. Pvmt	Meade Rd.	South PL	East PL	/	/	/
			C & G (Both Sides)						
		6'	Sidewalk (North Side)						
		32' EE	Res. Pvmt (28' Drive Lane)	Meade Rd.	East Property Line	Grace Vigil Rd.	/	/	/
		28' EE	Res. Pvmt	Grave Vigil Rd.	Meade Rd.	Condeshire Rd.	/	/	/
		30' FF	Art. Pvmt	E. Half of Unser Blvd.	Dennis Chavez	South PL	/	/	/
			C & G (East Side Only), Median Curb						
		10'	Asphalt Trail						

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		10'	Asphalt Trail	Tract R	Unser Blvd.	Corylus Dr.	/	/	/
		10'	Asphalt Trail	Tract S	Pita Verde Rd.	Dennis Chavez	/	/	/
			Water						
		16"	Waterline	Unser Blvd	South PL	Exist. 12" WL (1W) Dennis Chavez Blvd	/	/	/
		8"	Reuse Water Line	Unser Blvd	South PL	Dennis Chavez Blvd	/	/	/
		8"	Waterline	Pita Verde Rd	Corylus Dr.	Lunaria Dr.	/	/	/
		8"	Waterline	Ceja Vista Rd.	Corylus Dr.	Lunaria Dr.	/	/	/
		10"	Waterline	Tract R	Unser Blvd	Corylus Dr.	/	/	/
		10"	Waterline	Meade Rd.	S. Property Line	East Property Line	/	/	/
		8"	Waterline	Corylus Dr.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
		8"	Waterline	Lunaria Dr.	Meade Rd.	Pita Verde Rd	/	/	/
		6"	Waterline	Campanula Rd.	Corylus Dr.	Lunaria Dr.	/	/	/
			Sanitary Sewer						
		10"	SAS	Tract S	Pita Verde Rd.	Dennis Chavez R/W (Exist. 15" SAS)	/	/	/
		8"	SAS	Pita Verde Rd.	Corylus Dr.	Lunaria Dr.	/	/	/
		8"	SAS	Campanula Rd.	Corylus Dr.	Lunaria Dr.	/	/	/
		8"	SAS	Ceja Vista Rd.	Corylus Dr.	Lunaria Dr.	/	/	/
		8"	SAS	Corylus Dr.	Ceja Vista Rd.	Pita Verde Rd.	/	/	/
		8"	SAS	Lunaria Dr.	Meade Rd.	Pita Verde Rd.	/	/	/
		8"	SAS	Unser Blvd.	Tract R	South P.Line	/	/	/
		8"	SAS	Tract R	Unser Blvd.	Corylus Dr.	/	/	/
		8"	SAS	Meade Rd.	Lunaria Dr.	S. Property Line	/	/	/
			Storm Drain						
		2.7 Ac-Ft Public Pond w/Low flow Channel (Work Order)		Tract S			/	/	/
		24" - 48"	Storm Drain	Lunaria Dr.	Meade Rd.	Pita Verde Rd.	/	/	/
		18" - 48"	Storm Drain	Tract S	Tract S	Dennis Chavez	/	/	/
		24" - 30"	Storm Drain	Dennis Chavez	Tract S Pond	Hubbel Channel	/	/	/
		24"	Storm Drain	Meade Rd.	S. Property Line	Lunaria Dr.	/	/	/

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The Items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
							/	/	/
							/	/	/

Approval of Creditable Items:

Impact Fee Admistrator Signature Date

Approval of Creditable Items:

City User Dept. Signature Date

NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.

Street lights per City rquirements.

(*) Sidewalks are deferred in these areas. All others are built with Unit construction plans.

1 Landscaping Maintenance Agreement for landscaping in the public right-of-way

2 Walls & landscaping certification from registered engineer and/or registered landscape architect required prior to release of financial guarantees.

3 Development Agreement w/ ABCWUA including Don Reservoir as a condition of Final Plats

4 Engineers certification of the grading plan required for release of SIA for each Unit.

AGENT / OWNER

Diane Hoelzer, PE
NAME (print)

Mark Goodwin & Associates, PA
FIRM

5-12-10
SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DRB CHAIR - date

PARKS & GENERAL RECREATION - date

TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

UTILITY DEVELOPMENT - date

_____ - date

CITY ENGINEER - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

ORIGINAL

Current DRC
Project Number 1004428

FIGURE 12

Date Submitted: 10/25/2006
Date Site Plan Approved: N/A
Date Preliminary Plat Approved: 1/24/07
Date Preliminary Plat Expires: 1/24/08
DRB Project No.: 1004428
DRB Application No.: 06-0119

INFRASTRUCTURE LIST

(Rev. 9-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

Ceja Vista

PROPOSED NAME OF PLAT ~~AND/OR SITE DEVELOPMENT PLAN~~

Town of Atrisco Grant Township 9 North, Range 2 East, NMPM, Tracts RR-3-A, RR-3-B, RR-3-C, RR-3-D & RR-3-E, Westland South

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification Private Inspector	Private P.E.	City Cnst Engineer
			UNIT 1						
		26' FF	Res. Pvmt	Pita Verde Rd.	Corylus Dr.	Lunaria Dr.	/	/	/
			C & G (Both Sides)						
		4'	4' Sidewalk (Both Sides)						
		26' FF	Res. Pvmt	Campanula Rd.	Corylus Dr.	Lunaria Dr.	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides)						
		26' FF	Res. Pvmt	Ceja Vista Rd.	Corylus Dr.	Lunaria Dr.	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides)						
		26' FF	Res. Pvmt	Corylus Dr.	Ceja Vista	Pita Verde	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides)						
		26' FF	Res. Pvmt	Lunaria Dr.	Meade Ave.	Pita Verde	/	/	/
			C & G (Both Sides) (2)						
		4'	Sidewalk ~~(Both Side Only)~~ BOTH						
		28' FF	Res. Pvmt	Meade Rd.	Fragoria St.	East Property Line	/	/	/
			C & G NORTH SIDE ONLY (2)						
		4'	Sidewalk ~~(Both Sides)~~						
		30' FF	Art. Pvmt	Unser Blvd.	Dennis-Chavez	South PL	/	/	/
			C & G (East Side [redacted]), Median Curb						
		6'	Sidewalk (East Side Only)						
		6'	Asphalt Trail	Tract E	Unser Blvd.	Corylus Dr.	/	/	/
		6'	Asphalt Trail	Tract S	Pita Verde Rd.	Dennis-Chavez	/	/	/
			Water						
		8"	Water Line	Pita Verde Rd	Corylus Dr.	Lunaria Dr.	/	/	/
		6"	Water Line	Campanula Rd.	Corylus Dr.	Lunaria Dr.	/	/	/
		8"	Water Line	Ceja Vista Rd.	Corylus Dr.	Lunaria Dr.	/	/	/
		8"	Water Line	Tract R	Unser Blvd	Corylus Dr.	/	/	/
		16"	Water Line	Unser Blvd	South PL	Dennis-Chavez Blvd	/	/	/
		8"	Waterline	Meade Rd.	Fragoria St.	East Property Line	/	/	/
		8"	Waterline	Corylus Dr.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
		8"	Waterline	Lunaria Dr.	Meade Rd.	Pita Verde Rd	/	/	/

REVISED

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
			Sanitary Sewer						
		8"	SAS	Pita Verde	Corylus Dr.	Lunaria Dr.	/	/	/
		8"	SAS	Campanula Rd.	Corylus Dr.	Lunaria Dr.	/	/	/
		8"	SAS	Ceja Vista	Corylus Dr.	Lunaria Dr.	/	/	/
		8"	SAS	Corylus Dr.	Ceja Vista	Pita Verde	/	/	/
		8"	SAS	Lunaria Dr.	Meade Rd.	Pita Verde	/	/	/
		8"	SAS	Tract S	Pita Verde	Dennis-Chavez Blvd	/	/	/
			Storm Drain						
		24" to 48"	Storm Drain	Lunaria Dr.	Meade Rd.	Pita Verde Rd.	/	/	/
		18"	Storm Drain	Tract S	Tract S	Dennis-Chavez	/	/	/
		2.7 Ac-Ft Public Pond w/ Low flow Channel (Work Order)		Tract s			/	/	/
		24" to 30"	Storm Drain	Dennis-Chavez	Unser Blvd.	Hubbel Channel	/	/	/
			Unit 1 County Improvements						
			1/4 Signal	Dennis-Chavez/Unser Blvd.			/	/	/
		12'	Art.. Pvmt (W. Bound Lt Turn)	Dennis-Chavez	Condeshire	150 ft. East	/	/	/
		12'	Art.. Pvmt (E. Bound Lt Turn)	Dennis-Chavez	Condeshire	75 ft. West	/	/	/
		28' FF	Res. Pvmt	Meade Rd.	East Property Line	Grace Vigil	/	/	/
		28'	Surface Pavement	Grace Vigil	Meade Rd.	Dennis-Chavez	/	/	/
		6'	Asphalt Trail	Dennis-Chavez	Unser Blvd.	Dennis-Chavez	/	/	/
		12'	Striping (W. Bound Lt Turn)	Dennis-Chavez	Unser Blvd.	150 ft. East	/	/	/
		12'	Art.. Pvmt (E. Bound Rt Turn)	Dennis-Chavez	Unser Blvd.	150 ft. West	/	/	/
			UNIT 2						
		28' FF	Res. Pvmt	Pita Verde	Berberis St.	Potrero Dr.	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides)						
		26' FF	Res. Pvmt	Pita Verde	Potrero Dr.	Tract L	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (North Side Only)						
		28' FF	Res. Pvmt	Campanula Rd.	Paraje St.	Potrero Dr.	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides)						
		40' FF	Res. Pvmt	Ceja Vista Rd.	98th Street	Fumaria St.	/	/	/
			C & G (Both Sides)						
		6'	Sidewalk (Both Sides)						
		28' FF	Res. Pvmt	Ceja Vista Rd.	Fumaria St.	Potrero Dr.	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides)						
		32' FF	Res. Pvmt	Paraje St.	Ceja Vista Rd	Campanula Rd.	/	/	/
			C & G (East Side Only)						
		4'	Sidewalk ~~(Both Sides)~~ (EASTSIDE ONLY) △1						
		28' FF	Res. Pvmt	Paraje St.	Campanula Rd.	Pita Verde Rd.	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides)						
		28' FF	Res. Pvmt	Fumaria St.	Ceja Vista Rd.	Pita Verde Rd.	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides)						

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F:\1 Projects\200-\A0-4095 - Ceja Vista\Infrastructure List (1 22).xls

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
			UNIT 2						
		28' FF	Res. Pvmt	Cuscula	Ceja Vista Rd.	Pita Verde Rd.	/	/	/
		4'	C & G (Both Sides) Sidewalk (Both Sides)						
		28' FF	Res. Pvmt	Potrero Dr.	Ceja Vista Rd.	Pita Verde Rd.	/	/	/
		4'	C & G Sidewalk (~~South~~ Side)						
		28' FF	Res. Pvmt	Berberis St.	Tract H	Pita Verde Rd.	/	/	/
		4'	C & G (Both Sides) Sidewalk (Both Sides)						
		60' FF	Art. Pvmt	98th St.	Ceja Vista Rd.	Dennis Chavez Blvd	/	/	/
		6'	C & G (Both Sides), Median Curb Sidewalk (Both Sides)						
		30' FF	Art. Pvmt	Unser Blvd.	South PL	Dennis Chavez Blvd	/	/	/
		6'	C & G (West Side [illegible]), Median Curb Sidewalk (West Side Only)						
		6'	Asphalt Trail	Tract L	Pita Verde Rd.	Unser Blvd.	/	/	/
		6'	Asphalt Trail	Tract K	Pita Verde Rd.	Dennis-Chavez	/	/	/
		6'	Asphalt Trail	Tract J	Pita Verde Rd.	Dennis-Chavez	/	/	/
		6'	Asphalt Trail	Tract H	Paraje St	Berberis St.	/	/	/
		6'	Asphalt Trail	Tract H	Berberis St.	Ceja Vista Rd.	/	/	/
			Water						
		6"	Water Line (2WR)	Pita Verde Rd.	Berberis St.	Paraje St.	/	/	/
		4"	Water Line (1W)	Pita Verde Rd.	Berberis St.	Paraje St.	/	/	/
		12"	Water Line (2WR)	Pita Verde Rd.	Paraje St.	Fumaria St.	/	/	/
		8"	Water Line (1W)	Pita Verde Rd.	Paraje St.	Unser Blvd.	/	/	/
		6"	Water Line	Campanula Rd.	Paraje St.	Potrero Dr.	/	/	/
		12"	Water Line (2WR)	Ceja Vista Rd.	98th Street	Paraje St.	/	/	/
		8"	Water Line	Ceja Vista Rd.	Paraje St.	Potrero Dr.	/	/	/
		12"	Water Line (2WR)	Paraje St.	Ceja Vista Rd.	Pita Verde Rd.	/	/	/
		8"	Water Line (1W)	Paraje St.	Ceja Vista Rd.	Pita Verde Rd.	/	/	/
		6"	Water Line (2WR)	Berberis St.	Tract H	Pita Verde Rd.	/	/	/
		6"	Water Line (2WR)	Tract H	Berberis St.	Paraje St.	/	/	/
		6"	Water Line	Fumaria St.	Ceja Vista Rd.	Campanula Rd.	/	/	/
		8"	Water Line	Cuscula St.	Ceja Vista Rd.	South Property Line	/	/	/
		8"	Water Line	Potrero Dr.	Ceja Vista Rd.	Pita Verde Rd.	/	/	/
		12"	Water Line (2WR)	Dennis-Chavez	Fumaria St.	Unser Blvd.	/	/	/
		12"	Water Line (2WR)	Unser Blvd.	S. Dennis-Chavez	N. Dennis-Chavez	/	/	/
			Sanitary Sewer						
		8"	SAS	Pita Verde Rd.	Berberis St.	Unser Blvd.	/	/	/
		8"	SAS	Campanula Rd.	Berberis St.	Potrero Dr.	/	/	/
		8"	SAS	Ceja Vista Dr.	98th Street	Potrero Dr.	/	/	/
		8"	SAS	Paraje St.	Ceja Vista Rd.	Pita Verde Rd.	/	/	/
		8"	SAS	Fumaria	Ceja Vista Rd.	Pita Verde Rd.	/	/	/
		8"	SAS	Cuscula St.	Ceja Vista Rd.	Pita Verde Rd.	/	/	/
		8"	SAS	Potrero Dr.	Ceja Vista Rd.	Pita Verde Rd.	/	/	/

3B 1 FF

1 SOUTH PL

2 13&14

REVISED

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
			Storm Drain						
		30" to 48"	Storm Drain	Ceja Vista Rd.	Tract G	Unser Blvd.	/	/	/
		24" to 30"	Storm Drain	Cuscula St.	Ceja Vista Dr.	Pita Verde Rd.	/	/	/
		18" to 36"	Storm Drain	Potrero Dr.	Ceja Vista	Pita Verde	/	/	/
		18" to 24"	Storm Drain	Pita Verde Rd.	Lot 10	Cuscula St.	/	/	/
		24"	Storm Drain	Dennis-Chavez	200' W. of Unser	Unser Blvd	/	/	/
		9.0 Ac-Ft Temp Retention Pond w/ A & C		Tract M			/	/	/
		~~2.4 Ac-Ft Temp Retention Pond w/ A & C~~		~~Tract B~~ REMOVED			/	/	/
		4.4 ac-ft Temp Retention Pond w/ A & C		Tract E			/	/	/
			Unit 2 County Improvements						
			1/4 Signal	Dennis-Chavez/Unser Blvd.					
			1/4 Signal	Dennis-Chavez/98th Street					
		6'	Asphalt Trail	Dennis-Chavez	98th St	Unser Blvd.	/	/	/
		6'	Surface Pvmt (Bike Lane)	Dennis-Chavez	98th St. W. PL	Unser Blvd. E. PL	/	/	/
		12'	Art.. Pvmt (E. Bound Rt Turn)	Dennis-Chavez	98th Street	150 ft. West	/	/	/
		12'	Striping (W. Bound Lt. Turn)	Dennis-Chavez	98th Street	150 ft. East	/	/	/
		12'	Art.. Pvmt (S. Bound Lt Turn)	98th Street	Dennis-Chavez	150 ft. North	/	/	/
			C & G (East Side)						
			UNIT 3						
		28' FF	Res. Pvmt	Ceja Vista	Cerro Blanco St.	Castanea St.	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides)						
		28' FF	Res. Pvmt	Pita Verde	Cerro Blanco St.	Castanea St.	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides)						
		26' FF	Res. Pvmt	Pita Verde	Castanea St.	Tract D	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (North Side Only)						
		40' FF	Res. Pvmt	Ceja Vista Rd	Castanea St.	98th St.	/	/	/
			C & G (Both Sides)						
		6'	Sidewalk (Both Sides)						
		28' FF	Res. Pvmt	Cerro Blanco St.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides)						
		28' FF	Res. Pvmt	Encinoso St.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides)						
		28' FF	Res. Pvmt	Moquino Dr.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides)						
		40' FF	Res. Pvmt	Moquino Dr.	Ceja Vista Rd.	South PL	/	/	/
			C & G (Both Sides)						
		6'	Sidewalk (Both Sides)						
		28' FF	Res. Pvmt	Bonita Azul St.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides)						
		32'	Res. Pvmt	Castanea St.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides)						
			1/4 Signal	Dennis-Chavez/98th Street					

REVISED

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
			Water						
		10"	Water Line	Pita Verde Rd.	Cerro Blanco St.	98th Street	/	/	/
		8"	Water Line	Ceja Vista Rd.	Cerro Blanco St.	98th Street	/	/	/
		8" to 10"	Water Line	Cerro Blanco St.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
		8"	Water Line	Encinoso St.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
		8"	Water Line	Moquino Dr.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
		8"	Water Line	Bonita Azul St.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
		8"	Water Line	Castanea St.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
		12"	Water Line	APS Site/W. of Unit 3	N. Dennis-Chavez	Paakrewee Pl.	/	/	/
		12"	Water Line(Including PRV Station)	Tract B	Cerro Blanco St.	E. Edge APS Site	/	/	/
		12"	Water Line	Dennis-Chavez	West Edge of Unit 3	118th Street (E. Side)	/	/	/
			Sanitary Sewer						
		8"	SAS	Pita Verde Rd.	Cerro Blanco St.	98th Street	/	/	/
		8"	SAS	Ceja Vista Rd.	Cerro Blanco St.	Castanea St.	/	/	/
		8"	SAS	Cerro Blanco St.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
		8"	SAS	Encinoso St.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
		8"	SAS	Moquino Dr.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
		8"	SAS	Bonita Azul St.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
		8"	SAS	Castanea St.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
		8"	SAS	Pita Verde Rd.	Cerro Blanco St.	98th Street	/	/	/
		8"	SAS	Ceja Vista Rd.	Cerro Blanco St.	Castanea St.	/	/	/
		8"	SAS	Cerro Blanco St.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
		8"	SAS	Encinoso St.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
		8"	SAS	Moquino Dr.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
		8"	SAS	Bonita Azul St.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
		8"	SAS	Castanea St.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
			Storm Drain						
		24" to 42"	Storm Drain	Ceja Vista	Encinoso St.	98th Street	/	/	/
		4.4 ac-ft Temp Retention Pond w/ A & C		Tract E			/	/	/
		2.4 Ac-Ft Temp Retention Pond w/ A & C		Tract B			/	/	/

REVISED

*Off-Site Improvements will be constructed with the first Unit built

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
							/	/	/
							/	/	/

Approval of Creditable Items:

Impact Fee Admistrator Signature Date

Approval of Creditable Items:

City User Dept. Signature Date

REVISED

NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.

Street lights per City rquirements.

1 Landscaping Maintenance Agreement for landscaping in the public right-of-way

2 Walls & landscaping certification from registered engineer and/or registered landscape architect required prior to release of financial guarantees.

3 Development Agreement w/ ABCWUA including Don Reservoir as a condition of Final Plats

4 Engineers certification of the grading plan required for release of SIA.

5 Δ SIDEWALKS ARE DEFERRED ON ALL LOT FRONTAGES PER S.WALK DEFERRAL EXHIBIT

AGENT / OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS
Scott Medina NAME (print)	S Matteson 01/24/07 Christina Sandoval 1/24/07 DRB CHAIR - date PARKS & GENERAL RECREATION - date
Mark Goodwin & Associates, PA FIRM	1-24-07 TRANSPORTATION DEVELOPMENT - date AMAFCA - date
K. Scott Medina 1/24/07 SIGNATURE - date	Kay L Sloan 1/24/07 UTILITY DEVELOPMENT - date _____ - date
	Bradley D. Bingham 1/24/07 CITY ENGINEER - date _____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER
1	5-2-07			
2	8-31-07			

(rev. 9-05)

Current DRC
Project Number:

FIGURE 12

Date Submitted: 5/07/2010
Date Site Plan Approved:
Date Preliminary Plat Approved:
Date Preliminary Plat Expires:
DRB Project No.: 1004428
DRB Application No.:

INFRASTRUCTURE LIST

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

Ceja Vista Units 1A, 1B, 1C, 1D, 1E, 2, 3

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Town of Atrisco Grant Township 9 North, Range 2 East, NMPM, Tracts RR-3-A, RR-3-B, RR-3-C, RR-3-D & RR-3-E, Westland South

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

Financially Guaranteed	Constructed Under	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		ALL INFRASTRUCTURE FOR UNITS 1A THROUGH 1E SHALL BE CONSTRUCTED IN ALPHA NUMERIC ORDER AS SHOWN BELOW. WORK ORDERS MAY BE RELEASED SIMULTANEOUSLY BUT NOT OUT OF SEQUENCE.							
			UNIT 1A						
			Paving						
			1/4 Signal	Dennis Chavez Blvd/98th St.			/	/	/
		12'	2" AC Trail	Dennis Chavez Blvd.	West PL	East PL	/	/	/
		114' FF	Art Pvmt.	98th St.	Dennis Chavez Blvd	151' S. of R/W Line	/	/	/
			C & G						
		6'	Sidewalk (W. Side)						
		42' - 114'	Art Pvmt.	98th St.	151' S. of R/W Line	309' S of R/W Line	/	/	/
			C & G	(Transition)					
		6'	Sidewalk (W. Side)						
		42' FF	Art Pvmt.	W. Half 98th St.	Ceja Vista Rd.	558' North	/	/	/
			C & G						
		6'	Sidewalk (W. Side)						
		48' FF	Res. Pvmt	Ceja Vista Rd.	98th St.	Castanea St.	/	/	/
		4'	Median						
		22'	Drive Lane (Each Direction)						
			C & G						
		6'	Sidewalk (Both Sides)						
		28'-48' FF	Res. Pvmt.	Ceja Vista Rd.	Castanea St.	Lot 7, Blk 1	/	/	/
			C & G						
		4'	Sidewalk (N. Side)						
		4' - 6'	Sidewalk (S. Side) Tract A						
		4' (*)	Sidewalk (S. Side)						
		32' FF	Res. Pvmt.	Castanea St.	Ceja Vista Rd.	Pita Verda Rd.	/	/	/
			C & G						
		4' (*)	Sidewalk (Both Sides)						
		4'	Sidewalk (E. Side)	Tract E					
		26' FF	Res. Pvmt.	Pita Verde Stub	Castanea St.	End Lot 49 & 50	/	/	/
			C & G						
		4' (*)	Sidewalk (W. Side)						

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		28' FF	Res. Pvmt.	Pita Verde Rd.	Lot 45, Blk 2	Castanea St.	/	/	/
			C & G						
		4'	Sidewalk (S. Side)						
		4' (*)	Sidewalk (N. Side)						
		35' radius	Temp. Turnaround (w/Temp Easement)	Pita Verde Rd.	Lot 46, Blk 2		/	/	/
			Water						
		12"	Waterline	98th St.	Exist 12"WL (@ Dennis Chavez)	South PL (Ceja Vista Rd.)	/	/	/
		8"	Waterline	Tract D	98th St.	Pita Verde Stub	/	/	/
		8"	Waterline	Pita Verde Stub	Tract D	Castanea St.	/	/	/
		8"	Waterline	Pita Verde Rd.	Castanea St.	Lot 45, Blk 2	/	/	/
		8"	Waterline	Castanea St.	Pita Verde Rd.	Ceja Vista Rd.	/	/	/
		12"	Waterline	Ceja Vista Rd.	98th St.	Castanea St.	/	/	/
		10"	Waterline	Ceja Vista Rd.	Castanea St.	Lot 7, Blk1	/	/	/
			Sanitary Sewer						
		8"	SAS	98th St.	Exist 15"SAS (@ Dennis Chavez)	Tract D	/	/	/
		8"	SAS	Tract D	98th St.	Pita Verde Stub	/	/	/
		8"	SAS	Pita Verde Stub	Tract D	Castanea St.	/	/	/
		8"	SAS	Pita Verde Rd.	Castanea St.	Lot 45, Blk 2	/	/	/
		8"	SAS	Castanea St.	Pita Verde Rd.	Ceja Vista Rd.	/	/	/
		8"	SAS	Ceja Vista Rd.	Castanea St.	Lot 7, Blk 1	/	/	/
			Storm Drain						
		18"- 42"	Storm Drain	98th St.	Near Ceja Vista Rd.	S. Property Line	/	/	/
		18"-42"	Storm Drain	Ceja Vista Rd.	98th St.	Lot 7, Blk 1	/	/	/
		18"-24"	Storm Drain	Castanea St.	Ceja Vista Rd.	Lot 12, Blk 6	/	/	/
		36"	Storm Drain (Temp)	98th St.	Tract G temp pond		/	/	/
		6.6 AF	Temporary Pond	Tract G			/	/	/
		6.6 AF	Agreement & Covenant	Tract G Pond			/	/	/
		0.605 AF	Temporary Pond	Unit 3C			/	/	/
		0.605 AF	Agreement & Covenant	Unit 3C Pond			/	/	/
			UNIT 1B						
			Paving						
		28' FF	Res. Pvmt.	Ceja Vista Rd.	Lot 8, Blk 1	Lot 2, Blk 1	/	/	/
			C & G						
		4'	Sidewalk (N. Side)						
		4' (*)	Sidewalk (S. Side)						

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Construction Certification: Private P.E.	Construction Certification: City Cnst Engineer
		28' FF	Res. Pvmt.	Bonita Azul St.	Ceja Vista Rd.	Pita Verde Rd.	/	/	/
			C & G						
		4' (*)	Sidewalk (Both Sides)						
		28' FF	Res. Pvmt.	Pita Verde Rd.	Lot 46, Blk 2	Lot 40, Blk 2	/	/	/
			C & G						
		4' (*)	Sidewalk (N. Side)						
		4'	Sidewalk (S. Side)						
			Water						
		10"	Waterline	Ceja Vista Rd.	Lot 8, Blk 1	Lot 2, Blk 1	/	/	/
		6"	Waterline	Bonita Azul St.	Ceja Vista Rd.	Pita Verde Rd.	/	/	/
		8"	Waterline	Pita Verde Rd.	Lot 46, Blk 2	Lot 40, Blk 2	/	/	/
			Sanitar Sewer						
		8"	SAS	Ceja Vista Rd.	Lot 8, Blk 1	Lot 2, Blk 1	/	/	/
		8"	SAS	Bonita Azul St.	Ceja Vista Rd.	Pita Verde Rd.	/	/	/
		8"	SAS	Pita Verde Rd.	Lot 46, Blk 2	Lot 40, Blk 2	/	/	/
			Storm Drain						
		30",36"	Storm Drain	Ceja Vista Rd.	Lot 8, Blk 1	Lot 2, Blk 1	/	/	/
			UNIT 1C						
			Paving						
		28' FF	Res. Pvmt.	Ceja Vista Rd.	Lot 3, Blk 1	Lot 3, Blk 2	/	/	/
			C & G						
		4'	Sidewalk (N. Side)						
		4' (*)	Sidewalk (S. Side)						
		28' FF	Res. Pvmt.	Moquino Dr.	Ceja Vista Rd.	Pita Verde Rd.	/	/	/
			C & G						
		4' (*)	Sidewalk (Both Sides)						
		4'	Sidewalk (W. Side)	Tract F					
		40' FF	Res. Pvmt.	Moquino Dr.	Ceja Vista Rd.	South PL	/	/	/
			C & G						
		6'	Sidewalk (Both Sides)						
		28' FF	Res. Pvmt.	Pita Verde Rd.	Lot 41, Blk 2	Lot 35, Blk 2	/	/	/
			C & G						
		4' (*)	Sidewalk (N. Side)						
		4'	Sidewalk (S. Side)						
		10'	Asphalt Trail	Tract C	North P.L.	South P.L.	/	/	/
			Water						
		12"	Waterline	Dennis Chavez	Exist 18" WL(N.Side)	Southside D. Chavez	/	/	/
		12"	Waterline	Southside D. Chavez	Bore Under D. Chavez	Exist 12"WL (@ NW Unit 1E)	/	/	/

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
			PRV Station	West of Tract B			/	/	/
		12"	Waterline	Tract B	PRV Station	Cerro Blanco St.	/	/	/
		10"	Waterline	Cerro Blanco St.	Tract B	Ceja Vista Rd.	/	/	/
		10"	Waterline	Ceja Vista Rd.	Cerro Blanco St.	Exist 10"WL(L 3, B1)	/	/	/
		6"	Waterline	Moquino Dr.	Ceja Vista Rd.	Pita Verde Rd.	/	/	/
		8"	Waterline	Pita Verde Rd.	Lot 41, Blk 2	Lot 35, Blk 2	/	/	/
			Sanitary Sewer						
		8"	SAS	Moquino Dr.	Ceja Vista Rd.	Pita Verde Rd.	/	/	/
		8"	SAS	Pita Verde Rd.	Lot 41, Blk 2	Lot 35, Blk 2	/	/	/
		8"	SAS	Ceja Vista Rd.	Lot 3, Blk 1	Lot 3, Blk 2	/	/	/
			Storm Drain						
		18",24",30"	Storm Drain	Ceja Vista Rd.	Lot 3, Blk 1	Lot 3, Blk 2	/	/	/
			UNIT 1D						
			Paving						
		28' FF	Res. Pvmt.	Ceja Vista Rd.	Lot 2, Blk 2	Lot 9, Blk 2	/	/	/
			C & G						
		4'	Sidewalk (N. Side)						
		4' (*)	Sidewalk (S. Side)						
		28' FF	Res. Pvmt.	Encinosa St.	Ceja Vista Rd.	Pita Verde Rd.	/	/	/
			C & G						
		4' (*)	Sidewalk (Both Sides)						
		28' FF	Res. Pvmt.	Pita Verde Rd.	Lot 36, Blk 2	Lot 29, Blk 2	/	/	/
			C & G						
		4' (*)	Sidewalk (N. Side)						
		4'	Sidewalk (S. Side)						
			Water						
		6"	Waterline	Encinoso St.	Ceja Vista Rd.	Piat Verde Rd.	/	/	/
		8"	Waterline	Pita Verde Rd.	Lot 36, Blk 2	Lot 29, Blk 2	/	/	/
			Sanitary Sewer						
		8"	SAS	Encinoso St.	Ceja Vista Rd.	Pita Verde Rd.	/	/	/
		8"	SAS	Pita Verde Rd.	Lot 36, Blk 2	Lot 29, Blk 2	/	/	/
		8"	SAS	Ceja Vista Rd.	Lot 2, Blk 2	Lot 9, Blk 2	/	/	/
			Storm Drain						
		18",24"	Storm Drain	Ceja Vista Rd.	Lot 2, Blk 2	Lot 9, Blk 2	/	/	/

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
			UNIT 1E						
			Paving						
		28' FF	Res. Pvmt.	Ceja Vista Rd.	Lot 8, Blk 2	Cerro Blanco St.	/	/	/
			C & G						
		4'	Sidewalk (N. Side)						
		4' (*)	Sidewalk (S. Side)						
		28' FF	Res. Pvmt.	Cerro Blanco St.	Ceja Vista Rd.	Pita Verde Rd.	/	/	/
			C & G						
		4' (*)	Sidewalk (Both Sides)						
		28' FF	Res. Pvmt.	Pita Verde Rd.	Lot 30, Blk 2	Cerro Blanco St.	/	/	/
			C & G						
		4' (*)	Sidewalk (N. Side)						
		4'	Sidewalk (S. Side)						
		10'	Asphalt Trail	Tract B	West P.L.	East P.L.	/	/	/
			Water						
		8"	Waterline	Cerro Blanco St.	Tract B	Pita Verde Rd.	/	/	/
		8"	Waterline	Pita Verde Rd.	Cerro Blanco St.	Lot 30, Blk 2	/	/	/
			Sanitary Sewer						
		8"	SAS	Pita Verde Rd.	Cerro Blanco St.	Lot 30, Blk 2	/	/	/
		8"	SAS	Cerro Blanco St.	Pita Verde Rd.	Lot 10, Blk 3	/	/	/
		8"	SAS	Cerro Blanco St.	Lot 14, Blk 2	Ceja Vista Rd.	/	/	/
		8"	SAS	Ceja Vista Rd.	Cerro Blanco St.	Lot 8, Blk 2	/	/	/
			Storm Drain						
		24"	Storm Drain	Ceja Vista Rd.	Cerro Blanco St.	Lot 8, Blk 2	/	/	/
		24"	Storm Drain	Cerro Blanco St.	Tract B	Ceja Vista Rd.	/	/	/
		24"	Storm Drain	Tract B	W. Property Line	Cerro Blanco St.	/	/	/
			UNIT 2						
			Paving						
			1/4 Signal	Dennis Chavez/Unser Blvd.			/	/	/
			1/4 Signal	Dennis Chavez/98th Street			/	/	/
		12'	Asphalt Trail	Dennis Chavez	98th St	Unser Blvd.	/	/	/
		6'	Surface Pvmt (Bike Lane)	Dennis Chavez	Unit 1E West PL	Unser Blvd. E. PL	/	/	/
		12'	Art.. Pvmt (E. Bound Rt Turn)	Dennis Chavez	98th Street	150 ft. West	/	/	/
		12'	Striping (W. Bound Lt. Turn)	Dennis Chavez	98th Street	150 ft. East	/	/	/
		12'	Art.. Pvmt (S. Bound Lt Turn)	98th Street	Dennis Chavez	150 ft. North	/	/	/
			C & G (East Side)						
		28' FF	Res. Pvmt	Pita Verde Rd.	Berberis St.	Potrero Dr.	/	/	/
			C & G (Both Sides)						
		4' (*)	Sidewalk (Both Sides)						
		4'	Sidewalk (North side)	Tract J					
		4'	Sidewalk (Norht side)	Tract K					

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector / P.E.	Construction Certification: City Cnst Engineer
		26' FF	Res. Pvmt	Pita Verde Stub	Potrero Dr.	Tract L	/ /	/
			C & G (Both Sides)					
		4' (*)	Sidewalk (North Side Only)					
		28' FF	Res. Pvmt	Campanula Rd.	Paraje St.	Potrero Dr.	/ /	/
			C & G (Both Sides)					
		4' (*)	Sidewalk (Both Sides)					
		40' FF	Res. Pvmt	Ceja Vista Rd.	98th St.	Fumaria St.	/ /	/
			C & G (Both Sides)					
		6'	Sidewalk (Both Sides)	Ceja Vista Rd.	98th St.	Paraje St.		
		6'	Sidewalk (N. Side)	Ceja Vista Rd.	Paraje St.	Fumaria St.		
		6'(*)	Sidewalk (S. Side)	Ceja Vista Rd.	Paraje St.	Fumaria St.		
		28' FF	Res. Pvmt	Ceja Vista Rd.	Fumaria St.	Potrero Dr.	/ /	/
			C & G (Both Sides)					
		4' (*)	Sidewalk (Both Sides)					
		32' FF	Res. Pvmt	Paraje St.	Ceja Vista Rd	Campanula Rd.	/ /	/
			C & G (Both Sides)					
		4' (*)	Sidewalk (East Side)					
		28' FF	Res. Pvmt	Paraje St.	Campanula Rd.	Pita Verde Rd.	/ /	/
			C & G (Both Sides)					
		4'	Sidewalk (East side)					
		4' (*)	Sidewalk (West Sides)					
		28' FF	Res. Pvmt	Fumaria St.	Ceja Vista Rd.	Pita Verde Rd.	/ /	/
			C & G (Both Sides)					
		4'(*)	Sidewalk (West side)		Ceja Vitsa Rd	Campanula Rd.		
		4	Sidewalk (East side)		Ceja Vista Rd.	Campanula Rd.		
		4'	Sidewalk (Both Sides)		Campanula Rd.	Pita Verde Rd.		
		28' FF	Res. Pvmt	Cuscula St.	Ceja Vista Rd.	Pita Verde Rd.	/ /	/
			C & G (Both Sides)					
		4'	Sidewalk (Both Sides)					
		38' FF	Res. Pvmt	Cuscula St.	S. Property Line	Ceja Vista Rd.	/ /	/
			C & G (Both sides)					
		6'	Sidewalk (Both Sides)					
		24'	Temp. Emergency Access (Gravel)	County Property	Cuscula St.	Unser Blvd.	/ /	/
			(w/Temp. Paper Easment)	(South PL)	(South PL)			
		28' FF	Res. Pvmt	Potrero Dr.	Ceja Vista Rd.	Pita Verde Rd.	/ /	/
			C & G (Both sides)					
		4'(*)	Sidewalk (East Side)					
		4'	Sidewalk (West side)					
		28' FF	Res. Pvmt	Berberis St.	40' Cul-de-Sac @	Pita Verde Rd.	/ /	/
			C & G (Both Sides)		Tract H			
		4'(*)	Sidewalk (Both sides)					
		4'	Sidewalk	Tract H				

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		30' FF	Art. Pvmt	E. Half of 98th St.	South PL	Dennis Chavez Blvd	/	/	/
			C & G (East Side), Median Curb						
		6'	Sidewalk (E. Side)						
		30' FF	Art. Pvmt	W. Half of Unser Blvd.	South PL	Dennis Chavez Blvd	/	/	/
			C & G (West Side Only), Median Curb						
		6'	Sidewalk (West Side Only)						
		10'	Asphalt Trail	Tract L	Pita Verde Rd.	Unser Blvd.	/	/	/
		10'	Asphalt Trail	Tract K	Pita Verde Rd.	Dennis Chavez	/	/	/
		10'	Asphalt Trail	Tract J	Pita Verde Rd.	Dennis Chavez	/	/	/
		10'	Asphalt Trail	Tract H	Paraje St	Berberis St. Cul-de-Sac	/	/	/
		10'	Asphalt Trail	Tract H	Berberis St.	Ceja Vista Rd.	/	/	/
			Water						
		12"	Waterline (2WR)	Unser Blvd.	S. Dennis Chavez	N. Dennis Chavez	/	/	/
		12"	Waterline (2WR)	S. Dennis Chavez	Tract J	Unser Blvd.	/	/	/
		12"	Waterline (2WR)	Tract J	S. Dennis Chavez	Pita Verde Rd.	/	/	/
		12"	Waterline (2WR)	Pita Verde Rd.	Paraje St.	Tract J	/	/	/
		6"	Waterline (2WR)	Pita Verde Rd.	Berberis St.	Paraje St.	/	/	/
		6"	Waterline (2WR)	Berberis St.	Tract H	Pita Verde Rd.	/	/	/
		6"	Wateline (2WR)	Tract H	Berberis St.	Paraje St.	/	/	/
		12"	Waterline (2WR)	Ceja Vista Rd.	98th Street (tie in)	Paraje St.	/	/	/
		12"	Waterline (2WR)	Paraje St.	Ceja Vista Rd.	Pita Verde Rd.	/	/	/
		4"	Waterline (1W)	Pita Verde Rd.	Lot 17, Blk 7	Paraje St.	/	/	/
		8"	Waterline (1W)	Pita Verde./Stub/Tract L	Paraje St.	Unser Blvd.(16"WL)	/	/	/
		6"	Waterline (1W)	Campanula Rd.	Paraje St.	Potrero Dr.	/	/	/
		8"	Waterline (1W)	Ceja Vista Rd.	Paraje St.	Potrero Dr.	/	/	/
		8"	Waterline (1W)	Paraje St.	Ceja Vista Rd.	Pita Verde Rd.	/	/	/
		6"	Waterline (1W)	Fumaria St.	Ceja Vista Rd.	Campanula Rd.	/	/	/
		8"	Waterlne (1W)	Cuscula St.	Ceja Vista Rd.	South Property Line	/	/	/
		8"	Waterline (1W)	Potrero Dr.	Ceja Vista Rd.	Pita Verde Rd.	/	/	/
			Sanitary Sewer						
		8"	SAS	Pita Verde/Stub/Tract L	Berberis St.	Unser Blvd.(Ex.15")	/	/	/
		8"	SAS	Campanula Rd.	Paraje St.	Potrero Dr.	/	/	/
		8"	SAS	Ceja Vista Dr.	Tract G Commercial	Potrero Dr.	/	/	/
		8"	SAS	Potrero Dr.	Ceja Vista Rd.	Pita Verde Rd.	/	/	/
		8"	SAS	Paraje St.	Ceja Vista Rd.	Pita Verde Rd.	/	/	/
		8"	SAS	Fumaria	Ceja Vista Rd.	Campanula Rd.	/	/	/
			Storm Drain						
		30" - 48"	Storm Drain	Ceja Vista Rd.	Tract G	Potrero Dr.	/	/	/
		24" - 30"	Storm Drain	Cuscula St.	Ceja Vista Rd.	Pita Verde Rd.	/	/	/
		18" - 36"	Storm Drain	Potrero Dr.	Ceja Vista Rd.	Pita Verde Rd.	/	/	/

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		18" - 24"	Storm Drain	Pita Verde Rd.	Lot 7, Blk 12	Cuscula St.	/	/	/
		48"	Storm Drain	Tract M	Potrero St.		/	/	/
		54"	Storm Drain	Tract M	Unser Blvd.		/	/	/
		54"	Storm Drain	Unser Blvd.	Tract M	S. Property Line	/	/	/
		24"	Storm Drain	Unser Blvd.	In D. Chavez R/W		/	/	/
		9.0 Ac-Ft	Temp Retention Pond w/ A & C	Tract M			/	/	/
			UNIT 3						
			Paving						
			1/4 Signal	Dennis Chavez/Unser Blvd.			/	/	/
		12'	Art. Pvmt (W. Bound Lt Turn)	Dennis Chavez	Condeshire	150 ft. East	/	/	/
		12'	Art. Pvmt (E. Bound Lt Turn)	Dennis Chavez	Condeshire	75 ft. West	/	/	/
		12'	Striping (W. Bound Lt Turn)	Dennis Chavez	Unser Blvd.	150 ft. East	/	/	/
		12'	Art. Pvmt (E. Bound Rt Turn)	Dennis Chavez	Unser Blvd.	150 ft. West	/	/	/
		6'	Bike Lane	Dennis Chavez	Unser Blvd.	150 ft. West	/	/	/
		12'	Asphalt Trail	S. Dennis Chavez R/W	Unser Blvd.	Unit 3 East P.L.	/	/	/
		6'	Bike Lane	S. Dennis Chavez R/W	Unser Blvd.	Unit 3 East P.L.	/	/	/
		26' FF	Res. Pvmt	Pita Verde Rd.	Corylus Dr.	Lunaria Dr.	/	/	/
			C & G (Both Sides)						
		4' (*)	4' Sidewalk (Both Sides)						
		26' FF	Res. Pvmt	Campanula Rd.	Corylus Dr.	Lunaria Dr.	/	/	/
			C & G (Both Sides)						
		4' (*)	Sidewalk (Both Sides)						
		26' FF	Res. Pvmt	Ceja Vista Rd.	Corylus Dr.	Lunaria Dr.	/	/	/
			C & G (Both Sides)						
		4' (*)	Sidewalk (Both Sides)						
		26' FF	Res. Pvmt	Corylus Dr.	Ceja Vista Rd.	Pita Verde Rd.	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (East side)						
		4' (*)	Sidewalk (West Side)						
		26' FF	Res. Pvmt	Lunaria Dr.	Meade Rd.	Pita Verde Rd.	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (West side)						
		4' (*)	Sidewalk (East Side)						
		28' FF	Res. Pvmt	Meade Rd.	South PL	East PL	/	/	/
			C & G (Both Sides)						
		6'	Sidewalk (North Side)						
		32' EE	Res. Pvmt (28' Drive Lane)	Meade Rd.	East Property Line	Grace Vigil Rd.	/	/	/
		28' EE	Res. Pvmt	Grave Vigil Rd.	Meade Rd.	Condeshire Rd.	/	/	/
		30' FF	Art. Pvmt	E. Half of Unser Blvd.	Dennis Chavez	South PL	/	/	/
			C & G (East Side Only), Median Curb						
		10'	Asphalt Trail						

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Construction Certification: Private P.E.	Construction Certification: City Cnst Engineer
		10'	Asphalt Trail	Tract R	Unser Blvd.	Corylus Dr.	/	/	/
		10'	Asphalt Trail	Tract S	Pita Verde Rd.	Dennis Chavez	/	/	/
			Water						
		16"	Waterline	Unser Blvd	South PL	Exist. 12" WL (1W) Dennis Chavez Blvd	/	/	/
		8"	Reuse Water Line	Unser Blvd	South PL	Dennis Chavez Blvd	/	/	/
		8"	Waterline	Pita Verde Rd	Corylus Dr.	Lunaria Dr.	/	/	/
		8"	Waterline	Ceja Vista Rd.	Corylus Dr.	Lunaria Dr.	/	/	/
		10"	Waterline	Tract R	Unser Blvd	Corylus Dr.	/	/	/
		10"	Waterline	Meade Rd.	S. Property Line	East Property Line	/	/	/
		8"	Waterline	Corylus Dr.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
		8"	Waterline	Lunaria Dr.	Meade Rd.	Pita Verde Rd	/	/	/
		6"	Waterline	Campanula Rd.	Corylus Dr.	Lunaria Dr.	/	/	/
			Sanitary Sewer						
		10"	SAS	Tract S	Pita Verde Rd.	Dennis Chavez R/W (Exist. 15" SAS)	/	/	/
		8"	SAS	Pita Verde Rd.	Corylus Dr.	Lunaria Dr.	/	/	/
		8"	SAS	Campanula Rd.	Corylus Dr.	Lunaria Dr.	/	/	/
		8"	SAS	Ceja Vista Rd.	Corylus Dr.	Lunaria Dr.	/	/	/
		8"	SAS	Corylus Dr.	Ceja Vista Rd.	Pita Verde Rd.	/	/	/
		8"	SAS	Lunaria Dr.	Meade Rd.	Pita Verde Rd.	/	/	/
		8"	SAS	Unser Blvd.	Tract R	South P.Line	/	/	/
		8"	SAS	Tract R	Unser Blvd.	Corylus Dr.	/	/	/
		8"	SAS	Meade Rd.	Lunaria Dr.	S. Property Line	/	/	/
			Storm Drain						
		2.7 Ac-Ft Public Pond w/Low flow Channel (Work Order)		Tract S			/	/	/
		24" - 48"	Storm Drain	Lunaria Dr.	Meade Rd.	Pita Verde Rd.	/	/	/
		18" - 48"	Storm Drain	Tract S	Tract S	Dennis Chavez	/	/	/
		24" - 30"	Storm Drain	Dennis Chavez	Tract S Pond	Hubbel Channel	/	/	/
		24"	Storm Drain	Meade Rd.	S. Property Line	Lunaria Dr.	/	/	/

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The Items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
							/	/	/
							/	/	/

Approval of Creditable Items:

Impact Fee Admistrator Signature Date

Approval of Creditable Items:

City User Dept. Signature Date

NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.

Street lights per City rquirements.

(*) Sidewalks are deferred in these areas. All others are built with Unit construction plans.

1 Landscaping Maintenance Agreement for landscaping in the public right-of-way

2 Walls & landscaping certification from registered engineer and/or registered landscape architect required prior to release of financial guarantees.

3 Development Agreement w/ ABCWUA including Don Reservoir as a condition of Final Plats

4 Engineers certification of the grading plan required for release of SIA for each Unit.

AGENT / OWNER

Diane Hoelzer, PE
NAME (print)

Mark Goodwin & Associates, PA
FIRM

5-12-10
SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DRB CHAIR - date

PARKS & GENERAL RECREATION - date

TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

UTILITY DEVELOPMENT - date

_____ - date

CITY ENGINEER - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

D. Mark Goodwin & Associates, P.A.
Consulting Engineers
P.O. BOX 90606, ALBUQUERQUE,NM 87199
(505) 828-2200 FAX 797-9539

~ 2008 ACEC/NM Award Winner for Engineering Excellence, Small Firm ~

May 7, 2010

Mr. Jack Cloud
DRB Chairman
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

Re: Ceja Vista (DRB 1004428) - Amendment to Preliminary Plat (with minor changes)
Deferred from April 28, 2010 Initial DRB Hearing

Dear Mr. Cloud:

On behalf of our clients, we are submitting this request to amend the previously approved preliminary plat, which includes the Plat, infrastructure list and grading and drainage plan. The primary revision in the original request was to Unit 3 as it is being subdivided for development into 5 phases.

At the original hearing several issues were raised that needed resolution prior to the board taking action. One of the requirements was to hold a "re-design meeting" with City staff to go over the phasing and resolve any potential construction sequencing issues and more of the details of the DRC plans as they relate to the items on the revised infrastructure list. All the issues were discussed and resolved clearing the way for approval by the DRB.

The primary change from the original submittal is that Unit 3 is now phased into Units 1A,1B,1C,1D,1E and Unit1 is now Unit 3.

Sincerely,

MARK GOODWIN & ASSOCIATES, P.A.

Diane Hoelzer, PE
Senior Engineer

DLH/dlh

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

S	Z		
		SUBDIVISION	
✓		Major Subdivision action	
____		Minor Subdivision action	
____		Vacation	
	V	Variance (Non-Zoning)	
		SITE DEVELOPMENT PLAN	
____		for Subdivision	
____		for Building Permit	
____		Administrative Amendment (AA)	
____		IP Master Development Plan	
____		Cert. of Appropriateness (LUCC)	
		STORM DRAINAGE (Form D)	
____		Storm Drainage Cost Allocation Plan	
		ZONING & PLANNING	
	____	Annexation	
	____	County Submittal	
	____	EPC Submittal	
	____	Zone Map Amendment (Establish or Change Zoning)	
P	____	Sector Plan **(Phase I, II, III)**	
	____	Amendment to Sector, Area, Facility or Comprehensive Plan	
	____	Text Amendment (Zoning Code/Sub Regs)	
D	____	Street Name Change (Local & Collector)	
L	A	**APPEAL / PROTEST of...**	
	____	Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals	

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

APPLICATION INFORMATION:

Professional/Agent (if any): Mark Goodwin & Associates, P.A. PHONE: 828-2200
ADDRESS: P.O. Box 90606 FAX:
CITY: Albuquerque STATE NM ZIP 87199 E-MAIL:

APPLICANT: Albuquerque Rio Bravo Partners, LLC PHONE: 440-7262
ADDRESS: 6330 Riverside Plaza NW, #220 FAX:
CITY: Albuquerque STATE NM ZIP 87120 E-MAIL:
Proprietary interest in site: owner **List all owners:**
DESCRIPTION OF REQUEST: Ceja Vista - Preliminary Plat extension

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

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

Lot or Tract No. Tr RR-3A - RR-3-E Block: Unit:
Subdiv/Addn/TBKA: Westland South
Existing Zoning: SU-1 /C-1, RLT Proposed zoning: Same MRGCD Map No
Zone Atlas page(s): P-9 UPC Code: 100905325431320401

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 1004428

CASE INFORMATION:

Within city limits? ✓ Yes Within 1000FT of a landfill? no
No. of **existing** lots: ____ No. of **proposed** lots: 403 Total area of site (acres): 98.907
LOCATION OF PROPERTY BY STREETS: On or Near: Dennis Chavez Blvd. SW
Between: Meade Ave SW and 118th Street SW

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

SIGNATURE Diane Hoelzer DATE 10-23-09
(Print) Diane Hoelzer, PE Applicant: ☐ Agent: ☑

FOR OFFICIAL USE ONLY Form revised 4/07

☐ **INTERNAL ROUTING**

	Application case numbers	Action	S.F.	Fees
☑ All checklists are complete	09DRB - 70360	EPP	5(3)	$ 50.00
☑ All fees have been collected		CMF		$ 20.00
☑ All case #s are assigned				$
☑ AGIS copy has been sent				$
☑ Case history #s are listed				$
☑ Site is within 1000ft of a landfill				$
☑ F.H.D.P. density bonus				Total
☑ F.H.D.P. fee rebate	Hearing date 12/09/09			$ 70.00

Sandy Handley 11/19/09
Planner signature / date

Project # 1004428

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

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

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

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

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

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

Extension of preliminary plat approval expires after one year.

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

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

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

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

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

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

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

Amended preliminary plat approval expires after one year

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

Diane Hoelzer, PE
Applicant name (print)

Diane Hoelzer 10-23-09
Applicant signature / date

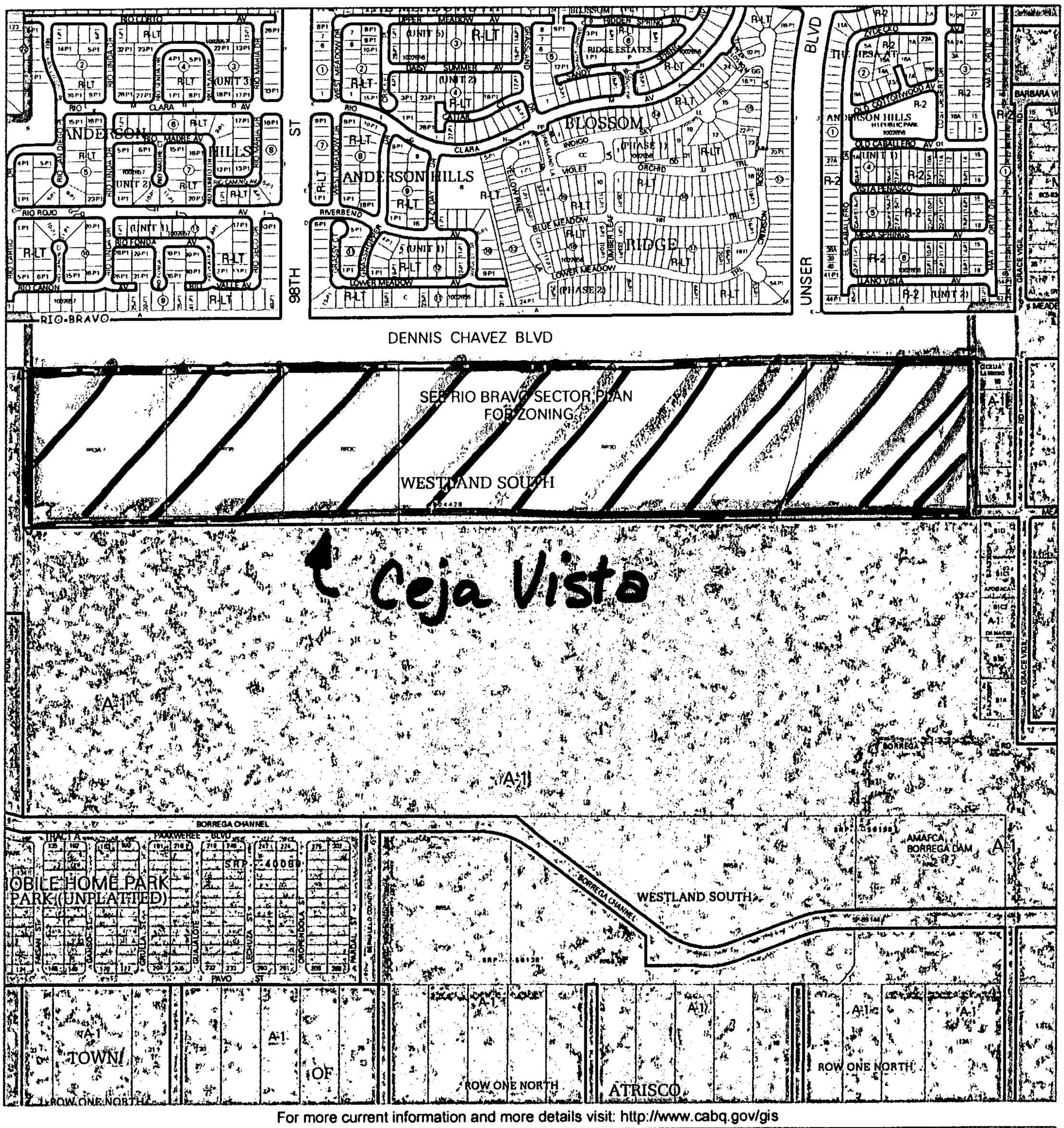
Form revised **October 2007**

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

Application case numbers
09DRB-70360
_____
_____

Sandy Handley 11/19/09
Planner signature / date

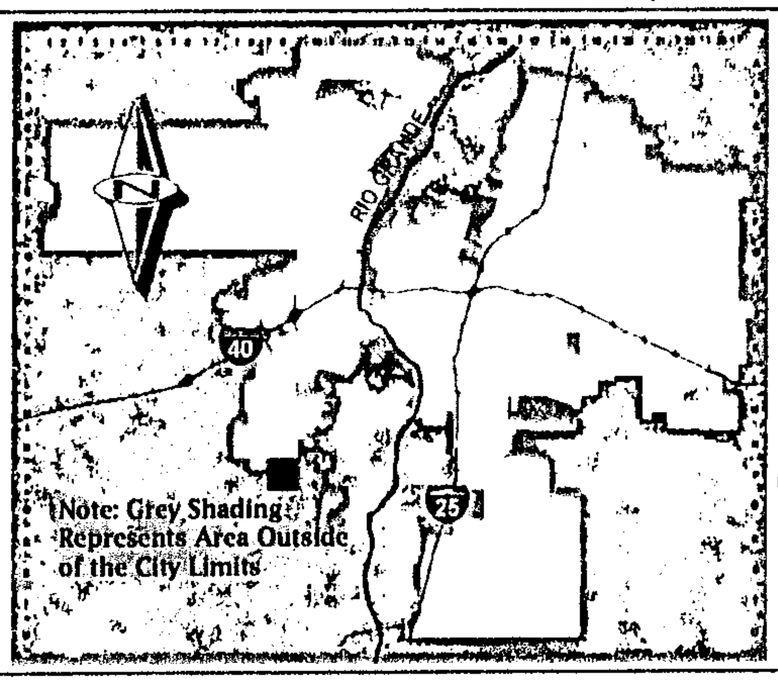
Project # 1004428



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

Albuquerque Geographic Information System

Map amended through: 9/6/2007



Zone Atlas Page:

P-09-Z

Selected Symbols

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

0 750 1,500 Feet

D. Mark Goodwin & Associates, P.A.
Consulting Engineers
P.O. BOX 90606, ALBUQUERQUE,NM 87199
(505) 828-2200 FAX 797-9539

~ 2008 ACEC/NM Award Winner for Engineering Excellence, Small Firm ~

October 23, 2009

Mr. Jack Cloud
DRB Chair
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

Re: Ceja Vista Subdivision (Tract RR-3-A through RR-3-E); DRB 1004428

Dear Mr. Cloud:

On behalf of our client, Albuquerque Rio Bravo Partners, LLC, and the requirements of the DPM we are submitting the following DRB application. We are requesting a Preliminary Plat extension.

Please contact our office if you have any questions or comments.

Sincerely,

MARK GOODWIN & ASSOCIATES, PA

Diane Hoelzer, PE
Senior Engineer

DLH/sr

Attachments

F:\1-Projects\2004\A04095 - Ceja Vista\DRB Submittal Letter, 10.22.09.doc

PRELIMINARY PLAT FOR
CEJA VISTA SUBDIVISION
UNITS 1, 2 AND 3
WITHIN THE
TOWN OF ATRISCO GRANT
PROJECTED SECTION 9
TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
August, 2006

LEGAL DESCRIPTION

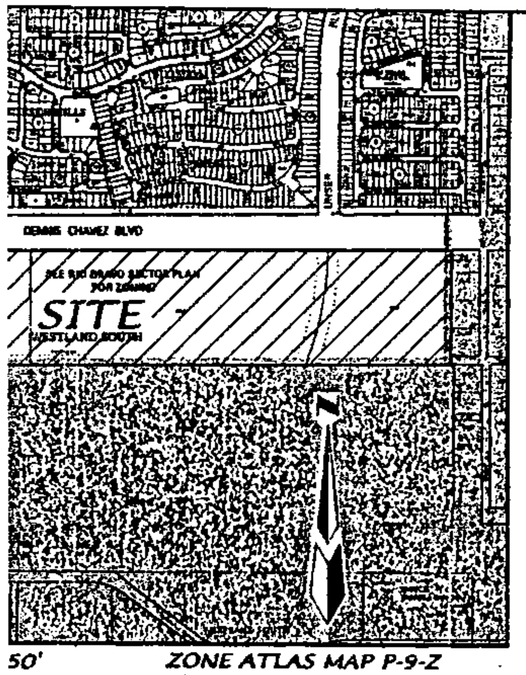
A tract of land within the Town of Atrisco Grant, projected Section 9, Township 9 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of TRACTS RR-3-A, RR-3-B, RR-3-C, RR-3-D and RR-3-E, WESTLAND SOUTH as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on November 14, 2005 Bk. 2005C, Pg. 365 and containing 98.9070 acres more or less

PURPOSE OF PLAT

1. SUBDIVIDE TRACTS RR-3A THRU RR-3-E INTO 376 RESIDENTIAL LOTS AND 19 TRACTS.
2. DEDICATE RIGHT-OF-WAY AS SHOWN.
3. GRANT NEW EASEMENTS AS SHOWN.
3. VACATE EASEMENTS AS SHOWN.

