

March 30, 2017

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

Jack Cloud, Chair
Development Review Board
City of Albuquerque
600 Second Street NW
Albuquerque, NM 87102

Re: Preliminary Plat, Sidewalk Waiver, Sidewalk Deferral and Variance to Subdivision
Design Standards for Wilderness Canon at High Desert (Tract A-1, Wilderness
Canon), DRB 1004989

Dear Mr. Cloud:

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

- Application for Development Review
- Twenty-four (24) copies each of the Preliminary Plat and Grading Plan
- Twenty-four (24) copies of the Infrastructure List
- Six (6) copies of Sidewalk Deferral/Waiver (Exhibit B)
- Letter from the Office of Neighborhood Coordination
- DR/WS and TIS forms
- Twenty-four (24) copies of the plan depicting the design variance location (Exhibit D)
- Three (3) copies of the perimeter wall plan (Exhibit C)
- Zone Atlas Map
- Submittal Fees

Tract A-1 is located south of The Wilderness Village and Compound. It is bounded by High
Desert Place to the north, the Embudito Arroyo to the south, City of Albuquerque Open Space
(Tract OS-5) and trail to the east and an Open Space Easement owned by High Desert
Residential Owners Association, Inc. to the west.

The preliminary plat, sidewalk deferral/waiver and variance to subdivision design standards
were approved by DRB on October 21, 2015. The previous approvals have expired and this
resubmittal is identical to what was previously approved. In addition, the Grading and
Drainage Plan was approved on February 26, 2016. An Infrastructure List amendment was
approved by DRB on February 17, 2016. The infrastructure list included in this submittal
matches the amended infrastructure list.

We are requesting the temporary deferral of sidewalk construction and waiver of sidewalk on
one side of the street as shown in Exhibit 'B'. The waiver request is for the sidewalk around
center of the development containing Lots 18 and 19 and across the front of Lot 1. Most of
the area around Lots 18 and 19 is along the rear and side yards of these lots. In addition,
there is a 9 ft. + vertical disconnect on the Lot 18/19 lot line at the rear of the lots

Engineering ▲

Spatial Data ▲

Advanced Technologies ▲

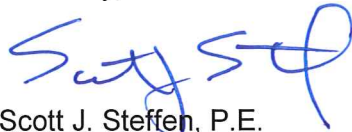
Jack Cloud
Planning Department
March 30, 2017
Page 2

The addition of sidewalk in this area would not improve pedestrian circulation in the subdivision. The waiver of sidewalk across the front of Lots 1, 18 and 19 will not result in pedestrians taking a significantly less direct route of travel to High Desert Place.

A request for a variance to the subdivision standards for the internal roadways was approved with the original preliminary plat on December 6, 2006. We are requesting a re-affirmation of the previous DRB approval of the design variance. The streets are private and will be contained within an HOA owned and maintained Tract. The proposed streets are 26 ft. face-to-face, which is allowed under the Local Access with a P-1 designation. The variance is to the required Right-of-Way width and sidewalk for a Local Access street. The Local Access criterion calls for a 47-ft. right-of-way. The proposed Tract width containing the street is 27.25 ft., measured from back-of-curb to back-of-curb. There is a 6-ft. sidewalk at the back of curb located within a 7-ft. private pedestrian access easement to be owned and maintained by the HOA. See enclosed Exhibit "C" for roadway sections. The waiver of sidewalk on one side of the street and the 6-ft. sidewalk within a 7-ft. pedestrian access allows for the reduction in Tract width for the private roadway, while still meeting the street width criteria for a Local Access roadway.

Please place these items on the DRB Agenda to be heard on April 26, 2017. Don't hesitate to contact me at 823-1000 with questions or comments.

Sincerely,



Scott J. Steffen, P.E.
Vice President
Community Development & Planning

SJS/jcm
Enclosures

cc: Scott Schiabor, Mesa Verde Development



Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)
- 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): Bohannon Huston, Inc (Scott Steffen) PHONE: (505) 823-1000

ADDRESS: Courtyard I, 7500 Jefferson St NE FAX: (505) 798-7988

CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: ssteffen@bhinc.com

APPLICANT: Mesa Verde Development Co. PHONE: (505) 828-9900

ADDRESS: 8300 Carmel Ave NE FAX: _____

CITY: Albuquerque STATE NM ZIP 87122 E-MAIL: rbeltramo@gcinm.com

Proprietary interest in site: Owner List all owners: _____

DESCRIPTION OF REQUEST: Preliminary Plat, Deferral/Waiver of Sidewalk Construction, and Subdivision Design Variance

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. Tract A-1 Block: _____ Unit: _____