SUBDIVISION DATA

GROSS ACREAGE	98.9070
ZONE ATLAS NO.	P-9-Z
NO. OF LOTS CREATED	368 LOTS
NO. OF TRACTS CREATED	19 TRACTS
RIGHT-OF-WAY AREA DEDICATED TO CITY	22.3278 AC
ZONING	SU1/C-1 AND R-LT
DATE OF SURVEY	NOVEMBER, 2004
NO. OF LOTS PER UNIT 1/UNIT 2/UNIT 3	53/172/143



50' ZONE ATLAS MAP P-9-Z

LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°15'29"W	60.00

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH-BEARING=	CH-DIST=
C1	865.88	2250.00	22°02'56"	438.37	N10°50'34"E	860.55
C2	47.12	30.00	90°00'00"	30.00	N45°10'55"W	42.43
C3	47.08	30.00	89°55'26"	29.96	N44°46'48"E	42.40

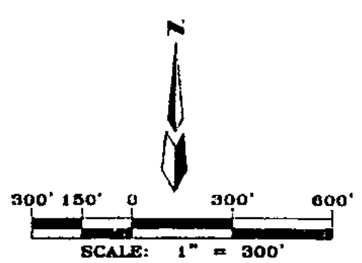
xico State Plane Grid Bearings (Central Zone).
l distances.
es in Parenthesis are record.
e the following plats and documents of record entitled:
AT WESTLAND SOUTH, TRACTS RR-3-A,
-E", (11-14-05, 2005C-365)
ELIA LANNING", (10-24-79, B17-42)
CIO APODACA", (11-08-74, A5-116)
CIO APODACA", (01-08-76, A7-6) QUITCLAIM DEED (01-

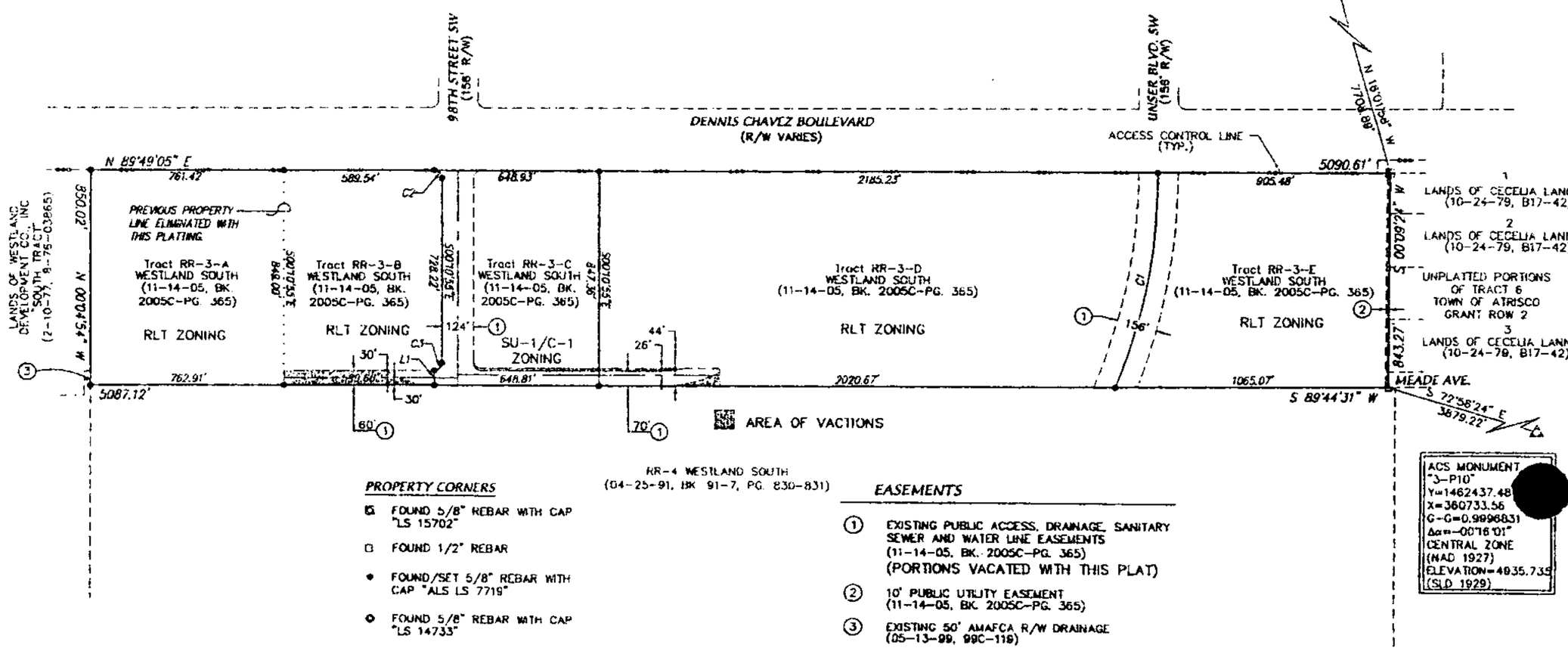
ACT RR-5", (03-04-93, 93C-58)
STLAND DEV. CO. INC, SOUTH TRACT", (02-10-77, CASE

(01-29-01, 01C-38)
MAP (SD-4008 (206)", (05-09-94)
illo County, New Mexico.
mber, 2004.
National Title Insurance Company Commitment No.04-
tive Date: October 7, 2004.)
None provided.
Zone (X) as shown on Panel 338 of 825, Flood Insurance
erque, Bernalillo County New Mexico, dated October 13,

ted by a RIGHT-OF-WAY EASEMENT to American
h Company, filed May 17, 1930 recorded in Book 112,
nt amended by a MODIFICATION EASEMENT, filed
orded in Book Misc. 298, Page 635, said easement
tain States -Telephone and Telegraph Company by
mber 19, 1977, recorded in Book Misc. 576, Page 928
illo County, New Mexico.
ed within this Subdivision are a minimum of 40 feet wide
quare feet in size.

HIS PLAT IS SUBJECT TO A PRE-DEVELOPMENT
EEMENT WITH THE ALBUQUERQUE PUBLIC





PROPERTY CORNERS

- ⊠ FOUND 5/8" REBAR WITH CAP "LS 15702"
- □ FOUND 1/2" REBAR
- • FOUND/SET 5/8" REBAR WITH CAP "ALS LS 7719"
- ◇ FOUND 5/8" REBAR WITH CAP "LS 14733"

EASEMENTS

1. EXISTING PUBLIC ACCESS, DRAINAGE, SANITARY SEWER AND WATER LINE EASEMENTS (11-14-05, BK. 2005C-PG. 365) (PORTIONS VACATED WITH THIS PLAT)
2. 10' PUBLIC UTILITY EASEMENT (11-14-05, BK. 2005C-PG. 365)
3. EXISTING 50' AMAFCA R/W DRAINAGE (05-13-99, 99C-119)

OWNERS

ALBUQUERQUE RIO BRAVO PARTNERS LLC
6330 RIVERSIDE PLAZA LANE N.W.
STE 220
ALBUQUERQUE, N.M. 87102
(505) 898-5051

ENGINEERS

D. MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505) 828-2200

SITE BENCHMARK

ACS MONUMENT
"3-P10"
ELEVATION=4935.735
(SLD 1929)

SURVEYOR

ALDRICH LAND SURVEY
P.O. BOX 30701
ALBUQUERQUE, N.M. 87190-0701
(505) 884-1990

NOTES

1. UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THUS • SHALL BE MARKED BY A #5 REBAR W/CAP STAMPED PS#7719
2. ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS, AND STREET INTERSECTIONS AND SHOWN THUS ▲, WILL BE MARKED BY A FOUR INCH (4") ALUMINUM CAP STAMPED:
   "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION"
   "DO NOT DISTURB"
   PS#7719"
3. BOUNDARY SHALL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
4. BASIS OF BEARING SHALL BE NEW MEXICO STATE PLANE GRID BEARINGS.
5. ALL DISTANCES SHALL BE GROUND DISTANCES.
6. MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY, STREET INTERSECTIONS, AND ALL OTHER ANGLE POINTS TO ALLOW USE OF CENTERLINE MONUMENTATION.

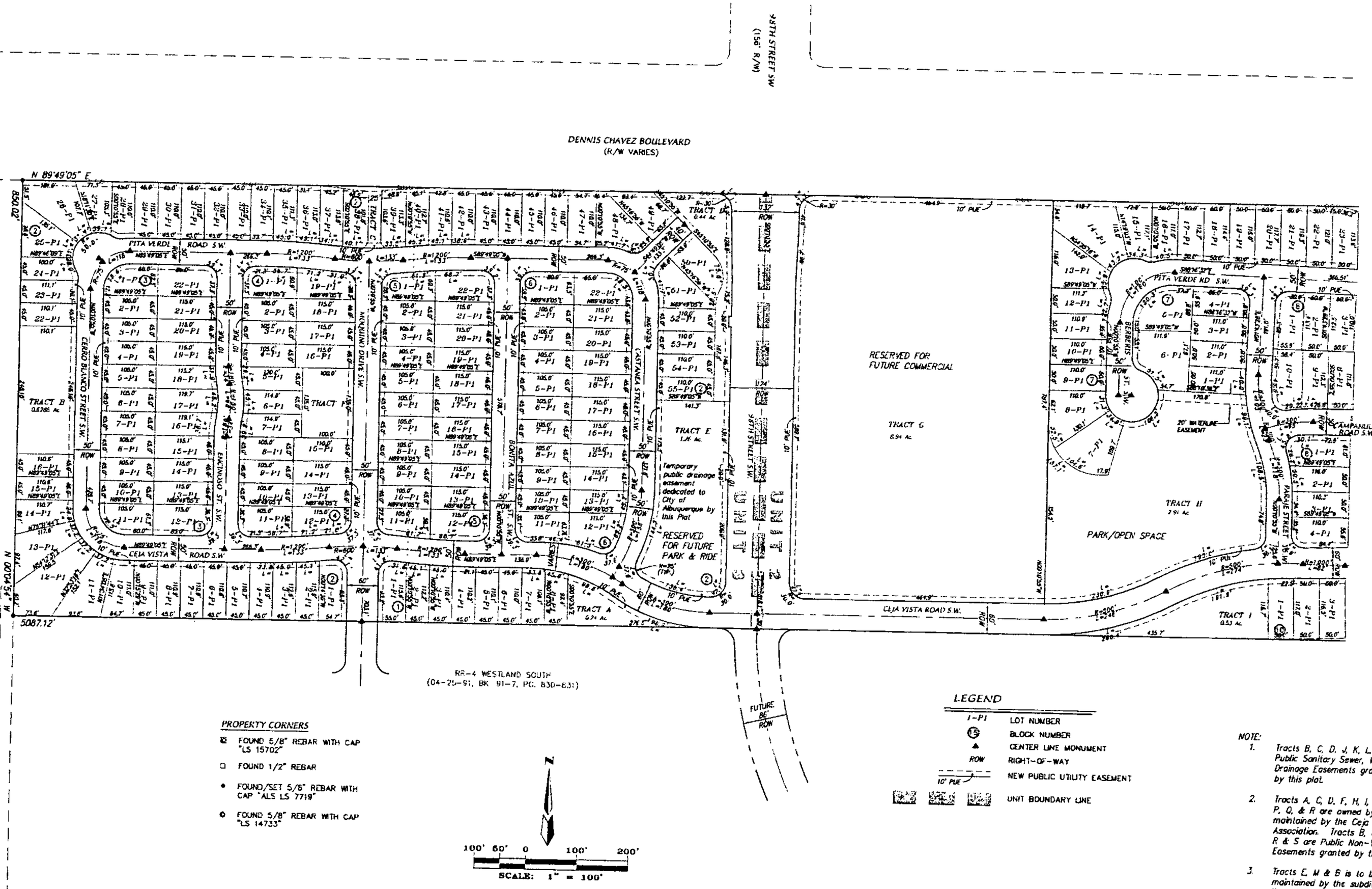
APPROVED

City Surveyor, City of Albuquerque, N.M. — Date 8/4/06

Albuquerque Rio Bravo Partners LLC
William Allen, Authorized Agent — DATE 8/2/06

I:\ACAD1995\A4035AMS\PRELIMINARY PLAT\UNIT1\SHEET1.DWG Stephen 8/1/2006 4:16:56 PM

PRELIMINARY PLAT FOR
CEJA VISTA SUBDIVISION
UNITS 1, 2 AND 3
WITHIN THE
TOWN OF ATRISCO GRANT
PROJECTED SECTION 9
TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
January, 2007



SEE SHEET 3 OF 3 FOR CONTINUATION

PROPERTY CORNERS

- ⊠ FOUND 5/8" REBAR WITH CAP "LS 15702"
- □ FOUND 1/2" REBAR
- • FOUND/SET 5/8" REBAR WITH CAP "ALS LS 7719"
- ⊙ FOUND 5/8" REBAR WITH CAP "LS 14733"

N

100' 50' 0 100' 200'

SCALE: 1" = 100'

LEGEND

- 1-P1 — LOT NUMBER
- (15) — BLOCK NUMBER
- ▲ — CENTER LINE MONUMENT
- ROW — RIGHT-OF-WAY
- 10' PUE — NEW PUBLIC UTILITY EASEMENT
- UNIT BOUNDARY LINE

NOTE:

1. Tracts B, C, D, J, K, L, M, R, & S are Public Sanitary Sewer, Water and Storm Drainage Easements granted to the COA by this plat.
2. Tracts A, C, D, F, H, I, J, K, L, M, N, O, P, Q, & R are owned by and to be maintained by the Ceja Vista Home Association. Tracts B, C, D, J, K, L, M, R & S are Public Non-Vehicular Access Easements granted by this plat.
3. Tracts E, M & B is to be held and maintained by the subdivider until such time that it is conveyed or developed.

PRELIMINARY PLAT FOR

CEJA VISTA SUBDIVISION UNITS 1, 2 AND 3

WITHIN THE
TOWN OF ATRISCO GRANT
PROJECTED SECTION 9
TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
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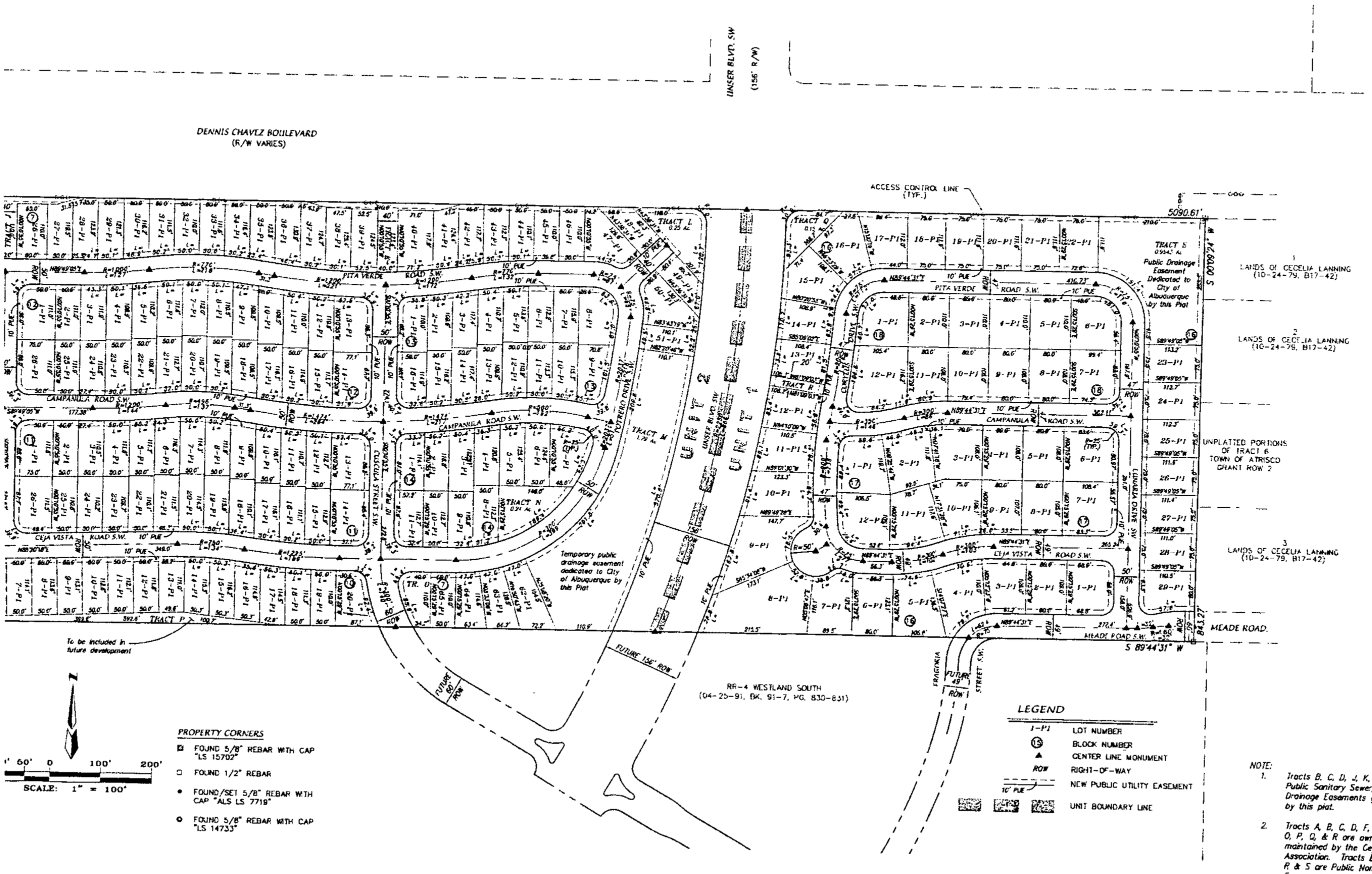

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- FOUND/SET 5/8" REBAR WITH CAP "ALS LS 7719"
- FOUND 5/8" REBAR WITH CAP "LS 14733"

LEGEND

1-P1	LOT NUMBER
15	BLOCK NUMBER
▲	CENTER LINE MONUMENT
ROW	RIGHT-OF-WAY
10' PUE	NEW PUBLIC UTILITY EASEMENT
	UNIT BOUNDARY LINE

NOTE:

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3. Tracts E, M & T is to be held and maintained by the subdivider until such time that it is conveyed or developed.

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Current DRC
Project Number 1004428

FIGURE 12

Date Submitted: 10/25/2006
Date Site Plan Approved: N/A
Date Preliminary Plat Approved 1/24/07
Date Preliminary Plat Expires 1/24/08
DRB Project No.: 1004428
DRB Application No. 06-0119

ORIGINAL

INFRASTRUCTURE LIST

(Rev 9-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

Ceja Vista

PROPOSED NAME OF PLAT ~~AND/OR SITE DEVELOPMENT PLAN~~

Town of Atrisco Grant Township 9 North, Range 2 East, NMPM, Tracts RR-3-A, RR-3-B, RR-3-C, RR-3-D & RR-3-E, Westland South

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
			UNIT 1						
		26' FF	Res. Pvmt	Pita Verde Rd.	Corylus Dr.	Lunaria Dr.	/	/	/
			C & G (Both Sides)						
		4'	4' Sidewalk (Both Sides)						
		26' FF	Res. Pvmt	Campanula Rd.	Corylus Dr.	Lunaria Dr.	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides)						
		26' FF	Res. Pvmt	Ceja Vista Rd.	Corylus Dr.	Lunaria Dr.	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides)						
		26' FF	Res. Pvmt	Corylus Dr.	Ceja Vista	Pita Verde	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides)						
		26' FF	Res. Pvmt	Lunaria Dr.	Meade Ave.	Pita Verde	/	/	/
			C & G (Both Sides) 2						
		4'	Sidewalk (~~North~~ Side Only) BOTH						
		28' FF	Res. Pvmt	Meade Rd.	Fragoria St.	East Property Line	/	/	/
			C & G						
		4'	Sidewalk (~~Both Sides~~) NORTH SIDE ONLY 4						
		30' FF	Art. Pvmt	Unser Blvd.	Dennis-Chavez	South PL	/	/	/
			C & G (East Side [redacted]), Median Curb						
		6'	Sidewalk (East Side Only)						
		6'	Asphalt Trail	Tract E	Unser Blvd.	Corylus Dr.	/	/	/
		6'	Asphalt Trail	Tract S	Pita Verde Rd.	Dennis-Chavez	/	/	/
			Water						
		8"	Water Line	Pita Verde Rd	Corylus Dr.	Lunaria Dr.	/	/	/
		6"	Water Line	Campanula Rd.	Corylus Dr.	Lunaria Dr.	/	/	/
		8"	Water Line	Ceja Vista Rd.	Corylus Dr.	Lunaria Dr.	/	/	/
		8"	Water Line	Tract R	Unser Blvd	Corylus Dr.	/	/	/
		16"	Water Line	Unser Blvd	South PL	Dennis-Chavez Blvd	/	/	/
		8"	Waterline	Meade Rd.	Fragoria St.	East Property Line	/	/	/
		8"	Waterline	Corylus Dr.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
		8"	Waterline	Lunaria Dr.	Meade Rd.	Pita Verde Rd	/	/	/

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
			Sanitary Sewer						
		8"	SAS	Pita Verde	Corylus Dr.	Lunaria Dr.	/	/	/
		8"	SAS	Campanula Rd.	Corylus Dr.	Lunaria Dr.	/	/	/
		8"	SAS	Ceja Vista	Corylus Dr.	Lunaria Dr.	/	/	/
		8"	SAS	Corylus Dr.	Ceja Vista	Pita Verde	/	/	/
		8"	SAS	Lunaria Dr.	Meade Rd.	Pita Verde	/	/	/
		8"	SAS	Tract S	Pita Verde	Dennis-Chavez Blvd	/	/	/
			Storm Drain						
		24" to 48"	Storm Drain	Lunaria Dr	Meade Rd.	Pita Verde Rd.	/	/	/
		18"	Storm Drain	Tract S	Tract S	Dennis-Chavez	/	/	/
		2.7 Ac-Ft	Public Pond w/ Low flow Channel (Work Order)	Tract s			/	/	/
		24" to 30"	Storm Drain	Dennis-Chavez	Unser Blvd.	Hubbel Channel	/	/	/
			Unit 1 County Improvements						
			1/4 Signal	Dennis-Chavez/Unser Blvd.			/	/	/
		12'	Art.. Pvmt (W. Bound Lt Turn)	Dennis-Chavez	Condeshire	150 ft. East	/	/	/
		12'	Art.. Pvmt (E. Bound Lt Turn)	Dennis-Chavez	Condeshire	75 ft. West	/	/	/
		28' FF	Res. Pvmt	Meade Rd.	East Property Line	Grace Vigil	/	/	/
		28'	Surface Pavement	Grace Vigil	Meade Rd.	Dennis-Chavez	/	/	/
		6'	Asphalt Trail	Dennis-Chavez	Unser Blvd.	Dennis-Chavez	/	/	/
		12'	Striping (W. Bound Lt Turn)	Dennis-Chavez	Unser Blvd.	150 ft. East	/	/	/
		12'	Art.. Pvmt (E. Bound Rt Turn)	Dennis-Chavez	Unser Blvd.	150 ft. West	/	/	/
			UNIT 2						
		28' FF	Res. Pvmt	Pita Verde	Berberis St.	Potrero Dr.	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides)						
		26' FF	Res. Pvmt	Pita Verde	Potrero Dr.	Tract L	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (North Side Only)						
		28' FF	Res. Pvmt	Campanula Rd.	Paraje St.	Potrero Dr.	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides)						
		40' FF	Res. Pvmt	Ceja Vista Rd.	98th Street	Fumaria St.	/	/	/
			C & G (Both Sides)						
		6'	Sidewalk (Both Sides)						
		28' FF	Res. Pvmt	Ceja Vista Rd.	Fumaria St.	Potrero Dr.	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides)						
		32' FF	Res. Pvmt	Paraje St.	Ceja Vista Rd	Campanula Rd.	/	/	/
			C & G (East Side Only)						
		4'	Sidewalk ~~(Both Sides)~~ (EASTSIDE ONLY) 1						
		28' FF	Res. Pvmt	Paraje St.	Campanula Rd.	Pita Verde Rd.	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides)						
		28' FF	Res. Pvmt	Fumaria St.	Ceja Vista Rd.	Pita Verde Rd.	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides)						

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
			UNIT 2						
		28' FF	Res. Pvmt	Cuscula	Ceja Vista Rd.	Pita Verde Rd.	/	/	/
		4'	C & G (Both Sides)						
			Sidewalk (Both Sides)						
		28' FF	Res. Pvmt	Potrero Dr.	Ceja Vista Rd.	Pita Verde Rd.	/	/	/
		4'	C & G						
			Sidewalk (South Side)						
		28' FF	Res. Pvmt	Berberis St.	Tract H	Pita Verde Rd.	/	/	/
		4'	C & G (Both Sides)						
			Sidewalk (Both Sides)						
		60' FF	Art. Pvmt	98th St.	Ceja Vista Rd.	Dennis Chavez Blvd	/	/	/
		6'	C & G (Both Sides), Median Curb						
			Sidewalk (Both Sides)						
		30' FF	Art. Pvmt	Unser Blvd.	South PL	Dennis Chavez Blvd	/	/	/
		6'	C & G (West Side Only), Median Curb						
			Sidewalk (West Side Only)						
		6'	Asphalt Trail	Tract L	Pita Verde Rd.	Unser Blvd.	/	/	/
		6'	Asphalt Trail	Tract K	Pita Verde Rd.	Dennis-Chavez	/	/	/
		6'	Asphalt Trail	Tract J	Pita Verde Rd.	Dennis-Chavez	/	/	/
		6'	Asphalt Trail	Tract H	Paraje St	Berberis St.	/	/	/
		6'	Asphalt Trail	Tract H	Berberis St.	Ceja Vista Rd.	/	/	/
			Water						
		6"	Water Line (2WR)	Pita Verde Rd.	Berberis St.	Paraje St.	/	/	/
		4"	Water Line (1W)	Pita Verde Rd.	Berberis St.	Paraje St.	/	/	/
		12"	Water Line (2WR)	Pita Verde Rd.	Paraje St.	Fumaria St.	/	/	/
		8"	Water Line (1W)	Pita Verde Rd.	Paraje St.	Unser Blvd.	/	/	/
		6"	Water Line	Campanula Rd.	Paraje St.	Potrero Dr.	/	/	/
		12"	Water Line (2WR)	Ceja Vista Rd.	98th Street	Paraje St.	/	/	/
		8"	Water Line	Ceja Vista Rd.	Paraje St.	Potrero Dr.	/	/	/
		12"	Water Line (2WR)	Paraje St.	Ceja Vista Rd.	Pita Verde Rd.	/	/	/
		8"	Water Line (1W)	Paraje St.	Ceja Vista Rd.	Pita Verde Rd.	/	/	/
		6"	Water Line (2WR)	Berberis St.	Tract H	Pita Verde Rd.	/	/	/
		6"	Water Line (2WR)	Tract H	Berberis St.	Paraje St.	/	/	/
		6"	Water Line	Fumaria St.	Ceja Vista Rd.	Campanula Rd.	/	/	/
		8"	Water Line	Cuscula St.	Ceja Vista Rd.	South Property Line	/	/	/
		8"	Water Line	Potrero Dr.	Ceja Vista Rd.	Pita Verde Rd.	/	/	/
		12"	Water Line (2WR)	Dennis-Chavez	Fumaria St.	Unser Blvd.	/	/	/
		12"	Water Line (2WR)	Unser Blvd.	S. Dennis-Chavez	N. Dennis-Chavez	/	/	/
			Sanitary Sewer						
		8"	SAS	Pita Verde Rd.	Berberis St.	Unser Blvd.	/	/	/
		8"	SAS	Campanula Rd.	Berberis St.	Potrero Dr.	/	/	/
		8"	SAS	Ceja Vista Dr.	98th Street	Potrero Dr.	/	/	/
		8"	SAS	Paraje St.	Ceja Vista Rd.	Pita Verde Rd.	/	/	/
		8"	SAS	Fumaria	Ceja Vista Rd.	Pita Verde Rd.	/	/	/
		8"	SAS	Cuscula St.	Ceja Vista Rd.	Pita Verde Rd.	/	/	/
		8"	SAS	Potrero Dr.	Ceja Vista Rd.	Pita Verde Rd.	/	/	/

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
			Storm Drain						
		30" to 48"	Storm Drain	Ceja Vista Rd.	Tract G	Unser Blvd.	/	/	/
		24" to 30"	Storm Drain	Cuscula St.	Ceja Vista Dr.	Pita Verde Rd.	/	/	/
		18" to 36"	Storm Drain	Potrero Dr	Ceja Vista	Pita Verde	/	/	/
		18" to 24"	Storm Drain	Pita Verde Rd.	Lot 10	Cuscula St.	/	/	/
		24"	Storm Drain	Dennis-Chavez	200' W. of Unser	Unser Blvd.	/	/	/
		9.0 Ac-Ft Temp Retention Pond w/ A & C		Tract M			/	/	/
		~~2.4 Ac-Ft Temp Retention Pond w/ A & C~~		~~Tract B~~ REMOVED			/	/	/
		4.4 ac-ft Temp Retention Pond w/ A & C		Tract E			/	/	/
			Unit 2 County Improvements						
			1/4 Signal	Dennis-Chavez/Unser Blvd.					
			1/4 Signal	Dennis-Chavez/98th Street					
		6'	Asphalt Trail	Dennis-Chavez	98th St	Unser Blvd.	/	/	/
		6'	Surface Pvmt (Bike Lane)	Dennis-Chavez	98th St. W. PL	Unser Blvd. E. PL	/	/	/
		12'	Art.. Pvmt (E. Bound Rt Turn)	Dennis-Chavez	98th Street	150 ft. West	/	/	/
		12'	Striping (W. Bound Lt. Turn)	Dennis-Chavez	98th Street	150 ft. East	/	/	/
		12'	Art.. Pvmt (S. Bound Lt Turn)	98th Street	Dennis-Chavez	150 ft. North	/	/	/
			C & G (East Side)						
			UNIT 3						
		28' FF	Res. Pvmt	Ceja Vista	Cerro Blanco St.	Castanea St.	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides)						
		28' FF	Res. Pvmt	Pita Verde	Cerro Blanco St.	Castanea St.	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides)						
		26' FF	Res. Pvmt	Pita Verde	Castanea St.	Tract D	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (North Side Only)						
		40' FF	Res. Pvmt	Ceja Vista Rd.	Castanea St.	98th St.	/	/	/
			C & G (Both Sides)						
		6'	Sidewalk (Both Sides)						
		28' FF	Res. Pvmt	Cerro Blanco St.	Ceja Vista Rd	Pita Verde Rd	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides)						
		28' FF	Res. Pvmt	Encinoso St.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides)						
		28' FF	Res. Pvmt	Moquino Dr.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides)						
		40' FF	Res. Pvmt	Moquino Dr.	Ceja Vista Rd.	South PL	/	/	/
			C & G (Both Sides)						
		6'	Sidewalk (Both Sides)						
		28' FF	Res. Pvmt	Bonita Azul St.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides)						
		32'	Res. Pvmt	Castanea St.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides)						
			1/4 Signal	Dennis-Chavez/98th Street					

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
			Water						
		10"	Water Line	Pita Verde Rd.	Cerro Blanco St.	98th Street	/	/	/
		8"	Water Line	Ceja Vista Rd.	Cerro Blanco St.	98th Street	/	/	/
		8" to 10"	Water Line	Cerro Blanco St.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
		8"	Water Line	Encinoso St.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
		8"	Water Line	Moquino Dr.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
		8"	Water Line	Bonita Azul St.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
		8"	Water Line	Castanea St.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
		12"	Water Line	APS Site/W. of Unit 3	N. Dennis-Chavez	Paakrewee PL	/	/	/
		12"	Water Line(Including PRV Station)	Tract B	Cerro Blanco St.	E. Edge APS Site	/	/	/
		12"	Water Line	Dennis-Chavez	West Edge of Unit 3	118th Street (E. Side)	/	/	/
			Sanitary Sewer						
		8"	SAS	Pita Verde Rd.	Cerro Blanco St.	98th Street	/	/	/
		8"	SAS	Ceja Vista Rd.	Cerro Blanco St.	Castanea St.	/	/	/
		8"	SAS	Cerro Blanco St.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
		8"	SAS	Encinoso St.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
		8"	SAS	Moquino Dr.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
		8"	SAS	Bonita Azul St.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
		8"	SAS	Castanea St.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
		8"	SAS	Pita Verde Rd.	Cerro Blanco St.	98th Street	/	/	/
		8"	SAS	Ceja Vista Rd.	Cerro Blanco St.	Castanea St.	/	/	/
		8"	SAS	Cerro Blanco St.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
		8"	SAS	Encinoso St.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
		8"	SAS	Moquino Dr.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
		8"	SAS	Bonita Azul St.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
		8"	SAS	Castanea St.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
			Storm Drain						
		24" to 42"	Storm Drain	Ceja Vista	Encinoso St.	98th Street	/	/	/
		4.4 ac-ft	Temp Retention Pond w/ A & C	Tract E			/	/	/
		2.4 Ac-Ft	Temp Retention Pond w/ A & C	Tract B			/	/	/

*Off-Site Improvements will be constructed with the first Unit built

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The Items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
							/	/	/
							/	/	/

Approval of Creditable Items:

Impact Fee Admistrator Signature Date

Approval of Creditable Items:

City User Dept. Signature Date

NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.

Street lights per City rquirements.

1 Landscaping Maintenance Agreement for landscaping in the public right-of-way

2 Walls & landscaping certification from registered engineer and/or registered landscape architect required prior to release of financial guarantees.

3 Development Agreement w/ ABCWUA including Don Reservoir as a condition of Final Plats

4 Engineers certification of the grading plan required for release of SIA.

5 △ SIDEWALKS ARE DEFERRED ON ALL LOT FRONTAGES PER S.WALK DEFERRAL EXHIBIT

AGENT / OWNER

Scott Medina
NAME (print)

Mark Goodwin & Associates, PA
FIRM

K. Scott Medina 1/24/07
SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

S Matson 01/24/07
DRB CHAIR - date

Christina Sandoval 1/24/07
PARKS & GENERAL RECREATION - date

[signature] 1-24-07
TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

Roger A. Green 1/24/07
UTILITY DEVELOPMENT - date

_____ - date

Bradley L. Bingham 1/24/07
CITY ENGINEER - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER
1	5-2-07	[signature]	[signature]	Scott Medina
2	8-31-07	G Woodall	[signature] / Brad Bi[illegible]	Scott Medina

(rev. 9-05)

F:\1-Projects\2004\A04095 - Ceja Vista\Infrastructure Lot (1-22).xls

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

January 24, 2007

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

MARK GOODWIN & ASSOCIATES agent(s) for ALBUQUERQUE RIO BRAVO PARTNERS LLC request(s) the above action(s) for all or a portion of Tract(s) RR-3A, RR-3B, RR-3C, RR-3D and RR-3E, TOWN OF ATRISCO GRANT (to be known as **CEJA VISTA**) zoned SU-1, C-1, R-LT, located on DENNIS CHAVEZ BLVD SW, between MEADE AVE SE and 118TH ST SW containing approximately 99 acre(s). [REF: 05DRB-01460, 05DRB-01461] *[Deferred from 8/30/06 & 9/27/06 & 10/4/06 & 10/18/06 & 11/1/06 & 11/29/06 & 12/13/06 & 1/10/07 & 1/17/07]* (P-9)

At the January 24, 2007, Development Review Board meeting, the vacation was approved as shown on Exhibit B in the Planning file, subject to these findings and conditions:

FINDINGS:

1. The public welfare is in no way served by retaining the rights-of-way and/or easements.

2. There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

CONDITIONS:

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

With the signing of the infrastructure list dated 1/24/07 and approval of the grading plan engineer stamp dated 1/22/07 the preliminary plat was approved with the following condition of final plat:

Applicant must apply for a subdivision design variance and a sidewalk waiver for the stub streets when the final plat application is submitted.

A 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 February 8, 2007, in the manner described below.

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

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

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

Sheran Matson, AICP, DRB Chair

Cc: Albuquerque Rio Bravo Partners LLC, 6330 Riverside Plaza Lane, Suite 220, 87120
Mark Goodwin & Associates PA, P.O. Box 90606, 87199
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

December 17, 2008

Project# 1004428
08DRB-70510 MINOR - TEMP DEFR SWDK CONST
08DRB-70511 EXT OF MAJOR PRELIMINARY PLAT

MARK GOODWIN AND ASSOCIATES PA agent(s) for ALBUQUERQUE RIO BRAVO PARTNERS request(s) the above action(s) for all or a portion of Lot(s) RR-3-A, RR-3-B, RR-3-C, RR-3-D & RR-3-E, **WESTLAND SOUTH,** zoned SU-1/ C-1 & RLT, located on DENNIS CHAVEZ NE BETWEEN MEADE AVE NE AND 118TH ST NE containing approximately 99 acre(s). (P-9)

At the December 17, 2008 Development Review Board meeting, the temporary deferral of construction of sidewalks on the interior streets was approved as shown on exhibit 'c' in the planning file. A one-year extension of the preliminary plat was approved.

Jack Cloud, AICP, DRB Chair

Cc: Mark Goodwin & Associates – P.O. Box 90606 – Albuquerque, NM 87199
Cc: Albuquerque Rio Bravo Partners – 6330 Riverside Plaza Lane, Ste 220 – Albuquerque, NM 87120
Marilyn Maldonado
File

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

11/14/2008 Issued By: E08375

Permit Number: **2008 070 486** **Category Code 910**

Application Number: 08DRB-70486, Vacation Of Public Easement

Address:

Location Description: DENNIS CHAVEZ SW BETWEEN MEADE AVE SW AND 118TH ST SW.

Project Number: 100428

Applicant
Albuquerque Rio Bravo Partners

6330 Riverside Plaza Lane Suite 220
Albuquerque NM 87120
440-7282

Agent / Contact
Mark Goodwin And Associates Pa
Mark Goodwin
P.O. Box 90606
Albuquerque NM 87199

mark@goodwinengineers.com

Application Fees		
441018/4971000	Public Notification	$75.00
441032/3424000	Conflict Mgmt Fee	$20.00
441006/4983000	DRB Actions	$45.00
	TOTAL:	**$140.00**

City Of Albuquerque
Treasury Division

11/14/2008 10:04AM LOC: ANNX
WS# 006 TRANS# 0010
RECEIPT# 00100230-00100230
PERMIT# 2003070486 TRSASR
Trans Amt $140.00
APN Fee $75.00
Conflict Manag. Fee $20.00
DRB Actions $45.00
CK $140.00
CHANGE $0.00

Thank You

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

12/08/2008 Issued By: PLNSDH

Permit Number: **2008 070 511** **Category Code 910**

Application Number: 08DRB-70511, Ext Of Major Preliminary Plat

Address:

Location Description: DENNIS CHAVEZ NE BETWEEN MEADE AVE NE AND 118TH ST NE

Project Number: 1004428

Applicant
Albuquerque Rio Bravo Partners

6330 Riverside Plaza Ln Ste 220
Albuquerque NM 87120-
440-7282

Agent / Contact
Mark Goodwin And Associates Pa
Mark Goodwin
P.O. Box 90606
Albuquerque NM 87199

mark@goodwinengineers.com

Application Fees

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

City Of Albuquerque
Treasury Division

12/8/2008 12:01PM LOC: ANNX
WS# 005 TRANS# 0013
RECEIPT# 00101007-00101007
PERMIT# 2008070511 TRSDNG
Trans Amt $70.00
Conflict Manag. Fee $20.00
DRB Actions $50.00
CK $70.00
CHANGE $0.00

Thank You

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION — **S**
- X Major Subdivision action
- ____ Minor Subdivision action
- ____ Vacation — **V**
- X Variance (Non-Zoning)

SITE DEVELOPMENT PLAN — **P**
- ____ for Subdivision
- ____ for Building Permit
- ____ Administrative Amendment (AA)
- ____ IP Master Development Plan — **D**
- ____ Cert. of Appropriateness (LUCC) — **L**

STORM DRAINAGE (Form D) — **A**
- ____ Storm Drainage Cost Allocation Plan

Z ZONING & PLANNING
- ____ Annexation
  - ____ County Submittal
  - ____ EPC Submittal
- ____ Zone Map Amendment (Establish or Change Zoning)
- ____ Sector Plan **(Phase I, II, III)**
- ____ Amendment to Sector, Area, Facility or Comprehensive Plan
- ____ Text Amendment (Zoning Code/Sub Regs)
- ____ Street Name Change (Local & Collector)

APPEAL / PROTEST of...
- ____ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

APPLICATION INFORMATION:

Professional/Agent (if any): Mark Goodwin & Assoc PHONE: 828-2200
ADDRESS: PO Box 90606 FAX: 797-9539
CITY: Albuq. STATE NM ZIP 87199 E-MAIL: johnegoodwinengineers

APPLICANT: Albuquerque Rio Brave Partners PHONE: 440-7262
ADDRESS: 6330 Riverside Plaza Lane, Suite 220 FAX:
CITY: Albuq. STATE NM ZIP 87120 E-MAIL:
Proprietary interest in site: Owner **List all owners:**

DESCRIPTION OF REQUEST: Extension of Preliminary Plat

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

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

Lot or Tract No. RR-3-A, RR-3-B, RR-3-C, RR-3-D, & RR-3-E
Subdiv/Addn/TBKA: Westland South
Existing Zoning: SU-1/C-1 & RLT Proposed zoning: n/c MRGCD Map No
Zone Atlas page(s): P-9 UPC Code: See vicinity map

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): #1004428

CASE INFORMATION:

Within city limits? X Yes Within 1000FT of a landfill? no
No. of **existing** lots: 5 No. of **proposed** lots: n/c Total area of site (acres): 99
LOCATION OF PROPERTY BY STREETS: On or Near: Dennis Chavez NE
Between: Meade Ave. NE and 118th St. NE

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

SIGNATURE John Mackenzie DATE 12-08-08
(Print) John MacKenzie Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY Form revised 4/07

☐ INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
☑ All checklists are complete	08DRB - 70510	IDS	X	$ 0
☑ All fees have been collected	08DRB - 70511	EPP	5(3)	$ 50.00
☑ All case #s are assigned		CMF	___	$ 20.00
☑ AGIS copy has been sent				$
☐ Case history #s are listed				$
☐ Site is within 1000ft of a landfill				Total
☐ F.H.D.P. density bonus	Hearing date 12/17/08			$ 70.00
☐ F.H.D.P. fee rebate				

Sandy Handley 12/08/08
Planner signature / date

Project # 1004428

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

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

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

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

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

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

Extension of preliminary plat approval expires after one year.

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

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

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

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

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

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

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

Amended preliminary plat approval expires after one year

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

John MacKenzie
Applicant name (print)

John MacKenzie 12/8/08
Applicant signature / date

Form revised **October 2007**

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

Application case numbers
08DRB - 70511
- -
- -

Sandy Handley 12/08/08
Planner signature / date

Project # 1004428

FORM V: SUBDIVISION VARIANCES & VACATIONS

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

DRB Public hearings are approximately 30 DAYS after the filing deadline. <u>Your attendance is required.</u>

❑ **VACATION OF PUBLIC EASEMENT (DRB27)**

❑ **VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)**
- ___ The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies.** (Not required for City owned public right-of-way.)
- ___ Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
- ___ Zone Atlas map with the entire property(ies) clearly outlined
- ___ Letter briefly describing, explaining, and justifying the request
- ___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- ___ Sign Posting Agreement
- ___ Fee (see schedule)
- ___ List any original and/or related file numbers on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB Public hearings are approximately 30 DAYS after the filing deadline. <u>Your attendance is required.</u>

❑ **SIDEWALK VARIANCE (DRB20)**

❑ **SIDEWALK WAIVER (DRB21)**
- ___ Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6 copies**
- ___ Zone Atlas map with the entire property(ies) clearly outlined
- ___ Letter briefly describing, explaining, and justifying the variance or waiver
- ___ List any original and/or related file numbers on the cover application

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

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

DRB meetings are approximately 30 DAYS after the filing deadline. <u>Your attendance is required.</u>

☒ **TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**

❑ **EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)**
- ___ Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**
- ___ Zone Atlas map with the entire property(ies) clearly outlined
- ___ Letter briefly describing, explaining, and justifying the deferral or extension
- ___ List any original and/or related file numbers on the cover application

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

❑ **VACATION OF PRIVATE EASEMENT (DRB26)**

❑ **VACATION OF RECORDED PLAT (DRB29)**
- ___ The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") **6 copies**
- ___ Scale drawing showing the easement to be vacated (8.5" by 11") **6 copies**
- ___ Zone Atlas map with the entire property(ies) clearly outlined
- ___ Letter/documents briefly describing, explaining, and justifying the vacation **6 copies**
- ___ Letter of authorization from the grantors and the beneficiaries (private easement only)
- ___ Fee (see schedule)
- ___ List any original and/or related file numbers on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. <u>Your attendance is required.</u>

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

John MacKenzie
Applicant name (print)

John MacKenzie 12-8-08
Applicant signature / date

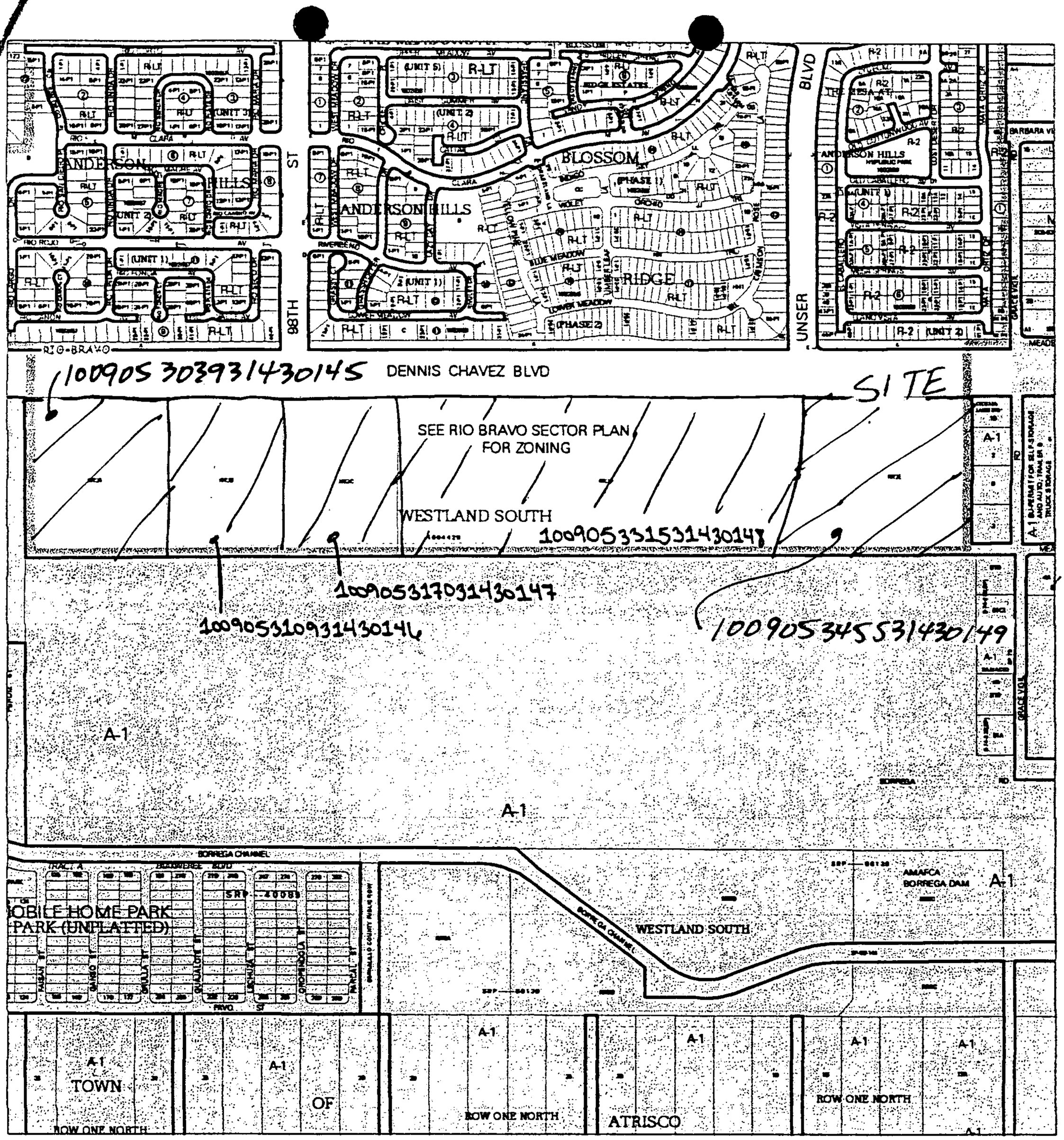
Form revised 4/07

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

Application case numbers
08DRB-70510
_____
_____

Sandy Handley 12/08/08
Planner signature / date

Project # 1004428



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

Albuquerque Geographic Information System

Map amended through: 6/13/2008

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:

P-09-Z

Selected Symbols

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

0 750 1,500 Feet

D. Mark Goodwin & Associates, P.A.
Consulting Engineers
P.O. BOX 90606, ALBUQUERQUE,NM 87199
(505) 828-2200 FAX 797-9539

~ 2008 ACEC/NM Award Winner for Engineering Excellence, Small Firm ~

December 8, 2007

Mr. Jack Cloud, Chairman
Development Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

Re: Ceja Vista Subdivision (Tracts RR-3-A thru RR-3-E) – DRB# 1004428

Dear Mr. Cloud:

Attached is our request for an extension of the preliminary plat for the above referenced project. It also includes a request for a temporary deferral of sidewalks, which was also part of the original request. The justification for the temporary deferral of sidewalks is that if they were to be installed with the subdivision's infrastructure, they would be damaged by individual on-lot home construction activities. A vacation of public easements has previously been submitted.

Please feel free to call me if you have any questions.

Sincerely,

MARK GOODWIN & ASSOCIATES, PA

John MacKenzie, PE
Vice-President

JMM/jm

Attachment

Current DRC
Project Number 1004428

FIGURE 12

Date Submitted: 10/25/2006
Date Site Plan Approved: N/A
Date Preliminary Plat Approved: 1/24/07
Date Preliminary Plat Expires: 1/24/08
DRB Project No.: 1004428
DRB Application No. 06-01119

ORIGINAL

INFRASTRUCTURE LIST

(Rev. 9-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

Ceja Vista

PROPOSED NAME OF PLAT ~~AND/OR SITE DEVELOPMENT PLAN~~

Town of Atrisco Grant Township 9 North, Range 2 East, NMPM, Tracts RR-3-A, RR-3-B, RR-3-C, RR-3-D & RR-3-E, Westland South

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
			UNIT 1						
		26' FF	Res. Pvmt	Pita Verde Rd.	Corylus Dr.	Lunaria Dr.	/	/	/
			C & G (Both Sides)						
		4'	4' Sidewalk (Both Sides)						
		26' FF	Res. Pvmt	Campanula Rd.	Corylus Dr.	Lunaria Dr.	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides)						
		26' FF	Res. Pvmt	Ceja Vista Rd.	Corylus Dr.	Lunaria Dr.	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides)						
		26' FF	Res. Pvmt	Corylus Dr.	Ceja Vista	Pita Verde	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides)						
		26' FF	Res. Pvmt	Lunaria Dr.	Meade Ave.	Pita Verde	/	/	/
			C & G (Both Sides) 2						
		4'	Sidewalk (~~North~~ Both Side Only)						
		28' FF	Res. Pvmt	Meade Rd.	Fragoria St.	East Property Line	/	/	/
			C & G						
		4'	Sidewalk (~~Both Sides~~ North Side Only) 2						
		30' FF	Art. Pvmt	Unser Blvd.	Dennis-Chavez	South PL	/	/	/
			C & G (East Side [redacted]), Median Curb						
		6'	Sidewalk (East Side Only)						
		6'	Asphalt Trail	Tract E	Unser Blvd.	Corylus Dr.	/	/	/
		6'	Asphalt Trail	Tract S	Pita Verde Rd.	Dennis-Chavez	/	/	/
			Water						
		8"	Water Line	Pita Verde Rd	Corylus Dr.	Lunaria Dr.	/	/	/
		6"	Water Line	Campanula Rd.	Corylus Dr.	Lunaria Dr.	/	/	/
		8"	Water Line	Ceja Vista Rd.	Corylus Dr.	Lunaria Dr.	/	/	/
		8"	Water Line	Tract R	Unser Blvd	Corylus Dr.	/	/	/
		16"	Water Line	Unser Blvd	South PL	Dennis-Chavez Blvd	/	/	/
		8"	Waterline	Meade Rd.	Fragoria St.	East Property Line	/	/	/
		8"	Waterline	Corylus Dr.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
		8"	Waterline	Lunaria Dr.	Meade Rd.	Pita Verde Rd	/	/	/

F:\1 Projects\200-RAD-095 - Ceja Vista\Infrastructure List (1-22).xls

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
			Sanitary Sewer						
		8"	SAS	Pita Verde	Corylus Dr.	Lunaria Dr.	/	/	/
		8"	SAS	Campanula Rd.	Corylus Dr.	Lunaria Dr.	/	/	/
		8"	SAS	Ceja Vista	Corylus Dr.	Lunaria Dr.	/	/	/
		8"	SAS	Corylus Dr.	Ceja Vista	Pita Verde	/	/	/
		8"	SAS	Lunaria Dr.	Meade Rd.	Pita Verde	/	/	/
		8"	SAS	Tract S	Pita Verde	Dennis-Chavez Blvd	/	/	/
			Storm Drain						
		24" to 48"	Storm Drain	Lunaria Dr.	Meade Rd.	Pita Verde Rd.	/	/	/
		18"	Storm Drain	Tract S	Tract S	Dennis-Chavez	/	/	/
		2.7 Ac-Ft Public	Pond w/ Low flow Channel (Work Order)	Tract s			/	/	/
		24" to 30"	Storm Drain	Dennis-Chavez	Unser Blvd	Hubbel Channel	/	/	/
			Unit 1 County Improvements						
			1/4 Signal	Dennis-Chavez/Unser Blvd.			/	/	/
		12'	Art.. Pvmt (W. Bound Lt Turn)	Dennis-Chavez	Condeshire	150 ft. East	/	/	/
		12'	Art . Pvmt (E. Bound Lt Turn)	Dennis-Chavez	Condeshire	75 ft. West	/	/	/
		28' FF	Res. Pvmt	Meade Rd.	East Property Line	Grace Vigil	/	/	/
		28'	Surface Pavement	Grace Vigil	Meade Rd.	Dennis-Chavez	/	/	/
		6'	Asphalt Trail	Dennis-Chavez	Unser Blvd.	Dennis-Chavez	/	/	/
		12'	Striping (W. Bound Lt Turn)	Dennis-Chavez	Unser Blvd.	150 ft. East	/	/	/
		12'	Art.. Pvmt (E. Bound Rt Turn)	Dennis-Chavez	Unser Blvd.	150 ft. West	/	/	/
			UNIT 2						
		28' FF	Res. Pvmt	Pita Verde	Berberis St.	Potrero Dr.	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides)						
		26' FF	Res. Pvmt	Pita Verde	Potrero Dr.	Tract L	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (North Side Only)						
		28' FF	Res. Pvmt	Campanula Rd.	Paraje St.	Potrero Dr.	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides)						
		40' FF	Res. Pvmt	Ceja Vista Rd.	98th Street	Fumaria St.	/	/	/
			C & G (Both Sides)						
		6'	Sidewalk (Both Sides)						
		28' FF	Res. Pvmt	Ceja Vista Rd.	Fumaria St.	Potrero Dr.	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides)						
		32' FF	Res. Pvmt	Paraje St.	Ceja Vista Rd	Campanula Rd.	/	/	/
			C & G (East Side Only)						
		4'	Sidewalk ~~(Both Sides)~~ (EASTSIDE ONLY) ①						
		28' FF	Res. Pvmt	Paraje St.	Campanula Rd.	Pita Verde Rd.	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides)						
		28' FF	Res. Pvmt	Fumaria St.	Ceja Vista Rd.	Pita Verde Rd.	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides)						

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
			UNIT 2						
		28' FF	Res. Pvmt	Cuscula	Ceja Vista Rd.	Pita Verde Rd.	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides)						
		28' FF	Res. Pvmt	Potrero Dr.	Ceja Vista Rd.	Pita Verde Rd.	/	/	/
			C & G						
		4'	Sidewalk (South Side)						
		28' FF	Res. Pvmt	Berberis St.	Tract H	Pita Verde Rd.	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides)						
		60' FF	Art. Pvmt	98th St.	Ceja Vista Rd.	Dennis Chavez Blvd	/	/	/
			C & G (Both Sides), Median Curb						
		6'	Sidewalk (Both Sides)						
		30' FF	Art. Pvmt	Unser Blvd.	South PL	Dennis Chavez Blvd	/	/	/
			C & G (West Side Only), Median Curb						
		6'	Sidewalk (West Side Only)						
		6'	Asphalt Trail	Tract L	Pita Verde Rd.	Unser Blvd.	/	/	/
		6'	Asphalt Trail	Tract K	Pita Verde Rd.	Dennis-Chavez	/	/	/
		6'	Asphalt Trail	Tract J	Pita Verde Rd.	Dennis-Chavez	/	/	/
		6'	Asphalt Trail	Tract H	Paraje St	Berberis St.	/	/	/
		6'	Asphalt Trail	Tract H	Berberis St.	Ceja Vista Rd.	/	/	/
			Water						
		6"	Water Line (2WR)	Pita Verde Rd.	Berberis St.	Paraje St.	/	/	/
		4"	Water Line (1W)	Pita Verde Rd.	Berberis St.	Paraje St.	/	/	/
		12"	Water Line (2WR)	Pita Verde Rd.	Paraje St.	Fumaria St.	/	/	/
		8"	Water Line (1W)	Pita Verde Rd.	Paraje St.	Unser Blvd.	/	/	/
		6"	Water Line	Campanula Rd.	Paraje St.	Potrero Dr.	/	/	/
		12"	Water Line (2WR)	Ceja Vista Rd.	98th Street	Paraje St.	/	/	/
		8"	Water Line	Ceja Vista Rd.	Paraje St.	Potrero Dr.	/	/	/
		12"	Water Line (2WR)	Paraje St.	Ceja Vista Rd.	Pita Verde Rd.	/	/	/
		8"	Water Line (1W)	Paraje St.	Ceja Vista Rd.	Pita Verde Rd.	/	/	/
		6"	Water Line (2WR)	Berberis St.	Tract H	Pita Verde Rd.	/	/	/
		6"	Water Line (2WR)	Tract H	Berberis St.	Paraje St.	/	/	/
		6"	Water Line	Fumaria St.	Ceja Vista Rd.	Campanula Rd.	/	/	/
		8"	Water Line	Cuscula St.	Ceja Vista Rd.	South Property Line	/	/	/
		8"	Water Line	Potrero Dr.	Ceja Vista Rd.	Pita Verde Rd.	/	/	/
		12"	Water Line (2WR)	Dennis-Chavez	Fumaria St.	Unser Blvd.	/	/	/
		12"	Water Line (2WR)	Unser Blvd.	S. Dennis-Chavez	N. Dennis-Chavez	/	/	/
			Sanitary Sewer						
		8"	SAS	Pita Verde Rd.	Berberis St.	Unser Blvd.	/	/	/
		8"	SAS	Campanula Rd.	Berberis St.	Potrero Dr.	/	/	/
		8"	SAS	Ceja Vista Dr.	98th Street	Potrero Dr.	/	/	/
		8"	SAS	Paraje St.	Ceja Vista Rd.	Pita Verde Rd.	/	/	/
		8"	SAS	Fumaria	Ceja Vista Rd.	Pita Verde Rd.	/	/	/
		8"	SAS	Cuscula St.	Ceja Vista Rd.	Pita Verde Rd.	/	/	/
		8"	SAS	Potrero Dr.	Ceja Vista Rd.	Pita Verde Rd.	/	/	/

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
			Storm Drain						
		30" to 48"	Storm Drain	Ceja Vista Rd.	Tract G	Unser Blvd.	/	/	/
		24" to 30"	Storm Drain	Cuscula St.	Ceja Vista Dr.	Pita Verde Rd.	/	/	/
		18" to 36"	Storm Drain	Potrero Dr.	Ceja Vista	Pita Verde	/	/	/
		18" to 24"	Storm Drain	Pita Verde Rd.	Lot 10	Cuscula St.	/	/	/
		24"	Storm Drain	Dennis-Chavez	200' W. of Unser	Unser Blvd.	/	/	/
		9.0 Ac-Ft Temp Retention Pond w/ A & C		Tract M			/	/	/
		~~2.4 Ac-Ft Temp Retention Pond w/ A & C~~		~~Tract B~~ REMOVED			/	/	/
		4.4 ac-ft Temp Retention Pond w/ A & C		Tract E			/	/	/
			Unit 2 County Improvements						
			1/4 Signal	Dennis-Chavez/Unser Blvd.					
			1/4 Signal	Dennis-Chavez/98th Street					
		6'	Asphalt Trail	Dennis-Chavez	98th St	Unser Blvd.	/	/	/
		6'	Surface Pvmt (Bike Lane)	Dennis-Chavez	98th St. W. PL	Unser Blvd. E. PL	/	/	/
		12'	Art.. Pvmt (E. Bound Rt Turn)	Dennis-Chavez	98th Street	150 ft. West	/	/	/
		12'	Striping (W. Bound Lt. Turn)	Dennis-Chavez	98th Street	150 ft. East	/	/	/
		12'	Art.. Pvmt (S. Bound Lt Turn)	98th Street	Dennis-Chavez	150 ft. North	/	/	/
			C & G (East Side)						
			UNIT 3						
		28' FF	Res. Pvmt	Ceja Vista	Cerro Blanco St.	Castanea St.	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides)						
		28' FF	Res. Pvmt	Pita Verde	Cerro Blanco St.	Castanea St.	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides)						
		26' FF	Res. Pvmt	Pita Verde	Castanea St.	Tract D	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (North Side Only)						
		40' FF	Res. Pvmt	Ceja Vista Rd.	Castanea St.	98th St.	/	/	/
			C & G (Both Sides)						
		6'	Sidewalk (Both Sides)						
		28' FF	Res. Pvmt	Cerro Blanco St.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides)						
		28' FF	Res. Pvmt	Encinoso St.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides)						
		28' FF	Res. Pvmt	Moquino Dr.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides)						
		40' FF	Res. Pvmt	Moquino Dr.	Ceja Vista Rd.	South PL	/	/	/
			C & G (Both Sides)						
		6'	Sidewalk (Both Sides)						
		28' FF	Res. Pvmt	Bonita Azul St.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides)						
		32'	Res. Pvmt	Castanea St.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides)						
			1/4 Signal	Dennis-Chavez/98th Street					

(rev. 9 05)

F:\1 Projects\2004\A04095 Ceja Vista\Infrastructure List (1 22) rk

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Const Engineer
			Water						
		10"	Water Line	Pita Verde Rd.	Cerro Blanco St.	98th Street	/	/	/
		8"	Water Line	Ceja Vista Rd.	Cerro Blanco St.	98th Street	/	/	/
		8" to 10"	Water Line	Cerro Blanco St.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
		8"	Water Line	Encinoso St.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
		8"	Water Line	Moquino Dr.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
		8"	Water Line	Bonita Azul St.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
		8"	Water Line	Castanea St.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
		12"	Water Line	APS Site/W. of Unit 3	N. Dennis-Chavez	Paakrewee PL	/	/	/
		12"	Water Line(Including PRV Station)	Tract B	Cerro Blanco St.	E. Edge APS Site	/	/	/
		12"	Water Line	Dennis-Chavez	West Edge of Unit 3	118th Street (E. Side)	/	/	/
			Sanitary Sewer						
		8"	SAS	Pita Verde Rd.	Cerro Blanco St.	98th Street	/	/	/
		8"	SAS	Ceja Vista Rd.	Cerro Blanco St.	Castanea St.	/	/	/
		8"	SAS	Cerro Blanco St.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
		8"	SAS	Encinoso St.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
		8"	SAS	Moquino Dr.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
		6"	SAS	Bonita Azul St.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
		8"	SAS	Castanea St.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
		8"	SAS	Pita Verde Rd.	Cerro Blanco St.	98th Street	/	/	/
		8"	SAS	Ceja Vista Rd.	Cerro Blanco St.	Castanea St.	/	/	/
		8"	SAS	Cerro Blanco St.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
		8"	SAS	Encinoso St.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
		8"	SAS	Moquino Dr.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
		8"	SAS	Bonita Azul St.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
		8"	SAS	Castanea St.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
			Storm Drain						
		24" to 42"	Storm Drain	Ceja Vista	Encinoso St.	98th Street	/	/	/
			4.4 ac-ft Temp Retention Pond w/ A & C	Tract E			/	/	/
			2.4 Ac-Ft Temp Retention Pond w/ A & C	Tract B			/	/	/

*Off-Site Improvements will be constructed with the first Unit built

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To

Construction Certification

Private Inspector	Private P.E.	City Cnst Engineer
/	/	/
/	/	/

Approval of Creditable Items:

Impact Fee Admistrator Signature Date

Approval of Creditable Items:

City User Dept. Signature Date

NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.

Street lights per City rquirements.

1. Landscaping Maintenance Agreement for landscaping in the public right-of-way
2. Walls & landscaping certification from registered engineer and/or registered landscape architect required prior to release of financial guarantees.
3. Development Agreement w/ ABCWUA including Don Reservoir as a condition of Final Plats
4. Engineers certification of the grading plan required for release of SIA.
5. Δ SIDEWALKS ARE DEFERRED ON ALL LOT FRONTAGES PER S.WAUC DEFERRAL EXHIBIT

AGENT / OWNER

Scott Medina
NAME (print)

Mark Goodwin & Associates, PA
FIRM

K. Scott Medina 1/24/07
SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

[signature] 01/24/07
DRB CHAIR - date

[signature] 1-24-07
TRANSPORTATION DEVELOPMENT - date

Roger L. Green 1/24/07
UTILITY DEVELOPMENT - date

Bradley D. Bingham 1/24/07
CITY ENGINEER - date

Christina Sandoval 1/24/07
PARKS & GENERAL RECREATION - date

AMAFCA - date

_____ - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER
1	5-2-07	[signature]	[signature]	[signature]
2	8-31-07	[signature]	[signature]	[signature]

(rev. 9-05)

PRELIMINARY PLAT FOR

CEJA VISTA SUBDIVISION UNITS 1, 2 AND 3

WITHIN THE
TOWN OF ATRISCO GRANT
PROJECTED SECTION 9
TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
August, 2006

LEGAL DESCRIPTION

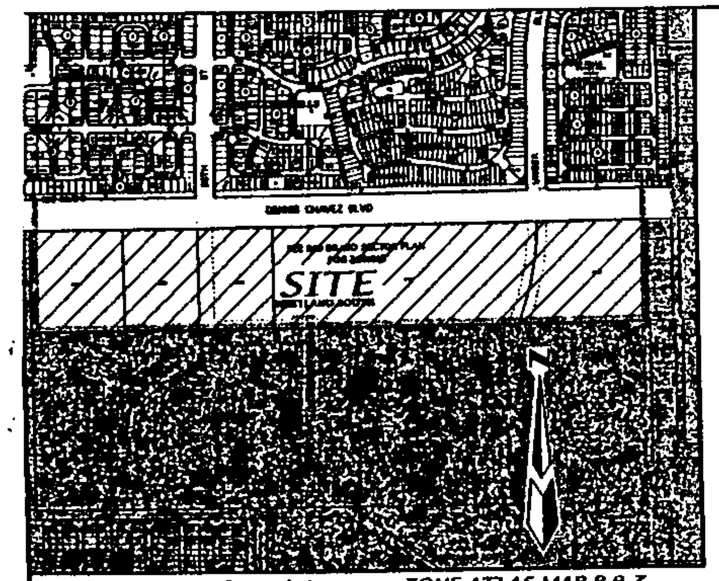
A tract of land within the Town of Atrisco Grant, projected Section 9, Township 9 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of TRACTS RR-3-A, RR-3-B, RR-3-C, RR-3-D and RR-3-E, WESTLAND SOUTH as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on November 14, 2005 Bk. 2005C, Pg. 365 and containing 98.9070 acres more or less

PURPOSE OF PLAT

1. SUBDIVIDE TRACTS RR-3A THRU RR-3-E INTO 378 RESIDENTIAL LOTS AND 19 TRACTS.
2. DEDICATE RIGHT-OF-WAY AS SHOWN.
3. GRANT NEW EASEMENTS AS SHOWN.
3. VACATE EASEMENTS AS SHOWN.

SUBDIVISION DATA

GROSS ACREAGE	98.9070
ZONE ATLAS NO.	P-9-Z
NO. OF LOTS CREATED	368 LOTS
NO. OF TRACTS CREATED	19 TRACTS
RIGHT-OF-WAY AREA DEDICATED TO CITY	22.3278 AC
ZONING	SU1/C-1 AND R-LT
DATE OF SURVEY	NOVEMBER, 2004
NO. OF LOTS PER UNIT 1/UNIT 2/UNIT 3	53/172/143



VICINITY MAP 1"=750' ZONE ATLAS MAP P-9-Z

LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°15'29"W	60.00

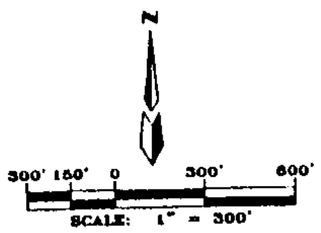
CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH-BEARING=	CH-DIST=
C1	865.88	2250.00	22°02'58"	438.37	N10°50'34"E	860.55
C2	47.12	30.00	90°00'00"	30.00	N45°10'55"W	42.43
C3	47.08	30.00	89°53'28"	29.98	N44°46'46"E	42.40

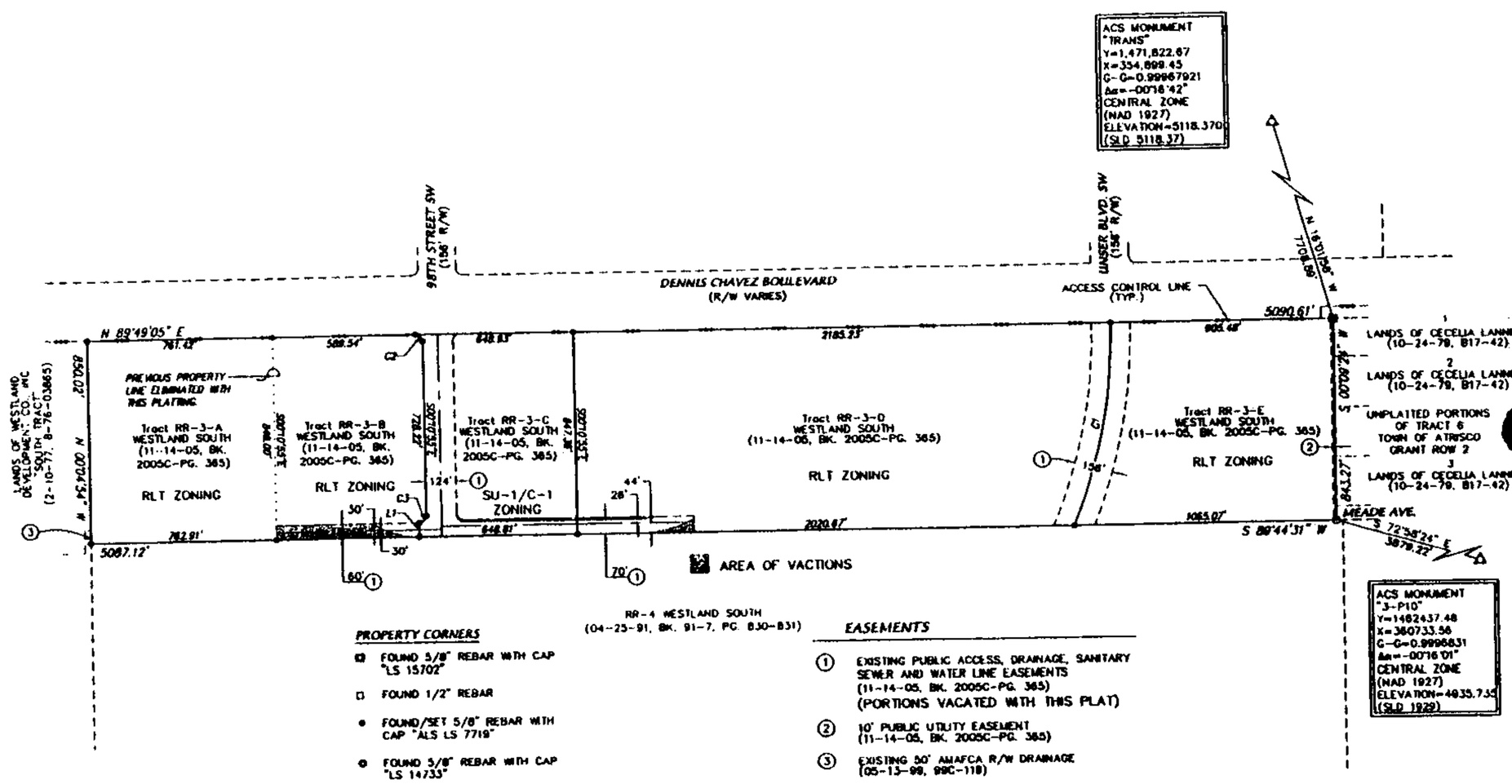
NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
2. Distances are ground distances
3. Bearings and Distances in Parenthesis are record.
4. Basis of boundary are the following plats and documents of record entitled:
   "BULK LAND PLAT WESTLAND SOUTH, TRACTS RR-3-A, THROUGH RR-3-E", (11-14-05, 2005C-365)
   "LANDS OF CECELIA LANNING", (10-24-79, B17-42)
   "LAND OF DAMACIO APODACA", (11-08-74, A8-116)
   "LAND OF DAMACIO APODACA", (01-08-79, A7-6) QUITCLAIM DEED (01-08-79, A7-6)
   "WESTLAND, TRACT RR-5", (03-04-93, 93C-58)
   "LANDS OF WESTLAND DEV. CO. INC, SOUTH TRACT", (02-10-77, CASE 8-76-03865)
   "PAKKREWEE", (01-29-01, 01C-38)
   "RIGHT OF WAY MAP (SO-4008 (206))", (05-09-94)
   Records of Bernalillo County, New Mexico.
5. Date of Survey: November, 2004.
6. Title Report: Fidelity National Title Insurance Company Commitment No 04-1048776-B-VG (Effective Date: October 7, 2004.)
7. Address of Property: None provided.
8. This property lies within Zone (X) as shown on Panel 338 of 825, Flood Insurance Rate Map, City of Albuquerque, Bernalillo County New Mexico, dated October 13, 2006.
10. Three tracts are affected by a RIGHT-OF-WAY EASEMENT to American Telephone and Telegraph Company, filed May 17, 1930 recorded in Book 112, Page 290, said easement amended by a MODIFICATION EASEMENT, filed February 13, 1973 recorded in Book Misc. 298, Page 836, said easement assigned to the Mountain States Telephone and Telegraph Company by ASSIGNMENT filed December 19, 1977, recorded in Book Misc. 573, Page 928 all being records of Bernalillo County, New Mexico.
11. All proposed Lots contained within this Subdivision are a minimum of 40 feet wide and a minimum of 4000 square feet in size.

APS NOTE:

1. THE PROPERTY ON THIS PLAT IS SUBJECT TO A PRE-DEVELOPMENT FACILITIES FEE AGREEMENT WITH THE ALBUQUERQUE PUBLIC SCHOOLS.





PROPERTY CORNERS

- FOUND 5/8" REBAR WITH CAP "LS 15702"
- FOUND 1/2" REBAR
- FOUND/SET 5/8" REBAR WITH CAP "ALS LS 7719"
- FOUND 5/8" REBAR WITH CAP "LS 14733"

EASEMENTS

1. EXISTING PUBLIC ACCESS, DRAINAGE, SANITARY SEWER AND WATER LINE EASEMENTS (11-14-05, BK. 2005C-PG. 365) (PORTIONS VACATED WITH THIS PLAT)
2. 10' PUBLIC UTILITY EASEMENT (11-14-05, BK. 2005C-PG. 365)
3. EXISTING 50' AMAFCA R/W DRAINAGE (05-13-98, 98C-118)

OWNERS

ALBUQUERQUE RIO BRAVO PARTNERS LLC
8330 RIVERSIDE PLAZA LANE N.W.
STE 220
ALBUQUERQUE, N.M. 87102
(505) 898-5051

ENGINEERS

D. MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505) 828-2200

SITE BENCHMARK

ACS MONUMENT "3-P10"
ELEVATION=4935.735 (SLD 1929)

SURVEYOR

ALDRICH LAND SURVEY
P.O. BOX 30701
ALBUQUERQUE, N.M. 87190-0701
(505) 884-1990

NOTES

1. UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THUS ● SHALL BE MARKED BY A #5 REBAR W/CAP STAMPED PS#7719
2. ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS, AND STREET INTERSECTIONS AND SHOWN THUS ▲, WILL BE MARKED BY A FOUR INCH (4") ALUMINUM CAP STAMPED:
   "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION"
   "DO NOT DISTURB"
   PS#7719"
3. BOUNDARY SHALL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
4. BASIS OF BEARING SHALL BE NEW MEXICO STATE PLANE GRID BEARINGS.
5. ALL DISTANCES SHALL BE GROUND DISTANCES.
6. MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY, STREET INTERSECTIONS, AND ALL OTHER ANGLE POINTS TO ALLOW USE OF CENTERLINE MONUMENTATION.

APPROVED

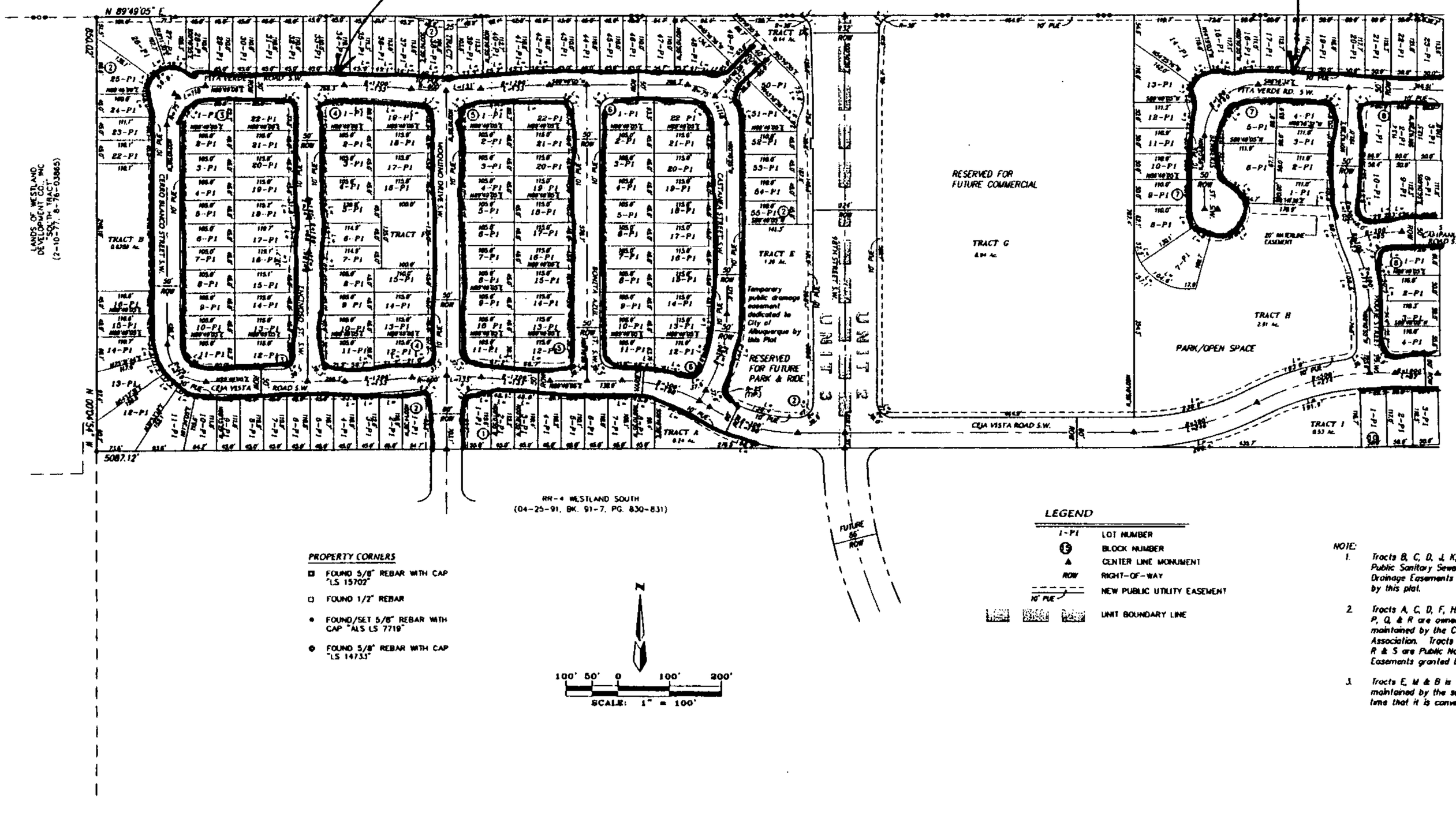
City Surveyor, City of Albuquerque, N.M. — Date 8/4/06

Albuquerque Rio Bravo Partners LLC
William Allen, Authorized Agent — DATE 8/2/06

F:\404JOBS\44095MS\PRELIMINARY PLAT\DWG\SHEET1.DWG Stephen 8/1/2006 4:16:50 PM

PRELIMINARY PLAT FOR
CEJA VISTA SUBDIVISION
UNITS 1, 2 AND 3
WITHIN THE
TOWN OF ATRISCO GRANT
PROJECTED SECTION 9
TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
January, 2007

sidewalks to be deferred (typ.)



SEE SHEET 3 OF 3 FOR CONTINUATION

PROPERTY CORNERS

- ⊡ FOUND 5/8" REBAR WITH CAP "LS 15702"
- □ FOUND 1/2" REBAR
- • FOUND/SET 5/8" REBAR WITH CAP "ALS LS 7719"
- ⊙ FOUND 5/8" REBAR WITH CAP "LS 14733"

LEGEND

- 1-P1 LOT NUMBER
- (5) BLOCK NUMBER
- ▲ CENTER LINE MONUMENT
- ROW RIGHT-OF-WAY
- 10' PUE NEW PUBLIC UTILITY EASEMENT
- UNIT BOUNDARY LINE

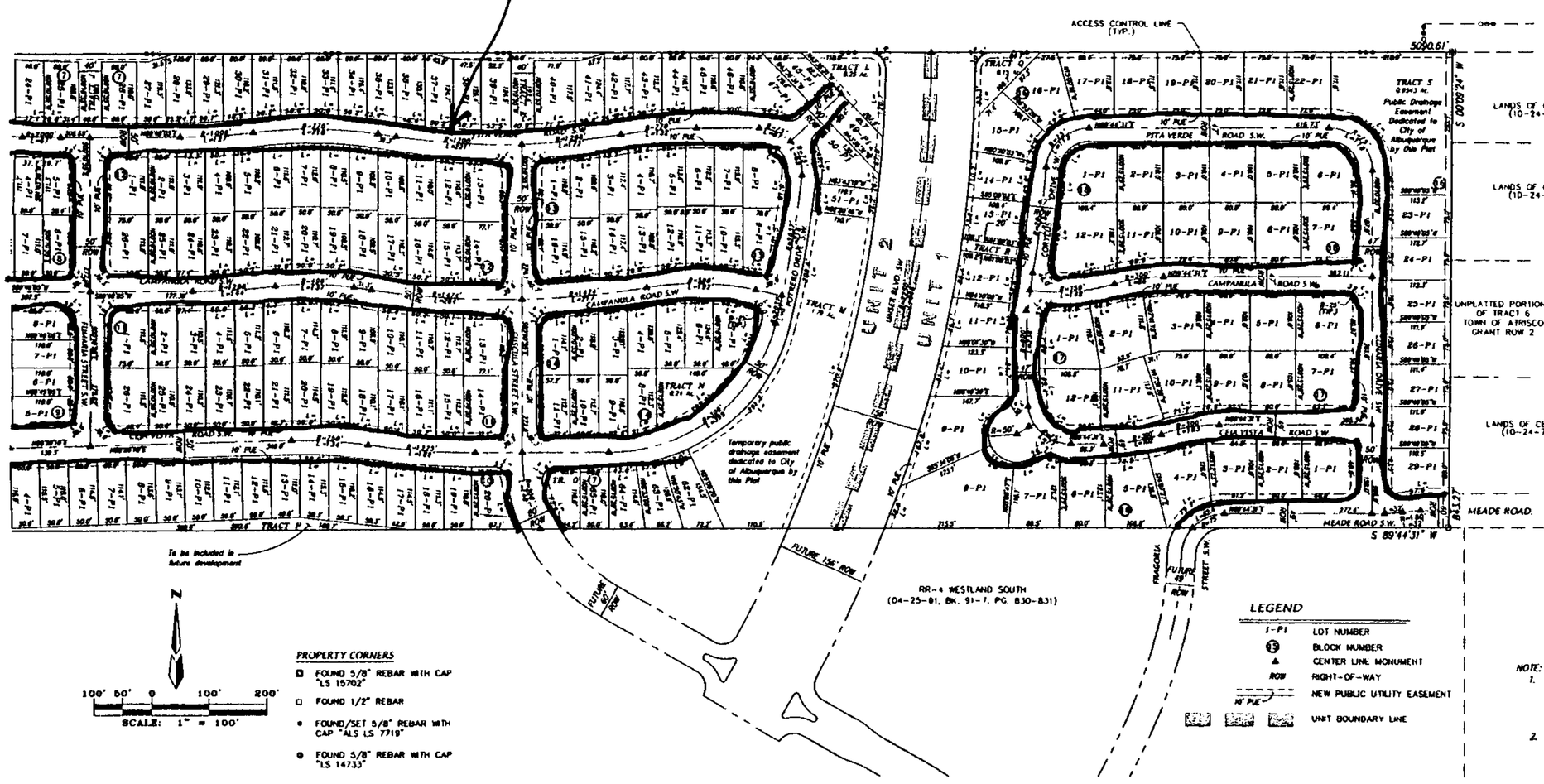
100' 50' 0 100' 200'
SCALE: 1" = 100'

NOTE:

1. Tracts B, C, D, J, K, L, M, R, & S are Public Sanitary Sewer, Water and Storm Drainage Easements granted to the COA by this plat.
2. Tracts A, C, D, F, H, I, J, K, L, M, N, O, P, Q, & R are owned by and to be maintained by the Ceja Vista Home Association. Tracts B, C, D, J, K, L, M, R & S are Public Non-Vehicular Access Easements granted by this plat.
3. Tracts E, M & B is to be held and maintained by the subdivider until such time that it is conveyed or developed.

PRELIMINARY PLAT FOR
CEJA VISTA SUBDIVISION
UNITS 1, 2 AND 3
WITHIN THE
TOWN OF ATRISCO GRANT
PROJECTED SECTION 9
TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
January, 2007

Sidewalks to be deferred (Typ.)



SEE SHEET 2 OF 3 FOR CONTINUATION

PROPERTY CORNERS

- ■ FOUND 5/8" REBAR WITH CAP "LS 15702"
- □ FOUND 1/2" REBAR
- • FOUND/SET 5/8" REBAR WITH CAP "ALS LS 7719"
- ● FOUND 5/8" REBAR WITH CAP "LS 14733"

LEGEND

- 1-P1 LOT NUMBER
- (B) BLOCK NUMBER
- ▲ CENTER LINE MONUMENT
- ROW RIGHT-OF-WAY
- 10' PUE NEW PUBLIC UTILITY EASEMENT
- UNIT BOUNDARY LINE

NOTE:

1. Tracts B, C, D, J, K, L, M, R, & S are Public Sanitary Sewer, Water and Storm Drainage Easements granted to the COA by this plat.
2. Tracts A, B, C, D, F, H, I, J, K, L, M, N, O, P, Q, & R are owned by and to be maintained by the Ceja Vista Home Association. Tracts B, C, D, J, K, L, M, R & S are Public Non-Vehicular Access Easements granted by this plat.
3. Tracts E, M & T is to be held and maintained by the subdivider until such time that it is conveyed or developed.

DEVELOPMENT REVIEW BOARD
Action Sheet

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

December 19. 2007 9:00AM
MEMBERS:

see item 12.

Jack Cloud, Acting Chair
Angela Gomez, Administrative Assistant

Kristal Metro, Transportation Development
Brad Bingham, Alternate City Engineer
Roger Green, ABCWUA
Christina Sandoval, Parks & Recreation

****

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

1. **Project# 1000539**
07DRB-70400 VACATION OF PUBLIC EASEMENT
07DRB-70401 VACATION OF PRIVATE EASEMENT
07DRB-70402 MINOR - TEMP DEFR SWDK CONST
07DRB-70403 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

MARK GOODWIN AND ASSOCIATES PA agent(s) for HOPE CHRISTIAN SCHOOL request(s) the above action(s) for all or a portion of Lot(s) 6, 7, 8-A ,9A-1, 10& 26, Block(s) 11, **NORTH ALBUQUERQUE ACRES Unit(s) A,** zoned SU-1 PRIVATE SCHOOL, located on PALOMAS NE BETWEEN SAN PEDRO AND LOUISIANA containing approximately 6.75 acre(s). (D-18) **DEFERRED TO 1/2/08 AT THE AGENT'S REQUEST.**

2. **Project# 1006953**
07DRB-70406 VACATION OF PUBLIC EASEMENT

LOGAN HALL request(s) the above action(s) for all or a portion of Lot(s) 1-A, Block(s) 4, **TERRACE ADDITION,** zoned SU-2/NCR, located on LEAD AVE SE BETWEEN LOCUST AVE SE AND ELM ST SE containing approximately 0.4539 acre(s). (K-15) **DEFERRED TO 1/23/08 AT THE AGENT'S REQUEST.**

3. **Project# 1004073**
07DRB-70399 MAJOR - 2YR SUBD IMP AGMT EXT (2YR SIA)

MARK GOODWIN AND ASSOCIATES PA agent(s) for JTH, LLC request(s) the above action(s) for all or a portion of Lot(s) 1-5, **JUAN TABO HILLS Unit(s) 1,** zoned R-D, located on JUAN TABO BLVD NE BETWEEN EUBANK BLVD NE AND FOUR HILLS ROAD SE containing approximately 244.4124 acre(s). (M-21, M-22) **THE TWO YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED.**

10.	**Project# 1003125** 07DRB-70192 MINOR – AMENDED PRELIMINARY/FINAL PLAT APPROVAL	MOLZEN-CORBIN & ASSOCIATES agent(s) for CITY OF ALBUQUERQUE/AVIATION & ECLIPSE AVIATION INC request(s) the above action(s) for all or a portion of Tract(s) D-1 & S-1, **LANDS OF DOUBLE EAGLE II AIRPORT AEROSPACE TECHNOLOGY PARK,** zoned SU-1/ AIRPORT AND RELATED USES, located on DOUBLE EAGLE II AIRPORT NW BETWEEN PASEO DEL VOLCAN NW AND SHOOTING RANGE PARK RD NW containing approximately 251 acre(s). (F-G/6). **THE AMENDED PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO ABCWUA FOR SATISFACTORY RECTIFICATION OF S1-A WATERLINE ISSUE AND CORRECTION OF EASEMENT LANGUAGE FOR D1-A1, AND TO PLANNING FOR SOLAR COLLECTORS LANGUAGE ON PLAT, AGIS DXF AND TO RECORD. A CONDITION OF FINAL PLAT WILL BE THAT THE DISCLAIMER LANGUAGE PER CITY ATTORNEY BE PLACED ON THE FINAL PLAT.**
11.	**Project# 1003798** 07DRB-70424 EXT OF MAJOR PRELIMINARY PLAT	GREATER ALBUQUERQUE HOUSING PARTNERSHIP agent(s) for GREATER ALBUQUERQUE HOUSING PARTNERSHIP request(s) the above action(s) for all or a portion of Lot(s) 7-12, Block(s) 27, **EMIL MANN ADDITION** zoned RT, located on PENNSYLVANIA SE BETWEEN SOUTHERN SE AND TRUMBULL SE containing approximately 1.1 acre(s). (L-19) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**
12.	**Project# 1004428** 07DRB-70435 EXT OF MAJOR PRELIMINARY PLAT	MARK GOODWIN AND ASSOCIATES PA agent(s) for ALBUQUERQUE RIO BRAVO PARTNERS LLC request(s) the above action(s) for all or a portion of Tract(s) RR-3B & RR-3D, **CEJA VISTA/ TOWN IF ATRISCO GRANT,** zoned SU-1/C-1, RLT, located on DENNIS CHAVEZ BLVD SW BETWEEN MEADE AVE SW AND 118TH ST SW containing approximately 98.907 acre(s). (P-9) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**
13.	**Project# 1005130** 07DRB-70437 EXT OF MAJOR PRELIMINARY PLAT	SLAGLE HERR ARCHITECTS agent(s) for NEW COVENANT CHURCH OF ALBUQUERQUE request(s) the above action(s) for all or a portion of Lot(s) 7A & 25, Block(s) 10, Tract(s) 2, **NORTH ALBUQUERQUE ACRES Unit(s) 3,** zoned SU-2 MIXED USE, located on HOLLY AND PASEO DEL NORTE NE BETWEEN WYOMING NE AND LOUSIANA NE containing approximately 2.7306 acre(s). (C-19) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION — **S**
- ___ Major Subdivision action
- ___ Minor Subdivision action
- X Vacation — **V**
- ___ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN — **P**
- ___ for Subdivision
- ___ for Building Permit
- ___ Administrative Amendment (AA)
- ___ IP Master Development Plan — **D**
- ___ Cert. of Appropriateness (LUCC) — **L**

STORM DRAINAGE (Form D) — **A**
- ___ Storm Drainage Cost Allocation Plan

Z **ZONING & PLANNING**
- ___ Annexation
  - ___ County Submittal
  - ___ EPC Submittal
- ___ Zone Map Amendment (Establish or Change Zoning)
- ___ Sector Plan **(Phase I, II, III)**
- ___ Amendment to Sector, Area, Facility or Comprehensive Plan
- ___ Text Amendment (Zoning Code/Sub Regs)
- ___ Street Name Change (Local & Collector)

APPEAL / PROTEST of...
- ___ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

APPLICATION INFORMATION:

Professional/Agent (if any): Mark Goodwin & Assoc. PHONE: 828-2200
ADDRESS: PO Box 90606 FAX: 797-9539
CITY: Albuq. STATE NM ZIP 87199 E-MAIL: john@goodwinengineers

APPLICANT: Albuquerque Rio Bravo Partners PHONE: 440-7262
ADDRESS: 6330 Riverside Plaza Lane, Suite 220 FAX:
CITY: Albuq. STATE NM ZIP 87120 E-MAIL:
Proprietary interest in site: owner **List all owners**:

DESCRIPTION OF REQUEST: Vacation of Public Easement

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

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

Lot or Tract No. RR-3-B, RR-3-C & RR-3-D Block: Unit:
Subdiv/Addn/TBKA: Westland South
Existing Zoning: SU-1/C-1 & RLT Proposed zoning: N/C MRGCD Map No
Zone Atlas page(s): P-9 UPC Code: see vicinity map

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): #1004428

CASE INFORMATION:

Within city limits? X Yes Within 1000FT of a landfill? no
No. of **existing** lots: 3 No. of **proposed** lots: N/C Total area of site (acres): 99
LOCATION OF PROPERTY BY STREETS: On or Near: Dennis Chavez
Between: Meade Ave. and 118th St.

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

SIGNATURE John MacKenzie DATE 11-13-08
(Print) John MacKenzie Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY Form revised 4/07

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

Application case numbers	Action	S.F.	Fees
08DRB-70486	VPE	___	$ 45.00
___-___-___	ADV	___	$ 75.00
___-___-___	CMF	___	$ 20.00
___-___-___	___	___	$ ___
___-___-___	___	___	$ ___
			Total
			$ 140.00

Hearing date December 10, 2008

11.14.08
Planner signature / date

Project # 1004428

FORM V: SUBDIVISION VARIANCES & VACATIONS

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

DRB Public hearings are approximately 30 DAYS after the filing deadline. <u>Your attendance is required.</u>

☒ **VACATION OF PUBLIC EASEMENT (DRB27)**

❑ **VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)**
- X The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies.** (Not required for City owned public right-of-way.)
- X Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
- X Zone Atlas map with the entire property(ies) clearly outlined
- X Letter briefly describing, explaining, and justifying the request
- X Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- ⊘ Sign Posting Agreement
- X Fee (see schedule)
- X List any original and/or related file numbers on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB Public hearings are approximately 30 DAYS after the filing deadline. <u>Your attendance is required.</u>

❑ **SIDEWALK VARIANCE (DRB20)**

❑ **SIDEWALK WAIVER (DRB21)**
- ___ Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6 copies**
- ___ Zone Atlas map with the entire property(ies) clearly outlined
- ___ Letter briefly describing, explaining, and justifying the variance or waiver
- ___ List any original and/or related file numbers on the cover application

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

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

DRB meetings are approximately 30 DAYS after the filing deadline. <u>Your attendance is required.</u>

❑ **TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**

❑ **EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)**
- ___ Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**
- ___ Zone Atlas map with the entire property(ies) clearly outlined
- ___ Letter briefly describing, explaining, and justifying the deferral or extension
- ___ List any original and/or related file numbers on the cover application

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

❑ **VACATION OF PRIVATE EASEMENT (DRB26)**

❑ **VACATION OF RECORDED PLAT (DRB29)**
- ___ The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") **6 copies**
- ___ Scale drawing showing the easement to be vacated (8.5" by 11") **6 copies**
- ___ Zone Atlas map with the entire property(ies) clearly outlined
- ___ Letter/documents briefly describing, explaining, and justifying the vacation **6 copies**
- ___ Letter of authorization from the grantors and the beneficiaries (private easement only)
- ___ Fee (see schedule)
- ___ List any original and/or related file numbers on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. <u>Your attendance is required.</u>

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

John MacKenzie
Applicant name (print)

John MacKenzie 11-13-08
Applicant signature / date

Form revised 4/07

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

Application case numbers
05DRB - 70486
- -
- -

11.14.08
Planner signature / date

Project # 1004428

SITE

DENNIS CHAVEZ BLVD

SEE RIO BRAVO SECTOR PLAN FOR ZONING

WESTLAND SOUTH

100905331531430148

100905317031430147

100905310931430146

A-1

BORREGA

A-1

BORREGA CHANNEL

TRACT A

HUAKWERDE BLVD

SRP---40089

MOBILE HOME PARK

PARK (UNPLATTED)

FAISAN ST

GANSO ST

GRULLA ST

GUAJALOTE ST

LECHUZA ST

OROPENDOLA ST

PARCAL ST

PAVO ST

BERNALILLO COUNTY PUBLIC ROW

SRP---50138

AMAFCA

BORREGA DAM

A-1

BORREGA CHANNEL

WESTLAND SOUTH

SRP---50139

A-1

A-1

TOWN

OF

ROW ONE NORTH

A-1

A-1

ROW ONE NORTH

A-1

ATRISCO

A-1

ROW ONE NORTH

A-1

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

Albuquerque Geographic Information System

Map amended through: 6/13/2008

Note: Grey Shading Represents Area Outside of the City Limits

RIO GRANDE

Zone Atlas Page:

P-09-Z

Selected Symbols

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

0 750 1,500 Feet

D. Mark Goodwin & Associates, P.A.
Consulting Engineers
P.O. BOX 90606, ALBUQUERQUE,NM 87199
(505) 828-2200 FAX 797-9539

~ 2008 ACEC/NM Award Winner for Engineering Excellence, Small Firm ~

November 14, 2008

Mr. Jack Cloud
DRB Chair
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

Re: Ceja Vista Subdivision (Tracts RR-3-B thru RR-3-D, Westland South) – DRB# 1004428

Dear Mr. Cloud:

Attached hereto is our request for vacation of a public roadway easement for the above referenced project. The existing public roadway easement was intended to provide access and utility service to the referenced property. A subsequently submitted preliminary plat for the property proposed dedicated R/W and as a result the existing easement is no longer needed so we are requesting its vacation.

Please call me if you have any questions.

Sincerely,

MARK GOODWIN & ASSOCIATES, PA

John MacKenzie
Vice-President

JMM/jmm

F:\1-Projects\2004\A04095 - Ceja Vista\DRB Vac ltr 11-14-08.doc

7004 2760 0002 6187 5296

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Postage	$	$0.42
Certified Fee		$2.70
Return Receipt Fee (Endorsement Required)		$2.20
Restricted Delivery Fee (Endorsement Required)		$0.00
Total Postage & Fees	$	$5.32

ALBUQUERQUE NM 87114 USPS ALAMEDA STA
11/14/2008
Postmark Here

Sent To: Ms. Celeste Wheeler
Street, Apt. No.; or PO Box No.: 3209 Lazy Day Drive SW
City, State, ZIP+4: Albuquerque, NM 87121

PS Form 3800, August 2006 — See Reverse for Instructions

7004 2760 0002 6187 5302

U.S. Postal Service™
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Postage	$	$0.42
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Restricted Delivery Fee (Endorsement Required)		$0.00
Total Postage & Fees	$	$5.32

ALBUQUERQUE NM 87114 USPS ALAMEDA STA
11/14/2008
Postmark Here

Sent To: Mr. Alex Brune
Street, Apt. No.; or PO Box No.: 9405 Ueber Meadow
City, State, ZIP+4: Albuquerque, NM 87121

PS Form 3800, August 2006 — See Reverse for Instructions

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 November 25, 2008 To December 10, 2008

5. REMOVAL

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

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

For John MacKenzie — 11/14/08
(Applicant or Agent) (Date)

I issued 1 signs for this application, 11.14.08 — Kelly
(Date) (Staff Member)

DRB PROJECT NUMBER: 1004428

Rev. 1/11/05

DEVELOPER INQUIRY SHEET
(To be completed prior to application submittal)

The Office of Neighborhood Coordination (ONC) located in Room 120 (basement) of the Plaza Del Sol Building, 600 Second Street NW, Fax: **(505) 924-3913** – will need the following information **BEFORE** neighborhood and/or homeowner association information will be released to the applicant/agent on any project being presented to the Planning Department of the City of Albuquerque. If you have any questions, please feel free to contact our office at **(505) 924-3914. Your Developer Inquiry is for the following:**

Cell Tower & Type: [ ] **Free-Standing Tower -OR-** [ ] **Concealed Tower**

Private Development [X] *(EPC, DRB, LUCC, Liquor Submittal)*

City Project [ ] **Special Exception Application** (ZHE) [ ]

CONTACT NAME: JOHN MACKENZIE

COMPANY NAME: MARK GOODWIN & ASSOCIATES

ADDRESS/ZIP: PO BOX 90606, ALBUQUERQUE, NM 87199

PHONE: 828-2200 FAX: 797-9539

LEGAL DESCRIPTION INFORMATION

PLEASE FORWARD INFORMATION ON ANY NEIGHBORHOOD AND/OR HOMEOWNER ASSOCIATION IN THE AREA OF THE PROPERTY DESCRIBED BELOW:

TR RR-3-D BULK LAND PLAT WESTLAND SOUTH TRACTS RR-3-A THROUGH RR-3-E

LEGAL DESCRIPTION

LOCATED ON DENNIS CHAVEZ BLVD.

STREET NAME OR OTHER IDENTIFYING LANDMARK

BETWEEN 118th St. AND

STREET NAME OR OTHER IDENTIFYING LANDMARK

Meade Ave.

STREET NAME OR OTHER IDENTIFYING LANDMARK

THE SITE IS INDICATED ON THE FOLLOWING ZONE ATLAS PAGE (P-09-Z).

(PLEASE MARK/HATCH ZONE MAP WHERE PROPERTY IS LOCATED)

(Zone Map MUST be provided with request)

developinquirysheet (07/29/08)

City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

PLEASE NOTE: The Neighborhood and/or Homeowner 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.

November 13, 2008

John MacKenzie
Mark Goodwin and Associates, PA
P.O. Box 90606/87199
Phone: 828-2200/Fax: 797-9539

Dear John:

Thank you for your inquiry of **November 13, 2008** requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at **TRACT RR-3-D BULK LAND PLAT WESTLAND SOUTH TRACTS RR-3-4 THROUGH RR-3-E, LOCATED ON DENNIS CHAVEZ BOULEVARD SW** zone map **P-9.**

Our records indicate that the **Neighborhood and/or Homeowner Associations** affected by this proposal and the contact names are as follows:

ANDERSON HILLS N. A. (ANH) "R"
Celeste Wheeler
3209 Lazy Day Dr. SW/87121 452-0175 (h)
Alex Grine
9405 Upper Meadow SW/87121 877-3558 (h) 844-5531 (w)

Please note that according to O-92 you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing. **IMPORTANT! Failure of adequate notification may result in your Application Hearing being deferred for 30 days.** If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Stephani Winklepleck

Stephani Winklepleck
Neighborhood Liaison
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

LETTERS MUST BE SENT TO BOTH CONTACTS OF EACH NEIGHBORHOOD AND/OR HOMEOWNER ASSOCIATION.

planningrnaform(11/23/07)

D. Mark Goodwin & Associates, P.A.
Consulting Engineers
P.O. BOX 90606, ALBUQUERQUE,NM 87199
(505) 828-2200 FAX 797-9539

~ 2008 ACEC/NM Award Winner for Engineering Excellence, Small Firm ~

November 14, 2008

Ms. Celeste Wheeler
Anderson Hills Neighborhood Association
3209 Lazy Day Drive SW
Albuquerque, NM 87121

Mr. Alex Grine
Anderson Hills Neighborhood Association
9405 Upper Meadow
Albuquerque, NM 87121

Re: Ceja Vista Subdivision

Dear Ms. Wheeler and Mr. Grine:

Enclosed please find a copy our application to the city for the vacation of parts of a public roadway easement on the property that is located directly south of Anderson Hills across Dennis Chavez Blvd. The easements are indicated as shaded areas on the attached exhibit and these portions are no longer needed by the owner, so the city requires that we vacate them through a development review board process. You are being notified of this action because you are a recognized neighborhood association. The anticipated hearing date for this action is December 10, 2008.

Please contact me if I can be of further assistance to you on this matter.

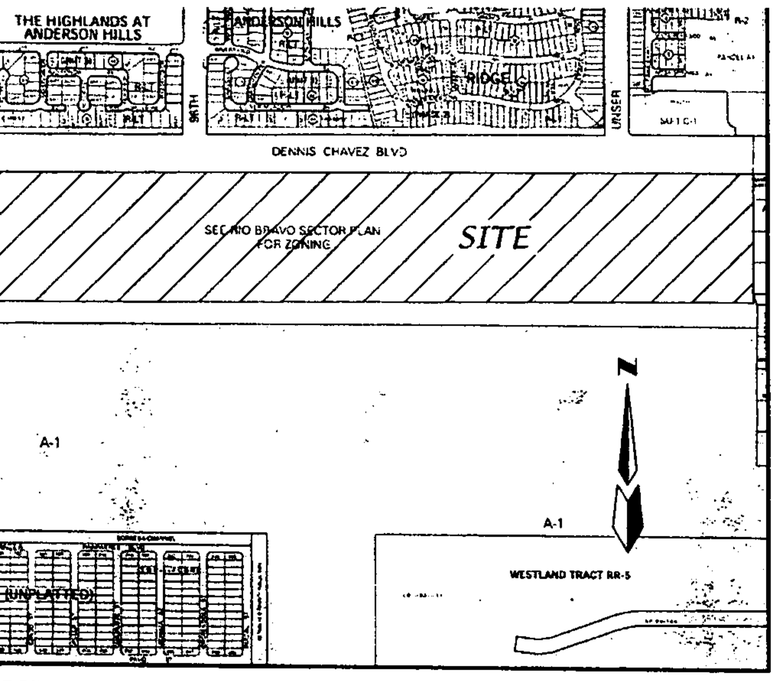
Sincerely,

MARK GOODWIN & ASSOCIATES, PA

FOR *John M. MacKenzie, PE*
President

Enclosure

F:\1-Projects\2004\A04095 - Ceja Vista\Weighborhood Assoc (Nov. 2008).doc



VICINITY MAP

ZONE ATLAS P-9-Z SCALE: 1"=750'

SUBDIVISION DATA

GROSS ACREAGE	98.9070 AC
ZONE ATLAS NO.	P-9-Z
NO. OF EXISTING TRACTS/LOTS	1 TRACT
NO. OF TRACTS/LOTS CREATED	5 TRACTS
NO. OF TRACTS/LOTS ELIMINATED	1 TRACT
MILES OF FULL WIDTH STREETS CREATED	0.0 MILES
AREA DEDICATED TO CITY OF ALBUQUERQUE	0.0 ACRES
DATE OF SURVEY	November, 2004
ZONING	SU-1/C-1 & R-LT

FREE CONSENT AND DEDICATION

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

OWNER: Albuquerque Rio Bravo Partners LLC

By: Patrick Smith, Managing Member 8/29/05 DATE

OWNER'S ACKNOWLEDGMENT

STATE OF NEW MEXICO)
) SS
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on August 24, 2005

by Patrick Smith, Managing Member, Albuquerque Rio Bravo Partners LLC, a New Mexico corporation on behalf of said corporation

Susan Rasinski 9.10.2008

NOTARY PUBLIC MY COMMISSION EXPIRES

OFFICIAL SEAL
SUSAN RASINSKI
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires:

LEGAL DESCRIPTION

A tract of land within the Town of Atrisco Grant, projected Section 9, Township 9 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of TRACTS RR-3-A, WESTLAND SOUTH as the same is shown and designated on said special warranty deed filed for record in the office of the County Clerk of Bernalillo County, New Mexico on April 25, 1991 Bk. 91-7, Pg. 830-831 and containing 98.9070 acres more or less.

NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
2. Distances are ground distances.
3. Bearings and Distances in Parenthesis are record.
4. Basis of boundary are the following plats and documents of record entitled:
   "LANDS OF CECELIA LANNING", (10-24-79, B17-42)
   "LAND OF DAMACIO APODACA", (11-08-74, A5-116)
   "LAND OF DAMACIO APODACA", (01-08-79, A7-6) QUITCLAIM DEED (01-08-79, A7-6)
   "WESTLAND, TRACT RR-5", (03-04-93, 93C-58)
   "LANDS OF WESTLAND DEV. CO. INC, SOUTH TRACT", (02-10-77, CASE 8-76-03865)
   "PAKKREWEE", (01-29-01, 01C-38)
   "RIGHT OF WAY MAP (SD-4008 (206)", (05-09-94)
   Records of Bernalillo County, New Mexico.
5. Date of Survey: November, 2004.
6. Title Report: Fidelity National Title Insurance Company Commitment No.04-1048776-B-VG (Effective Date: October 7, 2004.)
7. Address of Property: None provided.
8. City of Albuquerque, New Mexico Zone: A-1 AND R-LT 9. This property lies within Zone (AO) and (A) Special Flood Hazard Areas Inundated by 100-Year Flood and Zone (X) as shown on Panel 338 of 825, Flood Insurance Rate Map, City of Albuquerque, Bernalillo County New Mexico, dated September 20, 1996.
10. These tracts are affected by a RIGHT-OF-WAY EASEMENT to American Telephone and Telegraph Company, filed May 17, 1930 recorded in Book 112, Page 290, said easement amended by a MODIFICATION EASEMENT, filed February 13, 1973 recorded in Book Misc. 298, Page 635, said easement assigned to the Mountain States Telephone and Telegraph Company by ASSIGNMENT filed December 19, 1977, recorded in Book Misc. 575, Page 928 all being records of Bernalillo County, New Mexico.

PURPOSE OF PLAT

1. SUBDIVIDE A SINGLE TRACT INTO 7 TRACTS
2. GRANT EASEMENTS SHOWN HEREON

"NOTICE OF SUBDIVISION PLAT VARIANCE"
Tracts RR-3-A, RR-3-B, RR-3-C, RR-3-D, and RR-3-E,
Westland South
Albuquerque, Bernalillo County, New Mexico

The plat for Tracts "RR-3-A, RR-3-B, RR-3-C, RR-3-D, and RR-3-E, Westland South, Town of Atrisco Grant, Albuquerque, Bernalillo County, New Mexico, has been granted a variance or waiver from certain subdivision requirements pursuant to Section 7 of the City of Albuquerque Subdivision Ordinance.

Future subdivision of lands within this plat, zoning site development plan approvals, and development permits may be conditioned upon dedication of rights-of-way and easements, and/or upon infrastructure improvements by the owner of water, sanitary sewer, streets, drainage, grading and parks in accordance with current resolutions, ordinances and policies in effect at the time for any specific proposal.

The City and AMAFCA (with reference to drainage) may require and/or permit easements to be added, modified or removed when future plats and/or site development plans are approved.

By its approval of this subdivision, the City makes no representation or warranties as to availability of utilities, or final approval of all requirements including (but not limited to) the following items: water and sanitary sewer availability; future street dedications and/or improvements; and excavation, filling or grading requirements. Any person intending development of lands within this subdivision is cautioned to investigate the status of these items.

At such time as all such conditions have been satisfactorily met, the City Engineer shall approve a recordable document, removing such conditions from all or from a portion of the area within the subject subdivision.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC #: 100905325431320401
PROPERTY OWNER OF RECORD:
BERNALILLO COUNTY TREASURER'S OFFICE: 11-10-05

2005168526
6364578
Page: 1 of 5
11/14/2005 10:55A

ALDRICH LAND SURVEYING

BULK LAND PLAT

WESTLAND SOUTH
TRACTS RR-3-A THROUGH RR-3

WITHIN THE
TOWN OF ATRISCO GRANT
PROJECTED SECTION 9
TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
AUGUST, 2005

APPROVED AND ACCEPTED BY:

APPROVAL AND CONDITIONAL ACCEPTANCE as specified by the Albuquer subdivision Ordinance, Chapter 14 Article 14 of the Revised Ordinances of Albuquerque, N Mexico, 1994.

Project Number: 1004428

Application Number: 05DRB-01461

PLAT APPROVAL

Utility Approvals:

PNM Electric Services	9-13-[illegible] Date
PNM Gas Services	9-13-05 Date
Qwest	09-13-05 Date
Comcast	9.13.05 Date

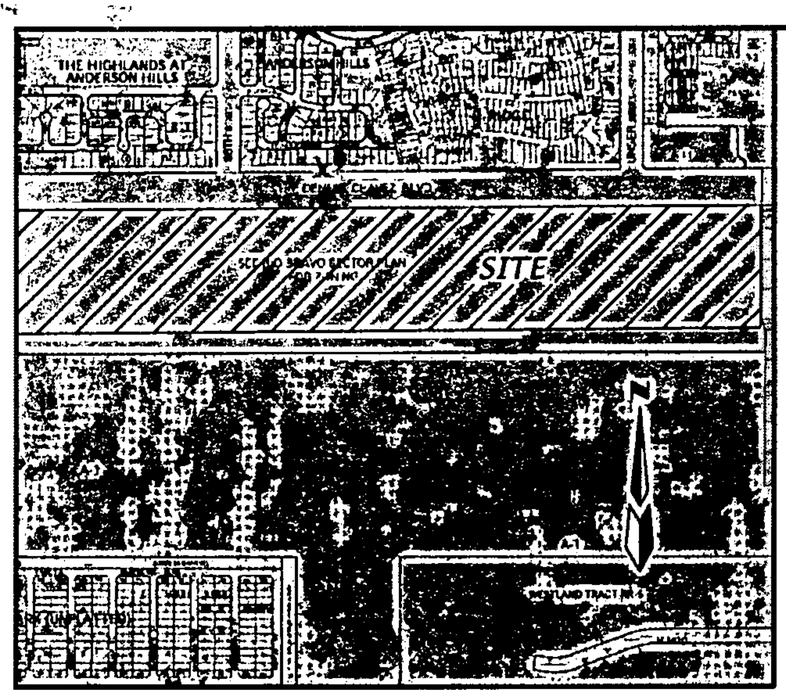
City Approvals:

City Surveyor	9-13-05 Date
Real Property Division	10/28/05 Date
Traffic Engineering, Transportation Division	10-12-05 Date
Water Utility Department	10-12-05 Date
Parks and Recreation Department	10/12/05 Date
AMAFCA	10/12/[illegible] Date
City Engineer	10/12/05 Date
DRB Chairperson, Planning Department	10/28/05 Date

SURVEYOR'S CERTIFICATION

"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the St of New Mexico, do hereby certify that this plat and description were prepared by me or under supervision, shows all easements as shown on the plat of record or made known to me by the own and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing interest and meets the minimum requirements for monumentation and surveys of the Albuquerc Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State New Mexico, and is true and correct to the best of my knowledge and belief."

Timothy Aldrich P.S. No. 9119 09-12-05 Dat



VICINITY MAP

ZONE ATLAS P-9-Z SCALE: 1"=750'

SUBDIVISION DATA

GROSS ACREAGE	98.9070 AC
ZONE ATLAS NO.	P-9-Z
NO. OF EXISTING TRACTS/LOTS	1 TRACT
NO. OF TRACTS/LOTS CREATED	7 TRACTS
NO. OF TRACTS/LOTS ELIMINATED	1 TRACT
MILES OF FULL WIDTH STREETS CREATED	0.0 MILES
AREA DEDICATED TO CITY OF ALBUQUERQUE	0.0 ACRES
DATE OF SURVEY	November, 2004
ZONING	SEE RIO BRAVO SECTOR PLAN FOR ZONING

FREE CONSENT AND DEDICATION

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

OWNER: Albuquerque Rio Bravo Partners LLC

By: Patrick Smith, Managing Member DATE

OWNER'S ACKNOWLEDGMENT

STATE OF NEW MEXICO
SS
COUNTY OF BERNALILLO

This instrument was acknowledged before me on _____
By Patrick Smith, Managing Member, Albuquerque Rio Bravo Partners LLC, a New Mexico Corporation on behalf of said corporation

NOTARY PUBLIC MY COMMISSION EXPIRES

LEGAL DESCRIPTION

A tract of land within the Town of Atrisco Grant, projected Section 9, Township 9 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of TRACTS RR-3-A, WESTLAND SOUTH as the same is shown and designated on said special warranty deed filed for record in the office of the County Clerk of Bernalillo County, New Mexico on April 25, 1991 Bk. 91-7, Pg. 830-831 and containing 98.9070 acres more or less.

NOTES

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2. Distances are ground distances.
3. Bearings and Distances in Parenthesis are record.
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   "LANDS OF CECELIA LANNING", (10-24-79, B17-42)
   "LAND OF DAMACIO APODACA", (11-08-74, A5-116)
   "LAND OF DAMACIO APODACA", (01-08-79, A7-6) QUITCLAIM DEED (01-08-79, A7-6)
   "WESTLAND, TRACT RR-5", (03-04-93, 93C-58)
   "LANDS OF WESTLAND DEV. CO. INC, SOUTH TRACT", (02-10-77, CASE 8-76-03865)
   "PAKKREWEE", (01-29-01, 01C-38)
   "RIGHT OF WAY MAP (SD-4008 (206)", (05-09-94)
   Records of Bernalillo County, New Mexico.
5. Date of Survey: November, 2004.
6. Title Report: Fidelity National Title Insurance Company Commitment No.04-1048776-B-VG (Effective Date: October 7, 2004.)
7. Address of Property: None provided.
8. City of Albuquerque, New Mexico Zone: A-1 AND R-LT 9. This property lies within Zone (AO) and (A) Special Flood Hazard Areas Inundated by 100-Year Flood and Zone (X) as shown on Panel 338 of 825, Flood Insurance Rate Map, City of Albuquerque, Bernalillo County New Mexico, dated September 20, 1996.
10. These tracts are affected by a RIGHT-OF-WAY EASEMENT to American Telephone and Telegraph Company, filed May 17, 1930 recorded in Book 112, Page 290, said easement amended by a MODIFICATION EASEMENT, filed February 13, 1973 recorded in Book Misc. 298, Page 635, said easement assigned to the Mountain States Telephone and Telegraph Company by ASSIGNMENT filed December 19, 1977, recorded in Book Misc. 575, Page 928 all being records of Bernalillo County, New Mexico.

PURPOSE OF PLAT

1. SUBDIVIDE A SINGLE TRACT INTO 7 TRACTS
2. GRANT EASEMENTS SHOWN HEREON

"NOTICE OF SUBDIVISION PLAT VARIANCE"
Tracts RR-3-A, RR-3-B, RR-3-C, RR-3-D and RR-3-E,
Westland South
Albuquerque, Bernalillo County, New Mexico

The plat for Tracts "RR-3-A, RR-3-B, RR-3-C, RR-3-D and RR-3-E, Westland South, Town of Atrisco Grant, Albuquerque, Bernalillo County, New Mexico, has been granted a variance or waiver from certain subdivision requirements pursuant to Section 7 of the City of Albuquerque Subdivision Ordinance.

Future subdivision of lands within this plat, zoning site development plan approvals, and development permits may be conditioned upon dedication of rights-of-way and easements, and/or upon infrastructure improvements by the owner of water, sanitary sewer, streets, drainage, grading and parks in accordance with current resolutions, ordinances and policies in effect at the time for any specific proposal.

The City and AMAFCA (with reference to drainage) may require and/or permit easements to be added, modified or removed when future plats and/or site development plans are approved.

By its approval of this subdivision, the City makes no representation or warranties as to availability of utilities, or final approval of all requirements including (but not limited to) the following items: water and sanitary sewer availability; future street dedications and/or improvements; and excavation, filling or grading requirements. Any person intending development of lands within this subdivision is cautioned to investigate the status of these items.

At such time as all such conditions have been satisfactorily met, the City Engineer shall approve a recordable document, removing such conditions from all or from a portion of the area within the subject subdivision.

ALDRICH LAND SURVEYING
P.O. BOX 30701, ALBQ., N.M. 87190
505-884-1990

F:\A04JOBS\A4095\bulk plat\300base.dwg - Layout2 (8-23-05) sps

BULK LAND PLAT

WESTLAND SOUTH
TRACTS RR-3-A THROUGH RR-3-E

WITHIN THE
TOWN OF ATRISCO GRANT
PROJECTED SECTION 9
TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
AUGUST, 2005

APPROVED AND ACCEPTED BY:

APPROVAL AND CONDITIONAL ACCEPTANCE as specified by the Albuquerque subdivision Ordinance, Chapter 14 Article 14 of the Revised Ordinances of Albuquerque, New Mexico, 1994.

Project Number:_____

Application Number:_____

PLAT APPROVAL

Utility Approvals:

PNM Electric Services	Date
PNM Gas Services	Date
Qwest	Date
Comcast	Date

City Approvals:

City Surveyor	Date
Real Property Division	Date
Traffic Engineering, Transportation Division	Date
Water Utility Department	Date
Parks and Recreation Department	Date
AMAFCA	Date
City Engineer	Date
DRB Chairperson, Planning Department	Date

SURVEYOR'S CERTIFICATION

"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico, and is true and correct to the best of my knowledge and belief."