Subdiv/Addn/TBKA: Wilderness Canon at High Desert

Existing Zoning: SU-2/HD R-R Proposed zoning: SU-2/HD R-R MRGCD Map No _____

Zone Atlas page(s): F-23 UPC Code: 10230614924510167

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): 1004404-15DRB-70048, 1004989-15DRB-70326, 70327, 70328, 70329

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No

No. of existing lots: 1 No. of proposed lots: 19 Total area of site (acres): 3.9653

LOCATION OF PROPERTY BY STREETS: East of Tramway Boulevard

Between: South of High Desert Place and West of Tract A, Forest Service Land

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

SIGNATURE [Signature] DATE 3/30/17

(Print) SCOTT J STEFFEN

Applicant: Agent:
Form revised 4/07

FOR OFFICIAL USE ONLY

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	_____	_____	_____	\$ _____
<input type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus				Total
<input type="checkbox"/> F.H.D.P. fee rebate				\$ _____
	Hearing date _____			

Project # _____

Planner signature / date _____

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 (DRB13)

- N/A** 5 Acres or more: Certificate of No Effect or Approval
- Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) **24 copies**
- Proposed Infrastructure List
- N/A** Signed Preliminary Pre-Development Facilities Fee Agreement for **Residential** development only
- Design elevations & cross sections of perimeter walls **3 copies** (11" x 17" maximum)
- Zone Atlas map with the entire property(ies) clearly outlined
- 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)
- List any original and/or related file numbers on the cover application

Preliminary plat approval expires after one year.
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT (DRB11) (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) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Property owner's and City Surveyor's signature on the proposed amended plat, if applicable
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- List 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 30 DAYS after the filing deadline. Your attendance is required.

MAJOR SUBDIVISION IMPROVEMENTS AGREEMENT EXTENSION (DRB09)

(Temporary sidewalk deferral extension use FORM-V)

- Zone Atlas map with the entire property(ies) clearly outlined
- 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
- List any original and/or related file numbers on the cover application
- Fee (see schedule)

DRB Public hearings are approximately 30 DAYS 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 J STEFFEN
 Applicant name (print)
Scott J Steffen 3/30/17
 Applicant signature / date



Form revised **October 2007**

- Checklists complete Application case numbers
- Fees collected _____
- Case #s assigned _____
- Related #s listed _____

 Planner signature / date
 Project # _____

FORM V: SUBDIVISION VARIANCES & VACATIONS

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

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

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

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

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

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

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

SCOTT J STEFFEN
 Applicant name (print)
Scott J Steffen 3/30/17
 Applicant signature / date



Form revised 4/07

- | | |
|--|--------------------------|
| <input type="checkbox"/> Checklists complete | Application case numbers |
| <input type="checkbox"/> Fees collected | _____ - _____ - _____ |
| <input type="checkbox"/> Case #s assigned | _____ - _____ - _____ |
| <input type="checkbox"/> Related #s listed | _____ - _____ - _____ |

_____ Planner signature / date
 _____ Project #

USC & GS BRASS TABLET STAMPED "TUMBLE"
 GEOGRAPHIC POSITION (NAD 1927)
 NM STATE PLANE COORDINATES (CENTRAL ZONE)
 X=425,465.55 Y=1,513,470.01
 GRID TO GRID FACTOR = 0.99961970
 DELTA ALPHA = -00°08'37"
 NGVD 1929 SPIRIT ELEVATION = 6009.155

CENTERLINE EXISTING PUBLIC
 ACCESS, WATERLINE, & SANITARY
 SEWER EASEMENT
 FILED: FEBRUARY 6, 2003
 (2003C-26)

EXISTING US FOREST SERVICE
 HIKING & BIKING EASEMENT
 FILED: JUNE 30, 1993
 (BK. 93-17, PGS. 2845-2853)
 DOCUMENT NO. 93-069101

ONE-STORY (18') (LOTS)	TWO-STORY (24') (LOTS)
1	2
5	3
6	4
7	14
8	15
9	16
10	18
11	19
12	
13	
17	

Curve Data						
ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C14	92°27'07"	26.09'	40.34'	25.00'	36.10'	S45°35'18"E
C15	57°35'08"	4.40'	8.04'	8.00'	7.71'	S63°01'18"E
C16	98°30'18"	32.87'	48.69'	28.32'	42.91'	S70°37'14"E
C17	61°33'34"	1.19'	2.15'	2.00'	2.05'	S89°05'36"E
C18	29°29'51"	39.49'	77.22'	150.00'	76.37'	S43°33'53"E
C19	26°56'31"	21.56'	42.32'	90.00'	41.93'	S15°20'41"E
C20	51°35'27"	4.83'	9.00'	10.00'	8.70'	S23°55'18"W
C21	68°40'35"	19.13'	33.56'	28.00'	31.58'	S15°22'44"W
C22	23°30'50"	14.15'	27.91'	68.00'	27.71'	S07°12'09"E
C23	56°18'27"	6.42'	11.79'	12.00'	11.32'	S32°42'30"W
C24	81°52'22"	19.08'	31.44'	22.00'	28.83'	S19°55'33"W
C25	29°28'47"	10.52'	20.58'	40.00'	20.35'	S06°16'14"E
C26	38°16'12"	94.72'	182.35'	273.00'	178.98'	N53°28'02"E