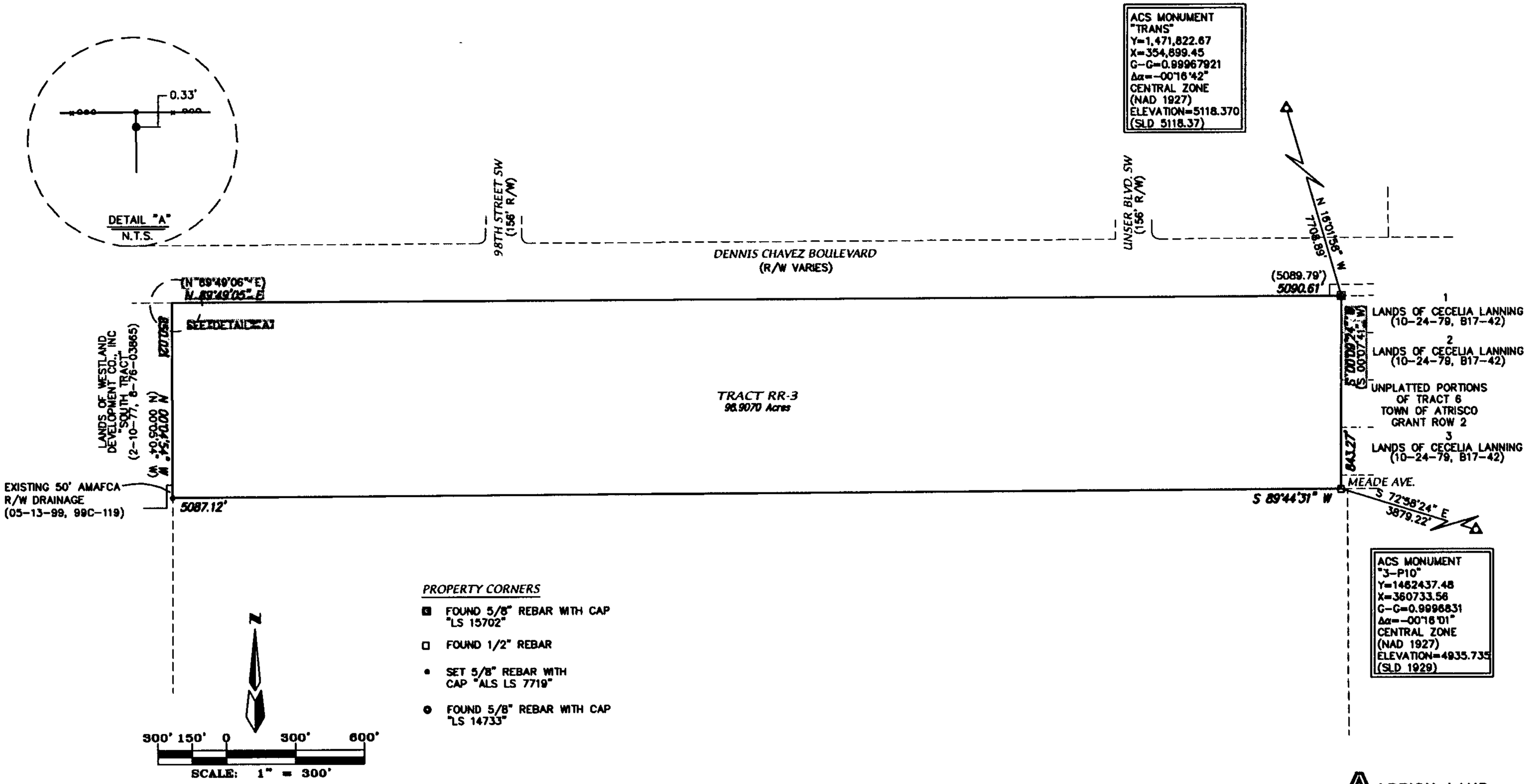
Timothy Aldrich P.S. No. 7719 Date

Dwg:	300base.dwg	Drawn:	STEPHEN	Checked:	ALS	Sheet	1 of 5
Scale:	1" = 300'	Date:	11/13/08	Job:	A04095		

BULK LAND PLAT

WESTLAND SOUTH
TRACTS RR-3-A THROUGH RR-3-E

WITHIN THE
TOWN OF ATRISCO GRANT
PROJECTED SECTION 9
TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
AUGUST, 2005



ALDRICH LAND SURVEYING
P.O. BOX 30701, ALBQ., N.M. 87190
505-884-1990

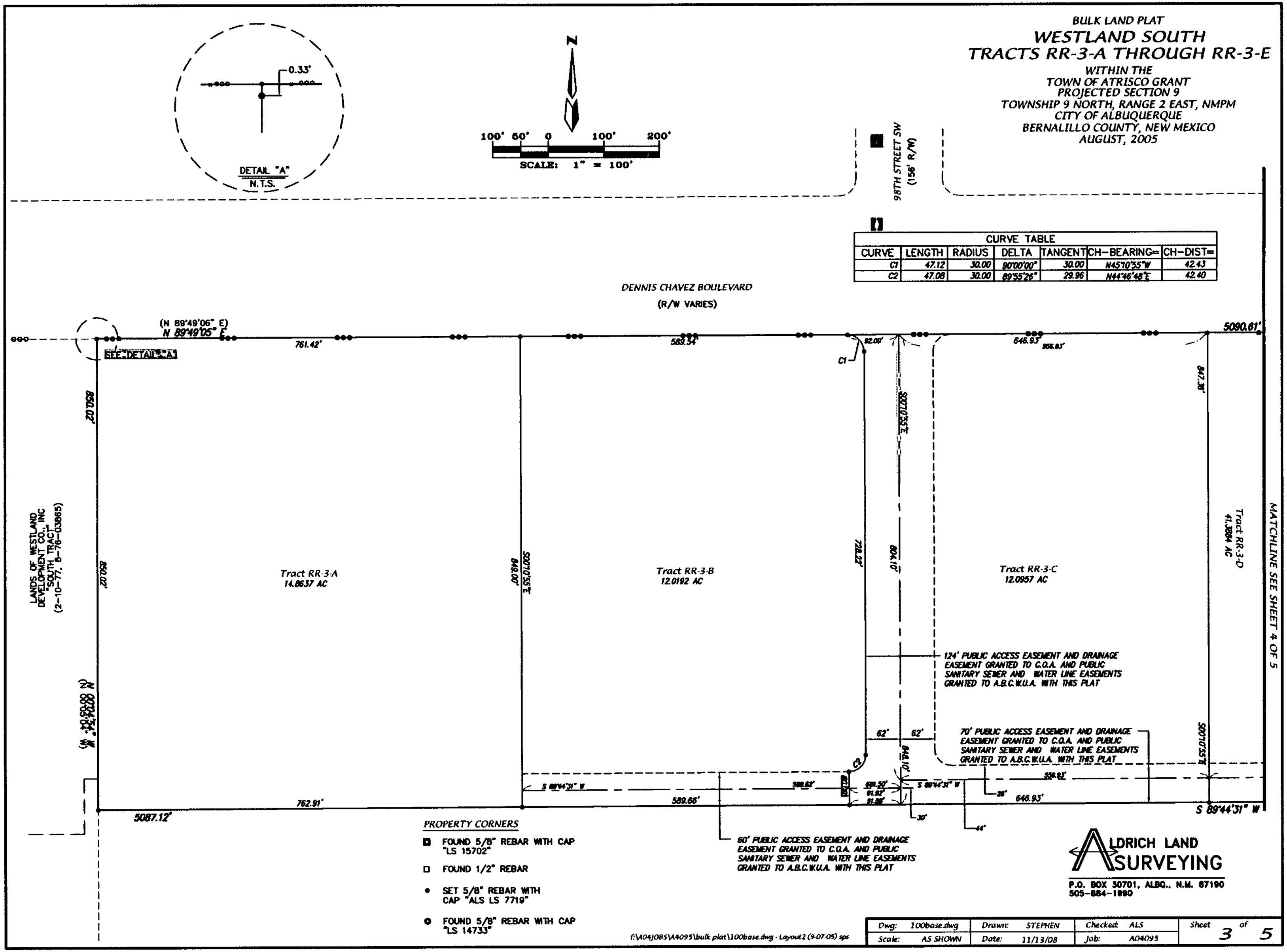
f:\A04JOBS\A4095\bulk plat\300base.dwg - Layout1 (8-23-05) sps

Dwg:	300base.dwg	Drawn:	STEPHEN	Checked:	ALS	Sheet	2 of 5
Scale:	1" = 300'	Date:	11/13/08	Job:	A04095		

BULK LAND PLAT

WESTLAND SOUTH
TRACTS RR-3-A THROUGH RR-3-E

WITHIN THE
TOWN OF ATRISCO GRANT
PROJECTED SECTION 9
TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
AUGUST, 2005



CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH-BEARING=	CH-DIST=
C1	47.12	30.00	90°00'00"	30.00	N45°10'55"W	42.43
C2	47.08	30.00	89°55'26"	29.96	N44°46'48"E	42.40

PROPERTY CORNERS

- FOUND 5/8" REBAR WITH CAP "LS 15702"
- FOUND 1/2" REBAR
- SET 5/8" REBAR WITH CAP "ALS LS 7719"
- FOUND 5/8" REBAR WITH CAP "LS 14733"

ALDRICH LAND SURVEYING
P.O. BOX 30701, ALBQ., N.M. 87190
505-884-1990

f:\A04J08S\A4095\bulk plat\100base.dwg - Layout2 (9-07-05) sps

Dwg: 100base.dwg	Drawn: STEPHEN	Checked: ALS	Sheet 3 of 5
Scale: AS SHOWN	Date: 11/13/08	Job: A04095	

BULK LAND PLAT

WESTLAND SOUTH
TRACTS RR-3-A THROUGH RR-3-E

WITHIN THE
TOWN OF ATRISCO GRANT
PROJECTED SECTION 9
TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
AUGUST, 2005

N

100' 50' 0 100' 200'

SCALE: 1" = 100'

UNSER BLVD. SW
(156' R/W)

DENNIS CHAVEZ BOULEVARD
(R/W VARIES)

N 89°49'05" E
2185.23'
5090.61'
905.481

R=2250.00'
L=865.88'
D=22°02'58"
T=438.37'
CH=N10°50'34"E, 860.55'

Tract RR-3-D
41.3884 AC

156' PUBLIC ACCESS EASEMENT AND DRAINAGE EASEMENT GRANTED TO C.O.A. AND PUBLIC SANITARY SEWER AND WATER LINE EASEMENTS GRANTED TO A.B.C.W.U.A. WITH THIS PLAT

Tract RR-3-E
18.5401 AC

MATCHLINE SEE SHEET 3 OF 5

MATCHLINE SEE SHEET 5 OF 5

476.17'
26'
5087.12'
44'
2020.67'
1065.07'
S 89°44'31" W

70' PUBLIC ACCESS EASEMENT AND DRAINAGE EASEMENT GRANTED TO C.O.A. AND PUBLIC SANITARY SEWER AND WATER LINE EASEMENTS GRANTED TO A.B.C.W.U.A. WITH THIS PLAT

PROPERTY CORNERS

- ■ FOUND 5/8" REBAR WITH CAP "LS 15702"
- □ FOUND 1/2" REBAR
- • SET 5/8" REBAR WITH CAP "ALS LS 7719"
- ⊙ FOUND 5/8" REBAR WITH CAP "LS 14733"

ALDRICH LAND SURVEYING
P.O. BOX 30701, ALBQ., N.M. 87190
505-884-1990

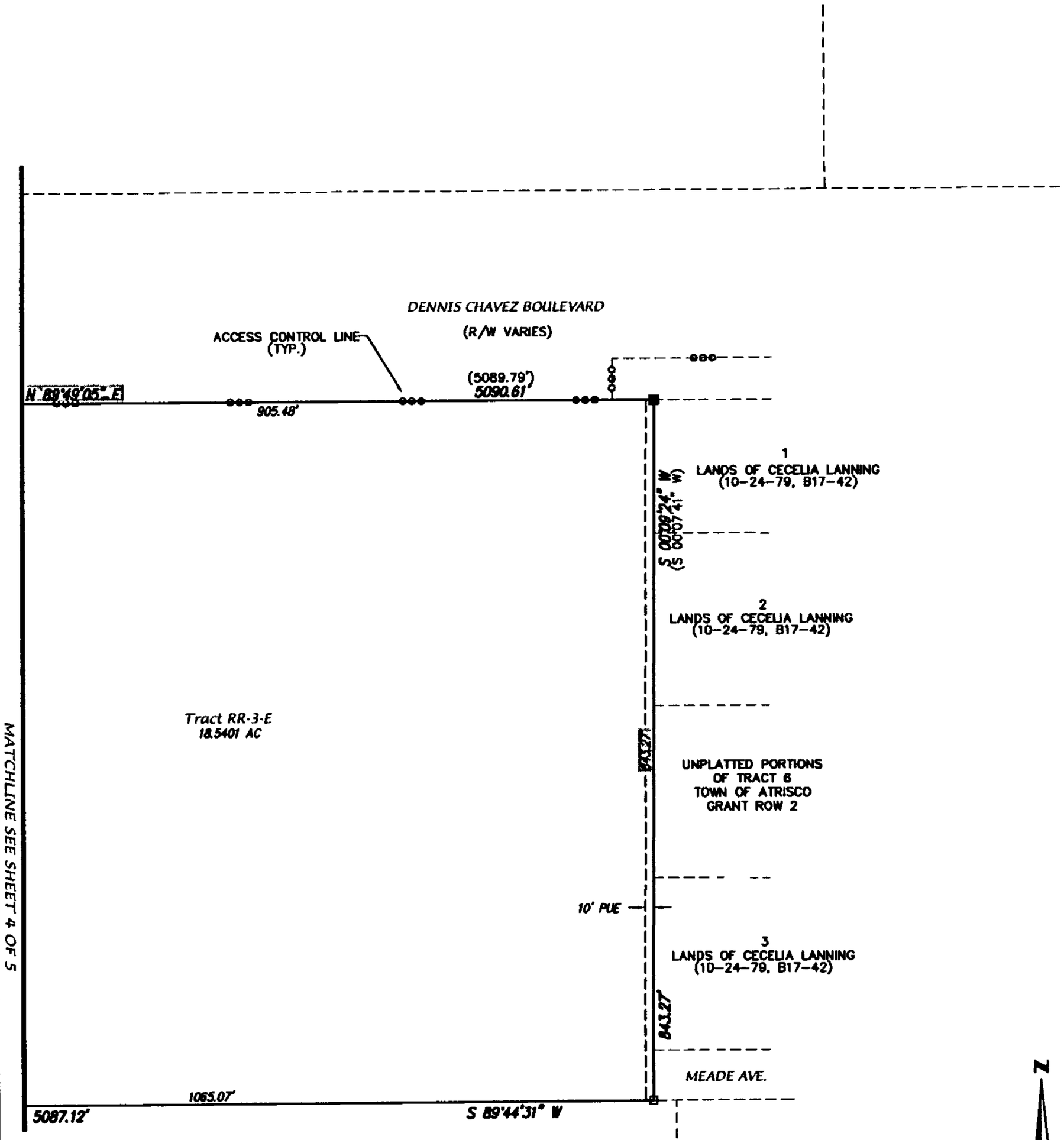
f:\A04JOBS\A4095\bulk plat\100base.dwg - Layout3 (9-07-05) sps

Dwg: 100base.dwg	Drawn: STEPHEN	Checked: ALS	Sheet 4 of 5
Scale: AS SHOWN	Date: 11/13/08	Job: A04095	

BULK LAND PLAT

WESTLAND SOUTH
TRACTS RR-3-A THROUGH RR-3-E

WITHIN THE
TOWN OF ATRISCO GRANT
PROJECTED SECTION 9
TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
AUGUST, 2005



PROPERTY CORNERS

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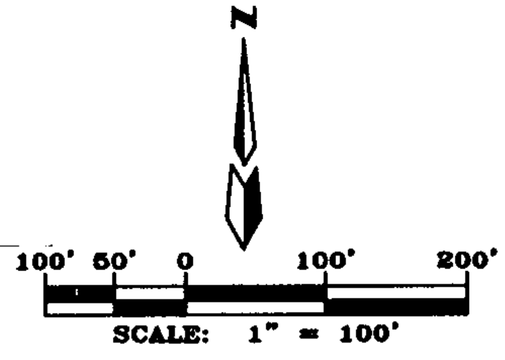

ALDRICH LAND SURVEYING
P.O. BOX 30701, ALBQ., N.M. 87190
505-884-1990

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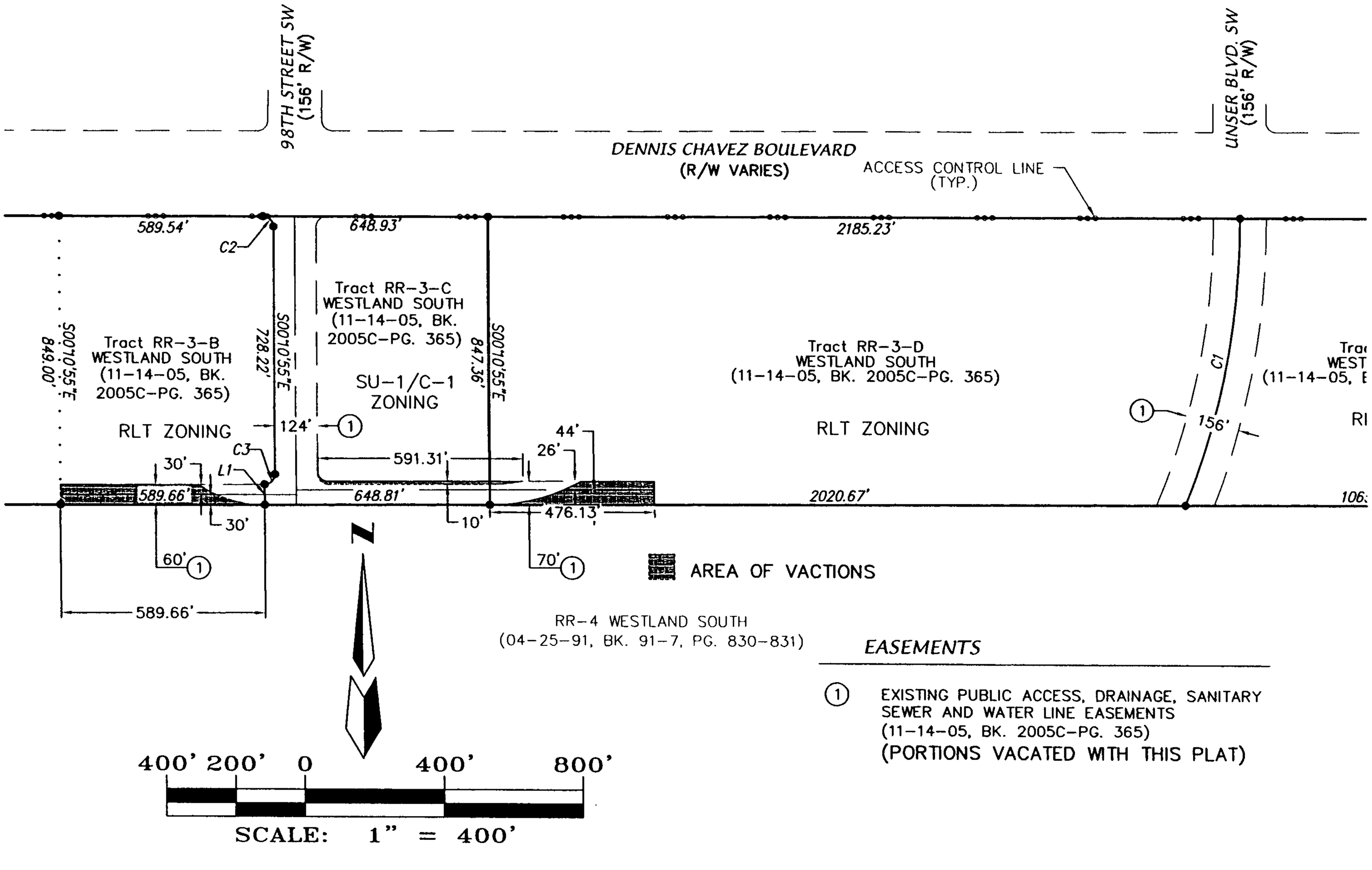
Dwg:	100base.dwg	Drawn:	STEPHEN	Checked:	ALS	Sheet	5 of 5
Scale:	AS SHOWN	Date:	11/13/08	Job:	A04095		

VACATION EXHIBIT FOR CEJA VISTA SUBDIVISION UNITS 1, 2 AND 3



EASEMENTS

(1) EXISTING PUBLIC ACCESS, DRAINAGE, SANITARY SEWER AND WATER LINE EASEMENTS (11-14-05, BK. 2005C-PG. 365) (PORTIONS VACATED WITH THIS PLAT)

F:\A04JOBS\a4095ANS\preliminary plat\dwg\exhibits\Vacation-exhibit.dwg, 9/29/2006 8:29:47 AM, stephen

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

11/09/2007 Issued By: PLNSDH

Permit Number: **2007 070 378** **Category Code 910**

Application Number: **07DRB-70378**, Vacation Of Public Easement

Address:

Location Description: DENNIS CHAVIS BLVD SW BETWEEN MEADE AVE SW AND 118TH ST SW

Project Number: 1004428

Applicant
Albuquerque Rio Bravo Partners Llc
6330 Riverside Plaza Ln, Ste 220
Albuquerque NM 87120
440-7262

Agent / Contact
Mark Goodwin And Associates Pa
Mark Goodwin
P.O. Box 90606
Albuquerque NM 87199

mark@goodwinengineers.com

Application Fees

441018/4971000	Public Notification	$75.00
441032/3424000	Conflict Mgmt Fee	$20.00
441006/4983000	DRB Actions	$45.00
	TOTAL:	**$140.00**

11/9/2007 10:59AM LOC: ANNX
WS# 006 TRANS# 0012
RECEIPT# 00084482-00084482
PERMIT# 2007070278 TRSCCS
Trans Amt $140.00
APN Fee $75.00
Conflict Manag. Fee $20.00
DRB Actions $45.00
CK $140.00
CHANGE $0.00

City Of Albuquerque
Treasury Division

PERMIT

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

12/07/2007 Issued By: PLNSDH

Permit Number: **2007 070 435** **Category Code 910**

Application Number: **07DRB-70435**, Ext Of Major Preliminary Plat

Address:

Location Description: DENNIS CHAVEZ BLVD SW BETWEEN MEADE AVE SW AND 118TH ST SW

Project Number: 1004428

Applicant
Albuquerque Rio Bravo Partners Llc
6330 Riverside Plaza Ln, Ste 220
Albuquerque NM 87120
440-7262

Agent / Contact
Mark Goodwin And Associates Pa
Mark Goodwin
P.O. Box 90606
Albuquerque NM 87199

mark@goodwinengineers.com

Application Fees

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

City Of Albuquerque
Treasury Division

12/7/2007 11:13AM LOC: ANNX
WS# 008 TRAN# 0015
RECEIPT# 00084985-00084985
PERMIT# 2007070435 TRSIMG
Trans Amt $70.00
Conflict Mgmt. Fee $20.00
DRB Actions $50.00
CK $70.00
CHANGE $0.00

Thank You

CITY OF ALBUQUERQUE

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1004428 **AGENDA ITEM NO: 12**

SUBJECT:

Preliminary Plat Ext

ACTION REQUESTED:

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

P.O. Box 1293

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the subject request.

Albuquerque

New Mexico 87103

RESOLUTION:

APPROVED X; 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
924-3986

DATE: December 19, 2007

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1004428 AGENDA ITEM NO: 1

SUBJECT:

VACATION OF PUBLIC EASEMENTS

ENGINEERING COMMENTS:

No adverse comments

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

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

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

SIGNED: Kristal D. Metro
Transportation Development 505-924-3991

DATE: DECEMBER 5, 2007

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1004428 **AGENDA ITEM NO: 1**

SUBJECT:

Vacation

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the vacation request.

RESOLUTION:

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

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

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

FOR:

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

DATE: December 5, 2007

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION — **S**
- ___ Major Subdivision action
- ____ Minor Subdivision action
- ____ Vacation — **V**
- ____ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN — **P**
- ____ for Subdivision
- ____ for Building Permit
- ____ Administrative Amendment (AA)
- ____ IP Master Development Plan — **D**
- ____ Cert. of Appropriateness (LUCC) — **L**

STORM DRAINAGE (Form D) — **A**
- ____ Storm Drainage Cost Allocation Plan

Z **ZONING & PLANNING**
- ____ Annexation
  - ____ County Submittal
  - ____ EPC Submittal
- ____ Zone Map Amendment (Establish or Change Zoning)
- ____ Sector Plan **(Phase I, II, III)**
- ____ Amendment to Sector, Area, Facility or Comprehensive Plan
- ____ Text Amendment (Zoning Code/Sub Regs)
- ____ Street Name Change (Local & Collector)

APPEAL / PROTEST of...
- ____ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

APPLICATION INFORMATION:

Professional/Agent (if any): Mark Goodwin & Associates, PA PHONE: 505-828-2200
ADDRESS: P.O. Box 90606 FAX: 505-797-9539
CITY: Albuquerque STATE NM ZIP 87199 E-MAIL: smedina@goodwinengineers.com

APPLICANT: Albuquerque Rio Bravo Partners, LLC PHONE: 505-440-7262
ADDRESS: 6330 Riverside Plaza Lane, Suite 220 FAX:
CITY: Albuquerque STATE NM ZIP 87120 E-MAIL:
Proprietary interest in site: Owner **List all owners**:

DESCRIPTION OF REQUEST: Ceja Vista – Extension of Preliminary Plat

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

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

Lot or Tract No. RR-3B, RR-3D Block: Unit:
Subdiv/Addn/TBKA: Ceja Vista / Town of Atrisco Grant
Existing Zoning: SU-1 / C-1, RLT Proposed zoning: same MRGCD Map No
Zone Atlas page(s): P-9 UPC Code:

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): # 1004428

CASE INFORMATION:

Within city limits? X Yes Within 1000FT of a landfill? NO
No. of **existing** lots: ____ No. of **proposed** lots: 403 Total area of site (acres): 98.907
LOCATION OF PROPERTY BY STREETS: On or Near: Dennis Chavez Blvd SW
Between: Meade Ave SW and 118th Street SW

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

SIGNATURE Scott Medina DATE 12/7/07
(Print) Scott Medina, PE Applicant: ☐ Agent: ☑

FOR OFFICIAL USE ONLY Form revised 4/07

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

Application case numbers	Action	S.F.	Fees
07DRB-70435	EPP	5(3)	$ 50.00
	CMF		$ 20.00
			$
			$
			$
			$
			Total $ 70.00

Hearing date 12/19/07

Sandy Handley 12/07/07
Planner signature / date

Project # 1004428

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

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

❑ **SKETCH PLAT REVIEW AND COMMENT (DRB22)** **Your attendance is required.**
- __ Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) 6 **copies**
- __ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
- __ Zone Atlas map with the entire property(ies) clearly outlined
- __ Letter briefly describing, explaining, and justifying the request
- __ List any original and/or related file numbers on the cover application

☒ **EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08)** **Your attendance is required.**
- X Preliminary Plat reduced to 8.5" x 11"
- X Zone Atlas map with the entire property(ies) clearly outlined
- X Letter briefly describing, explaining, and justifying the request
- X Copy of DRB approved infrastructure list
- X Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
- X List any original and/or related file numbers on the cover application

Extension of preliminary plat approval expires after one year.

❑ **MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12)** **Your attendance is required.**
- __ Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
- __ Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
- __ Design elevations & cross sections of perimeter walls **3 copies**
- __ Zone Atlas map with the entire property(ies) clearly outlined
- __ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- __ Copy of recorded SIA
- __ Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- __ List any original and/or related file numbers on the cover application
- __ DXF file and hard copy of final plat data for AGIS is required.

❑ **MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16)** **Your attendance is required.**
- __ 5 Acres or more: Certificate of No Effect or Approval
- __ Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings
- __ Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
- __ Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
- __ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
- __ Zone Atlas map with the entire property(ies) clearly outlined
- __ Letter briefly describing, explaining, and justifying the request
- __ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- __ Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- __ Fee (see schedule)
- __ List any original and/or related file numbers on the cover application
- __ Infrastructure list if required **(verify with DRB Engineer)**
- __ DXF file and hard copy of final plat data for AGIS is required.

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

PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.
- __ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
- __ Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
- __ Zone Atlas map with the entire property(ies) clearly outlined
- __ Letter briefly describing, explaining, and justifying the request
- __ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- __ List any original and/or related file numbers on the cover application

Amended preliminary plat approval expires after one year

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

Scott Medina
Applicant name (print)

Scott Medina 12/7/07
Applicant signature / date

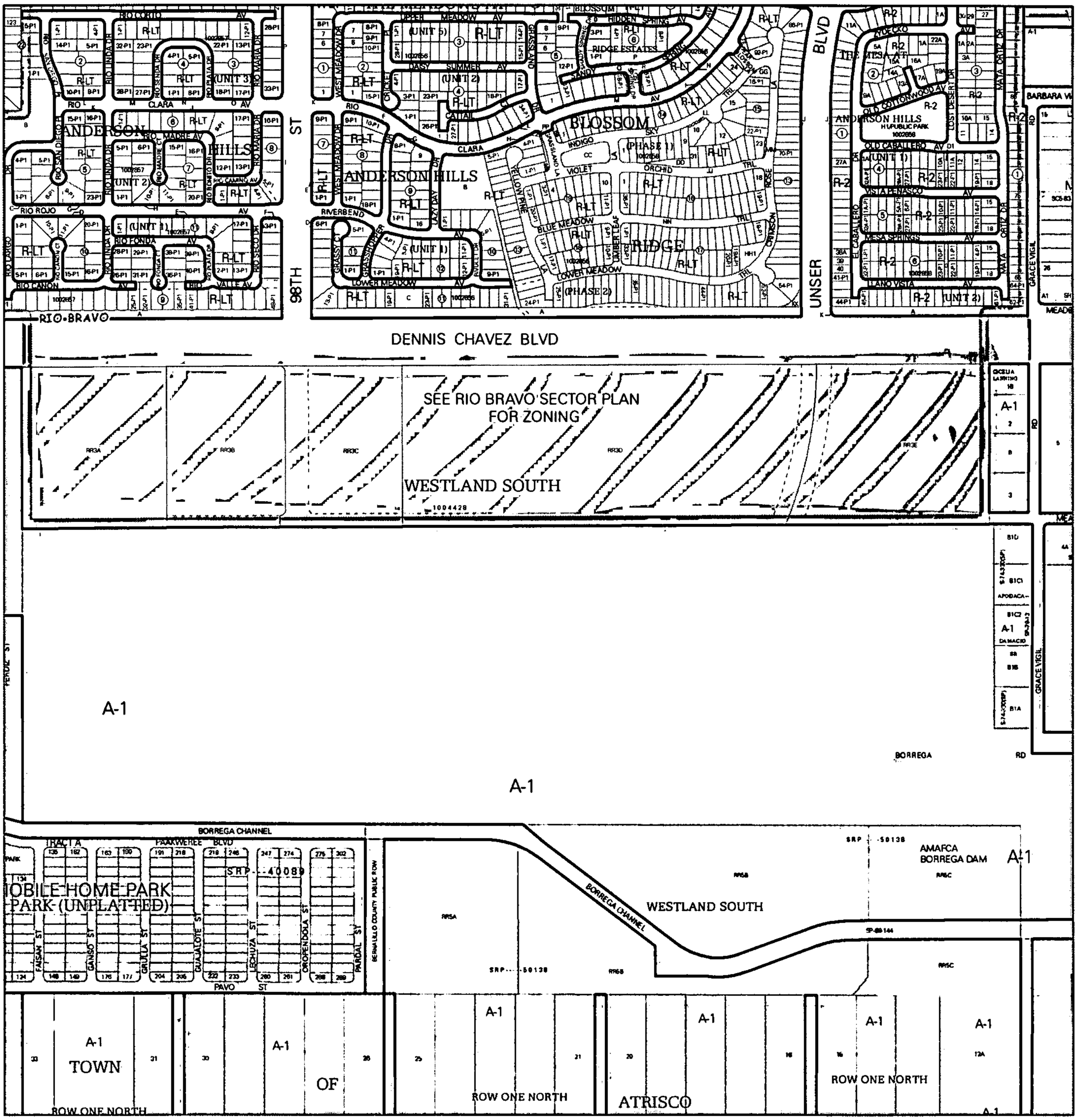
Form revised **October 2007**

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

Application case numbers
07DRB - 70435
- -
- -

Sandy Handley 12/07/07
Planner signature / date

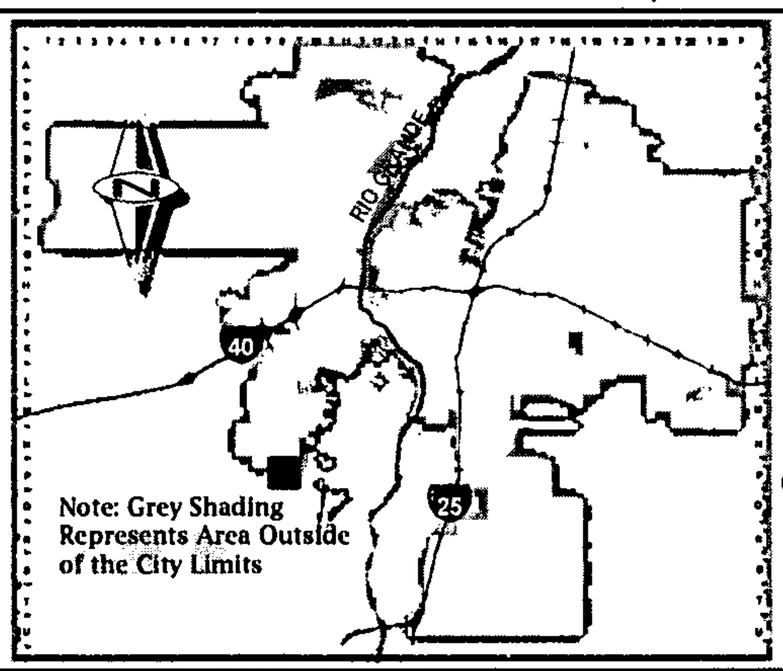
Project # 1004428



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

Albuquerque Geographic Information System

Map amended through: 9/6/2007



Zone Atlas Page:

P-09-Z

Selected Symbols

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

0 — 750 — 1,500 Feet

D. Mark Goodwin & Associates, P.A.
Consulting Engineers
P.O. BOX 90606, ALBUQUERQUE,NM 87199
(505) 828-2200 FAX 797-9539

December 7, 2007

Mr. Andrew Garcia
DRB Chair
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

Re: Ceja Vista Subdivision (Tracts RR-3-A thru RR-3-E) – DRB# 1004428

Dear Mr. Garcia:

Attached hereto, is our request for extension of major preliminary plat for the above referenced project. Please feel free to call me if you have any questions.

Sincerely,

MARK GOODWIN & ASSOCIATES, PA

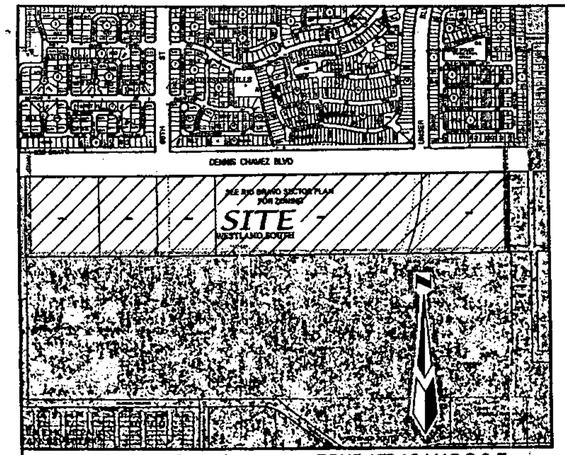
Scott Medina, PE
Project Engineer

ASM/la

Attachment

F:\1-Projects\2004\A04095 - Ceja Vista\DRB ltr 12-7-07 (revised).doc

PRELIMINARY PLAT FOR
CEJA VISTA SUBDIVISION
UNITS 1, 2 AND 3
WITHIN THE
TOWN OF ATRISCO GRANT
PROJECTED SECTION 9
TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
August, 2006



VICINITY MAP 1"=750' ZONE ATLAS MAP P-9-Z

LEGAL DESCRIPTION

A tract of land within the Town of Atrisco Grant, projected Section 9, Township 9 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of TRACTS RR-3-A, RR-3-B, RR-3-C, RR-3-D and RR-3-E, WESTLAND SOUTH as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on November 14, 2005 Bk. 2005C, Pg. 365 and containing 98.9070 acres more or less

PURPOSE OF PLAT

1. SUBDIVIDE TRACTS RR-3A THRU RR-3-E INTO 378 RESIDENTIAL LOTS AND 19 TRACTS.
2. DEDICATE RIGHT-OF-WAY AS SHOWN.
3. GRANT NEW EASEMENTS AS SHOWN.
3. VACATE EASEMENTS AS SHOWN.

SUBDIVISION DATA

GROSS ACREAGE	98.9070
ZONE ATLAS NO.	P-9-Z
NO. OF LOTS CREATED	368 LOTS
NO. OF TRACTS CREATED	19 TRACTS
RIGHT-OF-WAY AREA DEDICATED TO CITY	22.3278 AC
ZONING	SU1/C-1 AND R-LT
DATE OF SURVEY	NOVEMBER, 2004
NO. OF LOTS PER UNIT 1/UNIT 2/UNIT 3	53/172/143

LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°15'29"W	60.00

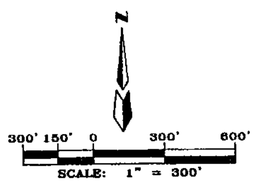
CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH-BEARING=	CH-DIST=
C1	865.88	2250.00	22°02'58"	438.37	N10°50'34"E	860.55
C2	47.12	30.00	90°00'00"	30.00	N45°10'55"W	42.43
C3	47.08	30.00	89°53'26"	29.96	N44°46'48"E	42.40

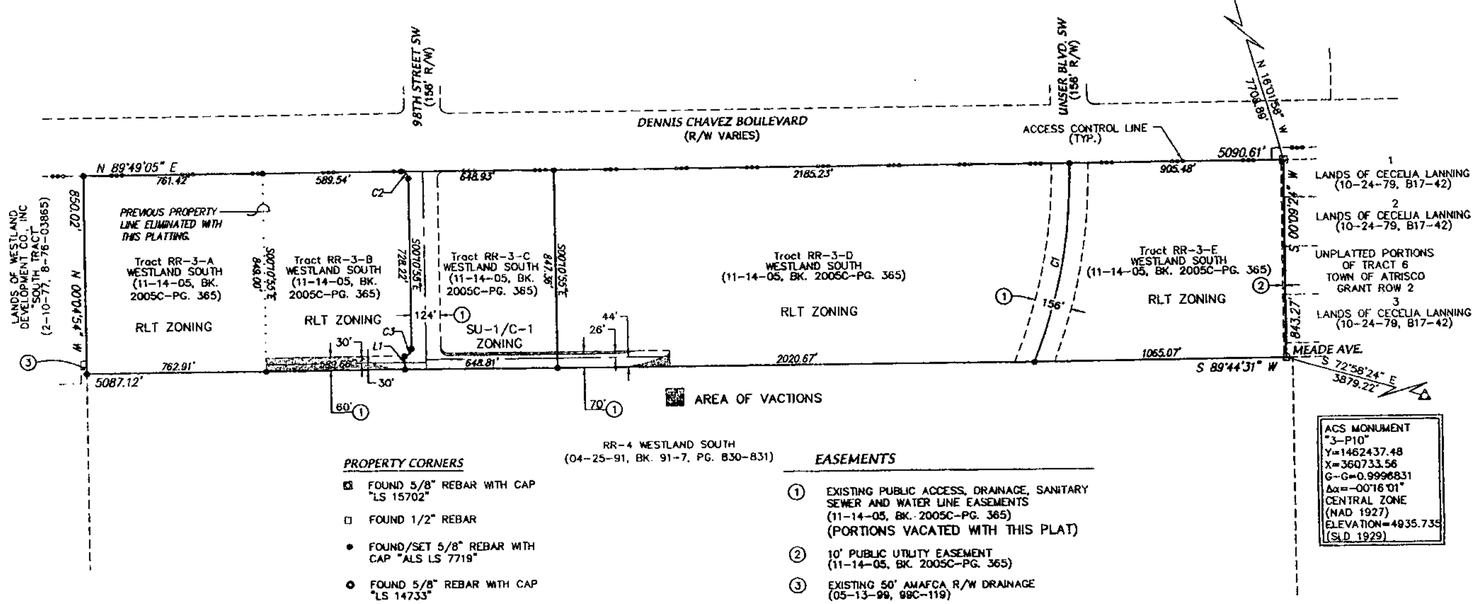
NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
2. Distances are ground distances.
3. Bearings and Distances in Parenthesis are record.
4. Basis of boundary are the following plats and documents of record entitled:
   "BULK LAND PLAT WESTLAND SOUTH, TRACTS RR-3-A, THROUGH RR-3-E", (11-14-05, 2005C-365)
   "LANDS OF CECELIA LANNING", (10-24-79, B17-42)
   "LAND OF DAMACIO APODACA", (11-08-74, A5-116)
   "LAND OF DAMACIO APODACA", (01-08-79, A7-6) QUITCLAIM DEED (01-08-79, A7-6)
   "WESTLAND, TRACT RR-5", (03-04-93, 93C-68)
   "LANDS OF WESTLAND DEV. CO. INC, SOUTH TRACT", (02-10-77, CASE 8-76-03865)
   "PAKKREWEE", (01-29-01, 01C-38)
   "RIGHT OF WAY MAP (SD-4008 (206)", (05-09-94)
   Records of Bernalillo County, New Mexico.
5. Date of Survey: November, 2004.
6. Title Report: Fidelity National Title Insurance Company Commitment No.04-1048776-B-VG (Effective Date: October 7, 2004.)
7. Address of Property: None provided.
8. This property lies within Zone (X) as shown on Panel 338 of 825, Flood Insurance Rate Map, City of Albuquerque, Bernalillo County New Mexico, dated October 13, 2005.
10. These tracts are affected by a RIGHT-OF-WAY EASEMENT to American Telephone and Telegraph Company, filed May 17, 1930 recorded in Book 112, Page 290, said easement amended by a MODIFICATION EASEMENT, filed February 13, 1973 recorded in Book Misc. 298, Page 635, said easement assigned to the Mountain States Telephone and Telegraph Company by ASSIGNMENT filed December 19, 1977, recorded in Book Misc. 575, Page 928 all being records of Bernalillo County, New Mexico.
11. All proposed Lots contained within this Subdivision are a minimum of 40 feet wide and a minimum of 4000 square feet in size.

APS NOTE:

1. THE PROPERTY ON THIS PLAT IS SUBJECT TO A PRE-DEVELOPMENT FACILITIES FEE AGREEMENT WITH THE ALBUQUERQUE PUBLIC SCHOOLS.





PROPERTY CORNERS

- ■ FOUND 5/8" REBAR WITH CAP "LS 15702"
- □ FOUND 1/2" REBAR
- • FOUND/SET 5/8" REBAR WITH CAP "ALS LS 7719"
- ○ FOUND 5/8" REBAR WITH CAP "LS 14733"

EASEMENTS

1. EXISTING PUBLIC ACCESS, DRAINAGE, SANITARY SEWER AND WATER LINE EASEMENTS (11-14-05, BK. 2005C-PG. 365) (PORTIONS VACATED WITH THIS PLAT)
2. 10' PUBLIC UTILITY EASEMENT (11-14-05, BK. 2005C-PG. 365)
3. EXISTING 50' AMAFCA R/W DRAINAGE (05-13-99, 99C-119)

OWNERS

ALBUQUERQUE RIO BRAVO PARTNERS LLC
8330 RIVERSIDE PLAZA LANE N.W.
STE 220
ALBUQUERQUE, N.M. 87102
(505) 898-5051

ENGINEERS

D. MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505) 828-2200

SITE BENCHMARK

ACS MONUMENT
"3-P10"
ELEVATION=4935.735
(SLD 1929)

SURVEYOR

ALDRICH LAND SURVEY
P.O. BOX 30701
ALBUQUERQUE, N.M. 87190-0701
(505) 884-1990

NOTES

1. UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THUS • SHALL BE MARKED BY A #5 REBAR W/CAP STAMPED PS#7719
2. ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS, AND STREET INTERSECTIONS AND SHOWN THUS ▲, WILL BE MARKED BY A FOUR INCH (4") ALUMINUM CAP STAMPED:
   "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION"
   "DO NOT DISTURB"
   PS#7719"
3. BOUNDARY SHALL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
4. BASIS OF BEARING SHALL BE NEW MEXICO STATE PLANE GRID BEARINGS.
5. ALL DISTANCES SHALL BE GROUND DISTANCES.
6. MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY, STREET INTERSECTIONS, AND ALL OTHER ANGLE POINTS TO ALLOW USE OF CENTERLINE MONUMENTATION.

APPROVED

City Surveyor, City of Albuquerque, N.M. — Date 8/4/06

Albuquerque Rio Bravo Partners LLC
William Allen, Authorized Agent — DATE 8/2/06

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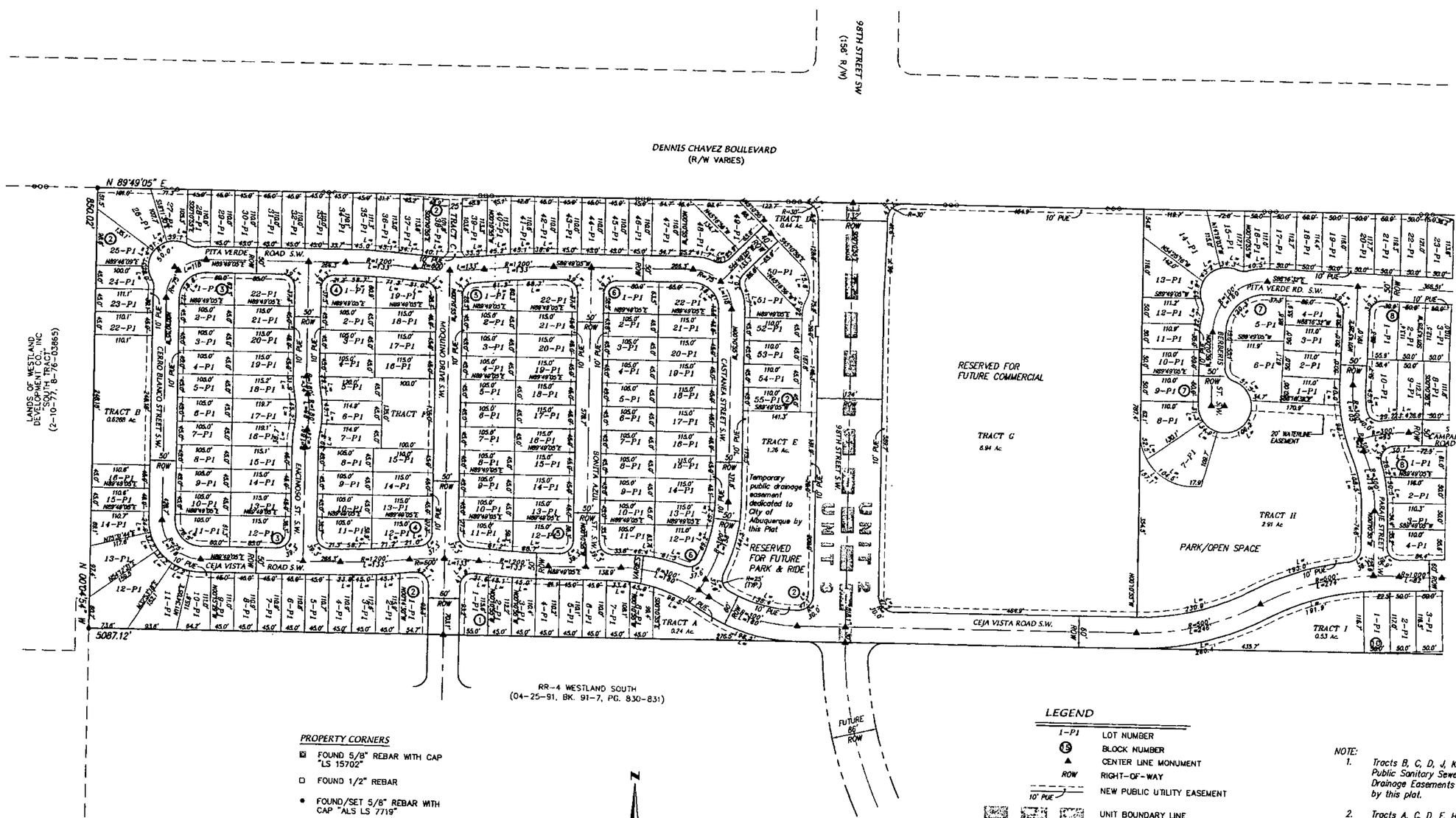
PRELIMINARY PLAT FOR

CEJA VISTA SUBDIVISION UNITS 1, 2 AND 3

WITHIN THE
TOWN OF ATRISCO GRANT
PROJECTED SECTION 9
TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
January, 2007

SEE SHEET 3 OF 3 FOR CONTINUATION



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- □ FOUND 1/2" REBAR
- • FOUND/SET 5/8" REBAR WITH CAP "ALS LS 7719"
- ○ FOUND 5/8" REBAR WITH CAP "LS 14733"

N

100' 50' 0 100' 200'

SCALE: 1" = 100'

LEGEND

- 1-P1 LOT NUMBER
- (15) BLOCK NUMBER
- ▲ CENTER LINE MONUMENT
- ROW RIGHT-OF-WAY
- 10' PUE NEW PUBLIC UTILITY EASEMENT
- UNIT BOUNDARY LINE

NOTE:

1. Tracts B, C, D, J, K, L, M, R, & S are Public Sanitary Sewer, Water and Storm Drainage Easements granted to the COA by this plat.
2. Tracts A, C, D, F, H, I, J, K, L, M, N, O, P, Q, & R are owned by and to be maintained by the Ceja Vista Home Association. Tracts B, C, D, J, K, L, M, R & S are Public Non-Vehicular Access Easements granted by this plat.
3. Tracts E, M & B is to be held and maintained by the subdivider until such time that it is conveyed or developed.

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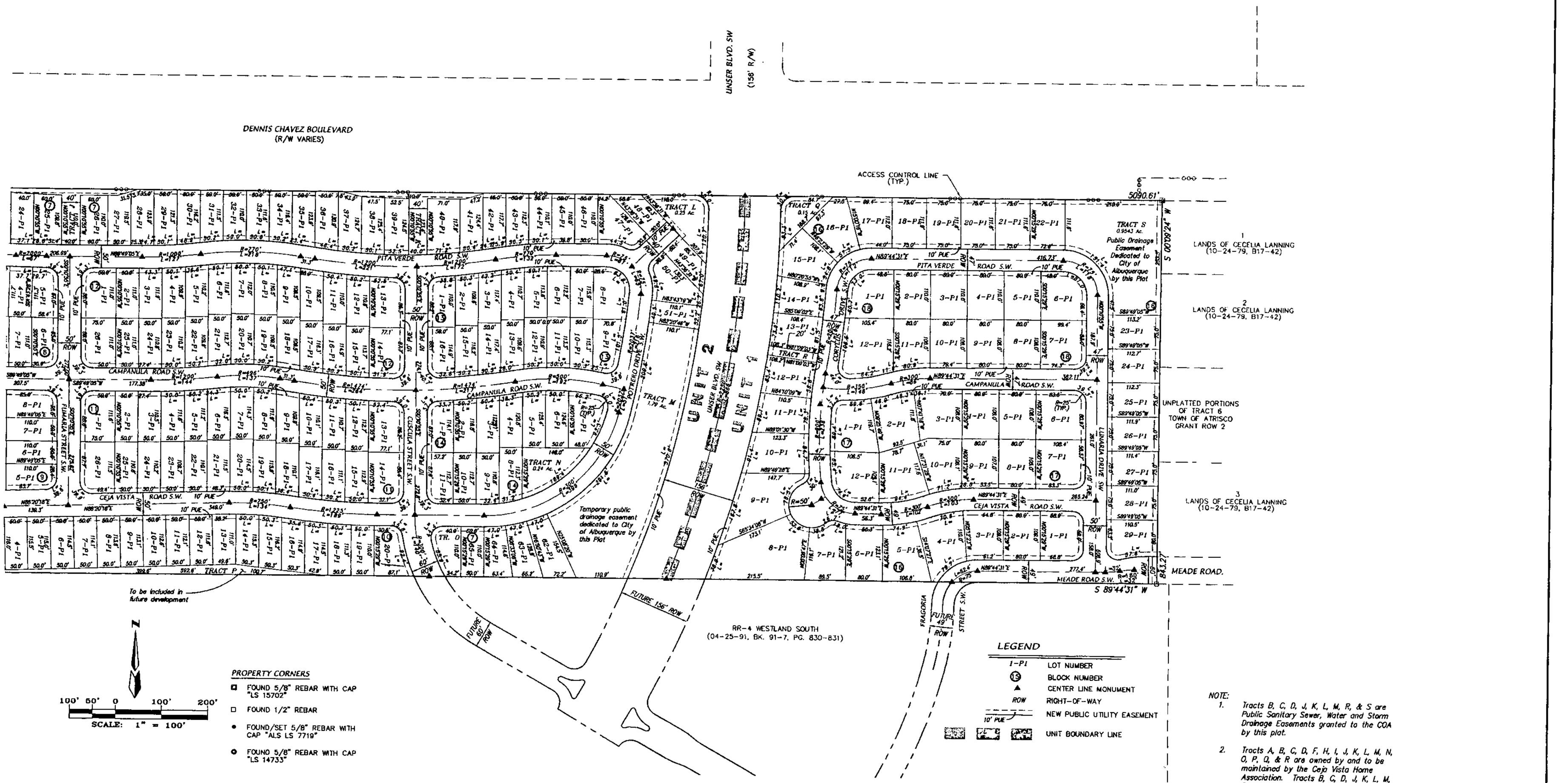
PRELIMINARY PLAT FOR

CEJA VISTA SUBDIVISION UNITS 1, 2 AND 3

WITHIN THE
TOWN OF ATRISCO GRANT
PROJECTED SECTION 9
TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
January, 2007

SEE SHEET 2 OF 3 FOR CONTINUATION



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NOTE:

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3. Tracts E, M & T is to be held and maintained by the subdivider until such time that it is conveyed or developed.

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OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

January 24, 2007

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

MARK GOODWIN & ASSOCIATES agent(s) for ALBUQUERQUE RIO BRAVO PARTNERS LLC request(s) the above action(s) for all or a portion of Tract(s) RR-3A, RR-3B, RR-3C, RR-3D and RR-3E, TOWN OF ATRISCO GRANT (to be known as **CEJA VISTA**) zoned SU-1, C-1, R-LT, located on DENNIS CHAVEZ BLVD SW, between MEADE AVE SE and 118TH ST SW containing approximately 99 acre(s). [REF: 05DRB-01460, 05DRB-01461] *[Deferred from 8/30/06 & 9/27/06 & 10/4/06 & 10/18/06 & 11/1/06 & 11/29/06 & 12/13/06 & 1/10/07 & 1/17/07]* (P-9)

At the January 24, 2007, Development Review Board meeting, the vacation was approved as shown on Exhibit B in the Planning file, subject to these findings and conditions:

FINDINGS:

1. The public welfare is in no way served by retaining the rights-of-way and/or easements.

2. There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

CONDITIONS:

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

With the signing of the infrastructure list dated 1/24/07 and approval of the grading plan engineer stamp dated 1/22/07 the preliminary plat was approved with the following condition of final plat:

Applicant must apply for a subdivision design variance and a sidewalk waiver for the stub streets when the final plat application is submitted.

OFFICIAL NOTICE OF DECISION

PAGE 2

A 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 February 8, 2007, in the manner described below.

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

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

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

Sheran Matson, AICP, DRB Chair

Cc: Albuquerque Rio Bravo Partners LLC, 6330 Riverside Plaza Lane, Suite 220, 87120
Mark Goodwin & Associates PA, P.O. Box 90606, 87199
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

Current DRC

Project Number 1004428

FIGURE 12

INFRASTRUCTURE LIST

(Rev. 9-06)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

Date Submitted: 10/25/2006

Date Site Plan Approved: N/A

Date Preliminary Plat Approved: 1/24/07

Date Preliminary Plat Expires: 1/24/08

DRB Project No.: 1004428

DRB Application No. 06-01119

ORIGINAL

Ceja Vista

PROPOSED NAME OF PLAT ~~AND/OR SITE DEVELOPMENT PLAN~~

Town of Atrisco Grant Township 9 North, Range 2 East, NMPM, Tracts RR-3-A, RR-3-B, RR-3-C, RR-3-D & RR-3-E, Westland South

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
			UNIT 1						
		26' FF	Res. Pvmt	Pita Verde Rd	Corylus Dr	Lunaria Dr	/	/	/
		4'	C & G (Both Sides) 4' Sidewalk (Both Sides)						
		26' FF	Res. Pvmt	Campanula Rd	Corylus Dr	Lunaria Dr	/	/	/
		4'	C & G (Both Sides) Sidewalk (Both Sides)						
		26' FF	Res. Pvmt	Ceja Vista Rd.	Corylus Dr.	Lunaria Dr.	/	/	/
		4'	C & G (Both Sides) Sidewalk (Both Sides)						
		26' FF	Res. Pvmt	Corylus Dr.	Ceja Vista	Pita Verde	/	/	/
		4'	C & G (Both Sides) Sidewalk (Both Sides)						
		26' FF	Res. Pvmt	Lunaria Dr.	Meade Ave	Pita Verde	/	/	/
		4'	C & G (Both Sides) Sidewalk (North Side Only)						
		28' FF	Res. Pvmt	Meade Rd.	Fragoria St.	East Property Line	/	/	/
		4'	C & G Sidewalk (Both Sides)						
		30' FF	Art. Pvmt	Unser Blvd.	Dennis Chavez	South PL	/	/	/
			C & G (East Side Only), Median Curb						
		6'	Sidewalk (East Side Only)						
		6'	Asphalt Trail	Tract E	Unser Blvd.	Corylus Dr.	/	/	/
		6'	Asphalt Trail	Tract S	Pita Verde Rd.	Dennis Chavez	/	/	/
			Water						
		8"	Water Line	Pita Verde Rd	Corylus Dr	Lunaria Dr.	/	/	/
		6"	Water Line	Campanula Rd	Corylus Dr.	Lunaria Dr.	/	/	/
		8"	Water Line	Ceja Vista Rd.	Corylus Dr.	Lunaria Dr.	/	/	/
		8"	Water Line	Tract R	Unser Blvd	Corylus Dr	/	/	/
		16"	Water Line	Unser Blvd	South PL	Dennis Chavez Blvd	/	/	/
		8"	Waterline	Meade Rd	Fragoria St	East Property Line	/	/	/
		8"	Waterline	Corylus Dr	Ceja Vista Rd	Pita Verde Rd	/	/	/
		8"	Waterline	Lunaria Dr	Meade Rd	Pita Verde Rd	/	/	/

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Const Engineer
			Sanitary Sewer						
		8"	SAS	Pita Verde	Corylis Dr.	Lunaria Dr.	/	/	/
		8"	SAS	Campanula Rd.	Corylus Dr.	Lunaria Dr	/	/	/
		8"	SAS	Ceja Vista	Corylus Dr.	Lunaria Dr.	/	/	/
		8"	SAS	Corylus Dr.	Ceja Vista	Pita Verde	/	/	/
		8"	SAS	Lunaria Dr.	Meade Rd.	Pita Verde	/	/	/
		8"	SAS	Tract S	Pita Verde	Dennis Chavez Blvd	/	/	/
			Storm Drain						
		24" to 48"	Storm Drain	Lunaria Dr.	Meade Rd.	Pita Verde Rd.	/	/	/
		18"	Storm Drain	Tract S	Tract S	Dennis Chavez	/	/	/
		2.7 Ac-Ft Public Pond w/ Low flow Channel (Work Order)		Tract s			/	/	/
		24" to 30"	Storm Drain	Dennis Chavez	Unser Blvd	Hubbel Channel	/	/	/
			Unit 1 County Improvements						
			1/4 Signal	Dennis Chavez/Unser Blvd.					
		12'	Art., Pvmt (W. Bound Lt Turn)	Dennis Chavez	Condeshire	150 ft. East	/	/	/
		12'	Art., Pvmt (E. Bound Lt Turn)	Dennis Chavez	Condeshire	75 ft. West	/	/	/
		28' FF	Res. Pvmt	Meade Rd.	East Property Line	Grace Vigil	/	/	/
		28'	Surface Pavement	Grace Vigil	Meade Rd	Dennis Chavez	/	/	/
		6'	Asphalt Trail	Dennis Chavez	Unser Blvd.	Dennis Chavez	/	/	/
		12'	Striping (W. Bound Lt Turn)	Dennis Chavez	Unser Blvd.	150 ft. East	/	/	/
		12'	Art., Pvmt (E. Bound Rt Turn)	Dennis Chavez	Unser Blvd	150 ft. West	/	/	/
			UNIT 2						
		28' FF	Res. Pvmt	Pita Verde	Berberis St.	Potrero Dr	/	/	/
		4'	C & G (Both Sides)						
		26' FF	Sidewalk (Both Sides) Res. Pvmt	Pita Verde	Potrero Dr	Tract L	/	/	/
		4'	C & G (Both Sides)						
		28' FF	Sidewalk (North Side Only) Res. Pvmt	Campanula Rd.	Paraje St	Potrero Dr.	/	/	/
		4'	C & G (Both Sides)						
		40' FF	Sidewalk (Both Sides) Res. Pvmt	Ceja Vista Rd.	98th Street	Fumaria St.	/	/	/
		6'	C & G (Both Sides)						
		28' FF	Sidewalk (Both Sides) Res. Pvmt	Ceja Vista Rd.	Fumaria St.	Potrero Dr.	/	/	/
		4'	C & G (Both Sides)						
		32' FF	Sidewalk (Both Sides) Res. Pvmt	Paraje St.	Ceja Vista Rd	Campanula Rd	/	/	/
		4'	C & G (East Side Only)						
		28' FF	Sidewalk (Both Sides) Res. Pvmt	Paraje St.	Campanula Rd	Pita Verde Rd.	/	/	/
		4'	C & G (Both Sides)						
		28' FF	Sidewalk (Both Sides) Res. Pvmt	Fumaria St.	Ceja Vista Rd	Pita Verde Rd	/	/	/
		4'	C & G (Both Sides)						
			Sidewalk (Both Sides)						

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
			UNIT 2						
		28' FF	Res. Pvmt C & G (Both Sides) Sidewalk (Both Sides)	Cuscula	Ceja Vista Rd.	Pita Verde Rd.	/	/	/
		4' 28' FF	Res. Pvmt C & G Sidewalk (South Side)	Potrero Dr.	Ceja Vista Rd.	Pita Verde Rd.	/	/	/
		4' 28' FF	Res. Pvmt C & G (Both Sides) Sidewalk (Both Sides)	Berberis St.	Tract H	Pita Verde Rd.	/	/	/
		4' 60' FF	Art. Pvmt C & G (Both Sides), Median Curb Sidewalk (Both Sides)	98th St.	Ceja Vista Rd.	Dennis Chavez Blvd	/	/	/
		6' 30' FF	Art. Pvmt C & G (West Side Only), Median Curb Sidewalk (West Side Only)	Unser Blvd.	South PL	Dennis Chavez Blvd	/	/	/
		6'	Asphalt Trail	Tract I	Pita Verde Rd	Unser Blvd	/	/	/
		6'	Asphalt Trail	Tract K	Pita Verde Rd.	Dennis-Chavez	/	/	/
		6'	Asphalt Trail	Tract J	Pita Verde Rd	Dennis Chavez	/	/	/
		6'	Asphalt Trail	Tract H	Paraje St	Berberis St.	/	/	/
		6'	Asphalt Trail	Tract H	Berberis St.	Ceja Vista Rd.	/	/	/
			Water						
		6"	Water Line (2WR)	Pita Verde Rd.	Berberis St	Paraje St	/	/	/
		4"	Water Line (1W)	Pita Verde Rd.	Berberis St.	Paraje St.	/	/	/
		12"	Water Line (2WR)	Pita Verde Rd.	Paraje St.	Fumaria St.	/	/	/
		8"	Water Line (1W)	Pita Verde Rd.	Paraje St	Unser Blvd.	/	/	/
		6"	Water Line	Campanula Rd.	Paraje St.	Potrero Dr	/	/	/
		12"	Water Line (2WR)	Ceja Vista Rd.	98th Street	Paraje St.	/	/	/
		8"	Water Line	Ceja Vista Rd.	Paraje St.	Potrero Dr.	/	/	/
		12"	Water Line (2WR)	Paraje St.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
		8"	Water Line (1W)	Paraje St.	Ceja Vista Rd.	Pita Verde Rd.	/	/	/
		6"	Water Line (2WR)	Berberis St.	Tract H	Pita Verde Rd.	/	/	/
		6"	Water Line (2WR)	Tract H	Berberis St.	Paraje St.	/	/	/
		6"	Water Line	Fumaria St.	Ceja Vista Rd.	Campanula Rd.	/	/	/
		8"	Water Line	Cuscula St.	Ceja Vista Rd.	South Property Line	/	/	/
		8"	Water Line	Potrero Dr.	Ceja Vista Rd.	Pita Verde Rd.	/	/	/
		12"	Water Line (2WR)	Dennis-Chavez	Fumaria St.	Unser Blvd	/	/	/
		12"	Water Line (2WR)	Unser Blvd.	S. Dennis Chavez	N. Dennis Chavez	/	/	/
			Sanitary Sewer						
		8"	SAS	Pita Verde Rd	Berberis St	Unser Blvd.	/	/	/
		8"	SAS	Campanula Rd.	Berberis St	Potrero Dr.	/	/	/
		8"	SAS	Ceja Vista Dr	98th Street	Potrero Dr	/	/	/
		8"	SAS	Paraje St.	Ceja Vista Rd	Pita Verde Rd.	/	/	/
		8"	SAS	Fumaria	Ceja Vista Rd	Pita Verde Rd	/	/	/
		8"	SAS	Cuscula St.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
		8"	SAS	Potrero Dr	Ceja Vista Rd	Pita Verde Rd	/	/	/

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Const Engineer
			Storm Drain						
		30" to 48"	Storm Drain	Ceja Vista Rd.	Tract G	Unser Blvd.	/	/	/
		24" to 30"	Storm Drain	Cuscula St.	Ceja Vista Dr.	Pita Verde Rd.	/	/	/
		18" to 36"	Storm Drain	Potrero Dr.	Ceja Vista	Pita Verde	/	/	/
		18" to 24"	Storm Drain	Pita Verde Rd.	Lot 10	Cuscula St.	/	/	/
		24"	Storm Drain	Dennis-Chavez	200' W. of Unser	Unser Blvd.	/	/	/
		9.0 Ac-Ft Temp Retention Pond w/ A & C		Tract M			/	/	/
		2.4 Ac-Ft Temp Retention Pond w/ A & C		Tract B			/	/	/
		4.4 ac-ft Temp Retention Pond w/ A & C		Tract E			/	/	/
			Unit 2 County Improvements						
			1/4 Signal	Dennis-Chavez/Unser Blvd.					
			1/4 Signal	Dennis-Chavez/98th Street					
		6'	Asphalt Trail	Dennis-Chavez	98th St	Unser Blvd.	/	/	/
		6'	Surface Pvmt (Bike Lane)	Dennis-Chavez	98th St. W. Pl.	Unser Blvd. E. Pl.	/	/	/
		12'	Art. Pvmt (E. Bound Rt Turn)	Dennis-Chavez	98th Street	150 ft. West	/	/	/
		12'	Striping (W. Bound Lt Turn)	Dennis-Chavez	98th Street	150 ft. East	/	/	/
		12'	Art.. Pvmt (S. Bound Lt Turn)	98th Street	Dennis-Chavez	150 ft. North	/	/	/
			C & G (East Side)						
			UNIT 3						
		28' FF	Res. Pvmt	Ceja Vista	Cerro Blanco St	Castanea St.	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides)						
		28' FF	Res. Pvmt	Pita Verde	Cerro Blanco St.	Castanea St.	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides)						
		26' FF	Res. Pvmt	Pita Verde	Castanea St.	Tract D	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (North Side Only)						
		40' FF	Res. Pvmt	Ceja Vista Rd.	Castanea St.	98th St.	/	/	/
			C & G (Both Sides)						
		6'	Sidewalk (Both Sides)						
		28' FF	Res. Pvmt	Cerro Blanco St.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides)						
		28' FF	Res. Pvmt	Encinoso St.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides)						
		28' FF	Res. Pvmt	Moquino Dr.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides)						
		40' FF	Res. Pvmt	Moquino Dr	Ceja Vista Rd	South Pl	/	/	/
			C & G (Both Sides)						
		6'	Sidewalk (Both Sides)						
		28' FF	Res. Pvmt	Bonita Azul St	Ceja Vista Rd.	Pita Verde Rd	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides)						
		32'	Res. Pvmt	Castanea St.	Ceja Vista Rd	Pita Verde Rd	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides)						
			1/4 Signal	Dennis Chavez/98th Street					

Status

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
			Water						
		10"	Water Line	Pita Verde Rd.	Cerro Blanco St	98th Street	/	/	/
		8"	Water Line	Ceja Vista Rd.	Cerro Blanco St.	98th Street	/	/	/
		8" to 10"	Water Line	Cerro Blanco St	Ceja Vista Rd.	Pita Verde Rd	/	/	/
		8"	Water Line	Encinoso St.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
		8"	Water Line	Moquino Dr.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
		8"	Water Line	Bonita Azul St	Ceja Vista Rd.	Pita Verde Rd	/	/	/
		8"	Water Line	Castanea St.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
		12"	Water Line	APS Site/W. of Unit 3	N. Dennis Chavez	Paakrewee Pt.	/	/	/
		12"	Water Line(Including PRV Station)	Tract B	Cerro Blanco St.	E. Edge APS Site	/	/	/
		12"	Water Line	Dennis Chavez	West Edge of Unit 3	118th Street (E. Side)	/	/	/
			Sanitary Sewer						
		8"	SAS	Pita Verde Rd.	Cerro Blanco St	98th Street	/	/	/
		8"	SAS	Ceja Vista Rd.	Cerro Blanco St.	Castanea St.	/	/	/
		8"	SAS	Cerro Blanco St.	Ceja Vista Rd	Pita Verde Rd	/	/	/
		8"	SAS	Encinoso St.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
		8"	SAS	Moquino Dr.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
		8"	SAS	Bonita Azul St.	Ceja Vista Rd	Pita Verde Rd	/	/	/
		8"	SAS	Castanea St.	Ceja Vista Rd	Pita Verde Rd	/	/	/
		8"	SAS	Pita Verde Rd.	Cerro Blanco St.	98th Street	/	/	/
		8"	SAS	Ceja Vista Rd.	Cerro Blanco St.	Castanea St	/	/	/
		8"	SAS	Cerro Blanco St.	Ceja Vista Rd	Pita Verde Rd	/	/	/
		8"	SAS	Encinoso St	Ceja Vista Rd	Pita Verde Rd	/	/	/
		8"	SAS	Moquino Dr.	Ceja Vista Rd	Pita Verde Rd	/	/	/
		8"	SAS	Bonita Azul St.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
		8"	SAS	Castanea St.	Ceja Vista Rd	Pita Verde Rd	/	/	/
			Storm Drain						
		24" to 42"	Storm Drain	Ceja Vista	Encinoso St	98th Street	/	/	/
		4.4 ac-ft	Temp Retention Pond w/ A & C	Tract E			/	/	/
		2.4 Ac-Ft	Temp Retention Pond w/ A & C	Tract B			/	/	/

*Off-Site Improvements will be constructed with the first Unit built

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and User Department are required prior to DRB approval of this listing. The items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cost Engineer
							/	/	/
							/	/	/

Approval of Creditable Items:

Impact Fee Administrator Signature Date

Approval of Creditable Items:

City User Dept. Signature Date

NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.

Street lights per City rquirements.

1. Landscaping Maintenance Agreement for landscaping in the public right-of way
2. Walls & landscaping certification from registered engineer and/or registered landscape architect required prior to release of financial guarantees.
3. Development Agreement w/ ABCWUA including Don Reservoir as a condition of Final Plats
4. Engineers certification of the grading plan required for release of SIA.
5.

AGENT / OWNER

Scott Medina
NAME (print)

Mark Goodwin & Associates, PA
FIRM

K. Scott Medina 1/24/07
SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

[signature] 01/24/07
DRB CHAIR - date

[signature] 1-24-07
TRANSPORTATION DEVELOPMENT - date

[signature] 1/24/07
UTILITY DEVELOPMENT - date

Bradley D. Bingham 1/24/07
CITY ENGINEER - date

[signature] 01/24/07
PARKS & GENERAL RECREATION - date

_____
AMAFCA - date

_____ - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

Current DRC

Project Number 1004428

FIGURE 12

Date Submitted: 10/25/2006
Date Site Plan Approved: N/A
Date Preliminary Plat Approved: 1/24/07
Date Preliminary Plat Expires: 1/24/08
DRB Project No.: 1004428
DRB Application No.: 06-0119

ORIGINAL

INFRASTRUCTURE LIST

(Rev 9-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

Ceja Vista

PROPOSED NAME OF PLAT ~~AND/OR SITE DEVELOPMENT PLAN~~

Town of Atrisco Grant Township 9 North, Range 2 East, NMPM, Tracts RR-3-A, RR-3-B, RR-3-C, RR-3-D & RR-3-E, Westland South

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
			UNIT 1						
		26' FF	Res. Pvmt	Pita Verde Rd.	Corylus Dr.	Lunaria Dr.	/	/	/
			C & G (Both Sides)						
		4'	4' Sidewalk (Both Sides)						
		26' FF	Res. Pvmt	Campanula Rd.	Corylus Dr.	Lunaria Dr.	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides)						
		26' FF	Res. Pvmt	Ceja Vista Rd.	Corylus Dr.	Lunaria Dr.	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides)						
		26' FF	Res. Pvmt	Corylus Dr.	Ceja Vista	Pita Verde	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides)						
		26' FF	Res. Pvmt	Lunaria Dr.	Meade Ave.	Pita Verde	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (~~North Side Only~~ BOTH SIDES)						
		28' FF	Res. Pvmt	Meade Rd.	Fragoria St.	East Property Line	/	/	/
			C & G						
		4'	Sidewalk (~~Both Sides~~ NORTH SIDE ONLY)						
		30' FF	Art. Pvmt	Unser Blvd.	Dennis-Chavez	South PL	/	/	/
			C & G (East Side [redacted]), Median Curb						
		6'	Sidewalk (East Side Only)						
		6'	Asphalt Trail	Tract E	Unser Blvd.	Corylus Dr.	/	/	/
		6'	Asphalt Trail	Tract S	Pita Verde Rd.	Dennis-Chavez	/	/	/
			Water						
		8"	Water Line	Pita Verde Rd	Corylus Dr.	Lunaria Dr.	/	/	/
		6"	Water Line	Campanula Rd.	Corylus Dr.	Lunaria Dr.	/	/	/
		8"	Water Line	Ceja Vista Rd.	Corylus Dr.	Lunaria Dr.	/	/	/
		8"	Water Line	Tract R	Unser Blvd	Corylus Dr.	/	/	/
		16"	Water Line	Unser Blvd	South PL	Dennis-Chavez Blvd	/	/	/
		8"	Waterline	Meade Rd.	Fragoria St.	East Property Line	/	/	/
		8"	Waterline	Corylus Dr.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
		8"	Waterline	Lunaria Dr.	Meade Rd.	Pita Verde Rd	/	/	/

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
			Sanitary Sewer						
		8"	SAS	Pita Verde	Corylus Dr.	Lunaria Dr.	/	/	/
		8"	SAS	Campanula Rd.	Corylus Dr.	Lunaria Dr.	/	/	/
		8"	SAS	Ceja Vista	Corylus Dr.	Lunaria Dr.	/	/	/
		8"	SAS	Corylus Dr.	Ceja Vista	Pita Verde	/	/	/
		8"	SAS	Lunaria Dr.	Meade Rd.	Pita Verde	/	/	/
		8"	SAS	Tract S	Pita Verde	Dennis-Chavez Blvd	/	/	/
			Storm Drain						
		24" to 48"	Storm Drain	Lunaria Dr.	Meade Rd.	Pita Verde Rd.	/	/	/
		18"	Storm Drain	Tract S	Tract S	Dennis-Chavez	/	/	/
		2.7 Ac-Ft	Public Pond w/ Low flow Channel (Work Order)	Tract s			/	/	/
		24" to 30"	Storm Drain	Dennis-Chavez	Unser Blvd.	Hubbel Channel	/	/	/
			Unit 1 County Improvements						
			1/4 Signal	Dennis-Chavez/Unser Blvd.			/	/	/
		12'	Art.. Pvmt (W. Bound Lt Turn)	Dennis-Chavez	Condeshire	150 ft. East	/	/	/
		12'	Art.. Pvmt (E. Bound Lt Turn)	Dennis-Chavez	Condeshire	75 ft. West	/	/	/
		28' FF	Res. Pvmt	Meade Rd.	East Property Line	Grace Vigil	/	/	/
		28'	Surface Pavement	Grace Vigil	Meade Rd.	Dennis-Chavez	/	/	/
		6'	Asphalt Trail	Dennis-Chavez	Unser Blvd.	Dennis-Chavez	/	/	/
		12'	Striping (W. Bound Lt Turn)	Dennis-Chavez	Unser Blvd.	150 ft. East	/	/	/
		12'	Art.. Pvmt (E. Bound Rt Turn)	Dennis-Chavez	Unser Blvd.	150 ft. West	/	/	/
			UNIT 2						
		28' FF	Res. Pvmt	Pita Verde	Berberis St.	Potrero Dr.	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides)						
		26' FF	Res. Pvmt	Pita Verde	Potrero Dr.	Tract L	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (North Side Only)						
		28' FF	Res. Pvmt	Campanula Rd.	Paraje St.	Potrero Dr.	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides)						
		40' FF	Res. Pvmt	Ceja Vista Rd.	98th Street	Fumaria St.	/	/	/
			C & G (Both Sides)						
		6'	Sidewalk (Both Sides)						
		28' FF	Res. Pvmt	Ceja Vista Rd.	Fumaria St.	Potrero Dr.	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides)						
		32' FF	Res. Pvmt	Paraje St.	Ceja Vista Rd	Campanula Rd.	/	/	/
			C & G (East Side Only)						
		4'	Sidewalk ~~(Both Sides)~~ (EASTSIDE ONLY) 1						
		28' FF	Res. Pvmt	Paraje St.	Campanula Rd.	Pita Verde Rd.	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides)						
		28' FF	Res. Pvmt	Fumaria St.	Ceja Vista Rd.	Pita Verde Rd.	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides)						

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
			UNIT 2						
		28' FF	Res. Pvmt	Cuscula	Ceja Vista Rd.	Pita Verde Rd.	/	/	/
		4'	C & G (Both Sides) Sidewalk (Both Sides)						
		28' FF	Res. Pvmt	Potrero Dr.	Ceja Vista Rd.	Pita Verde Rd.	/	/	/
		4'	C & G Sidewalk (South Side)						
		28' FF	Res. Pvmt	Berberis St.	Tract H	Pita Verde Rd.	/	/	/
		4'	C & G (Both Sides) Sidewalk (Both Sides)						
		60' FF	Art. Pvmt	98th St.	Ceja Vista Rd.	Dennis Chavez Blvd	/	/	/
		6'	C & G (Both Sides), Median Curb Sidewalk (Both Sides)						
		30' FF	Art. Pvmt	Unser Blvd.	South PL	Dennis Chavez Blvd	/	/	/
		6'	C & G (West Side Only), Median Curb Sidewalk (West Side Only)						
		6'	Asphalt Trail	Tract L	Pita Verde Rd.	Unser Blvd.	/	/	/
		6'	Asphalt Trail	Tract K	Pita Verde Rd.	Dennis-Chavez	/	/	/
		6'	Asphalt Trail	Tract J	Pita Verde Rd.	Dennis-Chavez	/	/	/
		6'	Asphalt Trail	Tract H	Paraje St	Berberis St.	/	/	/
		6'	Asphalt Trail	Tract H	Berberis St.	Ceja Vista Rd.	/	/	/
			Water						
		6"	Water Line (2WR)	Pita Verde Rd.	Berberis St.	Paraje St.	/	/	/
		4"	Water Line (1W)	Pita Verde Rd.	Berberis St.	Paraje St.	/	/	/
		12"	Water Line (2WR)	Pita Verde Rd.	Paraje St.	Fumaria St.	/	/	/
		8"	Water Line (1W)	Pita Verde Rd.	Paraje St.	Unser Blvd.	/	/	/
		6"	Water Line	Campanula Rd.	Paraje St.	Potrero Dr.	/	/	/
		12"	Water Line (2WR)	Ceja Vista Rd.	98th Street	Paraje St.	/	/	/
		8"	Water Line	Ceja Vista Rd.	Paraje St.	Potrero Dr.	/	/	/
		12"	Water Line (2WR)	Paraje St.	Ceja Vista Rd.	Pita Verde Rd.	/	/	/
		8"	Water Line (1W)	Paraje St.	Ceja Vista Rd.	Pita Verde Rd.	/	/	/
		6"	Water Line (2WR)	Berberis St.	Tract H	Pita Verde Rd.	/	/	/
		6"	Water Line (2WR)	Tract H	Berberis St.	Paraje St.	/	/	/
		6"	Water Line	Fumaria St.	Ceja Vista Rd.	Campanula Rd.	/	/	/
		8"	Water Line	Cuscula St.	Ceja Vista Rd.	South Property Line	/	/	/
		8"	Water Line	Potrero Dr.	Ceja Vista Rd.	Pita Verde Rd.	/	/	/
		12"	Water Line (2WR)	Dennis-Chavez	Fumaria St.	Unser Blvd.	/	/	/
		12"	Water Line (2WR)	Unser Blvd.	S. Dennis-Chavez	N. Dennis-Chavez	/	/	/
			Sanitary Sewer						
		8"	SAS	Pita Verde Rd.	Berberis St.	Unser Blvd.	/	/	/
		8"	SAS	Campanula Rd.	Berberis St.	Potrero Dr.	/	/	/
		8"	SAS	Ceja Vista Dr.	98th Street	Potrero Dr.	/	/	/
		8"	SAS	Paraje St.	Ceja Vista Rd.	Pita Verde Rd.	/	/	/
		8"	SAS	Fumaria	Ceja Vista Rd.	Pita Verde Rd.	/	/	/
		8"	SAS	Cuscula St.	Ceja Vista Rd.	Pita Verde Rd.	/	/	/
		8"	SAS	Potrero Dr.	Ceja Vista Rd.	Pita Verde Rd.	/	/	/

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
			Storm Drain						
		30" to 48"	Storm Drain	Ceja Vista Rd.	Tract G	Unser Blvd.	/	/	/
		24" to 30"	Storm Drain	Cuscula St.	Ceja Vista Dr.	Pita Verde Rd.	/	/	/
		18" to 36"	Storm Drain	Potrero Dr.	Ceja Vista	Pita Verde	/	/	/
		18" to 24"	Storm Drain	Pita Verde Rd.	Lot 10	Cuscula St.	/	/	/
		24"	Storm Drain	Dennis-Chavez	200' W. of Unser	Unser Blvd.	/	/	/
		9.0 Ac-Ft Temp Retention Pond w/ A & C		Tract M			/	/	/
		~~2.4 Ac-Ft Temp Retention Pond w/ A & C~~		~~Tract B~~ REMOVED			/	/	/
		4.4 ac-ft Temp Retention Pond w/ A & C		Tract E			/	/	/
			Unit 2 County Improvements						
			1/4 Signal	Dennis-Chavez/Unser Blvd.					
			1/4 Signal	Dennis-Chavez/98th Street					
		6'	Asphalt Trail	Dennis-Chavez	98th St	Unser Blvd.	/	/	/
		6'	Surface Pvmt (Bike Lane)	Dennis-Chavez	98th St. W. PL	Unser Blvd. E. PL	/	/	/
		12'	Art.. Pvmt (E. Bound Rt Turn)	Dennis-Chavez	98th Street	150 ft. West	/	/	/
		12'	Striping (W. Bound Lt. Turn)	Dennis-Chavez	98th Street	150 ft. East	/	/	/
		12'	Art.. Pvmt (S. Bound Lt Turn)	98th Street	Dennis-Chavez	150 ft. North	/	/	/
			C & G (East Side)						
			UNIT 3						
		28' FF	Res. Pvmt	Ceja Vista	Cerro Blanco St.	Castanea St.	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides)						
		28' FF	Res. Pvmt	Pita Verde	Cerro Blanco St.	Castanea St.	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides)						
		26' FF	Res. Pvmt	Pita Verde	Castanea St.	Tract D	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (North Side Only)						
		40' FF	Res. Pvmt	Ceja Vista Rd.	Castanea St.	98th St.	/	/	/
			C & G (Both Sides)						
		6'	Sidewalk (Both Sides)						
		28' FF	Res. Pvmt	Cerro Blanco St.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides)						
		28' FF	Res. Pvmt	Encinoso St.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides)						
		28' FF	Res. Pvmt	Moquino Dr.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides)						
		40' FF	Res. Pvmt	Moquino Dr.	Ceja Vista Rd.	South PL	/	/	/
			C & G (Both Sides)						
		6'	Sidewalk (Both Sides)						
		28' FF	Res. Pvmt	Bonita Azul St.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides)						
		32'	Res. Pvmt	Castanea St.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides)						
			1/4 Signal	Dennis-Chavez/98th Street					

(rev. 9-05)

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
			Water						
		10"	Water Line	Pita Verde Rd.	Cerro Blanco St.	98th Street	/	/	/
		8"	Water Line	Ceja Vista Rd,	Cerro Blanco St.	98th Street	/	/	/
		8" to 10"	Water Line	Cerro Blanco St.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
		8"	Water Line	Encinoso St.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
		8"	Water Line	Moquino Dr.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
		8"	Water Line	Bonita Azul St.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
		8"	Water Line	Castanea St.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
		12"	Water Line	APS Site/W. of Unit 3	N. Dennis-Chavez	Paakrewee PL	/	/	/
		12"	Water Line(Including PRV Station)	Tract B	Cerro Blanco St.	E. Edge APS Site	/	/	/
		12"	Water Line	Dennis-Chavez	West Edge of Unit 3	118th Street (E. Side)	/	/	/
			Sanitary Sewer						
		8"	SAS	Pita Verde Rd.	Cerro Blanco St.	98th Street	/	/	/
		8"	SAS	Ceja Vista Rd,	Cerro Blanco St.	Castanea St.	/	/	/
		8"	SAS	Cerro Blanco St.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
		8"	SAS	Encinoso St.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
		8"	SAS	Moquino Dr.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
		8"	SAS	Bonita Azul St.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
		8"	SAS	Castanea St.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
		8"	SAS	Pita Verde Rd.	Cerro Blanco St.	98th Street	/	/	/
		8"	SAS	Ceja Vista Rd,	Cerro Blanco St.	Castanea St.	/	/	/
		8"	SAS	Cerro Blanco St.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
		8"	SAS	Encinoso St.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
		8"	SAS	Moquino Dr.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
		8"	SAS	Bonita Azul St.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
		8"	SAS	Castanea St.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
			Storm Drain						
		24" to 42"	Storm Drain	Ceja Vista	Encinoso St.	98th Street	/	/	/
		4.4 ac-ft Temp Retention Pond w/ A & C		Tract E			/	/	/
		2.4 Ac-Ft Temp Retention Pond w/ A & C		Tract B			/	/	/

*Off-Site Improvements will be constructed with the first Unit built

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
							/	/	/
							/	/	/

Approval of Creditable Items:

Impact Fee Admistrator Signature Date

Approval of Creditable Items:

City User Dept. Signature Date

NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.

Street lights per City rquirements.

1 Landscaping Maintenance Agreement for landscaping in the public right-of-way

2 Walls & landscaping certification from registered engineer and/or registered landscape architect required prior to release of financial guarantees.

3 Development Agreement w/ ABCWUA including Don Reservoir as a condition of Final Plats

4 Engineers certification of the grading plan required for release of SIA.

5 A SIDEWALKS ARE DEFERRED ON ALL LOT FRONTAGES PER S.WALK DEFERRAL EXHIBIT

AGENT / OWNER

Scott Medina
NAME (print)

Mark Goodwin & Associates, PA
FIRM

K. Scott Medina 1/24/07
SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

S Matson 01/24/07
DRB CHAIR - date

Christina Sandoval 1/24/07
PARKS & GENERAL RECREATION - date

1-24-07
TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

Roger A Green 1/24/07
UTILITY DEVELOPMENT - date

_____ - date

Bradley L. Bingham 1/24/07
CITY ENGINEER - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER
1	5-2-07	[signature]	[signature]	Scott Medina
2	8-31-07	G Woodall	[signature] / Brad Bi[illegible]	Scott Medina

(rev. 9-05)

F:\1-Projects\2004\A04095 - Ceja Vista\Infrastructure List (1-22).xls

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION — **S**
- ✓ Major Subdivision action
- ____ Minor Subdivision action
- ✓ Vacation — **V**
- ____ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN — **P**
- ____ for Subdivision Purposes
- ____ for Building Permit
- ____ IP Master Development Plan
- ____ Cert. of Appropriateness (LUCC) — **L**

STORM DRAINAGE — **D**
- ____ Storm Drainage Cost Allocation Plan

Z **ZONING & PLANNING**
- ____ Annexation
- ____ County Submittal
- ____ EPC Submittal
- ____ Zone Map Amendment (Establish or Change Zoning)
- ____ Sector Plan **(Phase I, II, III)**
- ____ Amendment to Sector, Area, Facility or Comprehensive Plan
- ____ Text Amendment (Zoning Code/Sub Regs)
- ____ Street Name Change (Local & Collector)

A **APPEAL / PROTEST of...**
- ____ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 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: Albuquerque Rio Bravo Partners, LLC PHONE: (505) 440-7262

ADDRESS: 6330 Riverside Plaza Lane, Suite 220 FAX: ____

CITY: Albuquerque STATE NM ZIP 87120 E-MAIL: ____

Proprietary interest in site: Owner **List all owners:** ____

AGENT (if any): Mark Goodwin & Associates, PA PHONE: (505) 828-2200

ADDRESS: P.O. Box 90606 FAX: (505) 797-9539

CITY: Albuquerque STATE NM ZIP 87199 E-MAIL: smedina@goodwinengineers.com

DESCRIPTION OF REQUEST: ~~Preliminary Plat Approval, Sidewalk Waiver~~ & Vacation of Public Roadway Easement for Ceja Vista Dam

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. ~~RR-3A~~, RR-3B, ~~RR-3C~~, RR-3D, ~~RR-3E~~ Block: ____ Unit: ____

Subdiv. / Addn. Ceja Vista / Town of Atrisco Grant

Current Zoning: SU-1 / C-1, RLT Proposed zoning: same

Zone Atlas page(s): P-9- No. of **existing** lots: ____ No. of **proposed** lots: 403

Total area of site (acres): 98.907 Density if applicable: dwellings per gross acre: ____ dwellings per net acre: ____

Within city limits? ✓ Yes. No___, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? No

UPC No. See Attached MRGCD Map No. ____

LOCATION OF PROPERTY BY STREETS: On or Near: Dennis Chavez Blvd SW

Between: Meade Ave SW and 118th Street SW

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): # 1004428

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

SIGNATURE ____ DATE ____

(Print) Scott Medina, PE ___ Applicant ✓ Agent

FOR OFFICIAL USE ONLY Form revised 4/04

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

Application case numbers 07DRB-____-70378

Hearing date 12/05/07

Action	S.F.	Fees
VPE	V	$ 45.00
APV	___	$ 75.00
CME	___	$ 20.00
____	___	$ ____
____	___	$ ____
		Total $ 140.00

Sandy Handley 11/09/07

Project # 1004428

FORM V: SUBDIVISION VARIANCES & VACATIONS

☐ BULK LAND VARIANCE (PUBLIC HEARING CASE)

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

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

☐ VACATION OF PUBLIC RIGHT-OF-WAY

☒ VACATION OF PUBLIC EASEMENT (DRB 27)

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

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB Public hearings are approximately ONE MONTH after the filing deadline. <u>Your attendance is required.</u>

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

☐ SIDEWALK DESIGN VARIANCE

☐ SIDEWALK WAIVER

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

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

☒ TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

☐ EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

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

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

☐ VACATION OF PRIVATE EASEMENT

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

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. <u>Your attendance is required.</u>

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

Scott Medina
Applicant name (print)

Scott Medina
Applicant signature / date

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

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

Application case numbers
07DRB - 70378
- -
- -

Sandy Handley 11/09/07
Planner signature / date

Project # 1004428

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 NOVEMBER 20, 2007 To DECEMBER 5, 2007

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.

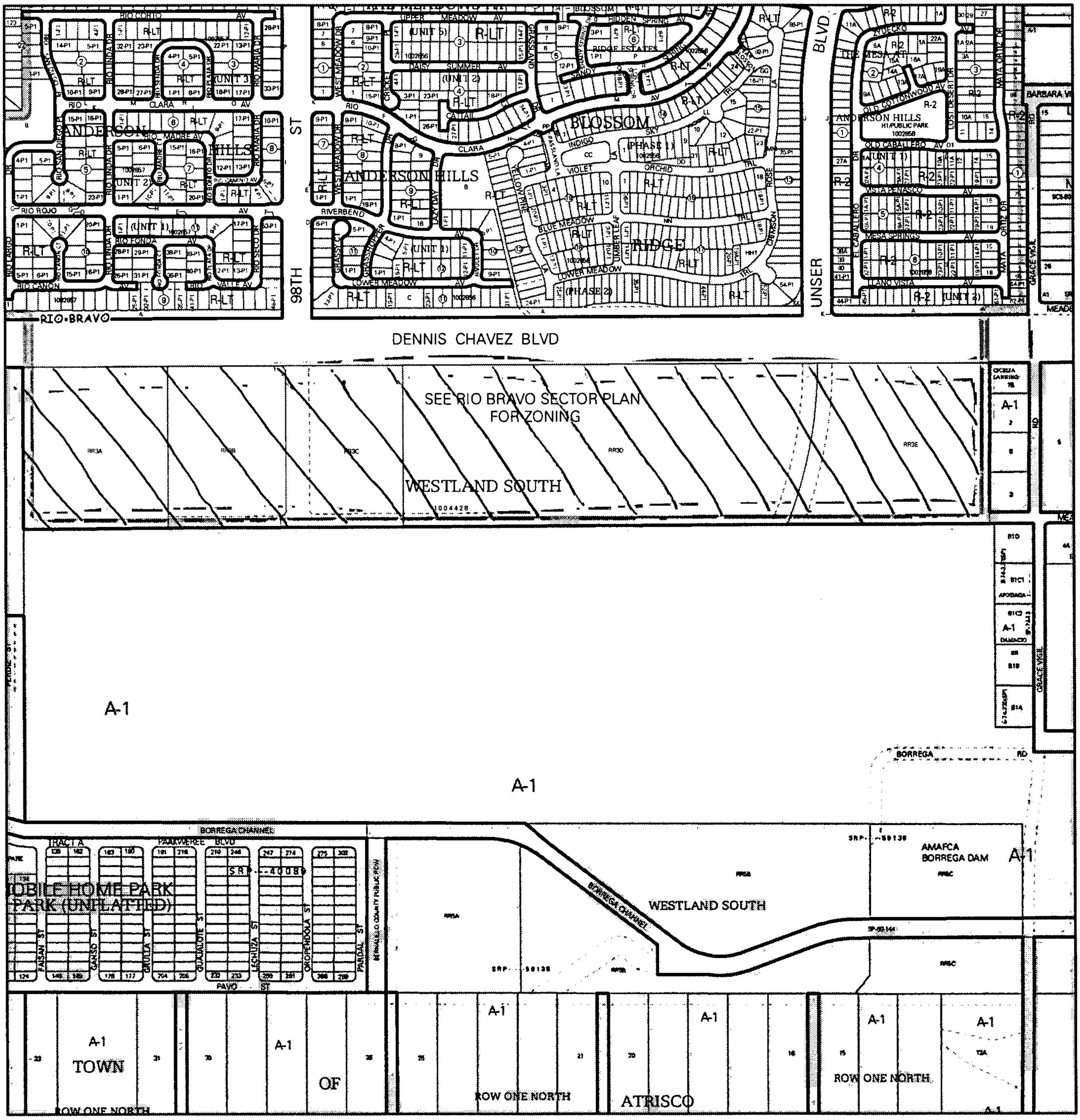
I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

Elizabeth Mast for Mark Goodwin — 11-9-07
(Applicant or Agent) (Date)

I issued 1 signs for this application, 11/09/07 (Date) Sandy Handley (Staff Member)

DRB PROJECT NUMBER: 1004428

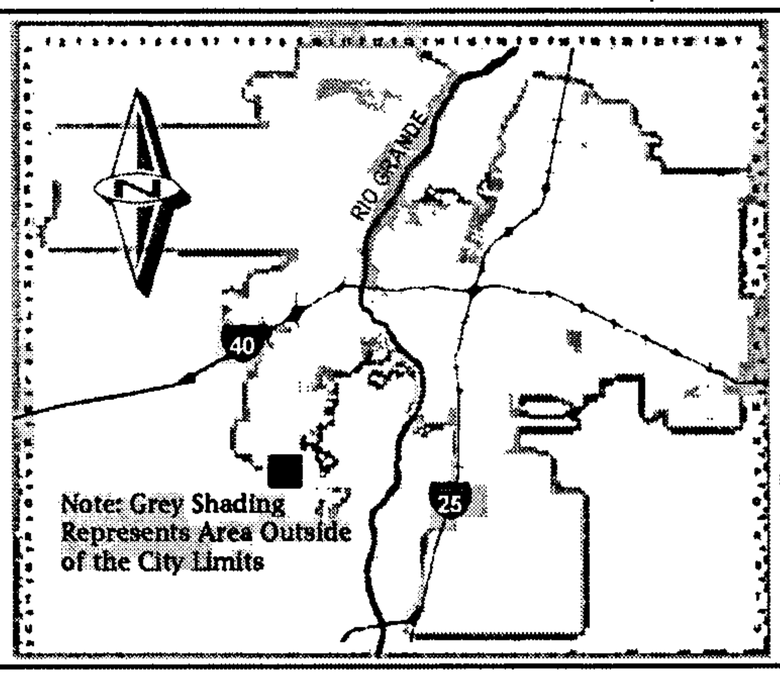
Rev. 1/11/05



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

Albuquerque Geographic Information System

Map amended through: 9/6/2007



Zone Atlas Page:

P-09-Z

Selected Symbols

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

0 750 1,500 Feet

D. Mark Goodwin & Associates, P.A.
Consulting Engineers
P.O. BOX 90606, ALBUQUERQUE,NM 87199
(505) 828-2200 FAX 797-9539

November 7, 2007

Ms. Sheran Matson
DRB Chair
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

Re: Ceja Vista Subdivision (Tracts RR-3-A thru RR-3-E) – DRB# 1004428

Dear Ms. Matson:

Attached hereto, is our request for vacation of a public roadway easement for the above referenced project. The existing public easement provides access to Tracts RR-3-A and RR-3-D. The approved preliminary plat for the above referenced project provides public right-of-way for Unser Boulevard and Ceja Vista Road, which will replace this easement.

Please feel free to call me if you have any questions.

Sincerely,

MARK GOODWIN & ASSOCIATES, PA

Scott Medina
Project Engineer

ASM/a

Attachment

D. Mark Goodwin & Associates, P.A.
Consulting Engineers
P.O. BOX 90606, ALBUQUERQUE,NM 87199
(505) 828-2200 FAX 797-9539

November 8, 2007

Mr. Chris Loustaunau
Anderson Hills Neighborhood Association
3401 El Caballero Drive SW
Albuquerque, NM 87121

Ms. Pam Garcia
Anderson Hills Neighborhood Association
8515 Old Cottonwood SW
Albuquerque, NM 87121

Re: Ceja Vista

Dear Mr. Loustaunau and Ms. Garcia:

Enclosed please find a copy of the DRB Application for the Preliminary Plat Approval, Sidewalk Waiver & Vacation of Public Roadway Easement for the referenced project. The anticipated date to be heard is December 5, 2007. Please contact Scott Medina of our office if you have any questions or concerns.

Sincerely,

MARK GOODWIN & ASSOCIATES, PA

Lisa Anglada
Administrative Assistant

/la

Enclosure

City of Albuquerque

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

Date: November 7, 2007

TO CONTACT NAME: Lisa Angelada
COMPANY/AGENCY: Mark Goodwin & Associates
ADDRESS/ZIP: PO Box 90606, ABQ, NM 87199
PHONE/FAX #: 797-9539-FAX 828-2200

Thank you for your inquiry of 11-7-07 (date) requesting the names of **Recognized Neighborhood Associations** who would be affected under the provisions of O-92 by your proposed project at RR-3A, RR-3B, RR-3C, RR-3D, RR-3E, Ceja Vista, Town of Atrisco Grant
zone map page(s) P29.

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

Anderson Hills
Neighborhood Association
Contacts: Chris Houstaunau
3401 El Caballero Dr. SW/87121
873-1239 (h)
Pam Garcia
8513 Old Cottonwood SW/87121
873-4046 (h)

Neighborhood Association
Contacts:

See reverse side for additional Neighborhood Association Information: YES (X) NO ( )

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,

Stephanie Winklepleck
OFFICE OF NEIGHBORHOOD COORDINATION

Attention: Both contacts per neighborhood association need to be notified.

planning.recognized.na.form(07/07)

!!!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.
d) 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.

Information from the Office of Neighborhood Coordination

The following information should always be in **each** application packet that you submit for an EPC or DRB application. Listed below is a "Checklist" of the items needed.

[X] ONC's "Official" Letter to the applicant *(if there are associations)*. A copy must be submitted with application packet -OR-

[ ] The ONC "Official" Letter *(if there are no associations)*. A copy must be submitted with application packet.

[X] Copies of Letters to Neighborhood Associations *(if there are associations)*. A copy must be submitted with application packet.

[X] Copies of the certified receipts to Neighborhood Associations *(if there are associations)*. A copy must be submitted with application packet.

Just a reminder **- Our ONC "Official" Letter is only valid for a one (1) month period and if you haven't submitted your application by this date, you will need to get an updated letter from our office.**

Any questions, please feel free to contact Stephani at 924-3902 or via an e-mail message at swinklepleck@cabq.gov.

Thank you for your cooperation on this matter.

(below this line for ONC use only)

Date of Inquiry: 11/7/07 Time Entered: 4:30pm ONC Rep. Initials: SW

PO Box 90606
Albuquerque, NM 87199
(505) 828-2200
(505) 797-9539 fax
lisa@goodwinengineers.com
www.goodwinengineers.com

Mark Goodwin & Associates

Fax

To:	Stephani Winklepleck	**From:**	Lisa Anglada
Fax:	924-3913	**Pages:**	2
Re:	Ceja Vista	**Date:**	11/7/2007

Please provide us with the Recognized Neighborhood Associations for the above referenced property. Attached you will find the Zone Atlas Map with the exact property outlined. The following is the Legal Description:

RR – 3A, RR – 3B, RR – 3C, RR – 3D, RR – 3E, Ceja Vista / Town of Atrisco Grant.

Please contact our office if you have any questions.

Thank You.

7006 2760 0002 6187 5692

U.S. Postal Service™ ASM 4085
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com®

ALBUQUERQUE NM 87121 **OFFICIAL USE**

Postage	$ ~~$0.80~~ 41	0114
Certified Fee	$2.65	
Return Receipt Fee (Endorsement Required)	$2.15	
Restricted Delivery Fee (Endorsement Required)	$0.00	
Total Postage & Fees	$ ~~$5.60~~ $5.21	

ALAMEDA STA. ALBUQUERQUE NM 87114 USPS Postmark Here NOV -8 2007 11/08/2007

Sent To: Mr. Chris Loustaunau
Street, Apt. No.; or PO Box No.: 3401 El Caballero Drive SW
City, State, ZIP+4: Albuquerque, NM 87121

PS Form 3800, August 20 6 — See Reverse for Instructions

7006 2760 0002 6187 5708

U.S. Postal Service™ ASM 4085
CERTIFIED MAIL™ RECEIPT
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ALBUQUERQUE NM 87121 **OFFICIAL USE**

Postage	$ $0.41	0114
Certified Fee	$2.65	
Return Receipt Fee (Endorsement Required)	$2.15	
Restricted Delivery Fee (Endorsement Required)	$0.00	
Total Postage & Fees	$ $5.21	

ALAMEDA STA. ALBUQUERQUE NM 87114 USPS Postmark Here NOV 8 2007 11/08/2007

Sent To: Ms. Pam Garcia
Street, Apt. No.; or PO Box No.: 8515 Old Cottonwood SW
City, State, ZIP+4: Albuquerque, NM 87121

PS Form 3800, August 20 6 — See Reverse for Instructions

VACATION EXHIBIT FOR CEJA VISTA SUBDIVISION UNITS 1, 2 AND 3

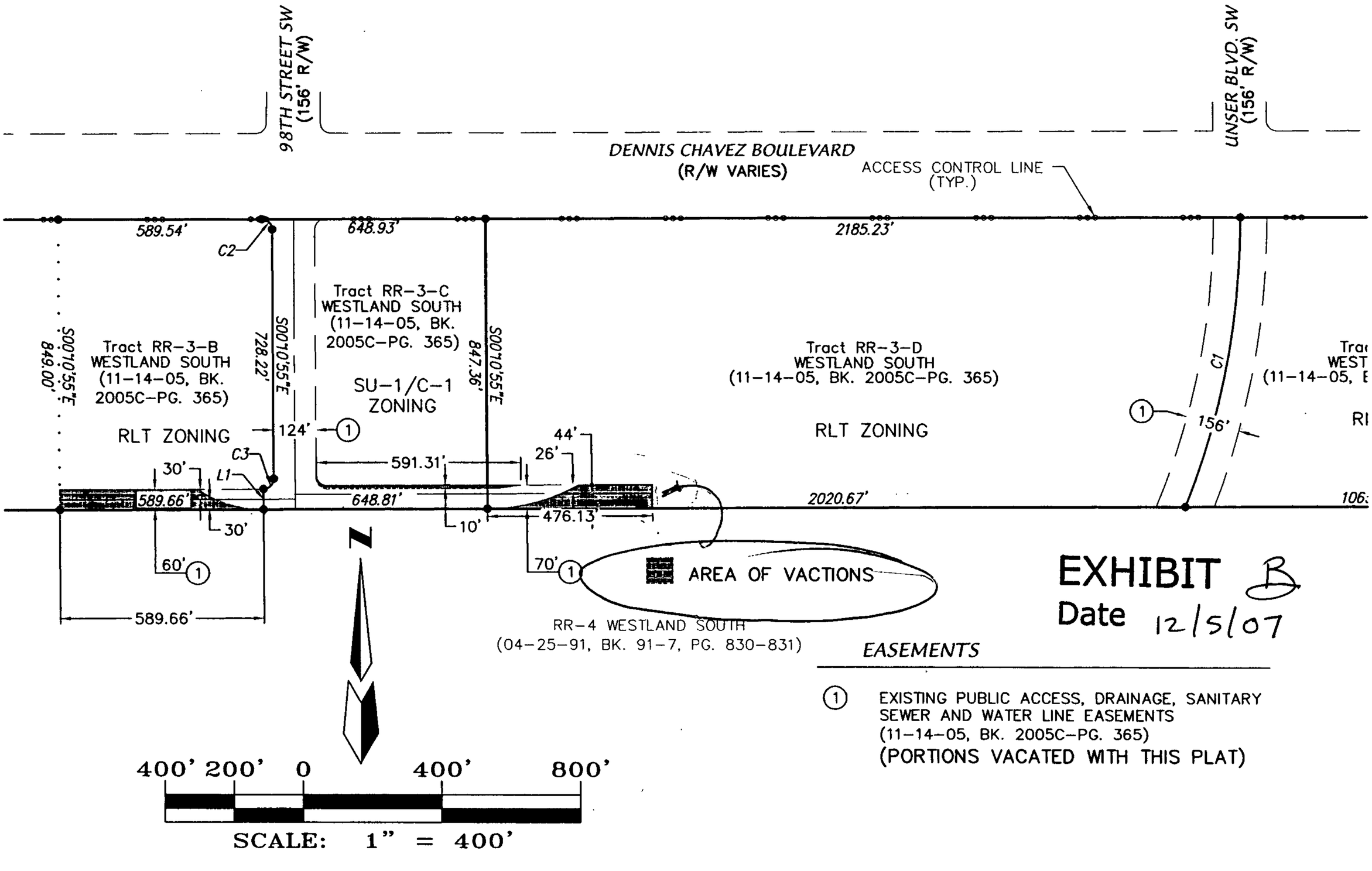
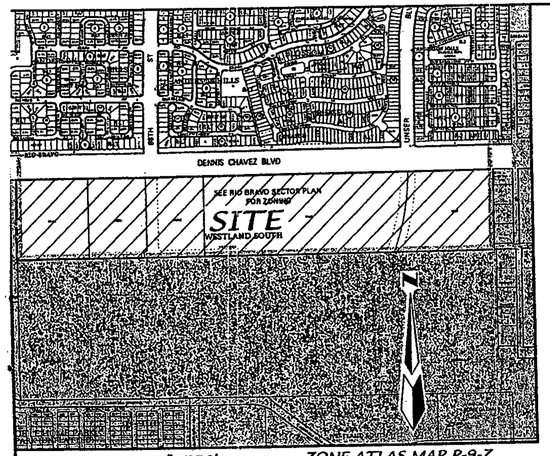


EXHIBIT B
Date 12/5/07

EASEMENTS

(1) EXISTING PUBLIC ACCESS, DRAINAGE, SANITARY SEWER AND WATER LINE EASEMENTS (11-14-05, BK. 2005C-PG. 365) (PORTIONS VACATED WITH THIS PLAT)

F:\A04JOBS\a4095ANS\preliminary plat\dwg\exhibits\Vacation-exhibit.dwg, 9/29/2006 8:29:47 AM, stephen



VICINITY MAP 1"=750'

ZONE ATLAS MAP P-9-Z

LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°15'29"W	60.00

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH-BEARING=	CH-DIST=
C1	865.88	2250.00	22°02'58"	438.37	N10°50'34"E	860.55
C2	47.12	30.00	90°00'00"	30.00	N45°10'55"W	42.43
C3	47.08	30.00	89°55'26"	29.96	N44°46'48"E	42.40

LEGAL DESCRIPTION

A tract of land within the Town of Atrisco Grant, projected Section 9, Township 9 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of TRACTS RR-3-A, RR-3-B, RR-3-C, RR-3-D and RR-3-E, WESTLAND SOUTH as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on November 14, 2005 Bk. 2005C, Pg. 365 and containing 98.9070 acres more or less

PURPOSE OF PLAT

1. SUBDIVIDE TRACTS RR-3A THRU RR-3-E INTO 378 RESIDENTIAL LOTS AND 19 TRACTS.
2. DEDICATE RIGHT-OF-WAY AS SHOWN.
3. GRANT NEW EASEMENTS AS SHOWN.
3. VACATE EASEMENTS AS SHOWN.

PRELIMINARY PLAT FOR

CEJA VISTA SUBDIVISION UNITS 1, 2 AND 3

WITHIN THE
TOWN OF ATRISCO GRANT
PROJECTED SECTION 9
TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
August, 2006

SUBDIVISION DATA

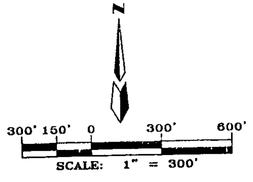
GROSS ACREAGE	98.9070
ZONE ATLAS NO.	P-9-Z
NO. OF LOTS CREATED	368 LOTS
NO. OF TRACTS CREATED	19 TRACTS
RIGHT-OF-WAY AREA DEDICATED TO CITY	22.3278 AC
ZONING	SU1/C-1 AND R-LT
DATE OF SURVEY	NOVEMBER, 2004
NO. OF LOTS PER UNIT 1/UNIT 2/UNIT 3	53/172/143

NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
2. Distances are ground distances.
3. Bearings and Distances in Parenthesis are record.
4. Basis of boundary are the following plats and documents of record entitled:
   "BULK LAND PLAT WESTLAND SOUTH, TRACTS RR-3-A, THROUGH RR-3-E", (11-14-05, 2005C-365)
   "LANDS OF CECELIA LANNING", (10-24-79, B17-42)
   "LAND OF DAMACIO APODACA", (11-08-74, A5-116)
   "LAND OF DAMACIO APODACA", (01-08-79, A7-6) QUITCLAIM DEED (01-08-79, A7-6)
   "WESTLAND, TRACT RR-5", (03-04-93, 93C-58)
   "LANDS OF WESTLAND DEV. CO. INC, SOUTH TRACT", (02-10-77, CASE 8-76-03865)
   "PAKKREWEE", (01-29-01, 01C-38)
   "RIGHT OF WAY MAP (SD-4008 (206))", (05-09-94)
   Records of Bernalillo County, New Mexico.
5. Date of Survey: November, 2004.
6. Title Report: Fidelity National Title Insurance Company Commitment No.04-1048776-B-VG (Effective Date: October 7, 2004.)
7. Address of Property: None provided.
8. This property lies within Zone (X) as shown on Panel 338 of 825, Flood Insurance Rate Map, City of Albuquerque, Bernalillo County New Mexico, dated October 13, 2005.
10. These tracts are affected by a RIGHT-OF-WAY EASEMENT to American Telephone and Telegraph Company, filed May 17, 1930 recorded in Book 112, Page 290, said easement amended by a MODIFICATION EASEMENT, filed February 13, 1973 recorded in Book Misc. 298, Page 635, said easement assigned to the Mountain States Telephone and Telegraph Company by ASSIGNMENT filed December 19, 1977, recorded in Book Misc. 575, Page 928 all being records of Bernalillo County, New Mexico.
11. All proposed Lots contained within this Subdivision are a minimum of 40 feet wide and a minimum of 4000 square feet in size.

APS NOTE:

1. THE PROPERTY ON THIS PLAT IS SUBJECT TO A PRE-DEVELOPMENT FACILITIES FEE AGREEMENT WITH THE ALBUQUERQUE PUBLIC SCHOOLS.



ACS MONUMENT
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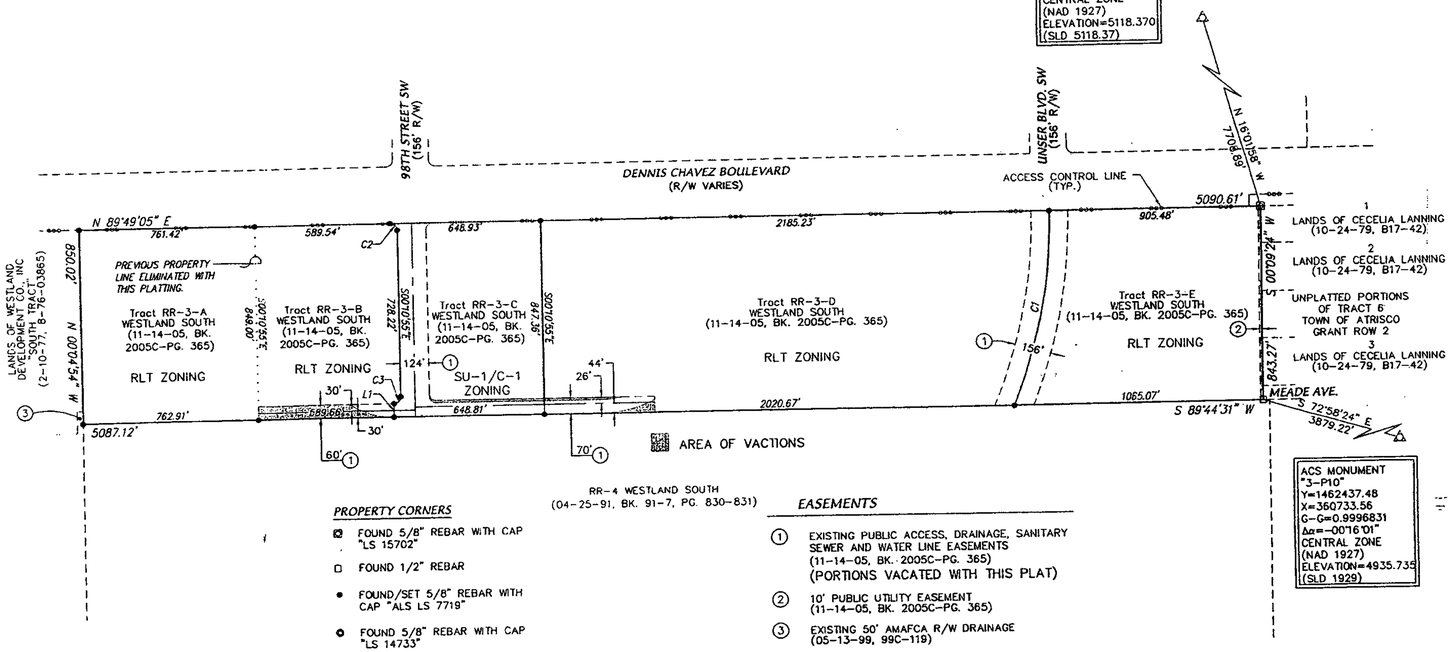
Y=1,471,822.67
X=354,899.45
G-G=0.99967921
Δα=-00°16'42"
CENTRAL ZONE
(NAD 1927)
ELEVATION=5118.370
(SLD 5118.37)



ACS MONUMENT
"3-P10"
Y=1462437.48
X=360733.56
G-G=0.9996831
Δα=-00°16'01"
CENTRAL ZONE
(NAD 1927)
ELEVATION=4935.735
(SLD 1929)

PROPERTY CORNERS

- ⊠ FOUND 5/8" REBAR WITH CAP "LS 15702"
- □ FOUND 1/2" REBAR
- • FOUND/SET 5/8" REBAR WITH CAP "ALS LS 7719"
- ⊙ FOUND 5/8" REBAR WITH CAP "LS 14733"

EASEMENTS

1. EXISTING PUBLIC ACCESS, DRAINAGE, SANITARY SEWER AND WATER LINE EASEMENTS (11-14-05, BK. 2005C-PG. 365) (PORTIONS VACATED WITH THIS PLAT)
2. 10' PUBLIC UTILITY EASEMENT (11-14-05, BK. 2005C-PG. 365)
3. EXISTING 50' AMAFCA R/W DRAINAGE (05-13-99, 99C-119)

OWNERS

ALBUQUERQUE RIO BRAVO PARTNERS LLC
6330 RIVERSIDE PLAZA LANE N.W.
STE 220
ALBUQUERQUE, N.M. 87102
(505) 898-5051

ENGINEERS

D. MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505) 828-2200

SITE BENCHMARK

ACS MONUMENT
"3-P10"
ELEVATION=4935.735
(SLD 1929)

SURVEYOR

ALDRICH LAND SURVEY
P.O. BOX 30701
ALBUQUERQUE, N.M. 87190-0701
(505) 884-1990

NOTES

1. UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THUS • SHALL BE MARKED BY A #5 REBAR W/CAP STAMPED PS#7719
2. ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS, AND STREET INTERSECTIONS AND SHOWN THUS ▲. WILL BE MARKED BY A FOUR INCH (4") ALUMINUM CAP STAMPED:
   "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION"
   "DO NOT DISTURB"
   PS#7719"
3. BOUNDARY SHALL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
4. BASIS OF BEARING SHALL BE NEW MEXICO STATE PLANE GRID BEARINGS.
5. ALL DISTANCES SHALL BE GROUND DISTANCES.
6. MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY, STREET INTERSECTIONS, AND ALL OTHER ANGLE POINTS TO ALLOW USE OF CENTERLINE MONUMENTATION.

APPROVED

City Surveyor, City of Albuquerque, N.M. — Date 8/4/06

Albuquerque Rio Bravo Partners LLC
William Allen, Authorized Agent — DATE 8/2/06

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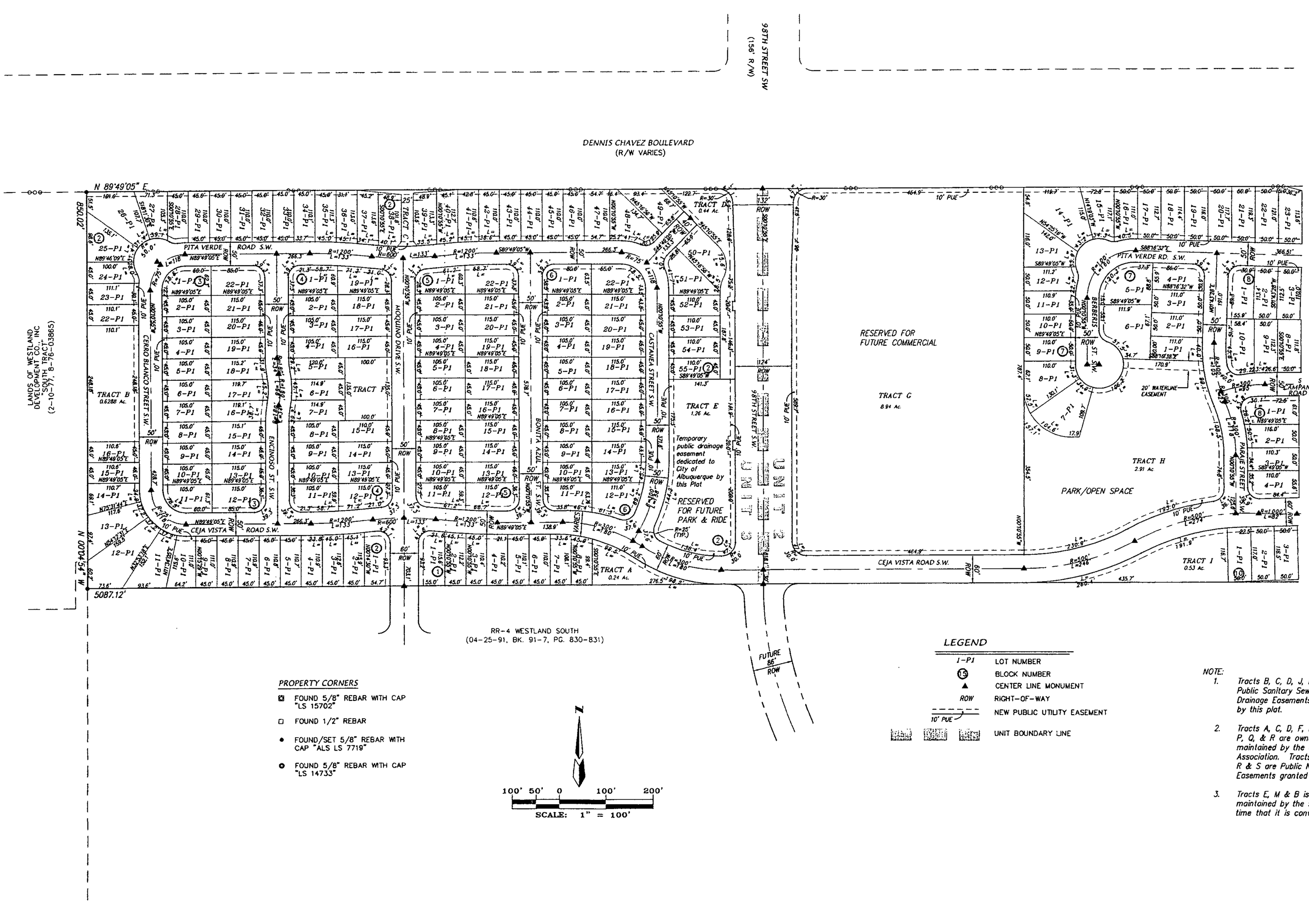
PRELIMINARY PLAT FOR

CEJA VISTA SUBDIVISION UNITS 1, 2 AND 3

WITHIN THE
TOWN OF ATRISCO GRANT
PROJECTED SECTION 9
TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
January, 2007



PROPERTY CORNERS

- ⊠ FOUND 5/8" REBAR WITH CAP "LS 15702"
- □ FOUND 1/2" REBAR
- ● FOUND/SET 5/8" REBAR WITH CAP "ALS LS 7719"
- ⊙ FOUND 5/8" REBAR WITH CAP "LS 14733"

N

100' 50' 0 100' 200'

SCALE: 1" = 100'

LEGEND

- 1-P1 — LOT NUMBER
- (5) — BLOCK NUMBER
- ▲ — CENTER LINE MONUMENT
- ROW — RIGHT-OF-WAY
- 10' PUE — NEW PUBLIC UTILITY EASEMENT
- UNIT BOUNDARY LINE

NOTE:

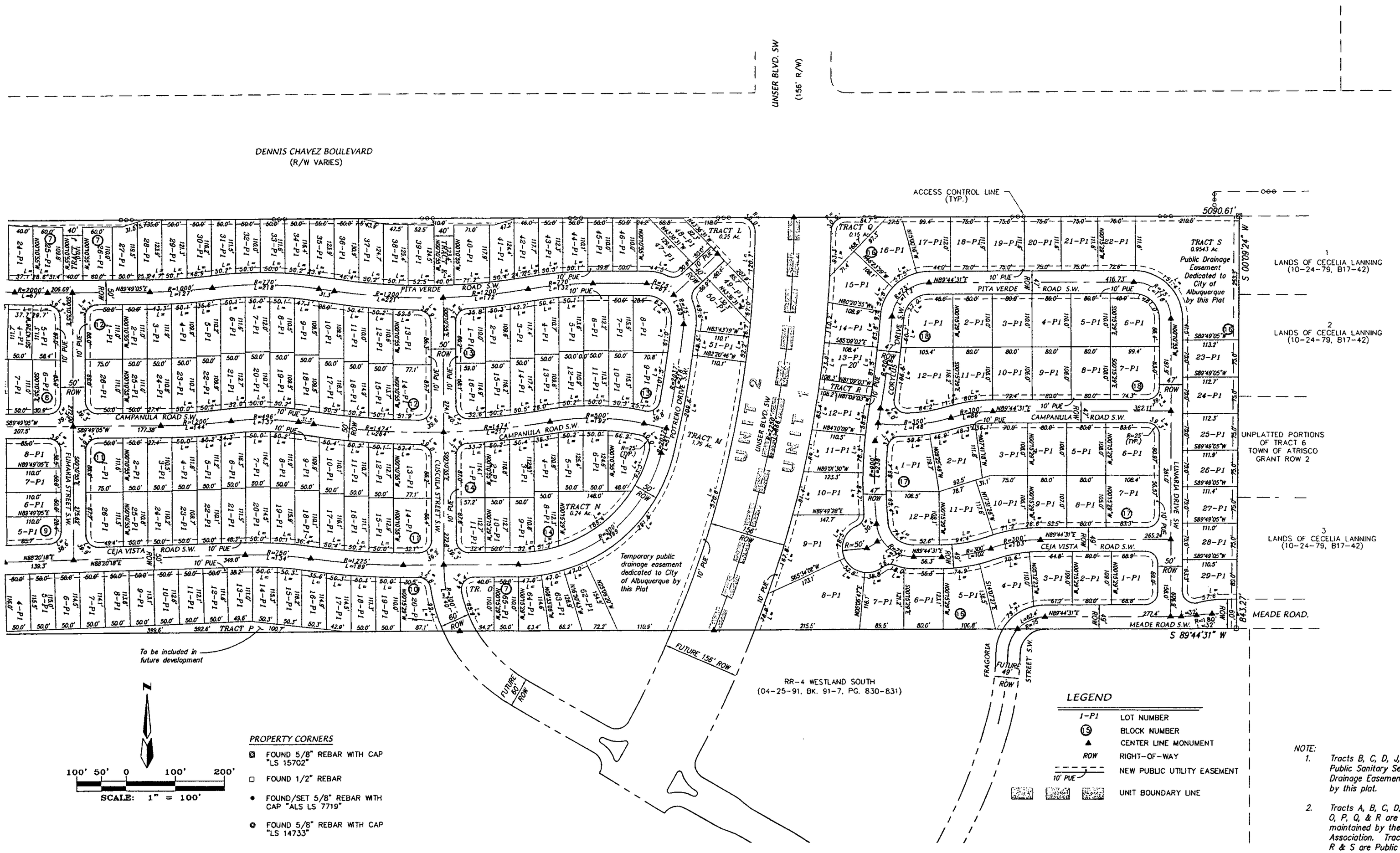
1. *Tracts B, C, D, J, K, L, M, R, & S are Public Sanitary Sewer, Water and Storm Drainage Easements granted to the COA by this plat.*
2. *Tracts A, C, D, F, H, I, J, K, L, M, N, O, P, Q, & R are owned by and to be maintained by the Ceja Vista Home Association. Tracts B, C, D, J, K, L, M, R & S are Public Non-Vehicular Access Easements granted by this plat.*
3. *Tracts E, M & B is to be held and maintained by the subdivider until such time that it is conveyed or developed.*

PRELIMINARY PLAT FOR

CEJA VISTA SUBDIVISION
UNITS 1, 2 AND 3

WITHIN THE
TOWN OF ATRISCO GRANT
PROJECTED SECTION 9
TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
January, 2007

SEE SHEET 2 OF 3 FOR CONTINUATION



PROPERTY CORNERS

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- FOUND 1/2" REBAR
- FOUND/SET 5/8" REBAR WITH CAP "ALS LS 7719"
- FOUND 5/8" REBAR WITH CAP "LS 14733"

LEGEND

- 1-P1 LOT NUMBER
- (15) BLOCK NUMBER
- ▲ CENTER LINE MONUMENT
- ROW RIGHT-OF-WAY
- 10' PUE NEW PUBLIC UTILITY EASEMENT
- UNIT BOUNDARY LINE

NOTE:

1. Tracts B, C, D, J, K, L, M, R, & S are Public Sanitary Sewer, Water and Storm Drainage Easements granted to the COA by this plat.
2. Tracts A, B, C, D, F, H, I, J, K, L, M, N, O, P, Q, & R are owned by and to be maintained by the Ceja Vista Home Association. Tracts B, C, D, J, K, L, M, R & S are Public Non-Vehicular Access Easements granted by this plat.
3. Tracts E, M & T is to be held and maintained by the subdivider until such time that it is conveyed or developed.

F:\A04JOBS\A4095ANS\PRELIMINARY PLAT\DWG\SHEET2_REV-C.DWG Stephen 1/18/2007 9:49:03 AM

Current DRC
Project Number 1004428

FIGURE 12

Date Submitted 10/25/2006
Date Site Plan Approved N/A
Date Preliminary Plat Approved 1/24/07
Date Preliminary Plat Expires 1/24/08
DRB Project No. 1004428
DRB Application No 06-01119

ORIGINAL

INFRASTRUCTURE LIST

(Rev 9-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

Ceja Vista

PROPOSED NAME OF PLAT ~~AND/OR SITE DEVELOPMENT PLAN~~

Town of Atrisco Grant Township 9 North, Range 2 East, NMPM, Tracts RR-3-A, RR-3-B, RR-3-C, RR-3-D & RR-3-E, Westland South

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
			UNIT 1						
		26' FF	Res. Pvmt	Pita Verde Rd.	Corylus Dr.	Lunaria Dr.	/	/	/
			C & G (Both Sides)						
		4'	4' Sidewalk (Both Sides)						
		26' FF	Res. Pvmt	Campanula Rd.	Corylus Dr.	Lunaria Dr.	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides)						
		26' FF	Res. Pvmt	Ceja Vista Rd.	Corylus Dr.	Lunaria Dr.	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides)						
		26' FF	Res. Pvmt	Corylus Dr.	Ceja Vista	Pita Verde	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides)						
		26' FF	Res. Pvmt	Lunaria Dr.	Meade Ave.	Pita Verde	/	/	/
			C & G (Both Sides) 2						
		4'	Sidewalk (~~Both~~ North Side Only) BOTH						
		28' FF	Res. Pvmt	Meade Rd.	Fragoria St.	East Property Line	/	/	/
			C & G						
		4'	Sidewalk (~~Both Sides~~) NORTH SIDE ONLY 2						
		30' FF	Art. Pvmt	Unser Blvd.	Dennis-Chavez	South PL	/	/	/
			C & G (East Side [illegible]), Median Curb						
		6'	Sidewalk (East Side Only)						
		6'	Asphalt Trail	Tract E	Unser Blvd.	Corylus Dr.	/	/	/
		6'	Asphalt Trail	Tract S	Pita Verde Rd.	Dennis-Chavez	/	/	/
			Water						
		8"	Water Line	Pita Verde Rd	Corylus Dr.	Lunaria Dr.	/	/	/
		6"	Water Line	Campanula Rd.	Corylus Dr.	Lunaria Dr.	/	/	/
		8"	Water Line	Ceja Vista Rd.	Corylus Dr.	Lunaria Dr.	/	/	/
		8"	Water Line	Tract R	Unser Blvd	Corylus Dr.	/	/	/
		16"	Water Line	Unser Blvd	South PL	Dennis-Chavez Blvd	/	/	/
		8"	Waterline	Meade Rd.	Fragoria St.	East Property Line	/	/	/
		8"	Waterline	Corylus Dr.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
		8"	Waterline	Lunaria Dr.	Meade Rd.	Pita Verde Rd	/	/	/

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
			Sanitary Sewer						
		8"	SAS	Pita Verde	Corylus Dr.	Lunaria Dr.	/	/	/
		8"	SAS	Campanula Rd.	Corylus Dr.	Lunaria Dr.	/	/	/
		8"	SAS	Ceja Vista	Corylus Dr.	Lunaria Dr.	/	/	/
		8"	SAS	Corylus Dr.	Ceja Vista	Pita Verde	/	/	/
		8"	SAS	Lunaria Dr.	Meade Rd.	Pita Verde	/	/	/
		8"	SAS	Tract S	Pita Verde	Dennis-Chavez Blvd	/	/	/
			Storm Drain						
		24" to 48"	Storm Drain	Lunaria Dr.	Meade Rd.	Pita Verde Rd.	/	/	/
		18"	Storm Drain	Tract S	Tract S	Dennis-Chavez	/	/	/
		2.7 Ac-Ft Public Pond w/ Low flow Channel (Work Order)		Tract s			/	/	/
		24" to 30"	Storm Drain	Dennis-Chavez	Unser Blvd.	Hubbel Channel	/	/	/
			Unit 1 County Improvements						
			1/4 Signal	Dennis-Chavez/Unser Blvd.			/	/	/
		12'	Art.. Pvmt (W. Bound Lt Turn)	Dennis-Chavez	Condeshire	150 ft. East	/	/	/
		12'	Art.. Pvmt (E. Bound Lt Turn)	Dennis-Chavez	Condeshire	75 ft. West	/	/	/
		28' FF	Res. Pvmt	Meade Rd.	East Property Line	Grace Vigil	/	/	/
		28'	Surface Pavement	Grace Vigil	Meade Rd.	Dennis-Chavez	/	/	/
		6'	Asphalt Trail	Dennis-Chavez	Unser Blvd.	Dennis-Chavez	/	/	/
		12'	Striping (W. Bound Lt Turn)	Dennis-Chavez	Unser Blvd.	150 ft. East	/	/	/
		12'	Art.. Pvmt (E. Bound Rt Turn)	Dennis-Chavez	Unser Blvd.	150 ft. West	/	/	/
			UNIT 2						
		28' FF	Res. Pvmt	Pita Verde	Berberis St.	Potrero Dr.	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides)						
		26' FF	Res. Pvmt	Pita Verde	Potrero Dr.	Tract L	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (North Side Only)						
		28' FF	Res. Pvmt	Campanula Rd.	Paraje St.	Potrero Dr.	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides)						
		40' FF	Res. Pvmt	Ceja Vista Rd.	98th Street	Fumaria St.	/	/	/
			C & G (Both Sides)						
		6'	Sidewalk (Both Sides)						
		28' FF	Res. Pvmt	Ceja Vista Rd.	Fumaria St.	Potrero Dr.	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides)						
		32' FF	Res. Pvmt	Paraje St.	Ceja Vista Rd	Campanula Rd.	/	/	/
			C & G (East Side Only)						
		4'	Sidewalk ~~(Both Sides)~~ (EASTSIDE ONLY) 1						
		28' FF	Res. Pvmt	Paraje St.	Campanula Rd.	Pita Verde Rd.	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides)						
		28' FF	Res. Pvmt	Fumaria St.	Ceja Vista Rd.	Pita Verde Rd.	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides)						

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
			UNIT 2						
		28' FF	Res. Pvmt	Cuscula	Ceja Vista Rd.	Pita Verde Rd.	/	/	/
		4'	C & G (Both Sides) Sidewalk (Both Sides)						
		28' FF	Res. Pvmt	Potrero Dr.	Ceja Vista Rd.	Pita Verde Rd.	/	/	/
		4'	C & G Sidewalk (South Side)						
		28' FF	Res. Pvmt	Berberis St.	Tract H	Pita Verde Rd.	/	/	/
		4'	C & G (Both Sides) Sidewalk (Both Sides)						
		60' FF	Art. Pvmt	98th St.	Ceja Vista Rd.	Dennis Chavez Blvd	/	/	/
		6'	C & G (Both Sides), Median Curb Sidewalk (Both Sides)						
		30' FF	Art. Pvmt	Unser Blvd.	South PL	Dennis Chavez Blvd	/	/	/
		6'	C & G (West Side Only), Median Curb Sidewalk (West Side Only)						
		6'	Asphalt Trail	Tract L	Pita Verde Rd.	Unser Blvd.	/	/	/
		6'	Asphalt Trail	Tract K	Pita Verde Rd.	Dennis-Chavez	/	/	/
		6'	Asphalt Trail	Tract J	Pita Verde Rd.	Dennis-Chavez	/	/	/
		6'	Asphalt Trail	Tract H	Paraje St	Berberis St.	/	/	/
		6'	Asphalt Trail	Tract H	Berberis St.	Ceja Vista Rd.	/	/	/
			Water						
		6"	Water Line (2WR)	Pita Verde Rd.	Berberis St.	Paraje St.	/	/	/
		4"	Water Line (1W)	Pita Verde Rd.	Berberis St.	Paraje St.	/	/	/
		12"	Water Line (2WR)	Pita Verde Rd.	Paraje St.	Fumaria St.	/	/	/
		8"	Water Line (1W)	Pita Verde Rd.	Paraje St.	Unser Blvd.	/	/	/
		6"	Water Line	Campanula Rd.	Paraje St.	Potrero Dr.	/	/	/
		12"	Water Line (2WR)	Ceja Vista Rd.	98th Street	Paraje St.	/	/	/
		8"	Water Line	Ceja Vista Rd.	Paraje St.	Potrero Dr.	/	/	/
		12"	Water Line (2WR)	Paraje St.	Ceja Vista Rd.	Pita Verde Rd.	/	/	/
		8"	Water Line (1W)	Paraje St.	Ceja Vista Rd.	Pita Verde Rd.	/	/	/
		6"	Water Line (2WR)	Berberis St.	Tract H	Pita Verde Rd.	/	/	/
		6"	Water Line (2WR)	Tract H	Berberis St.	Paraje St.	/	/	/
		6"	Water Line	Fumaria St.	Ceja Vista Rd.	Campanula Rd.	/	/	/
		8"	Water Line	Cuscula St.	Ceja Vista Rd.	South Property Line	/	/	/
		8"	Water Line	Potrero Dr.	Ceja Vista Rd.	Pita Verde Rd.	/	/	/
		12"	Water Line (2WR)	Dennis-Chavez	Fumaria St.	Unser Blvd.	/	/	/
		12"	Water Line (2WR)	Unser Blvd.	S. Dennis-Chavez	N. Dennis-Chavez	/	/	/
			Sanitary Sewer						
		8"	SAS	Pita Verde Rd.	Berberis St.	Unser Blvd.	/	/	/
		8"	SAS	Campanula Rd.	Berberis St.	Potrero Dr.	/	/	/
		8"	SAS	Ceja Vista Dr.	98th Street	Potrero Dr.	/	/	/
		8"	SAS	Paraje St.	Ceja Vista Rd.	Pita Verde Rd.	/	/	/
		8"	SAS	Fumaria	Ceja Vista Rd.	Pita Verde Rd.	/	/	/
		8"	SAS	Cuscula St.	Ceja Vista Rd.	Pita Verde Rd.	/	/	/
		8"	SAS	Potrero Dr.	Ceja Vista Rd.	Pita Verde Rd.	/	/	/

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
			Storm Drain						
		30" to 48"	Storm Drain	Ceja Vista Rd.	Tract G	Unser Blvd.	/	/	/
		24" to 30"	Storm Drain	Cuscula St	Ceja Vista Dr.	Pita Verde Rd.	/	/	/
		18" to 36"	Storm Drain	Potrero Dr.	Ceja Vista	Pita Verde	/	/	/
		18" to 24"	Storm Drain	Pita Verde Rd.	Lot 10	Cuscula St.	/	/	/
		24"	Storm Drain	Dennis-Chavez	200' W. of Unser	Unser Blvd.	/	/	/
		9.0 Ac-Ft Temp Retention Pond w/ A & C		Tract M			/	/	/
		~~2.4 Ac-Ft Temp Retention Pond w/ A & C~~		~~Tract B~~ REMOVED	2		/	/	/
		4.4 ac-ft Temp Retention Pond w/ A & C		Tract E			/	/	/
			Unit 2 County Improvements						
			1/4 Signal	Dennis-Chavez/Unser Blvd.					
			1/4 Signal	Dennis-Chavez/98th Street					
		6'	Asphalt Trail	Dennis-Chavez	98th St	Unser Blvd.	/	/	/
		6'	Surface Pvmt (Bike Lane)	Dennis-Chavez	98th St. W. PL	Unser Blvd. E. PL	/	/	/
		12'	Art.. Pvmt (E. Bound Rt Turn)	Dennis-Chavez	98th Street	150 ft. West	/	/	/
		12'	Striping (W. Bound Lt Turn)	Dennis-Chavez	98th Street	150 ft. East	/	/	/
		12'	Art.. Pvmt (S. Bound Lt Turn)	98th Street	Dennis-Chavez	150 ft. North	/	/	/
			C & G (East Side)						
			UNIT 3						
		28' FF	Res. Pvmt	Ceja Vista	Cerro Blanco St.	Castanea St.	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides)						
		28' FF	Res. Pvmt	Pita Verde	Cerro Blanco St.	Castanea St.	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides)						
		26' FF	Res. Pvmt	Pita Verde	Castanea St.	Tract D	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (North Side Only)						
		40' FF	Res. Pvmt	Ceja Vista Rd.	Castanea St.	98th St.	/	/	/
			C & G (Both Sides)						
		6'	Sidewalk (Both Sides)						
		28' FF	Res. Pvmt	Cerro Blanco St.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides)						
		28' FF	Res. Pvmt	Encinoso St.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides)						
		28' FF	Res. Pvmt	Moquino Dr.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides)						
		40' FF	Res. Pvmt	Moquino Dr.	Ceja Vista Rd.	South PL	/	/	/
			C & G (Both Sides)						
		6'	Sidewalk (Both Sides)						
		28' FF	Res. Pvmt	Bonita Azul St.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides)						
		32'	Res. Pvmt	Castanea St.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides)						
			1/4 Signal	Dennis-Chavez/98th Street					

(rev. 9-05)

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
			Water						
		10"	Water Line	Pita Verde Rd.	Cerro Blanco St.	98th Street	/	/	/
		8"	Water Line	Ceja Vista Rd,	Cerro Blanco St.	98th Street	/	/	/
		8" to 10"	Water Line	Cerro Blanco St.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
		8"	Water Line	Encinoso St.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
		8"	Water Line	Moquino Dr.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
		8"	Water Line	Bonita Azul St.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
		8"	Water Line	Castanea St.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
		12"	Water Line	APS Site/W. of Unit 3	N. Dennis-Chavez	Paakrewee PL	/	/	/
		12"	Water Line(Including PRV Station)	Tract B	Cerro Blanco St.	E. Edge APS Site	/	/	/
		12"	Water Line	Dennis-Chavez	West Edge of Unit 3	118th Street (E. Side)	/	/	/
			Sanitary Sewer						
		8"	SAS	Pita Verde Rd.	Cerro Blanco St.	98th Street	/	/	/
		8"	SAS	Ceja Vista Rd,	Cerro Blanco St.	Castanea St.	/	/	/
		8"	SAS	Cerro Blanco St.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
		8"	SAS	Encinoso St.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
		8"	SAS	Moquino Dr.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
		8"	SAS	Bonita Azul St.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
		8"	SAS	Castanea St.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
		8"	SAS	Pita Verde Rd.	Cerro Blanco St.	98th Street	/	/	/
		8"	SAS	Ceja Vista Rd,	Cerro Blanco St.	Castanea St.	/	/	/
		8"	SAS	Cerro Blanco St.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
		8"	SAS	Encinoso St.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
		8"	SAS	Moquino Dr.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
		8"	SAS	Bonita Azul St.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
		8"	SAS	Castanea St.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
			Storm Drain						
		24" to 42"	Storm Drain	Ceja Vista	Encinoso St.	98th Street	/	/	/
		4.4 ac-ft Temp Retention Pond w/ A & C		Tract E			/	/	/
		2.4 Ac-Ft Temp Retention Pond w/ A & C		Tract B			/	/	/

*Off-Site Improvements will be constructed with the first Unit built

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The Items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
							/	/	/
							/	/	/

Approval of Creditable Items:

Impact Fee Admistrator Signature Date

Approval of Creditable Items:

City User Dept. Signature Date

NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.

Street lights per City rquirements.

1 Landscaping Maintenance Agreement for landscaping in the public right-of-way

2 Walls & landscaping certification from registered engineer and/or registered landscape architect required prior to release of financial guarantees.

3 Development Agreement w/ ABCWUA including Don Reservoir as a condition of Final Plats

4 Engineers certification of the grading plan required for release of SIA.

5 △ SIDEWALKS ARE DEFERRED ON ALL LOT FRONTAGES PER S.WALK DEFERRAL EXHIBIT

AGENT / OWNER

Scott Medina
NAME (print)

Mark Goodwin & Associates, PA
FIRM

K. Scott Medina 1/24/07
SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

S Matson 01/24/07
DRB CHAIR - date

Christina Sandoval 1/24/07
PARKS & GENERAL RECREATION - date

1-24-07
TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

Roger L. Green 1/24/07
UTILITY DEVELOPMENT - date

_____ - date

Bradley L. Bingham 1/24/07
CITY ENGINEER - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER
1	5-2-07	[signature]	[signature]	Scott Medina
2	8-31-07	G Woodall	[signature] / Brad Bi[illegible]	Scott Medina

(rev. 9-05)

F:\1-Projects\2004\A04095 - Caja Vista\Infrastructure List (1-22).xls

Current DRC
Project Number: 1004428

FIGURE 12

Date Submitted: 10/25/2006
Date Site Plan Approved: N/A
Date Preliminary Plat Approved: 1/24/07
Date Preliminary Plat Expires: 1/24/08
DRB Project No.: 1004428
DRB Application No.: 06-01119

ORIGINAL

INFRASTRUCTURE LIST

(Rev 9-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

Ceja Vista

PROPOSED NAME OF PLAT ~~AND/OR SITE DEVELOPMENT PLAN~~

Town of Atrisco Grant Township 9 North, Range 2 East, NMPM, Tracts RR-3-A, RR-3-B, RR-3-C, RR-3-D & RR-3-E, Westland South

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
			UNIT 1						
		26' FF	Res. Pvmt	Pita Verde Rd.	Corylus Dr.	Lunaria Dr.	/	/	/
			C & G (Both Sides)						
		4'	4' Sidewalk (Both Sides)						
		26' FF	Res. Pvmt	Campanula Rd.	Corylus Dr.	Lunaria Dr.	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides)						
		26' FF	Res. Pvmt	Ceja Vista Rd.	Corylus Dr.	Lunaria Dr.	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides)						
		26' FF	Res. Pvmt	Corylus Dr.	Ceja Vista	Pita Verde	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides)						
		26' FF	Res. Pvmt	Lunaria Dr.	Meade Ave.	Pita Verde	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (North Side Only)						
		28' FF	Res. Pvmt	Meade Rd.	Fragoria St.	East Property Line	/	/	/
			C & G						
		4'	Sidewalk (Both Sides)						
		30' FF	Art. Pvmt	Unser Blvd.	Dennis-Chavez	South PL	/	/	/
			C & G (East Side [redacted]), Median Curb						
		6'	Sidewalk (East Side Only)						
		6'	Asphalt Trail	Tract E	Unser Blvd.	Corylus Dr.	/	/	/
		6'	Asphalt Trail	Tract S	Pita Verde Rd.	Dennis-Chavez	/	/	/
			Water						
		8"	Water Line	Pita Verde Rd	Corylus Dr.	Lunaria Dr.	/	/	/
		6"	Water Line	Campanula Rd.	Corylus Dr.	Lunaria Dr.	/	/	/
		8"	Water Line	Ceja Vista Rd.	Corylus Dr.	Lunaria Dr.	/	/	/
		8"	Water Line	Tract R	Unser Blvd	Corylus Dr.	/	/	/
		16"	Water Line	Unser Blvd	South PL	Dennis-Chavez Blvd	/	/	/
		8"	Waterline	Meade Rd.	Fragoria St.	East Property Line	/	/	/
		8"	Waterline	Corylus Dr.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
		8"	Waterline	Lunaria Dr.	Meade Rd.	Pita Verde Rd	/	/	/

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
			Sanitary Sewer						
		8"	SAS	Pita Verde	Corylus Dr.	Lunaria Dr.	/	/	/
		8"	SAS	Campanula Rd.	Corylus Dr.	Lunaria Dr.	/	/	/
		8"	SAS	Ceja Vista	Corylus Dr.	Lunaria Dr.	/	/	/
		8"	SAS	Corylus Dr.	Ceja Vista	Pita Verde	/	/	/
		8"	SAS	Lunaria Dr.	Meade Rd.	Pita Verde	/	/	/
		8"	SAS	Tract S	Pita Verde	Dennis-Chavez Blvd	/	/	/
			Storm Drain						
		24" to 48"	Storm Drain	Lunaria Dr.	Meade Rd.	Pita Verde Rd.	/	/	/
		18"	Storm Drain	Tract S	Tract S	Dennis-Chavez	/	/	/
		2.7 Ac-Ft	Public Pond w/ Low flow Channel (Work Order)	Tract s			/	/	/
		24" to 30"	Storm Drain	Dennis-Chavez	Unser Blvd.	Hubbel Channel	/	/	/
			Unit 1 County Improvements						
			1/4 Signal	Dennis-Chavez/Unser Blvd.			/	/	/
		12'	Art.. Pvmt (W. Bound Lt Turn)	Dennis-Chavez	Condeshire	150 ft. East	/	/	/
		12'	Art.. Pvmt (E. Bound Lt Turn)	Dennis-Chavez	Condeshire	75 ft. West	/	/	/
		28' FF	Res. Pvmt	Meade Rd.	East Property Line	Grace Vigil	/	/	/
		28'	Surface Pavement	Grace Vigil	Meade Rd.	Dennis-Chavez	/	/	/
		6'	Asphalt Trail	Dennis-Chavez	Unser Blvd.	Dennis-Chavez	/	/	/
		12'	Striping (W. Bound Lt Turn)	Dennis-Chavez	Unser Blvd.	150 ft. East	/	/	/
		12'	Art.. Pvmt (E. Bound Rt Turn)	Dennis-Chavez	Unser Blvd.	150 ft. West	/	/	/
			UNIT 2						
		28' FF	Res. Pvmt	Pita Verde	Berberis St.	Potrero Dr.	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides)						
		26' FF	Res. Pvmt	Pita Verde	Potrero Dr.	Tract L	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (North Side Only)						
		28' FF	Res. Pvmt	Campanula Rd.	Paraje St.	Potrero Dr.	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides)						
		40' FF	Res. Pvmt	Ceja Vista Rd.	98th Street	Fumaria St.	/	/	/
			C & G (Both Sides)						
		6'	Sidewalk (Both Sides)						
		28' FF	Res. Pvmt	Ceja Vista Rd.	Fumaria St.	Potrero Dr.	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides)						
		32' FF	Res. Pvmt	Paraje St.	Ceja Vista Rd	Campanula Rd.	/	/	/
			C & G (East Side Only)						
		4'	Sidewalk ~~(Both Sides)~~ (EASTSIDE ONLY) 1						
		28' FF	Res. Pvmt	Paraje St.	Campanula Rd.	Pita Verde Rd.	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides)						
		28' FF	Res. Pvmt	Fumaria St.	Ceja Vista Rd.	Pita Verde Rd.	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides)						

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
			UNIT 2						
		28' FF	Res. Pvmt	Cuscula	Ceja Vista Rd.	Pita Verde Rd.	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides)						
		28' FF	Res. Pvmt	Potrero Dr.	Ceja Vista Rd.	Pita Verde Rd.	/	/	/
			C & G						
		4'	Sidewalk (South Side)						
		28' FF	Res. Pvmt	Berberis St.	Tract H	Pita Verde Rd.	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides)						
		60' FF	Art. Pvmt	98th St.	Ceja Vista Rd.	Dennis Chavez Blvd	/	/	/
			C & G (Both Sides), Median Curb						
		6'	Sidewalk (Both Sides)						
		30' FF	Art. Pvmt	Unser Blvd.	South PL	Dennis Chavez Blvd	/	/	/
			C & G (West Side Only), Median Curb						
		6'	Sidewalk (West Side Only)						
		6'	Asphalt Trail	Tract L	Pita Verde Rd.	Unser Blvd.	/	/	/
		6'	Asphalt Trail	Tract K	Pita Verde Rd.	Dennis-Chavez	/	/	/
		6'	Asphalt Trail	Tract J	Pita Verde Rd.	Dennis-Chavez	/	/	/
		6'	Asphalt Trail	Tract H	Paraje St	Berberis St.	/	/	/
		6'	Asphalt Trail	Tract H	Berberis St.	Ceja Vista Rd.	/	/	/
			Water						
		6"	Water Line (2WR)	Pita Verde Rd.	Berberis St.	Paraje St.	/	/	/
		4"	Water Line (1W)	Pita Verde Rd.	Berberis St.	Paraje St.	/	/	/
		12"	Water Line (2WR)	Pita Verde Rd.	Paraje St.	Fumaria St.	/	/	/
		8"	Water Line (1W)	Pita Verde Rd.	Paraje St.	Unser Blvd.	/	/	/
		6"	Water Line	Campanula Rd.	Paraje St.	Potrero Dr.	/	/	/
		12"	Water Line (2WR)	Ceja Vista Rd.	98th Street	Paraje St.	/	/	/
		8"	Water Line	Ceja Vista Rd.	Paraje St.	Potrero Dr.	/	/	/
		12"	Water Line (2WR)	Paraje St.	Ceja Vista Rd.	Pita Verde Rd.	/	/	/
		8"	Water Line (1W)	Paraje St.	Ceja Vista Rd.	Pita Verde Rd.	/	/	/
		6"	Water Line (2WR)	Berberis St.	Tract H	Pita Verde Rd.	/	/	/
		6"	Water Line (2WR)	Tract H	Berberis St.	Paraje St.	/	/	/
		6"	Water Line	Fumaria St.	Ceja Vista Rd.	Campanula Rd.	/	/	/
		8"	Water Line	Cuscula St.	Ceja Vista Rd.	South Property Line	/	/	/
		8"	Water Line	Potrero Dr.	Ceja Vista Rd.	Pita Verde Rd.	/	/	/
		12"	Water Line (2WR)	Dennis-Chavez	Fumaria St.	Unser Blvd.	/	/	/
		12"	Water Line (2WR)	Unser Blvd.	S. Dennis-Chavez	N. Dennis-Chavez	/	/	/
			Sanitary Sewer						
		8"	SAS	Pita Verde Rd.	Berberis St.	Unser Blvd.	/	/	/
		8"	SAS	Campanula Rd.	Berberis St.	Potrero Dr.	/	/	/
		8"	SAS	Ceja Vista Dr.	98th Street	Potrero Dr.	/	/	/
		8"	SAS	Paraje St.	Ceja Vista Rd.	Pita Verde Rd.	/	/	/
		8"	SAS	Fumaria	Ceja Vista Rd.	Pita Verde Rd.	/	/	/
		8"	SAS	Cuscula St.	Ceja Vista Rd.	Pita Verde Rd.	/	/	/
		8"	SAS	Potrero Dr.	Ceja Vista Rd.	Pita Verde Rd.	/	/	/

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
			Storm Drain						
		30" to 48"	Storm Drain	Ceja Vista Rd.	Tract G	Unser Blvd.	/	/	/
		24" to 30"	Storm Drain	Cuscula St.	Ceja Vista Dr.	Pita Verde Rd.	/	/	/
		18" to 36"	Storm Drain	Potrero Dr.	Ceja Vista	Pita Verde	/	/	/
		18" to 24"	Storm Drain	Pita Verde Rd.	Lot 10	Cuscula St.	/	/	/
		24"	Storm Drain	Dennis-Chavez	200' W. of Unser	Unser Blvd.	/	/	/
		9.0 Ac-Ft	Temp Retention Pond w/ A & C	Tract M			/	/	/
		2.4 Ac-Ft	Temp Retention Pond w/ A & C	Tract B			/	/	/
		4.4 ac-ft	Temp Retention Pond w/ A & C	Tract E			/	/	/
			Unit 2 County Improvements						
			1/4 Signal	Dennis-Chavez/Unser Blvd.					
			1/4 Signal	Dennis-Chavez/98th Street					
		6'	Asphalt Trail	Dennis-Chavez	98th St	Unser Blvd.	/	/	/
		6'	Surface Pvmt (Bike Lane)	Dennis-Chavez	98th St. W. PL	Unser Blvd. E. PL	/	/	/
		12'	Art.. Pvmt (E. Bound Rt Turn)	Dennis-Chavez	98th Street	150 ft. West	/	/	/
		12'	Striping (W. Bound Lt. Turn)	Dennis-Chavez	98th Street	150 ft. East	/	/	/
		12'	Art.. Pvmt (S. Bound Lt Turn)	98th Street	Dennis-Chavez	150 ft. North	/	/	/
			C & G (East Side)						
			UNIT 3						
		28' FF	Res. Pvmt	Ceja Vista	Cerro Blanco St.	Castanea St.	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides)						
		28' FF	Res. Pvmt	Pita Verde	Cerro Blanco St.	Castanea St.	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides)						
		26' FF	Res. Pvmt	Pita Verde	Castanea St.	Tract D	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (North Side Only)						
		40' FF	Res. Pvmt	Ceja Vista Rd.	Castanea St.	98th St.	/	/	/
			C & G (Both Sides)						
		6'	Sidewalk (Both Sides)						
		28' FF	Res. Pvmt	Cerro Blanco St.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides)						
		28' FF	Res. Pvmt	Encinoso St.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides)						
		28' FF	Res. Pvmt	Moquino Dr.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides)						
		40' FF	Res. Pvmt	Moquino Dr.	Ceja Vista Rd.	South PL	/	/	/
			C & G (Both Sides)						
		6'	Sidewalk (Both Sides)						
		28' FF	Res. Pvmt	Bonita Azul St.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides)						
		32'	Res. Pvmt	Castanea St.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides)						
			1/4 Signal	Dennis-Chavez/98th Street					

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
			Water						
		10"	Water Line	Pita Verde Rd.	Cerro Blanco St.	98th Street	/	/	/
		8"	Water Line	Ceja Vista Rd,	Cerro Blanco St.	98th Street	/	/	/
		8" to 10"	Water Line	Cerro Blanco St.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
		8"	Water Line	Encinoso St.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
		8"	Water Line	Moquino Dr.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
		8"	Water Line	Bonita Azul St.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
		8"	Water Line	Castanea St.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
		12"	Water Line	APS Site/W. of Unit 3	N. Dennis-Chavez	Paakrewee PL	/	/	/
		12"	Water Line(Including PRV Station)	Tract B	Cerro Blanco St.	E. Edge APS Site	/	/	/
		12"	Water Line	Dennis-Chavez	West Edge of Unit 3	118th Street (E. Side)	/	/	/
			Sanitary Sewer						
		8"	SAS	Pita Verde Rd.	Cerro Blanco St.	98th Street	/	/	/
		8"	SAS	Ceja Vista Rd,	Cerro Blanco St.	Castanea St.	/	/	/
		8"	SAS	Cerro Blanco St.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
		8"	SAS	Encinoso St.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
		8"	SAS	Moquino Dr.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
		8"	SAS	Bonita Azul St.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
		8"	SAS	Castanea St.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
		8"	SAS	Pita Verde Rd.	Cerro Blanco St.	98th Street	/	/	/
		8"	SAS	Ceja Vista Rd,	Cerro Blanco St.	Castanea St.	/	/	/
		8"	SAS	Cerro Blanco St.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
		8"	SAS	Encinoso St.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
		8"	SAS	Moquino Dr.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
		8"	SAS	Bonita Azul St.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
		8"	SAS	Castanea St.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
			Storm Drain						
		24" to 42"	Storm Drain	Ceja Vista	Encinoso St.	98th Street	/	/	/
		4.4 ac-ft	Temp Retention Pond w/ A & C	Tract E			/	/	/
		2.4 Ac-Ft	Temp Retention Pond w/ A & C	Tract B			/	/	/

*Off-Site Improvements will be constructed with the first Unit built

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The Items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
							/	/	/
							/	/	/

Approval of Creditable Items:

Impact Fee Admistrator Signature Date

Approval of Creditable Items:

City User Dept. Signature Date

NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.

Street lights per City rquirements.

1 Landscaping Maintenance Agreement for landscaping in the public right-of-way

2 Walls & landscaping certification from registered engineer and/or registered landscape architect required prior to release of financial guarantees.

3 Development Agreement w/ ABCWUA including Don Reservoir as a condition of Final Plats

4 Engineers certification of the grading plan required for release of SIA.

5

AGENT / OWNER

Scott Medina
NAME (print)

Mark Goodwin & Associates, PA
FIRM

K. Scott Medina 1/24/07
SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

[signature] 01/24/07
DRB CHAIR - date

[signature] 1-24-07
TRANSPORTATION DEVELOPMENT - date

[signature] 1/24/07
UTILITY DEVELOPMENT - date

Bradley D. Bingham 1/24/07
CITY ENGINEER - date

Christina Sandoval 1/24/07
PARKS & GENERAL RECREATION - date

_____
AMAFCA - date

_____ - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER
1	5-2-07	[signature]	[signature]	[signature]

(rev. 9-05)

Current DRC
Project Number: 1004428

FIGURE 12

Date Submitted: 10/25/2006
Date Site Plan Approved: N/A
Date Preliminary Plat Approved: 1/24/07
Date Preliminary Plat Expires: 1/24/08
DRB Project No.: 1004428
DRB Application No.: 06-0119

ORIGINAL

INFRASTRUCTURE LIST

(Rev 9-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

Ceja Vista

PROPOSED NAME OF PLAT ~~AND/OR SITE DEVELOPMENT PLAN~~

Town of Atrisco Grant Township 9 North, Range 2 East, NMPM, Tracts RR-3-A, RR-3-B, RR-3-C, RR-3-D & RR-3-E, Westland South

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification Private Inspector	Private P.E.	City Cnst Engineer
			UNIT 1						
		26' FF	Res. Pvmt	Pita Verde Rd.	Corylus Dr.	Lunaria Dr.	/	/	/
			C & G (Both Sides)						
		4'	4' Sidewalk (Both Sides)						
		26' FF	Res. Pvmt	Campanula Rd.	Corylus Dr.	Lunaria Dr.	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides)						
		26' FF	Res. Pvmt	Ceja Vista Rd.	Corylus Dr.	Lunaria Dr.	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides)						
		26' FF	Res. Pvmt	Corylus Dr.	Ceja Vista	Pita Verde	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides)						
		26' FF	Res. Pvmt	Lunaria Dr.	Meade Ave.	Pita Verde	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (North Side Only)						
		28' FF	Res. Pvmt	Meade Rd.	Fragoria St.	East Property Line	/	/	/
			C & G						
		4'	Sidewalk (Both Sides)						
		30' FF	Art. Pvmt	Unser Blvd.	Dennis-Chavez	South PL	/	/	/
			C & G (East Side [redacted]), Median Curb						
		6'	Sidewalk (East Side Only)						
		6'	Asphalt Trail	Tract E	Unser Blvd.	Corylus Dr.	/	/	/
		6'	Asphalt Trail	Tract S	Pita Verde Rd.	Dennis-Chavez	/	/	/
			Water						
		8"	Water Line	Pita Verde Rd	Corylus Dr.	Lunaria Dr.	/	/	/
		6"	Water Line	Campanula Rd.	Corylus Dr.	Lunaria Dr.	/	/	/
		8"	Water Line	Ceja Vista Rd.	Corylus Dr.	Lunaria Dr.	/	/	/
		8"	Water Line	Tract R	Unser Blvd	Corylus Dr.	/	/	/
		16"	Water Line	Unser Blvd	South PL	Dennis-Chavez Blvd	/	/	/
		8"	Waterline	Meade Rd.	Fragoria St.	East Property Line	/	/	/
		8"	Waterline	Corylus Dr.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
		8"	Waterline	Lunaria Dr.	Meade Rd.	Pita Verde Rd	/	/	/

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
			Sanitary Sewer						
		8"	SAS	Pita Verde	Corylus Dr.	Lunaria Dr.	/	/	/
		8"	SAS	Campanula Rd.	Corylus Dr.	Lunaria Dr.	/	/	/
		8"	SAS	Ceja Vista	Corylus Dr.	Lunaria Dr.	/	/	/
		8"	SAS	Corylus Dr.	Ceja Vista	Pita Verde	/	/	/
		8"	SAS	Lunaria Dr.	Meade Rd.	Pita Verde	/	/	/
		8"	SAS	Tract S	Pita Verde	Dennis-Chavez Blvd	/	/	/
			Storm Drain						
		24" to 48"	Storm Drain	Lunaria Dr.	Meade Rd.	Pita Verde Rd.	/	/	/
		18"	Storm Drain	Tract S	Tract S	Dennis-Chavez	/	/	/
		2.7 Ac-Ft	Public Pond w/ Low flow Channel (Work Order)	Tract s			/	/	/
		24" to 30"	Storm Drain	Dennis-Chavez	Unser Blvd.	Hubbel Channel	/	/	/
			Unit 1 County Improvements						
			1/4 Signal	Dennis-Chavez/Unser Blvd.			/	/	/
		12'	Art.. Pvmt (W. Bound Lt Turn)	Dennis-Chavez	Condeshire	150 ft. East	/	/	/
		12'	Art.. Pvmt (E. Bound Lt Turn)	Dennis-Chavez	Condeshire	75 ft. West	/	/	/
		28' FF	Res. Pvmt	Meade Rd.	East Property Line	Grace Vigil	/	/	/
		28'	Surface Pavement	Grace Vigil	Meade Rd.	Dennis-Chavez	/	/	/
		6'	Asphalt Trail	Dennis-Chavez	Unser Blvd.	Dennis-Chavez	/	/	/
		12'	Striping (W. Bound Lt Turn)	Dennis-Chavez	Unser Blvd.	150 ft. East	/	/	/
		12'	Art.. Pvmt (E. Bound Rt Turn)	Dennis-Chavez	Unser Blvd.	150 ft. West	/	/	/
			UNIT 2						
		28' FF	Res. Pvmt	Pita Verde	Berberis St.	Potrero Dr.	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides)						
		26' FF	Res. Pvmt	Pita Verde	Potrero Dr.	Tract L	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (North Side Only)						
		28' FF	Res. Pvmt	Campanula Rd.	Paraje St.	Potrero Dr.	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides)						
		40' FF	Res. Pvmt	Ceja Vista Rd.	98th Street	Fumaria St.	/	/	/
			C & G (Both Sides)						
		6'	Sidewalk (Both Sides)						
		28' FF	Res. Pvmt	Ceja Vista Rd.	Fumaria St.	Potrero Dr.	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides)						
		32' FF	Res. Pvmt	Paraje St.	Ceja Vista Rd	Campanula Rd.	/	/	/
			C & G (East Side Only)						
		4'	Sidewalk (Both Sides)						
		28' FF	Res. Pvmt	Paraje St.	Campanula Rd.	Pita Verde Rd.	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides)						
		28' FF	Res. Pvmt	Fumaria St.	Ceja Vista Rd.	Pita Verde Rd.	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides)						

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
			UNIT 2						
		28' FF	Res. Pvmt	Cuscula	Ceja Vista Rd.	Pita Verde Rd.	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides)						
		28' FF	Res. Pvmt	Potrero Dr.	Ceja Vista Rd.	Pita Verde Rd.	/	/	/
			C & G						
		4'	Sidewalk (South Side)						
		28' FF	Res. Pvmt	Berberis St.	Tract H	Pita Verde Rd.	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides)						
		60' FF	Art. Pvmt	98th St.	Ceja Vista Rd.	Dennis Chavez Blvd	/	/	/
			C & G (Both Sides), Median Curb						
		6'	Sidewalk (Both Sides)						
		30' FF	Art. Pvmt	Unser Blvd.	South PL	Dennis Chavez Blvd	/	/	/
			C & G (West Side [redacted]), Median Curb						
		6'	Sidewalk (West Side Only)						
		6'	Asphalt Trail	Tract L	Pita Verde Rd.	Unser Blvd.	/	/	/
		6'	Asphalt Trail	Tract K	Pita Verde Rd.	Dennis-Chavez	/	/	/
		6'	Asphalt Trail	Tract J	Pita Verde Rd.	Dennis-Chavez	/	/	/
		6'	Asphalt Trail	Tract H	Paraje St	Berberis St.	/	/	/
		6'	Asphalt Trail	Tract H	Berberis St.	Ceja Vista Rd.	/	/	/
			Water						
		6"	Water Line (2WR)	Pita Verde Rd.	Berberis St.	Paraje St.	/	/	/
		4"	Water Line (1W)	Pita Verde Rd.	Berberis St.	Paraje St.	/	/	/
		12"	Water Line (2WR)	Pita Verde Rd.	Paraje St.	Fumaria St.	/	/	/
		8"	Water Line (1W)	Pita Verde Rd.	Paraje St.	Unser Blvd.	/	/	/
		12"	Water Line (2WR)	Pita Verde Rd.	Paraje St.	Fumaria St.	/	/	/
		8"	Water Line (1W)	Pita Verde Rd.	Paraje St.	Unser Blvd.	/	/	/
		6"	Water Line	Campanula Rd.	Paraje St.	Potrero Dr.	/	/	/
		12"	Water Line (2WR)	Ceja Vista Rd.	98th Street	Paraje St.	/	/	/
		8"	Water Line	Ceja Vista Rd.	Paraje St.	Potrero Dr.	/	/	/
		12"	Water Line (2WR)	Paraje St.	Ceja Vista Rd.	Pita Verde Rd.	/	/	/
		8"	Water Line (1W)	Paraje St.	Ceja Vista Rd.	Pita Verde Rd.	/	/	/
		6"	Water Line (2WR)	Berberis St.	Tract H	Pita Verde Rd.	/	/	/
		6"	Water Line (2WR)	Tract H	Berberis St.	Paraje St.	/	/	/
		6"	Water Line	Fumaria St.	Ceja Vista Rd.	Campanula Rd.	/	/	/
		8"	Water Line	Cuscula St.	Ceja Vista Rd.	South Property Line	/	/	/
		8"	Water Line	Potrero Dr.	Ceja Vista Rd.	Pita Verde Rd.	/	/	/
		12"	Water Line (2WR)	Dennis-Chavez	Fumaria St.	Unser Blvd.	/	/	/
		12"	Water Line (2WR)	Unser Blvd.	S. Dennis-Chavez	N. Dennis-Chavez	/	/	/
			Sanitary Sewer						
		8"	SAS	Pita Verde Rd.	Berberis St.	Unser Blvd.	/	/	/
		8"	SAS	Campanula Rd.	Berberis St.	Potrero Dr.	/	/	/
		8"	SAS	Ceja Vista Dr.	98th Street	Potrero Dr.	/	/	/
		8"	SAS	Paraje St.	Ceja Vista Rd.	Pita Verde Rd.	/	/	/
		8"	SAS	Fumaria	Ceja Vista Rd.	Pita Verde Rd.	/	/	/
		8"	SAS	Cuscula St.	Ceja Vista Rd.	Pita Verde Rd.	/	/	/
		8"	SAS	Potrero Dr.	Ceja Vista Rd.	Pita Verde Rd.	/	/	/

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
			Storm Drain						
		30" to 48"	Storm Drain	Ceja Vista Rd.	Tract G	Unser Blvd.	/	/	/
		24" to 30"	Storm Drain	Cuscula St.	Ceja Vista Dr.	Pita Verde Rd.	/	/	/
		18" to 36"	Storm Drain	Potrero Dr.	Ceja Vista	Pita Verde	/	/	/
		18" to 24"	Storm Drain	Pita Verde Rd.	Lot 10	Cuscula St.	/	/	/
		24"	Storm Drain	Dennis-Chavez	200' W. of Unser	Unser Blvd.	/	/	/
		9.0 Ac-Ft Temp Retention Pond w/ A & C		Tract M			/	/	/
		2.4 Ac-Ft Temp Retention Pond w/ A & C		Tract B			/	/	/
		4.4 ac-ft Temp Retention Pond w/ A & C		Tract E			/	/	/
			Unit 2 County Improvements						
			1/4 Signal	Dennis-Chavez/Unser Blvd.					
			1/4 Signal	Dennis-Chavez/98th Street					
		6'	Asphalt Trail	Dennis-Chavez	98th St	Unser Blvd.	/	/	/
		6'	Surface Pvmt (Bike Lane)	Dennis-Chavez	98th St. W. PL	Unser Blvd. E. PL	/	/	/
		12'	Art.. Pvmt (E. Bound Rt Turn)	Dennis-Chavez	98th Street	150 ft. West	/	/	/
		12'	Striping (W. Bound Lt. Turn)	Dennis-Chavez	98th Street	150 ft. East	/	/	/
		12'	Art.. Pvmt (S. Bound Lt Turn)	98th Street	Dennis-Chavez	150 ft. North	/	/	/
			C & G (East Side)						
			UNIT 3						
		28' FF	Res. Pvmt	Ceja Vista	Cerro Blanco St.	Castanea St.	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides)						
		28' FF	Res. Pvmt	Pita Verde	Cerro Blanco St.	Castanea St.	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides)						
		26' FF	Res. Pvmt	Pita Verde	Castanea St.	Tract D	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (North Side Only)						
		40' FF	Res. Pvmt	Ceja Vista Rd.	Castanea St.	98th St.	/	/	/
			C & G (Both Sides)						
		6'	Sidewalk (Both Sides)						
		28' FF	Res. Pvmt	Cerro Blanco St.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides)						
		28' FF	Res. Pvmt	Encinoso St.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides)						
		28' FF	Res. Pvmt	Moquino Dr.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides)						
		40' FF	Res. Pvmt	Moquino Dr.	Ceja Vista Rd.	South PL	/	/	/
			C & G (Both Sides)						
		6'	Sidewalk (Both Sides)						
		28' FF	Res. Pvmt	Bonita Azul St.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides)						
		32'	Res. Pvmt	Castanea St.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides)						
			1/4 Signal	Dennis-Chavez/98th Street					

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
			Water						
		10"	Water Line	Pita Verde Rd.	Cerro Blanco St.	98th Street	/	/	/
		8"	Water Line	Ceja Vista Rd,	Cerro Blanco St.	98th Street	/	/	/
		8" to 10"	Water Line	Cerro Blanco St.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
		8"	Water Line	Encinoso St.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
		8"	Water Line	Moquino Dr.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
		8"	Water Line	Bonita Azul St.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
		8"	Water Line	Castanea St.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
		12"	Water Line	APS Site/W. of Unit 3	N. Dennis-Chavez	Paakrewee PL	/	/	/
		12"	Water Line(Including PRV Station)	Tract B	Cerro Blanco St.	E. Edge APS Site	/	/	/
		12"	Water Line	Dennis-Chavez	West Edge of Unit 3	118th Street (E. Side)	/	/	/
			Sanitary Sewer						
		8"	SAS	Pita Verde Rd.	Cerro Blanco St.	98th Street	/	/	/
		8"	SAS	Ceja Vista Rd,	Cerro Blanco St.	Castanea St.	/	/	/
		8"	SAS	Cerro Blanco St.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
		8"	SAS	Encinoso St.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
		8"	SAS	Moquino Dr.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
		8"	SAS	Bonita Azul St.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
		8"	SAS	Castanea St.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
		8"	SAS	Pita Verde Rd.	Cerro Blanco St.	98th Street	/	/	/
		8"	SAS	Ceja Vista Rd,	Cerro Blanco St.	Castanea St.	/	/	/
		8"	SAS	Cerro Blanco St.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
		8"	SAS	Encinoso St.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
		8"	SAS	Moquino Dr.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
		8"	SAS	Bonita Azul St.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
		8"	SAS	Castanea St.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
			Storm Drain						
		24" to 42"	Storm Drain	Ceja Vista	Encinoso St.	98th Street	/	/	/
		4.4 ac-ft	Temp Retention Pond w/ A & C	Tract E			/	/	/
		2.4 Ac-Ft	Temp Retention Pond w/ A & C	Tract B			/	/	/

*Off-Site Improvements will be constructed with the first Unit built

(rev. 9-05)

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
							/	/	/
							/	/	/

Approval of Creditable Items: _____ Impact Fee Admistrator Signature Date

Approval of Creditable Items: _____ City User Dept. Signature Date

NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.

Street lights per City rquirements.

1. Landscaping Maintenance Agreement for landscaping in the public right-of-way
2. Walls & landscaping certification from registered engineer and/or registered landscape architect required prior to release of financial guarantees.
3. Development Agreement w/ ABCWUA including Don Reservoir as a condition of Final Plats
4. Engineers certification of the grading plan required for release of SIA.
5.

AGENT / OWNER

Scott Medina
NAME (print)

Mark Goodwin & Associates, PA
FIRM

K. Scott Medina 1/24/07
SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

B Mattson 01/24/07
DRB CHAIR - date

Christina Sandoval 1/24/07
PARKS & GENERAL RECREATION - date

1-24-07
TRANSPORTATION DEVELOPMENT - date

_____
AMAFCA - date

Roger L Green 1/24/07
UTILITY DEVELOPMENT - date

_____ - date

Bradley D. Bingham 1/24/07
CITY ENGINEER - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

(rev. 9-05)

MARK GOODWIN & ASSOCIATES, PA

LETTER OF TRANSMITTAL

TO: Sheran Matson
COA – DRB Chair
ONE STOP

DATE: January 24, 2007

RE: **Ceja Vista, Unit 1**

ITEMS BEING TRANSMITTED

3	Copies of Sidewalk Exhibit

- ☐ FOR YOUR USE
- ☐ AS REQUESTED
- ☐ FOR YOUR RECORDS
- ☐ FOR YOUR COMMENTS

Notes:

PROJECT ENGINEER:
Scott Medina, PE

RECEIVED
JAN 24 2007
LAND DEVELOPMENT SECTION

Lisa Anglada

P.O. Box 90606 ♦ Albuquerque, NM 87199 ♦ (505) 828-2200 ♦ (505) 797-9539 fax
www.goodwinengineers.com

John MacKenzie

From: Kevin Grovet [kgrovet@bernco.gov]
Sent: Tuesday, January 16, 2007 6:13 PM
To: WGallegos@cabq.gov; John MacKenzie
Cc: David Lorenzo; Brad Catanach; Tiequan Chen
Subject: Ceja Vista Phase 1

Wilfred,

Bernalillo County Public Works Division (BCPWD) has reviewed the proposed Ceja Vista Phase 1 development requirements and requests that the City of Albuquerque include the following improvements required within County jurisdiction into the COA infrastructure list required for preliminary plat approval.

1. Storm Drain improvements along Dennis Chavez.
2. Meade Road, Condershire Road and possible Grace Vigil Road improvements, including improvements at the intersection of Condershire and Dennis Chavez.
3. Dennis Chavez Boulevard improvements, including a paved trail and bike lane striping along the subdivision frontage and improvements at the intersections of Unser Boulevard and 98th Street.

In discussions with John MacKenzie, we agreed that BCPWD involvement would be similar to that taken with Anderson Hills. Construction plans for improvements with County jurisdiction would be submitted for review and approval to BCPWD and upon completion BCPWD would submit an acceptance letter to the COA for these improvements. As I stated to you on the phone, BCPWD will address improvements required within other County ROW's, such as those required at the intersection of Rio Bravo Boulevard and Coors Boulevard, during subsequent phases of development for Ceja Vista.

Thanks,

Kevin Grovet
Bernalillo County Public Works Division
2400 Broadway, SE
Albuquerque, NM 87102
Phone: (505) 848-1532
Fax: (505) 848-1510
e-mail: kgrovet@bernco.gov

Andrew #2

Paula J. Donahue/PLN/CABQ
08/29/2006 11:12 AM

To Sheran A. Matson/PLN/CABQ@COA
cc Claire A. Senova/PLN/CABQ@COA
bcc
Subject Comments for Project #1004428

Comments for Project #1004428 (06DRB-01121. 06DRB-01119. 06DRB-01122 for August 30, 2006 DRB Hearing.
The following comments concern 06DRB-01119 Major-Preliminary Plat Approval request for the approximately 99 acres to be known as Ceja Vista.

1. A note on the submittal indicates that there will be a block wall constructed along the entire perimeter boundary of the subdivision. Walling most of the SW Mesa's subdivisions has created a rather unusual pattern of development-- segregating subdivisions (both large and very small) into places where only one housing price range can be found, where convenient and pleasant community transportation connections for walking, bicycling, and driving are broken, and where major streets outside the walls become freeways instead of community streets where someone could walk to mass transit stops, shopping, schools, and other community services.

Dennis Chavez is designated a limited access street and I understand that contributes to this segregating design, but perhaps there can be several wide, visually open pedestrian connections made in the wall at no less than 400-500 foot intervals on Dennis Chavez. This should definitely be the case facing the school site on the west as well. Ideally on the school site side (west) there would be a street between the school site and the residential area with residences facing the site rather than have their backs to the site. This could also be accomplished on 98th and to the south.

The high school that is being designed abutting the western border of land of this residential proposal is intended to be a pre-K through adult community destination besides a 4 year high school. As stated above, the ideal subdivision design would face the westerly lots west toward the school. At a minimum this residential development should have openings to the high school/community site that are obvious and welcoming... not a few small entrances in the wall that are an after-thought and invite illegal activities.

The perimeter wall on street frontages should have wrought iron or another treatment to provide some visual connection with the street.

2. The SU-C-1 tract is not included in the plan. This residential proposal is just adding more homes to an already underserved area. This will further burden the limited streets without adding any value to the area. A commercial development really can't wait. There are plenty of homes built just to the north that this commercial area could serve. The idea that more roof tops are needed to draw commercial development is not justified.

3. A roadway extension from the east looks like it is intended to extend through the C-1 lot (indicated in dashed lines). I think it should be extended to the west as well.

4. Tracts A, B C,D, and E should all be a minimum of 12 feet wide, preferably wider for pedestrian access. I am not sure if they are being designed as pedestrian entrances or not, but they should be. (Refer to sheet 2 of 3).

5. (Sheet 3 of 3) Tracts O and T and others I may have missed should be well designed pedestrian entrances that lead people to the street. Again, please ensure that pedestrian entrances are plentiful (a minimum of 400-500 feet apart), wide enough to allow direct visual connection with the next street, and well designed to be welcoming and obvious connections.

Thanks for the opportunity to comment. Please add this to the file.

Andrew #2

Paula J. Donahue/PLN/CABQ
08/29/2006 11:12 AM

To Sheran A. Matson/PLN/CABQ@COA
cc Claire A. Senova/PLN/CABQ@COA
bcc
Subject Comments for Project #1004428

Comments for Project #1004428 (06DRB-01121. 06DRB-01119. 06DRB-01122 for August 30, 2006 DRB Hearing.
The following comments concern 06DRB-01119 Major-Preliminary Plat Approval request for the approximately 99 acres to be known as Ceja Vista.

1. A note on the submittal indicates that there will be a block wall constructed along the entire perimeter boundary of the subdivision. Walling most of the SW Mesa's subdivisions has created a rather unusual pattern of development-- segregating subdivisions (both large and very small) into places where only one housing price range can be found, where convenient and pleasant community transportation connections for walking, bicycling, and driving are broken, and where major streets outside the walls become freeways instead of community streets where someone could walk to mass transit stops, shopping, schools, and other community services.

Dennis Chavez is designated a limited access street and I understand that contributes to this segregating design, but perhaps there can be several wide, visually open pedestrian connections made in the wall at no less than 400-500 foot intervals on Dennis Chavez. This should definitely be the case facing the school site on the west as well. Ideally on the school site side (west) there would be a street between the school site and the residential area with residences facing the site rather than have their backs to the site. This could also be accomplished on 98th and to the south.

The high school that is being designed abutting the western border of land of this residential proposal is intended to be a pre-K through adult community destination besides a 4 year high school. As stated above, the ideal subdivision design would face the westerly lots west toward the school. At a minimum this residential development should have openings to the high school/community site that are obvious and welcoming... not a few small entrances in the wall that are an after-thought and invite illegal activities.

The perimeter wall on street frontages should have wrought iron or another treatment to provide some visual connection with the street.

2. The SU-C-1 tract is not included in the plan. This residential proposal is just adding more homes to an already underserved area. This will further burden the limited streets without adding any value to the area. A commercial development really can't wait. There are plenty of homes built just to the north that this commercial area could serve. The idea that more roof tops are needed to draw commercial development is not justified.

3. A roadway extension from the east looks like it is intended to extend through the C-1 lot (indicated in dashed lines). I think it should be extended to the west as well.

4. Tracts A, B C,D, and E should all be a minimum of 12 feet wide, preferably wider for pedestrian access. I am not sure if they are being designed as pedestrian entrances or not, but they should be. (Refer to sheet 2 of 3).

5. (Sheet 3 of 3) Tracts O and T and others I may have missed should be well designed pedestrian entrances that lead people to the street. Again, please ensure that pedestrian entrances are plentiful (a minimum of 400-500 feet apart), wide enough to allow direct visual connection with the next street, and well designed to be welcoming and obvious connections.

Thanks for the opportunity to comment. Please add this to the file.

Paula J. Donahue, Senior Planner
City of Albuquerque Planning Department
600 2nd NW - 3rd floor
P.O. Box 1293
Albuquerque, NM 87103
(505) 924-3932
FAX (505) 924-3339
www.cabq.gov

ALBUQUERQUE PUBLIC SCHOOLS
Capital Master Plan
Expect Great Things!

M. Elizabeth Everitt, Ph.D.
SUPERINTENDENT

Pre-Development Facilities Fee (PDFF)
Cover Sheet

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

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

DRB Project # (if already assigned) 1004428

Please check one:

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

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

Project Information

Subdivision Name Ceja Vista

Location of Project (address or major cross streets) Dennis Chavez btw 98th and Unser

Proposed # of Units: 368 Single-Family ∅ Multi-Family

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

Contact Information

Name Susan Rasinski

Company Mark Goodwin & Associates, PA

Phone 828-2200

E-mail

Please include with your submittal:

☑ Zone Atlas map with the entire property(ies) precisely and clearly outlined

☑ Copy of a plat or plan for the proposed project

☐ List of legal description (e.g. lot, block) and street address for each lot **(for final plat only)**

☑ Please include DRB project number on the top right corner of all documents

☑ Please paper clip all submitted documents (for ease of making copies)

FOR OFFICIAL USE ONLY
APS Cluster Rio Grande
Preliminary PDFF Date Submitted 1/19/07
Preliminary PDFF Date Completed 1/22/07
Final PDFF Date Submitted ____
Final PDFF Date Completed ____

EXHIBIT A

PRELIMINARY
PRE-DEVELOPMENT FACILITIES FEE AGREEMENT

THIS AGREEMENT is made by and between the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, New Mexico ("Albuquerque Public Schools" or "APS"), a public school district organized and existing pursuant to the laws of New Mexico, and Albuquerque Rio Bravo Partners, LLC ("Developer") effective as of this 19 day of January, 2007, and pertains to the subdivision commonly known as CEJA VISTA, and more particularly described as Tracts RR-3-A, RR-3-B, RR-3-D and RR-3-E, Westland South filed in the Bernalillo County Clerk's office November 14, 2005, Book 2005C, Page 365 (the "Subdivision".)

WHEREAS, In order to provide for APS becoming more knowledgeable of development plans within the City so that APS may better plan for future growth, the City of Albuquerque requires that APS approve the plat(s) for any new subdivision; and

WHEREAS, Developer is proposing the development of a new residential subdivision, and requires APS approval of the plat for said subdivision; and

WHEREAS, Developer is the owner of the real estate being subdivided and platted; and

WHEREAS, Developer is required by the Albuquerque Subdivision Ordinance to provide appropriate infrastructure and improvements as a condition of developing a subdivision; and

WHEREAS, as a condition of approving such plat APS requires the provision of appropriate infrastructure and facilities or the payment of a facilities fee for each new residence to be constructed to help defray the cost of school construction, expansion, or maintenance; and

WHEREAS, APS has determined that the amount of the facilities fee is reasonably related to the impact the subdivision will have on the operation of the area schools:

THEREFORE, in consideration of the mutual promises contained herein, APS and Developer agree as follows:

1. Developer agrees that a facilities fee will be paid to APS for each dwelling unit to be constructed in the Subdivision.

2. The amount of the fee shall be:

- If the building permit is issued on or after January 1, 2007, the fee shall be $1875 per dwelling unit.

- If the building permit is issued on or after July 1, 2008, the fee shall be $2425 per dwelling unit.

- If the permit is issued on or after January 1, 2010, the fee shall be $2975 per dwelling unit.

The fee for each dwelling unit in multi-family residential structures shall be sixty percent (60 %) of the fee for a single family home. "Multi-family residential structure" means any type of residential property other than single-family houses (one single family, detached dwelling unit per lot).

3. Developer agrees that the fee shall be paid to APS at or before the issuance of any building permit for any lot or other parcel of property subject to this Agreement.

4. Developer may satisfy all or part of its obligations under this contract by transferring improved or unimproved property to APS, provided that APS must agree to the transfer and to the value placed on the transferred property. APS, upon accepting such transfer, shall credit Developer with an amount equal to the agreed value, and the developer may designate the lot(s) to which such amount(s) shall be applied in satisfaction of its obligations hereunder.

5. This contract may be recorded in the office of the County Clerk of Bernalillo and/or Sandoval County, and shall serve as notice of the Developer's obligation to pay facilities fees. Developer shall include on the plat of the Subdivision a statement that "The property on this plat is subject to a Pre-Development Facilities Fee Agreement with the Albuquerque Public Schools, recorded at [recording data]."

6. APS, through its Facilities Fee Administrator, will provide a Payment Acknowledgement in the form attached hereto to the Developer reflecting receipt of the facilities fee (or equivalent compensation as described in paragraph 4 above), which form may be given to the City to show satisfaction of the fee obligation and satisfy that condition for receiving building permits. Developer may record that Payment Acknowledgment in the real estate records of Bernalillo or Sandoval County, but APS shall not be responsible for paying any recording fees nor shall APS be responsible for recording any such documents with the office of the County Clerk or any other office.

Signature

WILLIAM ALLEN

Name (typed or printed) and title

Albuquerque Rio Bravo Partners, LLC

Developer

STATE OF NEW MEXICO }

COUNTY OF BERNALILLO }

This instrument was acknowledged before me on 1.18.07, by William Allen as agent of Albuquerque Rio Bravo Partners, LLC, a New Mexico limited liability company.

Susan Rasmussen
Notary Public

My commission expires:
9.10.08

OFFICIAL SEAL
SUSAN RASMUSSEN
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires: 9.10.08

ALBUQUERQUE PUBLIC SCHOOLS

By: Brad Winter
Signature

BRAD WINTER EXECUTIVE DIRECTOR FACILITIES
Name (typed or printed) and title

STATE OF NEW MEXICO }

COUNTY OF BERNALILLO }

This instrument was acknowledged before me on 1-22-07, by Brad Winter as Director of Facilities of the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, a school district organized and existing under the laws of the State of New Mexico.

Pauline C. Trujillo
Notary Public

My commission expires:
11-20-2010

OFFICIAL SEAL
Pauline C. Trujillo
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 11-20-2010

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

PAID RECEIPT

APPLICANT NAME _____

AGENT MARK GOODWIN & ASSOCIATES

ADDRESS PO BOX 90606

PROJECT & APP # 1004428

PROJECT NAME CEJA VISTA

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

$ 110.00 441006/4983000 **DRB Actions** DEFERRAL FEE

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

$ _____ 441018/4971000 **Public Notification**

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

$ 110.00 **TOTAL AMOUNT DUE**

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

D. MARK GOODWIN AND ASSOCIATES, P.A.
P.O. BOX 90606
ALBUQUERQUE, NM 87199
(505) 828-2200

4974

95-681/1070

DATE Jan 10, 2007

PAY TO THE ORDER OF City of Albuquerque $ 110.00

One Hundred ten NO/100 DOLLARS

Security Features Details on Back.

BANK OF THE WEST
5901 MENAUL BLVD. NE
ALBUQUERQUE, NM 87110

FOR Ceja Vista 1004428

⑈004974⑈ ⑆107006813⑆ 28300700 3⑈

©HARLAND STYLE XKJ

17-11/2007

RECEIPT

Account

JAN MISC $110.00
CK $110.00
CHANGE $0.00

Thank You

#7

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

PAID RECEIPT

APPLICANT NAME _____

AGENT MARK GOODWIN & ASSOCIATES

ADDRESS PO BOX 90606

PROJECT & APP # 1004428

PROJECT NAME CEJA VISTA

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

$ 220.00 441006/4983000 **DRB Actions** DEFERRAL FEE (2)

$ _____ 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

$ 220.00 **TOTAL AMOUNT DUE**

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

D. MARK GOODWIN AND ASSOCIATES, P.A.
P.O. BOX 90606
ALBUQUERQUE, NM 87199
(505) 828-2200

4958

95-681/1070

DATE Dec 14, 2006

PAY TO THE ORDER OF City of Albuquerque $ 220.00

Two hundred twenty NO/100 DOLLARS

Security Features Details on Back.

BANK OF THE WEST
5901 MENAUL BLVD. NE
ALBUQUERQUE, NM 87110

FOR 1004428 Ceja Vista

Dana Rasmussen

⑈004958⑈ ⑆107006813⑆ 28300?003⑈

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

PAID RECEIPT

APPLICANT NAME _____

AGENT MARK GOODWIN & ASSOC

ADDRESS _____

PROJECT & APP # CESA VISTA

PROJECT NAME 1004428

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

$ 110.00 441006/4983000 **DRB Actions** DEFERRAL

$ _____ 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

$ 110.00 **TOTAL AMOUNT DUE**

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

D. MARK GOODWIN AND ASSOCIATES, P.A.
P.O. BOX 90606
ALBUQUERQUE, NM 87199
(505) 828-2200

4924
95-681/1070

DATE NOV. 1, 2006

PAY TO THE ORDER OF City of Albuquerque $ 110.00

One Hundred ten NO/100 DOLLARS

Security Features Details on Back.

BANK OF THE WEST
5901 MENAUL BLVD. NE
ALBUQUERQUE, NM 87110

FOR Cesa Vista defer (1004428) Susan Rustin

⑈004924⑈ ⑆107006813⑆ 28300700 3⑈

© HARLAND STYLE XKJ

"Susan Rasinski" <Susan@goodwinengineers.com>

10/31/2006 02:02 PM

To <csenova@cabq.gov>

cc "John MacKenzie" <John@goodwinengineers.com>, "Scott Medina" <smedina@goodwinengineers.com>

bcc

Subject Ceja Vista (100428)

Claire,

We are on the November 1, 2006 DRB Agenda, Item #5. We are requesting a 4-week deferral of the referenced project. We wish to be scheduled for the 29, 2006 hearing. We will send in a check for $110 this week.

Please reply with confirmation.

Please call if you have any questions.

Susan Rasinski
MARK GOODWIN & ASSOCIATES
(505) 828-2200
(505) 797-9539 fax
susan@goodwinengineers.com

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

S	Z		
		SUBDIVISION	
✓		Major Subdivision action	
____		Minor Subdivision action	
____		Vacation	V
____		Variance (Non-Zoning)	
		SITE DEVELOPMENT PLAN	P
____		for Subdivision Purposes	
____		for Building Permit	
____		IP Master Development Plan	
____		Cert. of Appropriateness (LUCC)	L A
		STORM DRAINAGE	D
____		Storm Drainage Cost Allocation Plan	
		ZONING & PLANNING	
____		Annexation	
____		County Submittal	
____		EPC Submittal	
____		Zone Map Amendment (Establish or Change Zoning)	
____		Sector Plan **(Phase I, II, III)**	
____		Amendment to Sector, Area, Facility or Comprehensive Plan	
____		Text Amendment (Zoning Code/Sub Regs)	
____		Street Name Change (Local & Collector)	
		APPEAL / PROTEST of...	
____		Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals	

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

APPLICANT INFORMATION:

NAME: Albuquerque Rio Bravo Partners, LLC PHONE: 440·7262

ADDRESS: 6330 Riverside Plaza Lane, Suite 220 FAX: _____

CITY: Albuquerque STATE NM ZIP 87120 E-MAIL: _____

Proprietary interest in site: Owner **List all owners:** _____

AGENT (if any): Mark Goodwin Associates PHONE: 828·2200

ADDRESS: P.O. Box 90606 FAX: _____

CITY: Albuquerque STATE NM ZIP 87199 E-MAIL: _____

DESCRIPTION OF REQUEST: Preliminary Plat Approval, Sidewalk Wavier, Vacation of public roadway easement Ceja Vista

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

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

Lot or Tract No. RR-3A, RR-3B, RR-3C, RR-3D, RR-3-E Block: _____ Unit: _____

Subdiv. / Addn. TBK Ceja Vista / TOWN OF ATRISCO GRANT

Current Zoning: ~~SU-1/C-1~~, RLT Proposed zoning: _____

Zone Atlas page(s): P-9-2 No. of **existing** lots: _____ No. of **proposed** lots: 403

Total area of site (acres): 98.907ac Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____

Within city limits? X Yes. No___, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? No

UPC No. See Attachment MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: Dennis Chavez Blvd

Between: Meade Ave and 118th Street

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): Project # 1004428

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

SIGNATURE Scott Medina DATE 8/4/04

(Print) Scott Medina ___ Applicant X Agent

FOR OFFICIAL USE ONLY Form revised 4/04

NA ☐	**INTERNAL ROUTING**	Application case numbers	Action	S.F.	Fees
☑	All checklists are complete	06DRB - ____ - 01119	PP	___	$ 3500.00
☑	All fees have been collected	06DRB - ____ - 01121	VPE	___	$ 900.00
☑	All case #s are assigned	06DRB - ____ - 01122	TDS	___	$ -0-
☑	AGIS copy has been sent	____ - ____ - ____	ADV	___	$ 75.00
☐	Case history #s are listed	____ - ____ - ____	CMF	___	$ 20.00
NA ☐	Site is within 1000ft of a landfill				Total
NA ☐	F.H.D.P. density bonus				$ 4495.00
NA ☐	F.H.D.P. fee rebate	Hearing date 8-30-06			

8/4/04

Project # 1004428

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

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

☒ MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL

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

Preliminary plat approval expires after one year.
DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

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

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

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

Amended preliminary plat approval expires after one year.
DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

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

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

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

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

Scott Medina
Applicant name (print)

Scott Medina
Applicant signature / date

Form revised 11/04 and **JUNE 05**

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

Application case numbers
04DRB - _____ - 01119
_____ - _____ - _____
_____ - _____ - _____

VE 8/4/04
Planner signature / date

Project # 1004428

FORM V: SUBDIVISION VARIANCES & VACATIONS

❑ **BULK LAND VARIANCE** **(PUBLIC HEARING CASE)**

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

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

❑ **VACATION OF PUBLIC RIGHT-OF-WAY**

☒ **VACATION OF PUBLIC EASEMENT**

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

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB Public hearings are approximately ONE MONTH after the filing deadline. Your attendance is required.

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

❑ **SIDEWALK DESIGN VARIANCE**

❑ **SIDEWALK WAIVER**

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

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

☒ **TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

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

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

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

❑ **VACATION OF PRIVATE EASEMENT**

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

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

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

Scott Medina
Applicant name (print)

Scott Medina
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
06DRB - _____ - 01121
06DRB - _____ - 01122
_____ - _____ - _____

Planner signature / date 8/4/06

Project # 1004428

D. Mark Goodwin & Associates, P.A.
Consulting Engineers
P.O. BOX 90606, ALBUQUERQUE,NM 87199
(505) 828-2200 FAX·797-9539

August 3, 2006

Ms. Sheran Matson
DRB Chair
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

Re: Ceja Vista Subdivision (Tracts RR-3-A thru RR-3-E)

Dear Ms. Matson:

Attached hereto is our request for approval of the preliminary plat, public roadway easement vacation, sidewalk waiver and sidewalk deferral for the above referenced project.

The requested action will subdivide 5 existing tracts into 403 lots and dedicate public right-of-way for Unser Blvd. and 98th Street. Zoning for this site is SU-1/C-1 on the SE corner of 98th and Dennis Chavez, and then R-LT on the balance of the property. Primary access to the site except for Unit 1 will be off 98th and Unser, as Dennis Chavez is a limited principal access arterial. Access to Unit 1 will be via Meade Road, which then connects to the existing Meade Ave. east of the site. Additional access will be furnished to the south thru County R/W when a future phase of the project develops there within the next couple of years (also owned by the applicant and being entitled thru the County approval process). All Internal streets will be public, and as such they will be built per DPM requirements. Construction of internal sidewalks is to be deferred so that they aren't damaged during home construction.

Water and sewer service to this site will be provided by the Water Utility Authority.

A site Drainage Report has been submitted to the City of Albuquerque which identifies the proposed drainage infrastructure necessary in developing this site.

Public utility easements are also to be granted with this platting action.

Please feel free to call me if you have any questions.

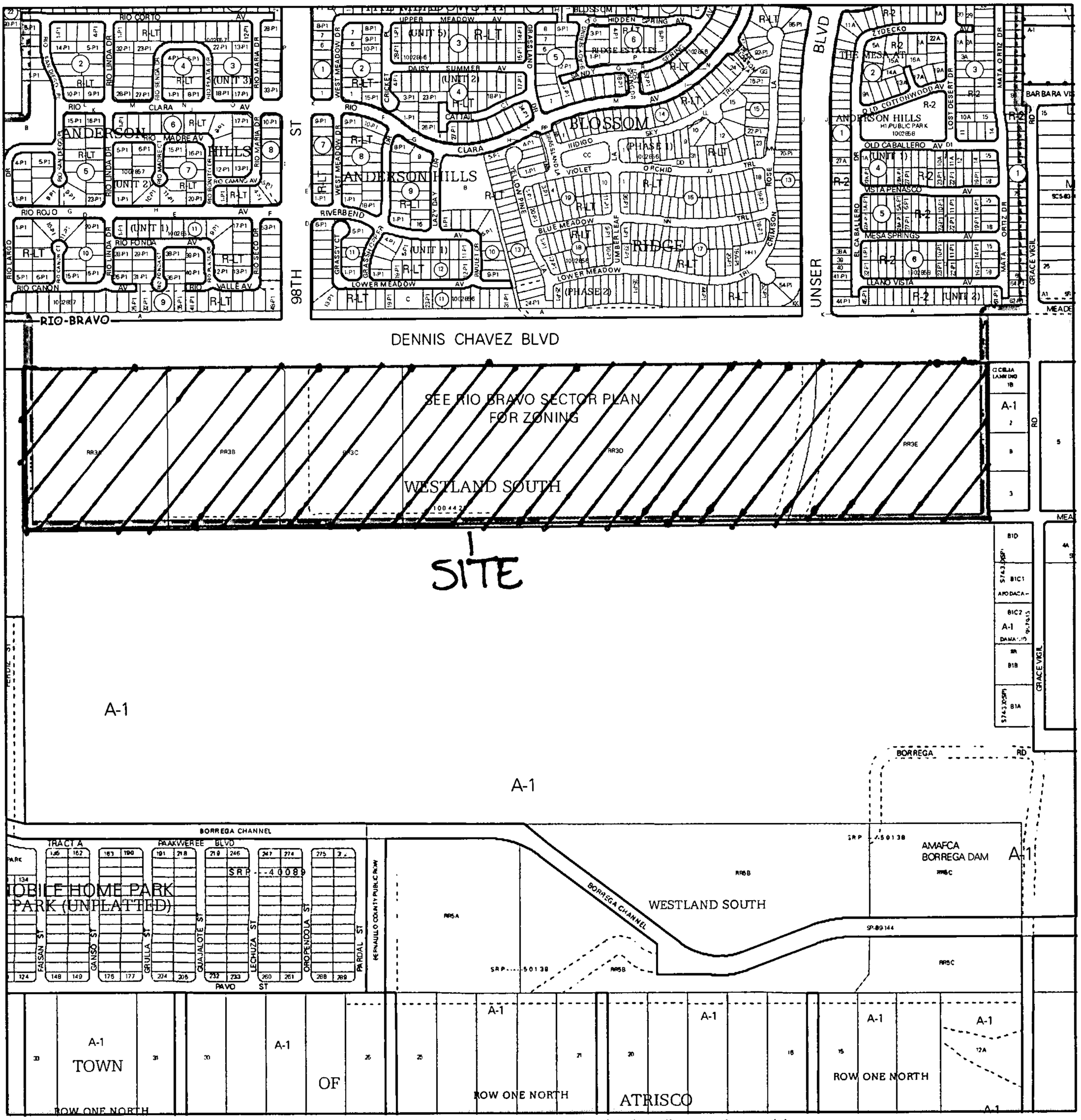
Sincerely,

MARK GOODWIN & ASSOCIATES, PA

Scott Medina
Project Engineer

ASM/sr

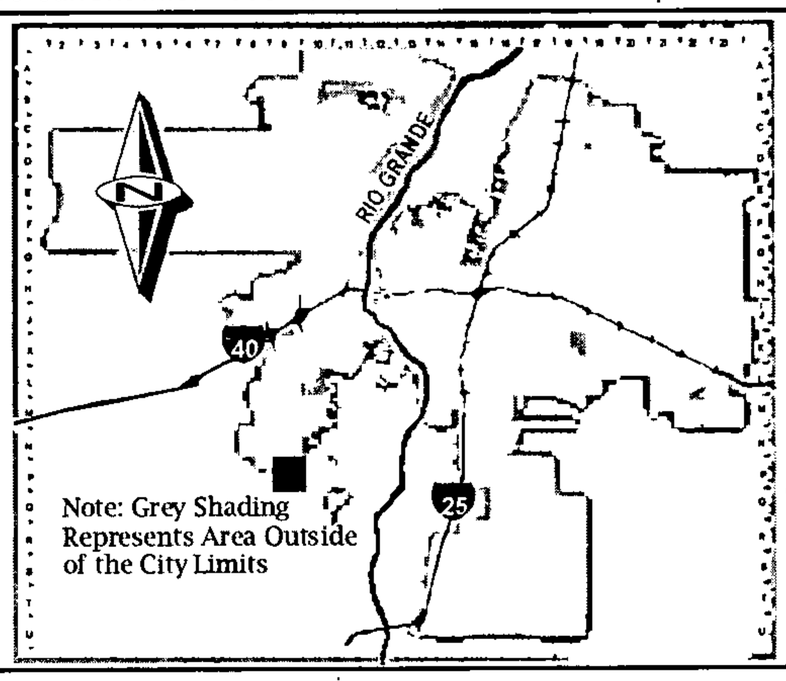
F:\1-Projects\2004\A04095 - Ceja Vista\DRB ltr .doc



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

Albuquerque Geographic Information System

Map amended through: 6/21/2006



Zone Atlas Page:

P-09-Z

Selected Symbols

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

0 750 1,500 Feet

FORM DRWS: DRAINAGE REPORT / WATER & SANITARY SEWER AVAILABILITY
THIS FORM IS REQUIRED WITH THE DEVELOPMENT REVIEW BOARD APPLICATION FOR MAJOR SUBDIVISIONS AND SITE DEVELOPMENT PLANS.

PROJECT NAME: Ceja Vista

AGIS MAP # P-9

LEGAL DESCRIPTIONS: Town of Atrisco Grant, Sect 9, Township 9 North, Range 2 East NMPM
Tracts RR-3-A, RR-3-B, RR-3-C, RR-3-D
RR-3-E

✓ **DRAINAGE REPORT**

A drainage plan/report, as per the Drainage Ordinance, was submitted to the City of Albuquerque Public Works Department, Hydrology Division (2nd Floor Plaza del Sol) on 8/4/06 (date).

Scott Medina — Applicant/Agent — 8/4/06 — Date

[signature] — Hydrology Division Representative — 8/4/06 — Date

✓ **WATER AND SEWER AVAILABILITY STATEMENT**

A Water and Sewer Availability Statement for this project was requested from the City of Albuquerque Utilities Development Division (2nd floor, Plaza del Sol) on 8/4/06 (date).

Scott Medina — Applicant/Agent — 8/4/06 — Date

[signature] — Utilities Division Representative — 8/4/06 — Date

PROJECT # 1004428

Revised 4/03

ALBUQUERQUE
Making History

City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

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

August 3, 2006

Planning Department
Plaza Del Sol Building
600 Second St. NW
Second Floor (924-3860)

This letter will serve to notify you that on **August 3, 2006:**

CONTACT NAME: LISA ANGLADA

COMPANY OR AGENCY: MARK GOODWIN AND ASSOCIATES, PA
P.O. BOX 90606/87199
PHONE: 828-2200/FAX: 797-9539
E-mail: lisa@goodwinengineers.com

contacted the Office of Neighborhood Coordination requesting the contact names for any Recognized Neighborhood Associations affected by their request concerning a Zoning Action or Site Development Plan, etc. at **A TRACT OF LAND WITHIN THE TOWN OF ATRISCO GRANT BEING ALL OF TRACTS RR-3-A, RR-3-B, RR-3-C, RR-3-D AND RR-3-E, WESTLAND SOUTH** zone map **P-9.**

Our records indicate that as of August 3, 2006, there were no Recognized Neighborhood Associations in this area.

If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Stephani Winklepleck

Neighborhood Program Coordinator
OFFICE OF NEIGHBORHOOD COORDINATION
PLANNING DEPARTMENT
planningnrnaform(11/21/05)

PO Box 90606
Albuquerque, NM 87199
(505) 828-2200
(505) 797-9539 fax
lisa@goodwinengineers.com
www.goodwinengineers.com

Mark Goodwin & Associates

Fax

To:	Stephani Winklepleck – Neighborhood Coordination	**From:**	Lisa Anglada
Fax:	924-3913	**Pages:**	3
Re:	Ceja Vista, Units 1, 2 & 3	**Date:**	8/3/2006

Please provide us with the Recognized Neighborhood Associations.

The Legal Description along with the Zone Atlas map are attached.

Please contact our office if you have any questions.

LEGAL DESCRIPTION

A tract of land within the Town of Atrisco Grant, projected Section 9, Township 9 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of TRACTS RR-3-A, RR-3-B, RR-3-C, RR-3-D and RR-3-E, WESTLAND SOUTH as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on November 14, 2005 Bk. 2005C, Pg. 365 and containing 98.9070 acres more or less

CITY OF ALBUQUERQUE

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

APPLICANT: Albuq. Rio Bravo Partners **DATE OF REQUEST:** 8/3/06 **ZONE ATLAS PAGE(S):** P-9

CURRENT:

ZONING SU-1/C-1 & R-LT

PARCEL SIZE (AC/SQ. FT.) 99

LEGAL DESCRIPTION:

LOT OR TRACT # RR-3-A-E BLOCK #

SUBDIVISION NAME Westland South

REQUESTED CITY ACTION(S):

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

PROPOSED DEVELOPMENT: **GENERAL DESCRIPTION OF ACTION:** [1] SUBDIVISION

NO CONSTRUCTION/DEVELOPMENT [ ] # OF UNITS: 378

NEW CONSTRUCTION [X] BUILDING SIZE: N/A (sq. ft.)

EXPANSION OF EXISTING DEVELOPMENT [ ]

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

APPLICANT OR REPRESENTATIVE John MacKenzie DATE 8-3-06

(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 [X] BORDERLINE [ ]

THRESHOLDS MET? YES [X] NO [ ] MITIGATING REASONS FOR **NOT** REQUIRING TIS: PREVIOUSLY STUDIED: [X]
Notes: SOUTHWEST MESA TIS (2005), CEJA VISTA TIS (2006)

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 Lyd
TRAFFIC ENGINEER

8-3-06
DATE

Air Quality Impact Analysis (AQIA) May Be Required:

Section 14-16-3-14 of the COA Comprehensive Zoning Code contains threshold requirements for air quality studies. Criteria and thresholds contained in the Zoning Code specify which land use of 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 ANAYLSIS (AQIA) REQUIRED: YES [ ] NO [X]

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.***

John MacKenzie
APPLICANT

8-3-06
DATE

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

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

Revised June 27, 2005

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 8-15-06 To 8-30-06

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.

Scott Medero — (Applicant or Agent)

8/4/06 — (Date)

I issued 2 signs for this application, 8/4/06 (Date) Ki Sis (Staff Member)

DRB PROJECT NUMBER: 1004428

Rev.1/11/05

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

PAID RECEIPT

APPLICANT NAME ALBUQUERQUE RIO BRAVO PARTNERS

AGENT MARK GOODWIN & ASSOC

ADDRESS

PROJECT & APP # 1004428 / 06DRB-01119, 01121, 01122

PROJECT NAME

$ 20 441032/3424000 Conflict Management Fee

$ 400 441006/4983000 DRB Actions

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

$ 75.00 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

$ 4495.00 TOTAL AMOUNT DUE

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

Counterreceipt

MEL FAMIE LLC
P.O. BOX 2758
CORRALES, NM 87048

95-145/1070
001513818

1484

DATE 8/3/06

PAY TO THE ORDER OF CITY OF ALBQ. $ 8575.00

EIGHT THOUSAND FIVE HUNDRED SEVENTY FIVE DOLLARS

Security Features Included. Details on Back.

1ST FIRST STATE BANK
www.fsbnm.com

MEMO CITY OF ALBQ. CERO VISTA PRE PERT.

MP

⑈107001452⑈ 1484 001513818⑈

DUPLICATE
City Of Albuquerque
Treasury Division

8/4/2006 2:15PM LOC: ANNX
RECEIPT# 00066638 WS# 007 TRANS# 0046
Account 441006 Fund 0110
Activity 4983000 TRSKAL
Trans Amt $8,575.00
J24 Misc

$4,400.00
Thank You

DUPLICATE
City Of Albuquerque
Treasury Division

8/4/2006 2:15PM LOC: ANNX
RECEIPT# 00066637 WS# 007 TRANS# 0046
Account 441032 Fund 0110
Activity 3424000 TRSKAL
Trans Amt $8,575.00
J24 Misc

$20.00
Thank You

DUPLICATE
City Of Albuquerque
Treasury Division

8/4/2006 2:15PM LOC: ANNX
[illegible] TRANS# 0046
CK $75.00
CHANGE $8,575.00
Thank You $0.00

SIDEWALK EXHIBIT
CEJA VISTA, UNIT 1

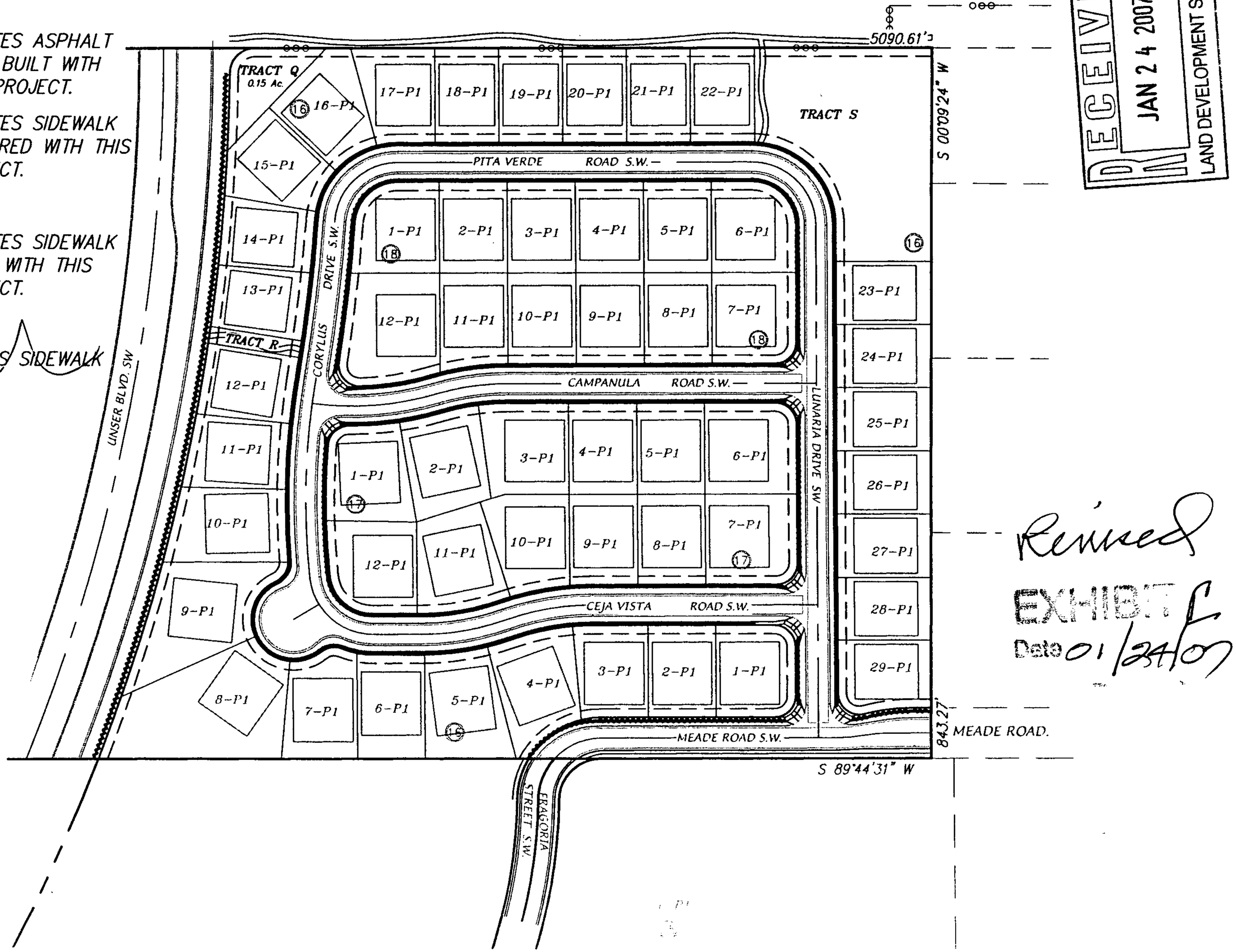
RECEIVED
JAN 24 2007
LAND DEVELOPMENT SECTION

DENOTES ASPHALT TRAIL BUILT WITH THIS PROJECT.

DENOTES SIDEWALK DEFERRED WITH THIS PROJECT.

DENOTES SIDEWALK BUILD WITH THIS PROJECT.

DENOTES SIDEWALK WAIVER



Revised

EXHIBIT E

Date 01/24/07

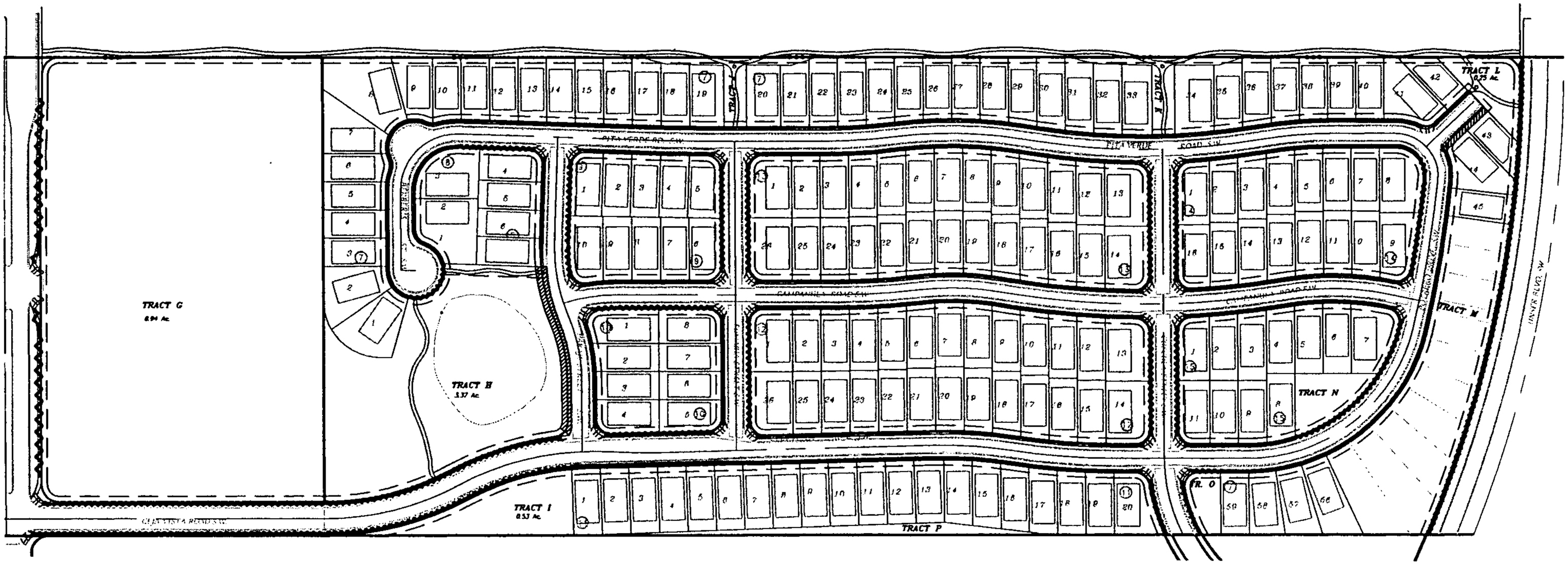
SIDEWALK EXHIBIT
CEJA VISTA, UNIT 2

DENOTES ASPHALT TRAIL BUILT WITH THIS PROJECT.

DENOTES SIDEWALK DEFERRED WITH THIS PROJECT.

DENOTES SIDEWALK BUILD WITH THIS PROJECT.

DENOTES SIDEWALK WAIVER



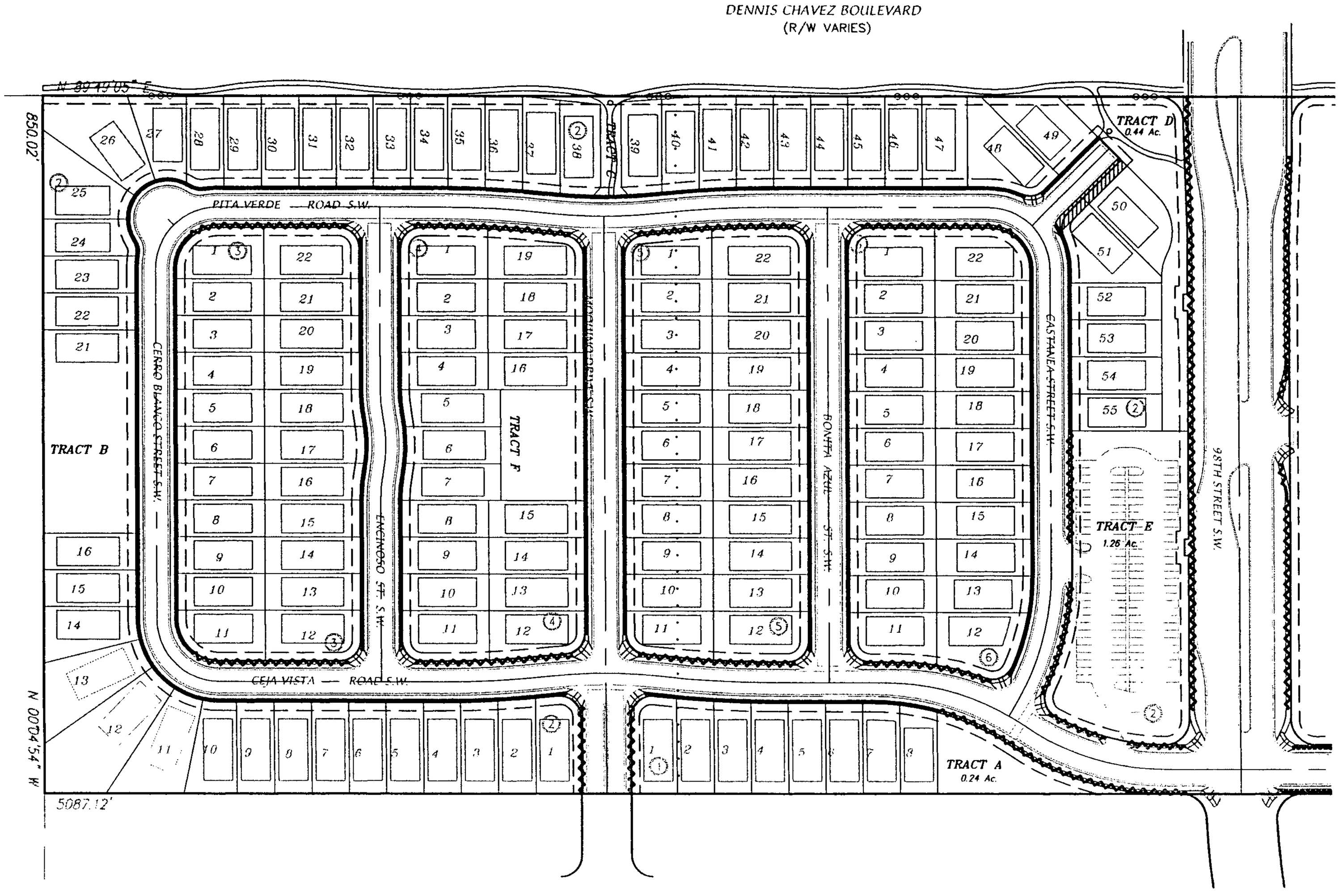
DENOTES ASPHALT TRAIL BUILT WITH THIS PROJECT.

DENOTES SIDEWALK WAIVER

SIDEWALK EXHIBIT
CEJA VISTA, UNIT 3

DENOTES SIDEWALK DEFERRED WITH THIS PROJECT.

DENOTES SIDEWALK BUILD WITH THIS PROJECT.



VACATION EXHIBIT FOR CEJA VISTA SUBDIVISION UNITS 1, 2 AND 3

F:\A04JOBS\a4095ANS\preliminary plat\dwg\exhibits\Vacation-exhibit.dwg, 9/29/2006 8:29:47 AM, stephen

98TH STREET SW (156' R/W)

UNSER BLVD. SW (156' R/W)

DENNIS CHAVEZ BOULEVARD (R/W VARIES)

ACCESS CONTROL LINE (TYP.)

589.54'

C2

648.93'

2185.23'

Tract RR-3-C
WESTLAND SOUTH
(11-14-05, BK. 2005C-PG. 365)

SU-1/C-1 ZONING

Tract RR-3-B
WESTLAND SOUTH
(11-14-05, BK. 2005C-PG. 365)

RLT ZONING

Tract RR-3-D
WESTLAND SOUTH
(11-14-05, BK. 2005C-PG. 365)

RLT ZONING

S00°10'55"E 849.00'

S00°10'55"E 728.22'

S00°10'55"E 847.36'

C1

124'

156'

591.31'

44'

26'

30'

C3

L1

589.66'

648.81'

2020.67'

30'

10'

476.13'

60'

70'

589.66'

AREA OF VACTIONS

RR-4 WESTLAND SOUTH
(04-25-91, BK. 91-7, PG. 830-831)

Revised
VACATION
EXHIBIT B
10/18/06

400' 200' 0 400' 800'

SCALE: 1" = 400'

EASEMENTS

(1) EXISTING PUBLIC ACCESS, DRAINAGE, SANITARY SEWER AND WATER LINE EASEMENTS - (11-14-05, BK. 2005C-PG. 365) (PORTIONS VACATED WITH THIS PLAT)

#3

DRB CASE ACTION LOG (PREL & FINAL)

REVISED 9/28/05

Comp'd 11/14/05

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.: **05DRB-01461 (P&F)** Project # **1004428**

Project Name: **WESTLAND SOUTH**

Agent: Mark Goodwin & Associates Phone No.: 828-2200

Your request for (**SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN),** was approved on 10/12/05 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): 15 day appeal period ends 10/27/05
- ☐ _____
- ☒ AGIS DXF
- ☐ Notice of Subd. Conditions Sheet

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

Called Whitney 10/28/05 SH

Project Number 1004428

#3

DRB CASE ACTION LOG (PREL & FINAL)

REVISED 9/28/05

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

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- ☐ UTILITIES: _____
- ☐ CITY ENGINEER / AMAFCA: _____
- ☐ PARKS / CIP: _____
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- ☒ AGIS DXF
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  - -Recording fee (checks payable to the County Clerk).
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  RECORDED DATE: _____
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- ☐ **County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
- ☐ **Property Management's signature must be obtained prior to Planning Department's signature.**
- ☐ **AGIS DXF File approval required.** OK
- ☒ **Copy of recorded plat for Planning.**

Project Number 1004428

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

October 12, 2005

3. Project # 1004428
05DRB-01460 Major-Bulk Land Variance
05DRB-01461 Minor-Prelim&Final Plat Approval

MARK GOODWIN & ASSOCIATES PA agent(s) for ALBUQUERQUE RIO BRAVO PARTNERS LLC request(s) the above action(s) for all or a portion of Tract(s) RR-3, **WESTLAND SOUTH,** zoned SF RLT, located on DENNIS CHAVEZ BLVD SW, between COORS BLVD SW and 118TH ST SW containing approximately 99 acre(s). [REF: 1003530, 04EPC01029, 04EPC01030, 04EPC01274] (P-9) **THE**

At the October 12, 2005, Development Review Board meeting, the Bulk Land Variance was approved subject to the Findings and Conditions of the Subdivision Ordinance as follows:

BULK LAND VARIANCE:

1. The variance will not be injurious to the public safety, health or welfare, or to adjacent property, the neighborhood or the community.

2. The variance will not conflict significantly with the goals and provisions of any City, County or AMAFCA adopted plan or policy; the applicable zoning ordinance, or any other City code or ordinance.

3. The variance will not permit, encourage or make possible undesired development in the 100-year floodplain.

4. The variance will not hinder future planning, public right-of-way acquisition, or the financing or building of public infrastructure improvements.

The preliminary and final plat was approved with final plat sign off delegated to Planning for Notice of Subdivision Plat Conditions, the 15-day appeal period and the AGIS dxf file.

If you wish to appeal this decision, you must do so by October 27, 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).

Sheran Matson, AICP, DRB Chair

Cc: Albuquerque Rio Bravo Partners LLC, 6330 Riverside Plaza Ln NW, Suite 220, 87120
Mark Goodwin & Associates, PA., P.O. Box 90606, 87199
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1004428 AGENDA#: 3 DATE: 10/12/05

1. Name: John MacKenzie Address: MGA Zip: _____
2. Name: Bill Allen Address: AL RB Zip: _____
3. Name: Joe David Address: MGA 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

ALBUQUERQUE
Making History

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1004428 **AGENDA ITEM NO: 3**

SUBJECT:

Bulk Land Variance
Final Plat
Preliminary Plat

ACTION REQUESTED:

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

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

ENGINEERING COMMENTS:

See staff report.

RESOLUTION:

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: October 12, 2005

#3

4428

DXF Electronic Approval Form

DRB Project Case #: 1004428

Subdivision Name: WESTLAND SOUTH TRACTS RR-3-A THRU RR-3-E

Surveyor: TIMOTHY ALDRICH

Contact Person: STEPHEN P STASIEWICZ

Contact Information: 828-2200

DXF Received: 10/12/2005 Hard Copy Received: 10/12/2005

Coordinate System: NMSP Grid (NAD 83)

Approved

10-12-2005

Date

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

AGIS Use Only

Copied fc **4428** to agiscov on **10/12/2005** Contact person notified on **10/12/2005**

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

October 12, 2005

Project # 1004428
05DRB-01460 Major-Bulk Land Variance
05DRB-01461 Minor-Prelim&Final Plat Approval

MARK GOODWIN & ASSOCIATES PA agent(s) for ALBUQUERQUE RIO BRAVO PARTNERS LLC request(s) the above action(s) for all or a portion of Tract(s) RR-3, **WESTLAND SOUTH,** zoned SF RLT, located on DENNIS CHAVEZ BLVD SW, between COORS BLVD SW and 118TH ST SW containing approximately 99 acre(s). [REF: 1003530, 04EPC01029, 04EPC01030, 04EPC01274] (P-9)

AMAFCA	No adverse comments.
COG	No adverse comments.
Transit	No objection to the request.
Zoning Enforcement	No adverse comments.
Neighborhood Coordination	No Associations.

APS

The applicant is requesting a bulk land variance and preliminary and final plat approval for **Westland South**. Some of the tracts have been identified for commercial and park use. However, uses for the remaining tracts (which are zoned for R-LT) have not been identified. Depending on the final uses for this property, this development may impact Navajo Elementary School, Harrison Middle School, and Rio Grande High School. The elementary and middle schools are operating close to their designed capacity.

School	2005-06 Projections	Capacity	Space Available
NAVAJO ES	535	540	5
HARRISON MS	647	700	53
RIO GRANDE HS	1784	2090	306

A new southwest elementary school is planned for the area and will open with only portables in 2006. However, this new school is being built with the intention to relieve existing elementary schools that are overcrowded (e.g. Edward Gonzales).

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

Tracts RR-3-C and RR-3-E do not appear to qualify for the Bulk Land Variance. Did the recently approved LOMR for the Rio Bravo channel remove all floodplain from this property? If not, it must be shown.

Transportation Development

How will the extension of 98th across Dennis Chavez line up geometrically. (Shouldn't the initial width be 156 for a distance?) Is any more dedication required along Dennis Chavez? (R/W varies does not give any indication?) The conditions from EPC only talk about breaking out the commercial tracts. Why are there other tracts? Do these qualify for bulk platting? Has the Unser alignment been established further south? Unser is limited access where will Tract RR-3-G take access from?

Parks & Recreation The EPC conditions call out the Park tract as 7 acres the plat identifies the park tract as 4.5 acres, why the discrepancy? Will the park be public or private?

Utilities Development No objection to Bulk Land Variance or Plat approval.

Planning Department

The current zoning must appear on the bulk plat. Please have Mr. Aldrich make this change.

The EPC Notice of Decision requires a bulk plat creating lot lines for the proposed SU1 for C1 seven acre and five acres tracts, the 7 acre park site as well as the RLT parcels. The bulk plat tracts do not appear to match this EPC condition of approval. The SU1 for C1 is one 12 acre tract and the park site (RR-3-E) is only 4.5 acres.

Planning Department

Tract RR-3-C does not meet minimum tract size requirements for a bulk plat regardless of the zoning.

Impact Fee Administrator No comment on requested Bulk Land Variance.

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

cc:Albuquerque Rio Bravo Partners LLC, 6330 Riverside Plaza Lane NW, Suite #220, 87120

Mark Goodwin & Associates PA, P.O. Box 90606, 87119

CITY OF PLANNING
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST

Meeting Date: OCTOBER 12, 2005
Zone Atlas Page: P-9-Z
Notification Radius: 100 Ft.

Project# 1004428
App# 05DRB-01460

Cross Reference and Location: DENNIS CHAVEZ BLVD BETWEEN COORS AND 118TH STREET

Applicant: ALBUQUERQUE RIO BRAVO PARTNERS, LLC
Address: 6330 RIVERSIDE PLAZA LANE NW, STE # 220
ALBUQUERQUE, NM 87120

Agent: MARK GOODWIN & ASSOCIATES, P.A.
PO BOX 90606
ALBUQUERQUE, NM 87119

Special Instructions:

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

Date Mailed: SEPTEMBER 23, 2005

Signature: YVONNE SAAVEDRA

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
PROPERTY OWNERSHIP / LEGAL LIST

Project# 1004428
Application# 05DRB-01460

Zone Atlas Page #	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address
P-9	1009053	254-313	204-01	✓ Dup
		265-176	301-44	✓ Dup²
	1010053	001-167	303-15	✓
		001-190	14	✓
		001-210	13	✓
		001-231	16	✓
		001-253	11	✓
	1009053	526-297	102-05	✓
		526-315	06	✓
		526-335	07	✓
		526-346	08	✓
	1010053	025-316	201-01	✓
		045-316	02	✓
		085-316	04	✓
		025-253	303-12	✓
		045-255	09	✓
		066-254	17	✓
		088-254	18	✓
		110-254	19	✓
		068-203	08	✓
		044-395	210-03	✓
		044-400	02	✓
		044-408	01	✓
		044-416	09	✓

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
PROPERTY OWNERSHIP / LEGAL LIST

Project# 1004428
Application# 05DRB-01460

Zone Atlas Page #	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address
P-9	1010053	044-427	210-10	✓
		025-427	29	✓
		025-416	30	✓
		025-408	31	✓
		024-397	32	✓
	1009053	482-362	103-09	✓
		498-465	114-01	✓ Dup
		427-409	02	✓ Dup 2
		270-375	206-30	✓ Dup 2
		411-383	107-09	✓ Dup
		406-391	10	✓ Dup 2
		406-399	11	✓ Dup 2
		405-405	12	✓ Dup 2
		406-409	13	✓ Dup 2
		400-386	08	✓ Dup 2
		394-386	07	✓ Dup 2
		390-389	06	✓ Dup 2
		386-388	05	✓ Dup 2
		382-387	04	✓ Dup 2
		378-387	03	✓ Dup 2
		374-386	02	✓ Dup 2
		370-386	01	✓ Dup 2
		325-435	105-01	✓ Dup 2
		245-434	205-10	✓ Dup 2

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
PROPERTY OWNERSHIP / LEGAL LIST

Project# 1004428
Application# 05DRB-01460

Zone Atlas Page #	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address
P-9	1009053	258-385	206-29	✓ Dup 2
		252-385	28	✓ Dup 2
		247-385	27	✓ Dup 2
		242-385	26	✓ Dup 2
		237-385	25	✓ Dup 2
		232-385	24	✓ Dup 2
		227-385	23	✓ Dup 2
		222-385	22	✓ Dup 2
		217-385	21	✓ Dup 2
		206-385	20	✓ Dup 2
		197-385	19	✓ Dup 2
		192-385	18	✓ Dup 2
		187-385	17	✓ Dup 2
		182-385	16	✓ Dup 2
		177-385	15	✓ Dup 2
		172-385	14	✓ Dup 2
		164-385	13	✓ Dup 2
		162-392	12	✓ Dup 2
		066-377	202-56	✓
		135-388	07	✓ Dup 2
		127-385	08	✓ Dup 2
		121-385	09	✓ Dup 2
		115-385	10	✓ Dup 2
		109-385	11	✓ Dup 2

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
PROPERTY OWNERSHIP / LEGAL LIST

Project# 1004428
Application# 05DRB-01460

Zone Atlas Page #	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address
P-9	1009053	103-385	202-12	✓ Dup 2
		097-385	13	✓ Dup 2
		091-385	14	✓ Dup 2
		085-386	20	✓ Dup 2
		080-386	21	✓ Dup 2
		074-385	22	✓ Dup 2
		069-386	23	✓ Dup 2
		064-386	30	✓ Dup 2
		058-385	31	✓ Dup 2
		052-385	32	✓ Dup 2
		046-385	33	✓ Dup 2
		039-385	34	✓ Dup 2
		033-385	35	✓ Dup 2
		027-385	36	✓ Dup 2
		021-385	37	✓ Dup 2
		015-385	38	✓ Dup 2
		008-385	39	✓ Dup 2
		003-385	40	✓ Dup 2
	1008053	475-290	402-03	✓

mainframe@coa1mp3.ca
bq.gov
09/21/2005 03:26 PM

To
cc
bcc
Subject

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1          R E C O R D S   W I T H   L A B E L S                    PAGE
1
01009053                  ***  THIS UPC CODE HAS NO MASTER RECORD ON FILE
0100905325431320401       LEGAL: TR R R-3  IN THE TOWN OF ATRISCO GRANT SEC 9 T9N
R2E  LAND USE:
                          PROPERTY ADDR: 00000   N/A
                             OWNER NAME: RIO HOLDINGS LLC
                             OWNER ADDR: 805 AEROVISTA PL 202
SAN LUIS OBISPO CA        934010100905326517630144   LEGAL: TRAC T RR 4, IN
SECTION 9 T 9N R 2E WITHIN THE TOWN   LAND USE:
                           PROPERTY ADDR: 00000
                              OWNER NAME: RIO HOLDINGS LLC
                              OWNER ADDR: 805 AEROVISTA PL 202
SAN LUIS OBISPO CA         93401
0101005300116730315        LEGAL: TRAC T B1 A LANDS OF DAMACIO APODACA SR
LAND USE:
                           PROPERTY ADDR: 00000   MEADE
                              OWNER NAME: HARVEY KATHERINE M
                              OWNER ADDR: 04524   MEADE                    PL SW
ALBUQUERQUE NM            87121
0101005300119030314        LEGAL: TRAC T B1 B LANDS OF DAMACIO APODACA SR
LAND USE:
                           PROPERTY ADDR: 00000   MEAD
                              OWNER NAME: CHAVEZ TONY ETUX
                              OWNER ADDR: 04522   MEAD                     RD SW
ALBUQUERQUE NM            87105
0101005300121030313        LEGAL: TRAC T B- 1-C-2 LAND DIVISION PLAT SUMMARY SUBD
OF R  LAND USE:
                           PROPERTY ADDR: 00000   MEADE
                              OWNER NAME: APODACA JOSEPH C
                              OWNER ADDR: 00519   VIA PAZ                    SW
ALBUQUERQUE NM            87121
0101005300123130316        LEGAL: TRAC T B- 1-C-1 LAND DIVISION PLAT SUMMARY SUBD
OF R  LAND USE:
                           PROPERTY ADDR: 00000   MEADE
                              OWNER NAME: MUNOZ ARMANDO & MARIA C
                              OWNER ADDR: 04520   MEADE                    AV SW
ALBUQUERQUE NM            87105
0101005300125330311        LEGAL: TRAC T B1 D LANDS OF DAMACIO APODACA SR
LAND USE:
                           PROPERTY ADDR: 00000   MEADE
                              OWNER NAME: APODACA DAMACIO JR & ERNESTINE
                              OWNER ADDR: 04520   MEAD                     AV SW
ALBUQUERQUE NM            87105
0100905352629710205        LEGAL: 3 LA ND D IVISION PLAT OF LAND OF CECELIA LANNING
CO  LAND USE:
                           PROPERTY ADDR: 00000   MEAD
                              OWNER NAME: ARMIJO JOHNNY U & GEORGIA C
                              OWNER ADDR: 04516   GRACE VIGIL              RD SW
ALBUQUERQUE NM            87121
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0100905352631510206 LEGAL: N 20 7.4 OF S 414.8 OF TR 6 ROW 2 TWN OF ATR GRT
LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: ARCHIBEQUE LEONARD ROBERT & A
OWNER ADDR: 00305 WEST MISSION AV
VENTURA CA 93001

0100905352633510207 LEGAL: 2 LA ND D IVISION PLAT OF LAND OF CECELIA LANNING
CO LAND USE:
PROPERTY ADDR: 00000 MEAD
OWNER NAME: TURRIETTA JOSIE M
OWNER ADDR: 04508 MEADE SW
ALBUQUERQUE NM 87105

0100905352634610208 LEGAL: 1-B PLAT OF DIV OF LT 1 OF LAND OF CECELIA
LANNING LAND USE:
PROPERTY ADDR: 00000 GRACE VIGIL
OWNER NAME: POHL MICHAEL
OWNER ADDR: 03205 TOWER RD SW
ALBUQUERQUE NM 87121

0101005302531620101 LEGAL: TR A AS PER D-171 PG 408 IN THE ATRISCO GRANT
EXC LAND USE:
PROPERTY ADDR: 00000 MEADE
OWNER NAME: WESTSIDE FARMS INC
OWNER ADDR: 02612 OCOTILLO RD SW
ALBUQUERQUE NM 87105

0101005304531620102 LEGAL: TRAC T 4 AS PER D-171 PG 578 IN THE ATRISCO
GRANT E LAND USE:
PROPERTY ADDR: 00000 MEADE
OWNER NAME: WESTSIDE FARMS INC
OWNER ADDR: 04310 MEAD AV SW
ALBUQUERQUE NM 87105

0101005308531620104 LEGAL: TRS 1, 2 & 3 WD 220 P557 IN THE SW/4 NW/4 SEC
10 T LAND USE:
PROPERTY ADDR: 00000 BRIDGE
OWNER NAME: CANDELARIA JUAN DE DIOS
OWNER ADDR: 02620 BRIDGE BL SW
ALBUQUERQUE NM 87105

0101005302525330312 LEGAL: LT 4 A PL AT OF LTS 4A & 4B LANDS OF MANUEL D
CHAVEZ LAND USE:
PROPERTY ADDR: 00000 MEADE
OWNER NAME: ACEVES WILLIAM & IRMA
OWNER ADDR: 00567 PROSPERITY SE
ALBUQUERQUE NM 87121

0101005304525530309 LEGAL: LT 4 B PL AT OF LTS 4A & 4B LANDS OF MANUEL D
CHAVEZ LAND USE:
PROPERTY ADDR: 00000 MEADE
OWNER NAME: MARTINEZ LARRY E & DEBBIE M
OWNER ADDR: 04325 MEADE RD SW
ALBUQUERQUE NM 87121

0101005306625430317 LEGAL: LOT 3 LA NDS OF MANUEL D CHAVEZ CONT 1.0000 AC
M/L LAND USE:
PROPERTY ADDR: 00000 MEADE
OWNER NAME: LOVATO PAUL & BERNADÈTTE
OWNER ADDR: 04309 MEADE RD SW
ALBUQUERQUE NM 87105

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01010053088254303l8   LEGAL: LOT  2 LA NDS OF MANUEL D CHAVEZ CONT 1.0001 AC
M/L   LAND USE:
                      PROPERTY ADDR: 00000   MEADE
                         OWNER NAME: LOYA GILBERTO & CONSUELO
                         OWNER ADDR: 04305   MEADE                        RD SW
ALBUQUERQUE NM        87105
01010053110254303l9   LEGAL: LOT  1 LA NDS OF MANUEL D CHAVEZ CONT 1.0000 AC
M/L   LAND USE:
                      PROPERTY ADDR: 00000   MEADE
                         OWNER NAME: CHAVEZ MABEL H
                         OWNER ADDR: 04301   MEADE                           SW
ALBUQUERQUE NM        87121
01010053068203303O8   LEGAL: POR  NW S W CONT 20.000 AC
LAND USE:
                      PROPERTY ADDR: 00000   N/A
                         OWNER NAME: MOUNHO JEAN B & GENEVIEVE M
                         OWNER ADDR: 00033   CABALLO DE FUERZA               SE
ALBUQUERQUE NM        87123
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01010053044400210O2   LEGAL: LT 2  LAR RY VIGIL WEST CONT 0.3333 AC M/L
LAND USE:
                      PROPERTY ADDR: 00000   MEADE
                         OWNER NAME: GONZALES RUBEN R ETUX
                         OWNER ADDR: 03421   MEADE                        PL SW
ALBUQUERQUE NM        87105
01010053044408210O1   LEGAL: LT 3  LAR RY VIGIL WEST CONT 0.3333 AC M/L
LAND USE:
                      PROPERTY ADDR: 00000   MEADE
                         OWNER NAME: ROYBAL MICHAEL A & CATHY B
                         OWNER ADDR: 03425   MEADE                        PL SW
ALBUQUERQUE NM        87105
01010053044416210O9   LEGAL: LT 4  LAR RY VIGIL WEST CONT 0.3333 AC M/L
LAND USE:
                      PROPERTY ADDR: 00000   MEADE
                         OWNER NAME: ANAYA DELFINO M & DONNA J
                         OWNER ADDR: 03429   MEADE                        PL SW
ALBUQUERQUE NM        87105
01010053044427210l0   LEGAL: LT 5  LAR RY VIGIL WEST CONT 0.3333 AC M/L
LAND USE:
                      PROPERTY ADDR: 00000   MEADE
                         OWNER NAME: CAMPBELL SAYOKO
                         OWNER ADDR: 03301   MEADE                           SW
ALBUQUERQUE NM        87121
01010053025427210l9   LEGAL: LT 2 4 LA RRY VIGIL WEST CONT 0.3333 AC M/L
LAND USE:
                      PROPERTY ADDR: 00000   GRACE VIGIL
                         OWNER NAME: ESPINOZA KATHLEEN TRUSTEE ESPI
                         OWNER ADDR: 03300   GRACE VIGIL                  RD SW
ALBUQUERQUE NM        87121
01010053025416210l0   LEGAL: LT 2 5 LA RRY VIGIL WEST CONT 0.3333 AC M/L
LAND USE:
                      PROPERTY ADDR: 00000   GRACE VIGIL
                         OWNER NAME: MARTINEZ JACK J
                         OWNER ADDR: 03428   GRACE VIGIL                     SW
ALBUQUERQUE NM        87105
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01010053025408210 31   LEGAL: LT 2 6 LA RRY VIGIL WEST CONT 0.3333 AC M/L
LAND USE:
                       PROPERTY ADDR: 00000   GRACE VIGIL
                          OWNER NAME: ABEYTA TOBY I & CONNIE J
                          OWNER ADDR: 03424   GRACE VIGIL                    SW
ALBUQUERQUE NM        87105
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Pg. 4

2016/18

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Pg. 5

Pg. 6

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Pg. 7

2023 4

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QUIT
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101005304439521003	LEGAL: TRACT A-2 PLAT OF TRACTS A-1 & A-2 LARRY VIGIL N CONT. .3333 ACRES	
	PROPERTY ADDR:	3419 MEADE SW
	OWNERS NAME:	PEREZ LISA C & JACQUEZ RENE
	OWNERS ADDR:	PO BOX 36705 ALBUQUERQUE, NM 87176
101005302439721032	LEGAL: TRACT A-1 PLAT OF TRACTS A-1 & A-2 LARRY VIGIL N CONT.6667 ACRES	
	PROPERTY ADDR:	3420 MEADE SW
	OWNERS NAME:	PEREZ LISA C & JACQUEZ RENE
	OWNERS ADDR:	PO BOX 36705 ALBUQUERQUE, NM 87176
100905348236210309	LEGAL: TRACT I-1 AMENDED PLAT FOR THE MESA AT ANDERSON 6.1734 ACRES	
	PROPERTY ADDR:	N/A
	OWNERS NAME:	ANDERSON HILLS LLC
	OWNERS ADDR:	8910 ADAMS ST NE ALBUQUERQUE, NM 87113
100905349846511401 14.7514	LEGAL: PARCEL A-1 AMENDED PLAT FOR THE MESA AT ANDE 1 CONT.	
	ACRES	
	PROPERTY ADDR:	N/A
	OWNERS NAME:	ANDERSON HILLS LLC
	OWNERS ADDR:	8910 ADAMS ST NE ALBUQUERQUE, NM 87113
100905342740911402 987 ACRES	LEGAL: LOT 38-A BLK 1 AMENDED PLAT FOR THE MESA AT A NIT 1 CONT.	
	PROPERTY ADDR:	3405 EL CABALLERO DR SW
	OWNERS NAME:	ANDERSON HILLS LLC
	OWNERS ADDR:	8910 ADAMS ST NE ALBUQUERQUE, NM 87113
100905327037520630	LEGAL: TRACT A CORRECTION PLAT FOR THE MEADOWS AT ANDERSON	
	PROPERTY ADDR:	N/A
	OWNERS NAME:	ANDERSON HILLS LLC
	OWNERS ADDR:	8910 ADAMS ST NE ALBUQUERQUE, NM 87113
100905341138310709	LEGAL: TRACT KK PLAT FOR VLOSSOM RIDGE PHASE 1	
	PROPERTY ADDR:	N/A
	OWNERS NAME:	DR HORTON INC
	OWNERS ADDR:	4400 ALAMEDA NE B ALBUQUERQUE, NM 87113
100905340639110710	LEGAL: LOT 54-P1 BLK 13 PLAT FOR BLOSSOM RIDGE PHASE C	
	PROPERTY ADDR:	3432 CRIMSON ROSE LN SW
	OWNERS NAME:	DR HORTON INC
	OWNERS ADDR:	4400 ALAMEDA NE B ALBUQUERQUE, NM 87113

100905340639910711	LEGAL: LOT 55-P1 BLK 13 PLAT FOR BLOSSOM RIDGE PHASE C PROPERTY ADDR: 3428 CRIMSON ROSE LN SW OWNERS NAME: DR HORTON INC OWNERS ADDR: 4400 ALAMEDA NE B ALBUQUERQUE, NM 87113
100905340540510712	LEGAL: LOT 56-P1 BLK 13 PLAT FOR BLOSSOM RIDGE PHASE C PROPERTY ADDR: 3424 CRIMSON ROSE LN SW OWNERS NAME: DR HORTON INC OWNERS ADDR: 4400 ALAMEDA NE B ALBUQUERQUE, NM 87113
100905340640910713	LEGAL: LOT 57-P1 BLK 13 PLAT FOR BLOSSOM RIDGE PHASE C PROPERTY ADDR: 3420 CRIMSON ROSE LN SW OWNERS NAME: DR HORTON INC OWNERS ADDR: 4400 ALAMEDA NE B ALBUQUERQUE, NM 87113
100905340038610708	LEGAL: LOT 53-P1 BLK 13 PLAT FOR BLOSSOM RIDGE PHASE C PROPERTY ADDR: 3436 CRIMSON ROSE LN SW OWNERS NAME: DR HORTON INC OWNERS ADDR: 4400 ALAMEDA NE B ALBUQUERQUE, NM 87113
100905339438610707	LEGAL: LOT 52-P1 BLK 13 PLAT FOR BLOSSOM RIDGE PHASE C PROPERTY ADDR: 8900 LOWER MEADOW TRL SW OWNERS NAME: DR HORTON INC OWNERS ADDR: 4400 ALAMEDA NE B ALBUQUERQUE, NM 87113
100905339038910706	LEGAL: LOT 51-P1 BLK 13 PLAT FOR BLOSSOM RIDGE PHASE C PROPERTY ADDR: 8904 LOWER MEADOW TRL SW OWNERS NAME: DR HORTON INC OWNERS ADDR: 4400 ALAMEDA NE B ALBUQUERQUE, NM 87113
100905338638810705	LEGAL: LOT 50-P1 BLK 13 PLAT FOR BLOSSOM RIDGE PHASE C PROPERTY ADDR: 8908 LOWER MEADOW TRL SW OWNERS NAME: DR HORTON INC OWNERS ADDR: 4400 ALAMEDA NE B ALBUQUERQUE, NM 87113
100905338238710704	LEGAL: LOT 49-P1 BLK 13 PLAT FOR BLOSSOM RIDGE PHASE C PROPERTY ADDR: 8912 LOWER MEADOW TRL SW OWNERS NAME: DR HORTON INC OWNERS ADDR: 4400 ALAMEDA NE B ALBUQUERQUE, NM 87113
100905337838710703	LEGAL: LOT 48-P1 BLK 13 PLAT FOR BLOSSOM RIDGE PHASE C PROPERTY ADDR: 8916 LOWER MEADOW TRL SW OWNERS NAME: DR HORTON INC OWNERS ADDR: 4400 ALAMEDA NE B ALBUQUERQUE, NM 87113

100905337438610702	LEGAL: LOT 47-P1 BLK 13 PLAT FOR BLOSSOM RIDGE PHASE C PROPERTY ADDR: 8920 LOWER MEADOW TRL SW OWNERS NAME: DR HORTON INC OWNERS ADDR: 4400 ALAMEDA NE B ALBUQUERQUE, NM 87113
100905337038610701	LEGAL: LOT 46-P1 BLK 13 PLAT FOR BLOSSOM RIDGE PHASE C PROPERTY ADDR: 8924 LOWER MEADOW TRL SW OWNERS NAME: DR HORTON INC OWNERS ADDR: 4400 ALAMEDA NE B ALBUQUERQUE, NM 87113
100905332543510501	LEGAL: PARCEL 5 BULK PLAT FOR THE MEADOWS AT ANDERSON PROPERTY ADDR: N/A OWNERS NAME: DR HORTON INC OWNERS ADDR: 4400 ALAMEDA BLVD NE B ALBUQUERQUE, NM 87113
100905324543420510	LEGAL: TRACT B CORRECTION PLAT FOR THE MEADOWS AT ANDERSON 1 PROPERTY ADDR: N/A OWNERS NAME: ANDERSON HILLS LLC OWNERS ADDR: 8910 ADAMS ST NE ALBUQUERQUE, NM 87113
100905325838520629	LEGAL: LOT 31-P1 BLK 11 CORRECTION PLAT FOR THE MEADOW HILLS UNIT 1 PROPERTY ADDR: 9200 LOWER MEADOW AVE SW OWNERS NAME: ANDERSON HILLS LLC OWNERS ADDR: 8910 ADAMS ST NE ALBUQUERQUE, NM 87113
100905325238520628	LEGAL: LOT 30-P1 BLK 11 CORRECTION PLAT FOR THE MEADOW HILLS UNIT 1 PROPERTY ADDR: 9204 LOWER MEADOW AVE SW OWNERS NAME: ANDERSON HILLS LLC OWNERS ADDR: 8910 ADAMS ST NE ALBUQUERQUE, NM 87113
100905324738520627	LEGAL: LOT 29-P1 BLK 11 CORRECTION PLAT FOR THE MEADOW HILLS UNIT 1 PROPERTY ADDR: 9208 LOWER MEADOW AVE SW OWNERS NAME: ANDERSON HILLS LLC OWNERS ADDR: 8910 ADAMS ST NE ALBUQUERQUE, NM 87113
100905324238520626	LEGAL: LOT 28-P1 BLK 11 CORRECTION PLAT FOR THE MEADOW HILLS UNIT 1 PROPERTY ADDR: 9212 LOWER MEADOW AVE SW OWNERS NAME: ANDERSON HILLS LLC OWNERS ADDR: 8910 ADAMS ST NE ALBUQUERQUE, NM 87113

1009053233738520625	LEGAL: LOT 27-P1 BLK 11 CORRECTION PLAT FOR THE MEADOW HILLS UNIT 1 PROPERTY ADDR: 9216 LOWER MEADOW AVE SW OWNERS NAME: ANDERSON HILLS LLC OWNERS ADDR: 8910 ADAMS ST NE ALBUQUERQUE, NM 87113
100905323238520624	LEGAL: LOT 26-P1 BLK 11 CORRECTION PLAT FOR THE MEADOW HILLS UNIT 1 PROPERTY ADDR: 9220 LOWER MEADOW AVE SW OWNERS NAME: ANDERSON HILLS LLC OWNERS ADDR: 8910 ADAMS ST NE ALBUQUERQUE, NM 87113
100905322738520623	LEGAL: LOT 25-P1 BLK 11 CORRECTION PLAT FOR THE MEADOW HILLS UNIT 1 PROPERTY ADDR: 9224 LOWER MEADOW AVE SW OWNERS NAME: ANDERSON HILLS LLC OWNERS ADDR: 8910 ADAMS ST NE ALBUQUERQUE, NM 87113
100905322238520622	LEGAL: LOT 24-P1 BLK 11 CORRECTION PLAT FOR THE MEADOW HILLS UNIT 1 PROPERTY ADDR: 9228 LOWER MEADOW AVE SW OWNERS NAME: ANDERSON HILLS LLC OWNERS ADDR: 8910 ADAMS ST NE ALBUQUERQUE, NM 87113
100905321738520621	LEGAL: LOT 23-P1 BLK 11 CORRECTION PLAT FOR THE MEADOW HILLS UNIT 1 PROPERTY ADDR: 9300 LOWER MEADOW AVE SW OWNERS NAME: ANDERSON HILLS LLC OWNERS ADDR: 8910 ADAMS ST NE ALBUQUERQUE, NM 87113
100905320638520620	LEGAL: TRACT C CORRECTION PLAT FOR THE MEADOWS AT ANDERSON PROPERTY ADDR: N/A OWNERS NAME: ANDERSON HILLS LLC OWNERS ADDR: 8910 ADAMS ST NE ALBUQUERQUE, NM 87113
100905319738520619 UNIT 1	LEGAL: LOT 19-P1 BLK 11 CORRECTION PLAT FOR THE MEADOW HILLS PROPERTY ADDR: 9316 LOWER MEADOW AVE SW OWNERS NAME: ANDERSON HILLS LLC OWNERS ADDR: 8910 ADAMS ST NE ALBUQUERQUE, NM 87113

100905319238520618 UNIT 1	LEGAL: LOT 18-P1 BLK 11 CORRECTION PLAT FOR THE MEADOW HILLS	
	PROPERTY ADDR:	9320 LOWER MEADOW AVE SW
	OWNERS NAME: OWNERS ADDR:	ANDERSON HILLS LLC 8910 ADAMS ST NE ALBUQUERQUE, NM 87113
100905318738520617 UNIT 1	LEGAL: LOT 17-P1 BLK 11 CORRECTION PLAT FOR THE MEADOW HILLS	
	PROPERTY ADDR:	9400 LOWER MEADOW AVE SW
	OWNERS NAME: OWNERS ADDR:	ANDERSON HILLS LLC 8910 ADAMS ST NE ALBUQUERQUE, NM 87113
100905318238520616 UNIT 1	LEGAL: LOT 16-P1 BLK 11 CORRECTION PLAT FOR THE MEADOW HILLS	
	PROPERTY ADDR:	9404 LOWER MEADOW AVE SW
	OWNERS NAME: OWNERS ADDR:	ANDERSON HILLS LLC 8910 ADAMS ST NE ALBUQUERQUE, NM 87113
100905317738520615 UNIT 1	LEGAL: LOT 15-P1 BLK 11 CORRECTION PLAT FOR THE MEADOW HILLS	
	PROPERTY ADDR:	9408 LOWER MEADOW AVE SW
	OWNERS NAME: OWNERS ADDR:	ANDERSON HILLS LLC 8910 ADAMS ST NE ALBUQUERQUE, NM 87113
100905317238520614 UNIT 1	LEGAL: LOT 14-P1 BLK 11 CORRECTION PLAT FOR THE MEADOW HILLS	
	PROPERTY ADDR:	9412 LOWER MEADOW AVE SW
	OWNERS NAME: OWNERS ADDR:	ANDERSON HILLS LLC 8910 ADAMS ST NE ALBUQUERQUE, NM 87113
100905316438520613 UNIT 1	LEGAL: LOT 13-P1 BLK 11 CORRECTION PLAT FOR THE MEADOW HILLS	
	PROPERTY ADDR:	9416 LOWER MEADOW AVE SW
	OWNERS NAME: OWNERS ADDR:	ANDERSON HILLS LLC 8910 ADAMS ST NE ALBUQUERQUE, NM 87113
100905316239220612 UNIT 1	LEGAL: LOT 12-P1 BLK 11 CORRECTION PLAT FOR THE MEADOW HILLS	
	PROPERTY ADDR:	3323 GRASSY CT SW
	OWNERS NAME: OWNERS ADDR:	ANDERSON HILLS LLC 8910 ADAMS ST NE ALBUQUERQUE, NM 87113
100905306637720256	LEGAL: TRACT A PLAT FOR THE HIGHLANDS AT ANDERSON HILLS .5752 ACRES	
	PROPERTY ADDR:	N/A

	OWNERS NAME:	ANDERSON HILLS HOMEOWNERS ASSOC.
	OWNERS ADDR:	PO BOX 9470 ALBUQUERQUE, NM 87119
100905313538820207	LEGAL: LOT 48-P1 BLK 9 PLAT FOR THE HIGHLANDS AT ANDERSON	
	PROPERTY ADDR:	3320 RIO SECO DR SW
	OWNERS NAME:	SUNSET WEST
	OWNERS ADDR:	PO BOX 7400 ALBUQUERQUE, NM 87194
100905312738520208	LEGAL: LOT 47-P1 BLK 9 PLAT FOR THE HIGHLANDS AT ANDERSON	
	PROPERTY ADDR:	9804 RIO VALLE AVE SW
	OWNERS NAME:	SUNSET WEST
	OWNERS ADDR:	PO BOX 7400 ALBUQUERQUE, NM 87194
100905312138520209	LEGAL: LOT 46-P1 BLK 9 PLAT FOR THE HIGHLANDS AT ANDERSON	
	PROPERTY ADDR:	9808 RIO VALLE AVE SW
	OWNERS NAME:	SUNSET WEST
	OWNERS ADDR:	PO BOX 7400 ALBUQUERQUE, NM 87194
100905311538520210	LEGAL: LOT 45-P1 BLK 9 PLAT FOR THE HIGHLANDS AT ANDERSON	
	PROPERTY ADDR:	9812 RIO VALLE AVE SW
	OWNERS NAME:	SUNSET WEST
	OWNERS ADDR:	PO BOX 7400 ALBUQUERQUE, NM 87194
100905310938520211	LEGAL: LOT 44-P1 BLK 9 PLAT FOR THE HIGHLANDS AT ANDERSON	
	PROPERTY ADDR:	9816 RIO VALLE AVE SW
	OWNERS NAME:	SUNSET WEST
	OWNERS ADDR:	PO BOX 7400 ALBUQUERQUE, NM 87194
100905310338520212	LEGAL: LOT 43-P1 BLK 9 PLAT FOR THE HIGHLANDS AT ANDERSON	
	PROPERTY ADDR:	9820 RIO VALLE AVE SW
	OWNERS NAME:	SUNSET WEST
	OWNERS ADDR:	PO BOX 7400 ALBUQUERQUE, NM 87194
100905309738520213	LEGAL: LOT 42-P1 BLK 9 PLAT FOR THE HIGHLANDS AT ANDERSON	
	PROPERTY ADDR:	9824 RIO VALLE AVE SW
	OWNERS NAME:	SUNSET WEST
	OWNERS ADDR:	PO BOX 7400 ALBUQUERQUE, NM 87194
100905309138520214	LEGAL: LOT 41-P1 BLK 9 PLAT FOR THE HIGHLANDS AT ANDERSON	
	PROPERTY ADDR:	9828 RIO VALLE AVE SW
	OWNERS NAME:	SUNSET WEST
	OWNERS ADDR:	PO BOX 7400 ALBUQUERQUE, NM 87194

100905308538620220	LEGAL: LOT 35-P1 BLK 9 PLAT FOR THE HIGHLANDS AT ANDERSON	
	PROPERTY ADDR:	9832 RIO VALLE AVE SW
	OWNERS NAME:	SUNSET WEST
	OWNERS ADDR:	PO BOX 7400 ALBUQUERQUE, NM 87194
100905308038620220	LEGAL: LOT 34-P1 BLK 9 PLAT FOR THE HIGHLANDS AT ANDERSON	
	PROPERTY ADDR:	3324 RIO FONDA CT SW
	OWNERS NAME:	SUNSET WEST
	OWNERS ADDR:	PO BOX 7400 ALBUQUERQUE, NM 87194
100905307438520222	LEGAL: LOT 33-P1 BLK 9 PLAT FOR THE HIGHLANDS AT ANDERSON	
	PROPERTY ADDR:	3328 RIO FONDA CT SW
	OWNERS NAME:	SUNSET WEST
	OWNERS ADDR:	PO BOX 7400 ALBUQUERQUE, NM 87194
100905306938620223	LEGAL: LOT 32-P1 BLK 9 PLAT FOR THE HIGHLANDS AT ANDERSON	
	PROPERTY ADDR:	3323 RIO FONDA CT SW
	OWNERS NAME:	SUNSET WEST
	OWNERS ADDR:	PO BOX 7400 ALBUQUERQUE, NM 87194
100905306438620230	LEGAL: LOT 25-P1 BLK 9 PLAT FOR THE HIGHLANDS AT ANDERSON	
	PROPERTY ADDR:	9930 RIO CANON AVE SW
	OWNERS NAME:	SUNSET WEST
	OWNERS ADDR:	PO BOX 7400 ALBUQUERQUE, NM 87194
100905305838520231	LEGAL: LOT 24-P1 BLK 9 PLAT FOR THE HIGHLANDS AT ANDERSON	
	PROPERTY ADDR:	9934 RIO CANON AVE SW
	OWNERS NAME:	SUNSET WEST
	OWNERS ADDR:	PO BOX 7400 ALBUQUERQUE, NM 87194
100905305238520232	LEGAL: LOT 23-P1 BLK 9 PLAT FOR THE HIGHLANDS AT ANDERSON	
	PROPERTY ADDR:	9938 RIO CANON AVE SW
	OWNERS NAME:	SUNSET WEST
	OWNERS ADDR:	PO BOX 7400 ALBUQUERQUE, NM 87194
100905304638520233	LEGAL: LOT 22-P1 BLK 9 PLAT FOR THE HIGHLANDS AT ANDERSON	
	PROPERTY ADDR:	10000 RIO CANON AVE SW
	OWNERS NAME:	SUNSET WEST
	OWNERS ADDR:	PO BOX 7400 ALBUQUERQUE, NM 87194

100905303938520234	LEGAL: LOT 21-P1 BLK 9 PLAT FOR THE HIGHLANDS AT ANDERSON	
	PROPERTY ADDR:	10004 RIO CANON AVE SW
	OWNERS NAME:	SUNSET WEST
	OWNERS ADDR:	PO BOX 7400 ALBUQUERQUE, NM 87194
100905303338520235	LEGAL: LOT 20-P1 BLK 9 PLAT FOR THE HIGHLANDS AT ANDERSON	
	PROPERTY ADDR:	10008 RIO CANON AVE SW
	OWNERS NAME:	SUNSET WEST
	OWNERS ADDR:	PO BOX 7400 ALBUQUERQUE, NM 87194
100905302738520236	LEGAL: LOT 19-P1 BLK 9 PLAT FOR THE HIGHLANDS AT ANDERSON	
	PROPERTY ADDR:	10012 RIO CANON AVE SW
	OWNERS NAME:	SUNSET WEST
	OWNERS ADDR:	PO BOX 7400 ALBUQUERQUE, NM 87194
100905302138520237	LEGAL: LOT 18-P1 BLK 9 PLAT FOR THE HIGHLANDS AT ANDERSON	
	PROPERTY ADDR:	10016 RIO CANON AVE SW
	OWNERS NAME:	SUNSET WEST
	OWNERS ADDR:	PO BOX 7400 ALBUQUERQUE, NM 87194
100905301538520238	LEGAL: LOT 17-P1 BLK 9 PLAT FOR THE HIGHLANDS AT ANDERSON	
	PROPERTY ADDR:	10020 RIO CANON AVE SW
	OWNERS NAME:	SUNSET WEST
	OWNERS ADDR:	PO BOX 7400 ALBUQUERQUE, NM 87194
100905300838520239	LEGAL: LOT 16-P1 BLK 9 PLAT FOR THE HIGHLANDS AT ANDERSON	
	PROPERTY ADDR:	10024 RIO CANON AVE SW
	OWNERS NAME:	SUNSET WEST
	OWNERS ADDR:	PO BOX 7400 ALBUQUERQUE, NM 87194
100905300338520240	LEGAL: LOT 15-P1 BLK 9 PLAT FOR THE HIGHLANDS AT ANDERSON	
	PROPERTY ADDR:	10028 RIO CANON AVE SW
	OWNERS NAME:	SUNSET WEST
	OWNERS ADDR:	PO BOX 7400 ALBUQUERQUE, NM 87194
100805347529040203	LEGAL: TRACT D BULK LAND PLAT TRACTS A-D AND A.M.A.F.C.	
	PROPERTY ADDR:	N/A
	OWNERS NAME:	WESTLAND DEVELOPMENT CO INC.
	OWNERS ADDR:	401 COORS BLVD NW ALBUQUERQUE, NM 87121

City of Albuquerque

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

September 13, 2005

Whitney L. Phillips
Mark Goodwin and Associates, PA
P.O. Box 90606/87199
Phone: 828-2200/Fax: 797-9539

Dear Whitney:

Thank you for your inquiry of **September 13, 2005** requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **TRACT RR-3, WESTLAND SOUTH** zone map **P-9.**

Our records indicate that as of **September 8, 2005**, there were **no Recognized Neighborhood Associations** in this area.

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

Sincerely,

Leo Padilla

OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

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

i. Dedication of an additional 6 feet of right-of-way along 98th Street as required by the City Engineer to provide for on-street bicycle lanes, from Senator Dennis Chavez Boulevard to the southern boundary of the subject 7 acres tract.
j. Direct access from the subject property to Senator Dennis Chavez Boulevard will not be permitted unless otherwise approved by the Metropolitan Transportation Board of the Mid-Region Council of Governments.
k. Construction of the bicycle lanes along 98th Street as designated on Long Range Bikeways System.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY **OCTOBER 1, 2004** IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED. IT I S NOT POSSIBLE TO APPEAL EPC RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE EPC's RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE EPC's DECISION.

Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Department form to the Planning Department within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and 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. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If they decide that all City plans, policies and ordinances have not been properly followed, they shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

YOU WILL RECEIVE NOTIFICATION IF ANY PERSON FILES AN APPEAL. IF THERE IS NO APPEAL, YOU CAN RECEIVE BUILDING PERMITS AT ANY TIME AFTER THE APPEAL DEADLINE QUOTED ABOVE, PROVIDED ALL CONDITIONS IMPOSED AT THE TIME OF APPROVAL HAVE BEEN MET. SUCCESSFUL APPLICANTS ARE REMINDED THAT OTHER REGULATIONS OF THE CITY MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

Successful applicants should be aware of the termination provisions for Site Development Plans specified in Section 14-16-3-11 of the Comprehensive Zoning Code. Generally plan approval is terminated 7 years after approval by the EPC

Sincerely,

For Richard Dineen
Planning Director

RD/EL/ac
cc: Mark Goodwin & Assoc., P.O. Box 90606, Albuq. NM 87199

Project # 1004428

ALBUQ. RIO BRAVO PARTNERS, LLC
6330 RIVERSIDE PLAZA LN NW STE#220
ALBUQUERQUE, NM 87120

MARK GOODWIN & ASSOC, P.A.
PO BOX 90606
ALBUQUERQUE, NM 87119

100905325431320401

RIO HOLDINGS LLC
805 AEROVISTA PL 202
SAN LUIS OBISPO, CA 93401

101005300116730315

HARVEY KATHERINE M
4524 MEADE PL SW
ALBUQUERQUE NM 87121

101005300119030314

CHAVEZ TONY ETUX
4522 MEAD RD SW
ALBUQUERQUE NM 87105

101005300121030313

APODACA JOSEPH C
519 VIA PAZ SW
ALBUQUERQUE NM 87121

101005300123130316

MUNOZ ARMANDO & MARIA C
4520 MEADE AV SW
ALBUQUERQUE NM 87105

101005300125330311

APODACA DAMACIO JR & ERNESTIN
4520 MEAD AV SW
ALBUQUERQUE NM 87105

100905352629710205

ARMIJO JOHNNY U & GEORGIA C
4516 GRACE VIGIL RD SW
ALBUQUERQUE NM 87121

100905352631510206

ARCHIBEQUE LEONARD ROBERT &
305 WEST MISSION AV
VENTURA CA 93001

100905352633510207

TURRIETTA JOSIE M
4508 MEADE SW
ALBUQUERQUE NM 87105

100905352634610208

POHL MICHAEL
3205 TOWER RD SW
ALBUQUERQUE NM 87121

101005302531620101

WESTSIDE FARMS INC
2612 OCOTILLO RD SW
ALBUQUERQUE NM 87105

101005304531620102

WESTSIDE FARMS INC
4310 MEAD AV SW
ALBUQUERQUE NM 87105

101005308531620104

CANDELARIA JUAN DE DIOS
2620 BRIDGE BL SW
ALBUQUERQUE NM 87105

101005302525330312

ACEVES WILLIAM & IRMA
567 PROSPERITY SE
ALBUQUERQUE NM 87121

101005304525530309

MARTINEZ LARRY E & DEBBIE M
4325 MEADE RD SW
ALBUQUERQUE NM 87121

101005306625430317

LOVATO PAUL & BERNADETTE
4309 MEADE RD SW
ALBUQUERQUE NM 87105

101005308825430318

LOYA GILBERTO & CONSUELO
4305 MEADE RD SW
ALBUQUERQUE NM 87105

101005311025430319

CHAVEZ MABEL H
4301 MEADE SW
ALBUQUERQUE NM 87121

101005306820330308

MOUNHO JEAN B & GENEVIEVE M
33 CABALLO DE FUERZA SE
ALBUQUERQUE NM 87123

101005304440021002

GONZALES RUBEN R ETUX
3421 MEADE PL SW
ALBUQUERQUE NM 87105

101005304440821001

ROYBAL MICHAEL A & CATHY B
3425 MEADE PL SW
ALBUQUERQUE NM 87105

101005304441621009

ANAYA DELFINO M & DONNA J
3429 MEADE PL SW
ALBUQUERQUE NM 87105

101005304442721010

CAMPBELL SAYOKO
3301 MEADE SW
ALBUQUERQUE NM 87121

101005302542721029

ESPINOZA KATHLEEN TRUSTEE ESP
3300 GRACE VIGIL RD SW
ALBUQUERQUE NM 87121

101005302541621030

MARTINEZ JACK J
3428 GRACE VIGIL SW
ALBUQUERQUE NM 87105

101005302540821031

ABEYTA TOBY I & CONNIE J
3424 GRACE VIGIL SW
ALBUQUERQUE NM 87105

100905348236210309

ANDERSON HILLS LLC
8910 ADAMS ST NE
ALBUQUERQUE, NM 87113

100905360663772025 6

ANDERSON HILLS HOMEOWNERS ASSOC.
PO BOX 9470
ALBUQUERQUE, NM 87119

100905313538820207

SUNSET WEST
PO BOX 7400
ALBUQUERQUE, NM 87194

100805347529040203

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

N-9-Z

N-8-Z

N-10-Z

P-8-Z

P-10-Z

Q-8-Z

Q-10-Z

Q-9-Z

R-LT

THE MEADOWS AT

THE HIGHLANDS AT ANDERSON HILLS

ANDERSON HILLS

ARROWOOD RANCH

R-2

SU-1 C-1

98TH ST

UNSER BLVD

CLARA AV

RIO ROJO AV

RIO LARGO DR

RIO LINDA DR

RIO FONDA AV

RIO SECO DR

RIO CANON AV

RIO VALLE AV

RIVERBEND DR

WEST MEADOW DR

LAZY DAY DR

GRASSY CT

GRASSHOPPER DR

LOWER MEADOW AV

DENNIS CHAVEZ BLVD

SEE RIO BRAVO SECTOR PLAN FOR ZONING

RIO BRAVO SECTOR DEVELOPMENT PLAN BOUNDARY

SITE J

A-1

WESTLAND TRACT RR-5

AMAFCA DRAINAGE ROW

PAAKWEREE BLVD

PAVO ST

FAISAN ST

GANSO ST

GRULLA ST

GUAJALOTE ST

LECHUZA ST

OROPENDOLA ST

PARDAL ST

TOWN OF ATRISCO

ROW ONE NORTH

ROW

MEADE

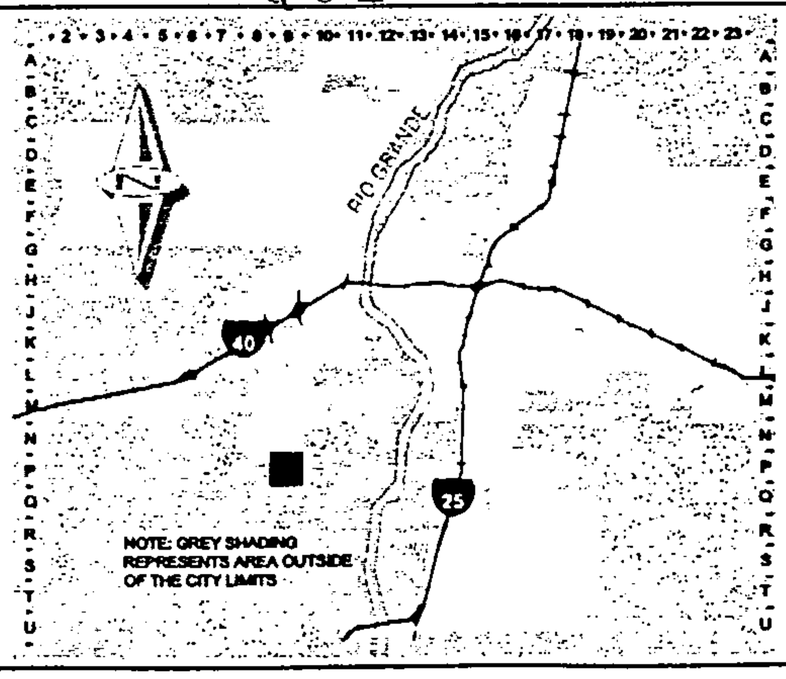
Zone Atlas Page: **P-9-Z**

Map amended through: **Aug 06, 2004**

Selected Symbols

- Unincorporated Areas
- Sector Plan Boundaries
- Parcel Boundaries
- Easement Lines
- Freeway Lanes
- Jurisdictional Boundaries
- Westgate Wall
- Escarpment
- Grant Boundaries
- Petroglyph
- H-1 Buffer Zone
- Arroyos
- LDN Noise Level
- Airport Clearance Zone
- Design Overlay Zones

0 750 1,500 Feet



CITY OF ALBUQUERQUE 1706 THREE HUNDRED YEARS 1706 • 2006 ALBUQUERQUE Haciendo Historia

AGIS Albuquerque Geographic Information System

PLANNING DEPARTMENT

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

☐ **SKETCH PLAT REVIEW AND COMMENT** **YOUR ATTENDANCE IS REQUIRED.**

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

☐ **MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT** **Your attendance is required.**

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

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

☐ **MAJOR SUBDIVISION FINAL PLAT APPROVAL** **Your attendance is required.**

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

☒ **MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL** **Your attendance is required.**

✓ Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings, **4** copies for internal routing.
N/A Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6** copies.
✓ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
✓ Letter briefly describing, explaining, and justifying the request
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✓ Property owner's and City Surveyor's signatures on the Mylar drawing
N/A Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
N/A **Signed** Pre-Annexation Agreement if Annexation required.
✓ Fee (see schedule)
✓ Any original and/or related file numbers are listed on the cover application
N/A 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.
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__ 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.

John M MacKenzie
Applicant name (print)

John M. MacKenzie 9-15-05
Applicant signature / date

Form revised **11/04**

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

Application case numbers
05DRB - ____ - 01461
____ - ____ - ____
____ - ____ - ____

Sandy Handley 09/15/05
Planner signature / date

Project # 1004428

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW,** on **Wednesday, October 12, 2005,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1002201
05DRB-01471 Major-Two Year SIA

TIERRA WEST LLC agent(s) for OMEGA AUTOMOTIVE REAL ESTATE LTD request(s) the above action(s) for all or a portion of Lot(s) 14-A & 21-A Block(s) 10, **NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B,** zoned SU-2 IP WITH CONDITIONAL USES, located on PAN AMERICAN FREEWAY NE, between EAGLE ROCK NE and OAKLAND NE containing approximately 6 acre(s). [REF: 02DRB-01367, 03DRB-01382] (C-18)

Project # 1004428
05DRB-01460 Major-Bulk Land Variance
05DRB-01461 Minor-Prelim&Final Plat Approval

MARK GOODWIN & ASSOCIATES PA agent(s) for ALBUQUERQUE RIO BRAVO PARTNERS LLC request(s) the above action(s) for all or a portion of Tract(s) RR-3, **WESTLAND SOUTH,** zoned SF RLT, located on DENNIS CHAVEZ BLVD SW, between COORS BLVD SW and 118TH ST SW containing approximately 99 acre(s). [REF: 1003530, 04EPC01029, 04EPC01030, 04EPC01274] (P-9)

Project # 1004272
05DRB-01447 Major-Vacation of Public Easements

ISAACSON & ARFMAN agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) 16D, A PORTION OF TRACT 16D OF BULK LAND TRACT FOR EL RANCHO GRANDE and Tract(s) 16-A, 16-B, 16-C, 16-D, 16-E & 16-F, (to be known as **EL RANCHO GRANDE UNIT 17**) zoned R-D, located on GIBSON BLVD SW, between MESSINA DR SW and DELGADO DR SW containing approximately 3 acre(s). [REF: 05DRB-01033, 05DRB-01038, 05DRB-01039, 05DRB-01084](N-8)

Project # 1001788
05DRB-01455 Major-Vacation of Public Easements
05DRB-01456 Minor-Prelim&Final Plat Approval

DAVID OR EVELYN MARTINEZ agent(s) for DR LAURA NATHANSON request(s) the above action(s) for Lot(s) 6-A & 6-B, **QUARTER HORSE ACRES SUBDIVISION,** zoned R-1, located on SPUR CT NW, between GABALDON NW and MONTOYA NW containing approximately 1 acre(s). [REF: 02DRB00384, 02DRB00875] (H-12)

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, SEPTEMBER 26, 2005.

CITY OF ALBUQUERQUE

Planning Department

DRB

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100905348236210309

ANDERSON HILLS LLC
8910 ADAMS ST NE
ALBUQUERQUE, NM 87113

87113427 00-10 R075

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

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Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, SEPTEMBER 26, 2005.

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION — **S**
- ___ Major Subdivision action
- X Minor Subdivision action
- ___ Vacation — **V**
- X Variance (Non-Zoning)

SITE DEVELOPMENT PLAN
- ___ for Subdivision Purposes — **P**
- ___ for Building Permit
- ___ IP Master Development Plan
- ___ Cert. of Appropriateness (LUCC) — **L**

STORM DRAINAGE
- ___ Storm Drainage Cost Allocation Plan — **D**

ZONING & PLANNING — **Z**
- ___ Annexation
- ___ County Submittal
- ___ EPC Submittal — **V**
- ___ Zone Map Amendment (Establish or Change Zoning)
- ___ Sector Plan **(Phase I, II, III)** — **P**
- ___ Amendment to Sector, Area, Facility or Comprehensive Plan
- ___ Text Amendment (Zoning Code/Sub Regs)
- ___ Street Name Change (Local & Collector)

APPEAL / PROTEST of... — **A**
- ___ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals — **L, D**

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: Albuquerque Rio Bravo Partners, LLC PHONE: (505)440-7262

ADDRESS: 6330 Riverside PLaza Lane NW,Ste 220 FAX: 898-5507

CITY: Albuquerque STATE NM ZIP 87120 E-MAIL:

Proprietary interest in site: Owner **List all owners:**

AGENT (if any): Mark Goodwin & Associates, P.A. PHONE: 828-2200

ADDRESS: P.O. Box 90606 FAX: 797-9539

CITY: Albuquerque STATE NM ZIP 87199 E-MAIL: john@goodwinengineers.com

DESCRIPTION OF REQUEST: Preliminary & Final Plat & Bulk Land Variance

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

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

Lot or Tract No. Tract RR-3 Block: Unit:

Subdiv. / Addn. Westland South

Current Zoning: SF / RLT Proposed zoning: SAME

Zone Atlas page(s): P-9 No. of **existing** lots: 1TR No. of **proposed** lots: 7TR

Total area of site (acres): 98.9070 Density if applicable: dwellings per gross acre: dwellings per net acre:

Within city limits? X Yes. No___, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO

UPC No. 100905325431320401 MRGCD Map No.

LOCATION OF PROPERTY BY STREETS: On or Near: Dennis Chavez Blvd.

Between: Coors and 118th St.

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 1003530, 04EPC-01029, 04EPC-01030, 04EPC-01274

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

SIGNATURE John M. MacKenzie DATE 9-15-05

(Print) John M. MacKenzie ___ Applicant X Agent

FOR OFFICIAL USE ONLY Form revised 4/04

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

Application case numbers: 05DRB-01460; 05DRB-01461

Hearing date 10/12/05

Action	S.F.	Fees
BLV	V	$ 145.00
ADV		$ 75.00
CMF		$ 20.00
P&F		$ 635.00
		$
		Total $ 875.00

Sandy Handley 09/15/05

Project # 1004428

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.

JOHN M. MACKENZIE
Applicant name (print)

John M. Mackenzie 9-15-05
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 - _____ - 01460
_____ - _____ - _____
_____ - _____ - _____

Sandy Handley 09/15/05
Planner signature / date

Project # 1004428

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"
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Extension of preliminary plat approval expires after one year.

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__ Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings, **4** copies for internal routing.
__ Design elevations & cross sections of perimeter walls **3 copies**
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__ SIA financial guaranty verification
__ Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
__ Any original and/or related file numbers are listed on the cover application
__ **DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

☒ **MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL** **Your attendance is required.**

✓ Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings, **4** copies for internal routing.
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N/A Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
N/A **Signed** Pre-Annexation Agreement if Annexation required.
✓ Fee (see schedule)
✓ Any original and/or related file numbers are listed on the cover application
N/A 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)**

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John M Mackenzie
Applicant name (print)

John M. Mackenzie 9-15-05
Applicant signature / date

Form revised **11/04**

❑ Checklists complete
❑ Fees collected
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Application case numbers
05DEB - _____ - 01461
_____ - _____ - _____
_____ - _____ - _____

Sandy Handley 09/15/05
Planner signature / date

Project # 1004428

N-9-Z

N-8-Z

N-10-Z

P-8-Z

P-10-Z

Q-8-Z

Q-9-Z

Q-10-Z

R-LT

THE MEADOWS AT

THE HIGHLANDS AT ANDERSON HILLS

ANDERSON HILLS

ARROWOOD RANCH

R-2

SU-1 C-1

DENNIS CHAVEZ BLVD

SEE RIO BRAVO SECTOR PLAN FOR ZONING

RIO BRAVO SECTOR DEVELOPMENT PLAN BOUNDARY

SITE J

A-1

WESTLAND TRACT RR-5

TOWN OF ATRISCO

ROW ONE NORTH

Zone Atlas Page: **P-9-Z**

Map amended through: **Aug 06, 2004**

Selected Symbols

- Unincorporated Areas
- Sector Plan Boundaries
- Parcel Boundaries
- Easement Lines
- Freeway Lanes
- Jurisdictional Boundaries
- Westgate Wall
- Escarpment
- Grant Boundaries
- Petroglyph
- H-1 Buffer Zone
- Arroyos
- LDN Noise Level
- Airport Clearance Zone
- Design Overlay Zones

0 750 1,500 Feet

NOTE: GREY SHADING REPRESENTS AREA OUTSIDE OF THE CITY LIMITS

CITY OF ALBUQUERQUE 1706 THREE HUNDRED YEARS 1706 • 2006 ALBUQUERQUE Haciendo Historia

AGIS Albuquerque Geographic Information System

PLANNING DEPARTMENT

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D. Mark Goodwin & Associates, P.A.
Consulting Engineers
P.O. BOX 90606, ALBUQUERQUE,NM 87199
(505) 828-2200 FAX 797-9539

September 15, 2005

Ms. Sheran Matson, DRB Chair
Development Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

Re: Bulk Land Plat of Tract RR-3, Westland South

Dear Ms. Matson:

On behalf of Albuquerque Rio Bravo Partners, LLC, we are submitting a bulk land plat covering the referenced property. This action is in response to a condition imposed by the Environmental Planning Commission in accordance with their Notice of Decision, dated September 17, 2004 (attached hereto).

This bulk land plat splits the property into seven tracts for the purpose of creating a commercially-zoned tract, a park tract, and five other tracts that will ultimately be conveyed to end-users for dedication or future development. The proposed commercial tract is called RR-3-D and the proposed park tract is called RR-3-E. Tract RR-3-C is proposed to be a private landscaping feature. All of the property is currently vacant. Other than the commercial tract, all zoning is R-LT. Public access easements are to be dedicated along the proposed routes of 98th Street and Unser Blvd. consistent with the Long Range Major Street Plan.

The required site plan for subdivision will be submitted within the next two weeks. Please arrange to have these two requests be heard at the same time after the public notification period.

Please contact me if I can be of further assistance.

Sincerely,

MARK GOODWIN & ASSOCIATES, P.A.

John M. MacKenzie, PE
Vice President

JMM/wp

Attachments

F:\1-Projects\2004\A04095 - Ceja Vista\DRB Submittal ltr.doc

City of Albuquerque
Planning Department
Development Review Division
P.O. Box 1293
Albuquerque, New Mexico 87103

Date: September 17, 2004

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1003530 ***
04EPC-01029 Zone Map Amendment
04EPC-01030 EPC Sector Development Plan
04EPC-01274 EPC Site Development Plan
Subdivision

Anderson Hills
8910 Adams NE
Albuq. NM 87113

LEGAL DESCRIPTION: for all or a portion of Tract(s) RR-3, **Town of Atrisco Grant Sec 9; T9N; R2E**, a zone map amendment from R-LT to SU-1 for C-1 Uses, located on DENNIS CHAVEZ BLVD SW, between UNSER BLVD. SW and 98TH ST. SW, containing approximately 7 acres. (P-9) Elvira Lopez, Staff Planner

On September 16, 2004 the Environmental Planning Commission voted to approve Project 1003530/ 04EPC 01030, amendment to Illustration 3, Illustration 4, and the Table on page 42, of the Rio Bravo Sector Development Plan, for a portion of Tract RR-3, Town of Atrisco Grant Sec 9; T9N; R2E, from R-LT to SU-1/C-1 zoning, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request to amend the *Rio Bravo Sector Development Plan*, Illustration 3, Illustration 4, and the Table on page 42, from R-LT to SU-1/C-1, for approximately 7 acres of unplatted land known as a portion of Tract RR-3, Town of Atrisco Grant Sec 9; T9N; R2E, located near the southeast corner of 98th Street SW and Senator Dennis Chavez Boulevard SW. The subject site is currently zoned R-LT and undeveloped.

2. This request is accompanied by two additional requests for an amendment to the zone map (04EPC/01029) and for approval of a site development plan for subdivision (04EPC/01274).

3. The applicant proposes that the subject site be added to a designated 12 acre-neighborhood community activity center, per *West Side Strategic Plan* and *Rio Bravo Sector Development Plan*, located at the corner of 98th/Dennis Chavez Boulevard. The existing 12-acre neighborhood activity center is known as Rio Bravo II per the *West Side Strategic Plan* (p. 109).

4. The applicant requests SU-1/C-1 zoning to match the zoning of land north of the subject site and within the existing Rio Bravo II neighborhood activity center.

5. The applicant justifiably argues that this request furthers Policies d, e, i, and j for Developing Urban Areas of the *Comprehensive Plan*. The proposed SU-1/C-1 zoning reflects existing zoning for land that is located to the north, within the Rio Bravo 2 neighborhood activity center, and expands the opportunities for the provision of services and goods to the surrounding community (Developing Urban Area, Policies d and j; West Side Strategic Plan, p.109; Rio Bravo Sector Development Plan, Illustrations 3 &4). The subject request promotes development on land that is vacant and contiguous to programmed urban facilities and services and where the integrity of the developing Anderson Hills residential subdivision can be ensured (Developing Urban Area Policy e). This request proposes to place employment and services uses in a location that complements the developing Anderson Hills subdivision (Developing Urban Area, Policy i).

6. This request furthers Policy 3.46 of the West Side Strategic Plan because this request promotes a commercial Floor Area Ratio of 0.25, which is consistent with neighborhood commercial uses of the C-1 zone allowed in the Rio Bravo Sector Development Plan.

7. This request furthers land use elements of the *Rio Bravo Sector Development Plan* for the following reasons:
   a. SU-1/C-1 zoning is allowed in the Rio Bravo Sector Development Plan as shown on Illustration 3 and 4 of the plan. Approximately 5 acres of land zoned for SU-1/C-1 is currently located north of the subject site. This request complements the existing zoning.
   b. A key Plan Objective is to create a mixed-use community with housing and employment opportunities in close proximity (Rio Bravo Sector Development Plan, page 51). The subject site is located in close proximity to large areas of residentially (R-LT) zoned land.
   c. The request zoning will expand the existing SU-1/C-1 zoning that is located within the activity center located at 98th St./Dennis Chavez in the Rio Bravo Sector Development Plan.

8. This request furthers *Resolution 270-1980* because the proposed SU-1/C-1 zoning is more advantageous to the community as per the policies and criteria of the *Comprehensive Plan, West Side Strategic Plan,* and *the Rio Bravo Sector Development Plan* (R-270-1980, Section 1.D). The applicant proposes to expand the SU-1/C-1 zoning of an existing neighborhood activity center in order to provide a wider range of commercial uses and goods to the surrounding Anderson Hills subdivision (Comprehensive Plan Policy, Developing Urban Area, Policy d Policy d; RBSDP, p. 51). The requested zoning would facilitate development of a vacant parcel contiguous to programmed urban facilities and services and where the integrity of the developing Anderson Hills residential subdivision can be ensured (Comprehensive Plan, Policy e). This request proposes to place employment and services uses in a location that complements the developing Anderson Hills subdivision, (Developing Urban Area, Policy i). This request proposes to expand existing C-1 uses in the existing Rio Bravo 2 neighborhood activity center (Developing Urban Area, Policy j; West Side Strategic Plan).

9. This request is related to a recent request for approval of a zone map amendment from SU-1/C-1 to R-2 for an approximately 7 acre tract located at the northeast corner of Unser Blvd./Dennis Chavez, approximately ½ mile east from the subject site (Project 1002456/04EPC 01025/04EPC 1002456). This request would essentially replace the commercial zoning that would be eliminated at the corner of Unser Blvd./Dennis Chavez Blvd.

10. There are no known Recognized neighborhood associations affected by this request. There is no known neighborhood opposition to this request.

CONDITIONS:

1. A Bulk land plat shall be required for Tract RR-3 (98.9 acres) to create lot lines for the proposed commercial (SU-1 for C-1) seven-acre tract, the SU-1 for C-1 zoned five-acre tract (identified as parcel 21B in the Rio Bravo Sector Development Plan), the seven-acre park site and the remaining RL-T zoned lands.

On September 16, 2004 the Environmental Planning Commission voted to approve Project 1003530/ 04EPC 01029, a request for approval of a zone map amendment from R-LT to SU-1/C-1, for Tract RR-3, Town of Atrisco Grant Sec 9; T9N; R2E, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for a zone map amendment for approximately 7 acres of unplatted land known as a portion of Tract RR-3, Town of Atrisco Grant Sec 9; T9N; R2E, located near the southeast corner of 98 Street SW and Senator Dennis Chavez Boulevard SW. The subject site is currently zoned R-LT and undeveloped.

2. This request is accompanied by two additional requests for an amendment to the Rio Bravo Sector Development Plan (04EPC/01030) and for approval of a site development plan for subdivision (04EPC/01274).

3. The applicant proposes that the subject site be added to a designated 12 acre-neighborhood community activity center, per *West Side Strategic Plan* and *Rio Bravo Sector Development Plan*, located at the corner of 98th/Dennis Chavez Boulevard. The existing 12-acre neighborhood activity center is known as Rio Bravo II per the West Side Strategic Plan (p. 109).

4. The applicant requests SU-1/C-1 zoning to match the zoning of land north of the subject site and within the existing Rio Bravo II neighborhood activity center.

5. The applicant justifiably argues that this request furthers Policies d, e, i, and j for Developing Urban Areas of the *Comprehensive Plan*. The proposed SU-1/C-1 zoning reflects existing zoning for land that is located to the north, within the Rio Bravo 2 neighborhood activity center, and expands the opportunities for the provision of services and goods to the surrounding community (Developing Urban Area, Policies d and j; West Side Strategic Plan, p.109; Rio Bravo Sector Development Plan, Illustrations 3 &4). The subject request promotes development on land that is vacant and contiguous to programmed urban facilities and services and where the integrity of the developing Anderson Hills residential subdivision can be ensured (Developing Urban Area Policy e). This request proposes to place employment and services uses in a location that complements the developing Anderson Hills subdivision (Developing Urban Area, Policy i).

6. This request furthers Policy 3.46 of the *West Side Strategic Plan* because this request promotes a commercial Floor Area Ratio of 0.25, which is consistent with neighborhood commercial uses of the C-1 zone allowed in the Rio Bravo Sector Development Plan.

7. This request furthers land use elements of the *Rio Bravo Sector Development Plan* for the following reasons:
   a. SU-1/C-1 zoning is allowed in the Rio Bravo Sector Development Plan as shown on Illustration 3 and 4 of the plan. Approximately 5 acres of land zoned for SU-1/C-1 is currently located north of the subject site. This request complements the existing zoning.
   b. A key Plan Objective is to create a mixed-use community with housing and employment opportunities in close proximity (Rio Bravo Sector Development Plan, page 51). The subject site is located in close proximity to large areas of residentially (R-LT) zoned land.
   c. The request zoning will expand the existing SU-1/C-1 zoning that is located within the activity center located at 98th St./Dennis Chavez in the Rio Bravo Sector Development Plan.

8. This request furthers *Resolution 270-1980* because the proposed SU-1/C-1 zoning is more advantageous to the community as per the policies and criteria of the *Comprehensive Plan, West Side Strategic Plan,* and *the Rio Bravo Sector Development Plan* (R-270-1980, Section 1.D). The applicant proposes to expand the SU-1/C-1 zoning of an existing neighborhood activity center in order to provide a wider range of commercial uses and goods to the surrounding Anderson Hills subdivision (Comprehensive Plan Policy, Developing Urban Area, Policy d; RBSDP, p. 51). The requested zoning would facilitate development of a vacant parcel contiguous to programmed urban facilities and services and where the integrity of the developing Anderson Hills residential subdivision can be ensured (Comprehensive Plan, Policy e). This request proposes to place employment and services uses in a location that complements the developing Anderson Hills subdivision, (Developing Urban Area, Policy i). This request proposes to expand existing C-1 uses in the existing Rio Bravo 2 neighborhood activity center (Developing Urban Area, Policy j; West Side Strategic Plan).

9. This request is related to a recent request for approval of a zone map amendment from SU-1/C-1 to R-2 for an approximately 7 acre tract located at the northeast corner of Unser Blvd./Dennis Chavez, about ½ mile east from the subject site (Project 1002456/04EPC 01025/04EPC 1002456). This request would essentially replace the commercial zoning that would be eliminated at the corner of Unser Blvd./Dennis Chavez Blvd.

10. There are no known Recognized neighborhood associations affected by this request. There is no known neighborhood opposition to this request.

CONDITIONS:

1. A Bulk land plat shall be required for Tract RR-3 (98.9 acres) to create lot lines for the proposed commercial (SU-1 for C-1) seven-acre tract, the SU-1 for C-1 zoned five-acre tract (identified as parcel 21B in the Rio Bravo Sector Development Plan), the seven-acre park site and the remaining RL-T zoned lands.

On September 16, 2004 the Environmental Planning Commission voted to approve Project 1003530/ 04EPC 01274, a request for approval of a site development plan for subdivision for Tract RR-3, Town of Atrisco Grant Sec 9, a proposed 7-acre site for which SU-1/C-1 zoning is requested, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for approval of a site development plan for subdivision for a portion of Tract RR-3, Town of Atrisco Grant Sec 9, a 7-acre proposed tract, located near the southeast corner of 98 St./ Dennis Chavez Blvd.

2. This request is accompanied by two additional requests for an amendment to the Rio Bravo Sector Development Plan (04EPC/01030) and for approval of a zone map amendment (04EPC/01029) in which the applicant requests SU-1/C-1 zoning.

3. The applicant justifiably argues that this request furthers Policies d, e, i, and j for Developing Urban Areas of the *Comprehensive Plan.* This request reflects existing zoning for land that is located to the north, within the Rio Bravo 2 neighborhood activity center, and expands the opportunities for the provision of services and goods to the surrounding community (Developing Urban Area, Policy d and j; West Side Strategic Plan, p.109; Rio Bravo Sector Development Plan, Illustrations 3 &4). The subject request promotes development on land that is vacant and contiguous to programmed urban facilities and services and where the integrity of the developing Anderson Hills residential subdivision can be ensured (Developing Urban Area Policy e). This request proposes to place employment and services uses in a location that complements the developing Anderson Hills subdivision (Developing Urban Area, Policy i).

4. This request furthers Policy 3.46 of the *West Side Strategic Plan* because this request promotes a commercial Floor Area Ratio of .025, which is consistent with neighborhood commercial uses of the C-1 zone allowed in the Rio Bravo Sector Development Plan.

5. This request furthers land use elements of the *Rio Bravo Sector Development Plan* for the following reasons:
   a. SU-1/C-1 zoning is allowed in the Rio Bravo Sector Development Plan as shown on Illustration 3 and 4 of the plan. Approximately 5 acres of land zoned for SU-1/C-1 is currently located north of the subject site. This request complements the existing zoning.
   b. A key Plan Objective is to create a mixed-use community with housing and employment opportunities in close proximity (Rio Bravo Sector Development Plan, page 51). The subject site is located in close proximity to large areas of residentially (R-LT) zoned land.
   c. The request zoning will expand the existing SU-1/C-1 zoning that is located within the activity center located at 98th St./Dennis Chavez in the Rio Bravo Sector Development Plan.

6. The subject site is a portion of Tract RR-3, Town of Atrisco Grant Sec. 9, an approximately 100 acre parcel of land. Conditions of approval from the City Engineer, Municipal Development, Public Works and NMDOT reflect the need to 1) ensure access to the subject site via 98th Street from Senator Dennis Chavez Blvd., a Limited Access Principal Arterial, and 2) to create boundaries that reflect the requested and existing zoning. Both will be accomplished through the requirement of a bulk land plat of Tract RR-3.

7. With some modifications to the site plan submittal, the subject proposal meets the minimum requirements for a site development plan for subdivision per Section 14-16-1-5 of the Zoning Code.

8. There are no known Recognized neighborhood associations affected by this request. There is no known neighborhood opposition to this request.

CONDITIONS:

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.

2. The applicant shall replat the subject site to create lot lines that reflect the requested zoning.

3. The site plan should clearly specify that the indicated 5-acre commercial site and 7 acre park are unplatted parcels that are not part of the subject requests. All elements of the submitted site development plan for subdivision, such as access ways, easements, and rights-of-way shall be differentiated as existing or proposed

4. The applicant shall comply with the following recommendations of approval as specified by the City Engineer, Municipal Development, Public Works Department, and NMDOT:
   a. Bulk land plat required for Tract RR-3 (98.9 acres) to create lot lines for the proposed commercial (SU-1 for C-1) seven-acre tract, the SU-1 for C-1 zoned five-acre tract (identified as parcel 21B in the Rio Bravo Sector Development Plan), the seven-acre park site and the remaining RL-T zoned lands.
   b. Delete the 100' public access, utility, and drainage easement as shown on the Site Development Plan and replace with a 60' public access, utility and drainage easement along the southern boundary of the proposed seven-acre commercial (SU-1 for C-1) tract.
   c. Per the Rio Bravo Sector Development Plan, provide for a neighborhood pedestrian/pedway connector along the existing arroyo/northern boundary of the subject seven-acre commercial property.
   d. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for subdivision. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
   e. A Traffic Impact Study (TIS) will be required prior to Site Development Plan for Building Permit or first DRB action (subsequent to the bulk land plat action) which ever comes first.
   f. Provide cross access agreement between tracts.
   g. Site plan shall comply with DPM Standards.
   h. Dedication of a *minimum* 34 feet of right-of-way from the centerline of 98th Street, a collector street as designated on the Rio Bravo Sector Development Plan, from Senator Dennis Chavez Boulevard to the southern boundary of the subject 7 acres tract.

i. Dedication of an additional 6 feet of right-of-way along 98th Street as required by the City Engineer to provide for on-street bicycle lanes, from Senator Dennis Chavez Boulevard to the southern boundary of the subject 7 acres tract.
j. Direct access from the subject property to Senator Dennis Chavez Boulevard will not be permitted unless otherwise approved by the Metropolitan Transportation Board of the Mid-Region Council of Governments.
k. Construction of the bicycle lanes along 98th Street as designated on Long Range Bikeways System.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY **OCTOBER 1, 2004** IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED. IT I S NOT POSSIBLE TO APPEAL EPC RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE EPC's RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE EPC's DECISION.

Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Department form to the Planning Department within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and 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. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If they decide that all City plans, policies and ordinances have not been properly followed, they shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

YOU WILL RECEIVE NOTIFICATION IF ANY PERSON FILES AN APPEAL. IF THERE IS NO APPEAL, YOU CAN RECEIVE BUILDING PERMITS AT ANY TIME AFTER THE APPEAL DEADLINE QUOTED ABOVE, PROVIDED ALL CONDITIONS IMPOSED AT THE TIME OF APPROVAL HAVE BEEN MET. SUCCESSFUL APPLICANTS ARE REMINDED THAT OTHER REGULATIONS OF THE CITY MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

Successful applicants should be aware of the termination provisions for Site Development Plans specified in Section 14-16-3-11 of the Comprehensive Zoning Code. Generally plan approval is terminated 7 years after approval by the EPC

Sincerely,

For Richard Dineen
Planning Director

RD/EL/ac
cc: Mark Goodwin & Assoc., P.O. Box 90606, Albuq. NM 87199

ALBUQUERQUE
Making History

City of Albuquerque

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

September 13, 2005

Whitney L. Phillips
Mark Goodwin and Associates, PA
P.O. Box 90606/87199
Phone: 828-2200/Fax: 797-9539

Dear Whitney:

Thank you for your inquiry of **September 13, 2005** requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **TRACT RR-3, WESTLAND SOUTH** zone map **P-9.**

Our records indicate that as of **September 8, 2005**, there were **no Recognized Neighborhood Associations** in this area.

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

Sincerely,

Leo Padilla

OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

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

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

PAID RECEIPT

APPLICANT NAME ALBUQUERQUE RIO BRAVO PARTNERS, LLC

AGENT MARK GOODWIN & ASSOCIATES, P.A.

ADDRESS P.O. BOX #90606

PROJECT & APP # 1004428/05DRB 01460/01461

PROJECT NAME WESTLAND SOUTH

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

$ 180.00 **441006/4983000 DRB Actions**

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

$ 75.00 **441018/4971000 Public Notification**

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

$ 875.00 **TOTAL AMOUNT DUE**

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

D. MARK GOODWIN AND ASSOCIATES, P.A.
P.O. BOX 90606
ALBUQUERQUE, NM 87199
(505) 828-2200

4641

95-681/1070

DATE Sept 15, 2005

PAY TO THE ORDER OF City of Albuquerque $ 875.00

Eight Hundred seventy-five 00/100 DOLLARS

Security Features Details on Back.

BANK OF THE WEST
5901 MENAUL BLVD. NE
ALBUQUERQUE, NM 87110

FOR Cejo Vista Buckland Plat Susan Rosinski

⑈004641⑈ ⑆107006813⑆ 28300700 3⑈

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 SEPT. 27, 2005 To OCT. 12, 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.

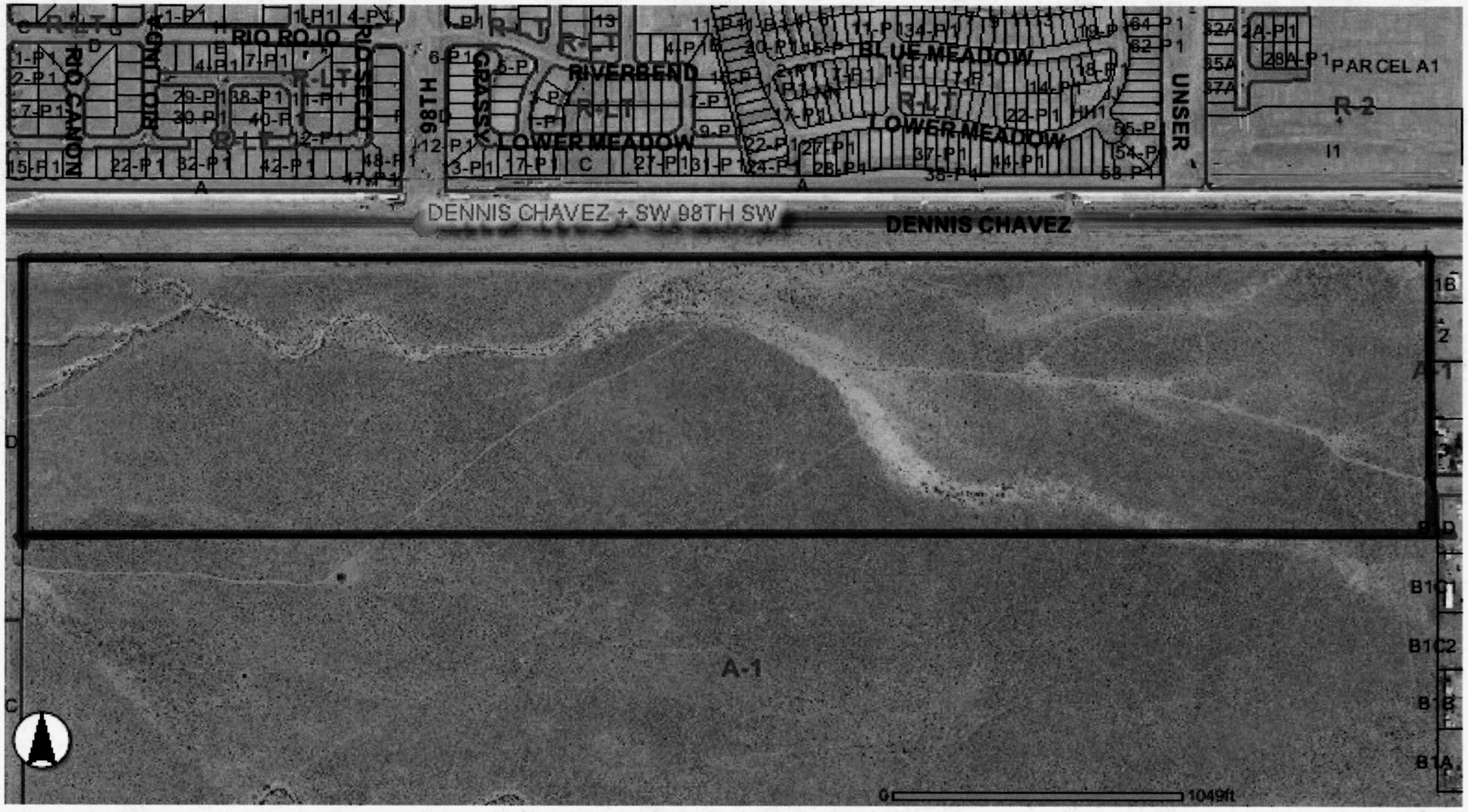
Lorraine Vallmer — (Applicant or Agent)

9-15-05 — (Date)

I issued 3 signs for this application, 09/15/05 (Date), Sandy Handley (Staff Member)

DRB PROJECT NUMBER: 1004428

Rev. 1/11/05


RIO ROJO
RIO CANON
RIO LINDO
RIO SECO
98TH
GRASSY
RIVERBEND
LOWER MEADOW
BLUE MEADOW
LOWER MEADOW
UNSER
PARCEL A1
R-2
DENNIS CHAVEZ + SW 98TH SW
DENNIS CHAVEZ
A-1
A-1
B1C2
B1B
B1A
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