Tangent Data		
ID	BEARING	DISTANCE
T10	N90°00'00"W	12.11'
T11	N00°00'00"W	40.00'
T12	S90°00'00"W	5.30'
T13	N18°57'34"W	20.00'
T14	S04°33'17"W	34.00'
T15	S08°28'09"W	48.69'
T16	S82°30'46"W	17.03'

ACS ALUMINUM TABLET STAMPED "1-024 RESET 1973/1995"
 GEOGRAPHIC POSITION (NAD 1927)
 NM STATE PLANE COORDINATES (CENTRAL ZONE)
 X = 431,318.24 Y = 1,513,364.75
 GRID TO GRID FACTOR = 0.99960987
 DELTA ALPHA = -00°07'56"
 ELEVATION=6261.978

SURVEY NOTES:

- UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THUS (●) SHALL BE MARKED BY A #5 REBAR STAMPED "GROMATZKY, PS 16469".
- ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE P.C.'S, P.T.'S, ANGLE POINTS AND STREET INTERSECTIONS AND SHOWN THUS (▲) WILL BE MARKED BY A FOUR (4") ALUMINUM CAP STAMPED "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION MARKED. DO NOT DISTURB, P.L.S. 16469".
- THE SUBDIVISION BOUNDARY WILL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
- BASIS OF BEARINGS WILL BE NEW MEXICO STATE PLANE GRID BEARINGS.
- DISTANCES SHALL BE GROUND DISTANCES.
- MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE POINTS OF TANGENCY, STREET INTERSECTIONS AND ALL OTHER ANGLE POINTS TO ALLOW THE USE OF CENTERLINE MONUMENTATION.

APPROVED FOR MONUMENTATION AND STREET NAMES

Soren M. Rainbow, P.S. 8/13/15
 CITY SURVEYOR DATE

- A) 5' PUBLIC WATERLINE EASEMENT TO BE GRANTED TO ABCWUA BY FINAL PLAT.
- B) 7' PRIVATE PEDESTRIAN ACCESS EASEMENT.
- C) FULLY ENCOMPASSED WITHIN TRACT 'A' IS A PUBLIC SANITARY SEWER AND WATERLINE EASEMENT GRANTED TO ABCWUA. A PUBLIC SUBSURFACE STORM DRAIN EASEMENT SHALL BE DEDICATED TO AND MAINTAINED BY THE CITY OF ALBUQUERQUE. AND A PRIVATE VEHICLE & PEDESTRIAN ACCESS AND SURFACE DRAINAGE EASEMENT GRANTED TO THE HIGH DESERT RESIDENTIAL OWNER'S ASSOCIATION WITH THE FILING OF THIS PLAT. ACCESS EASEMENT TO BE MAINTAINED BY HIGH DESERT RESIDENTIAL OWNERS ASSOCIATION.
- D) LOT 9: SIDEYARD SETBACK ADJACENT TO OPEN SPACE SHALL BE 10 FT. NO BUILD ZONE ON SOUTHEAST SIDE OF LOT. (SEE HATCHED AREA)
- LOT 10: NO BUILD ZONE ON EAST SIDE OF LOT (SEE HATCHED AREA)
- LOT 13: SOUTH YARD SETBACK SPLIT 30% AT 15 FT AND 70% AT 10 FT
- E) LANDSCAPE EASEMENT TO BE GRANTED TO HIGH DESERT RESIDENTIAL ASSOCIATION WITH FINAL PLAT

THE PURPOSE OF THIS PRELIMINARY PLAT IS TO SUBDIVIDE TRACT A-1 INTO 19 LOTS.

GENERAL NOTES

- EXISTING ZONING: SU-2 HD/R-R
 PROPOSED DEVELOPMENT: SINGLE FAMILY DETACHED
 - DESCRIPTION: TRACT A-1 WILDERNESS CAÑON AT HIGH DESERT
 FILED: AUGUST 19, 2008, BK.-2008C, PG.-188
 DOCUMENT NO. 2008093695
- TOTAL SUBDIVISION ACREAGE:
 WILDERNESS CAÑON TRACT "A-1" 3.9653 ACRES
 0.6353 ACRES
- TOTAL NUMBER OF LOTS 19
- PROPOSED DENSITY:
 UNIT 1 4.80 D.U./AC.
 MINIMUM LOT WIDTH 53'
 MINIMUM LOT AREA 5256.26 SF / 0.1207 AC.

GENERAL NOTES

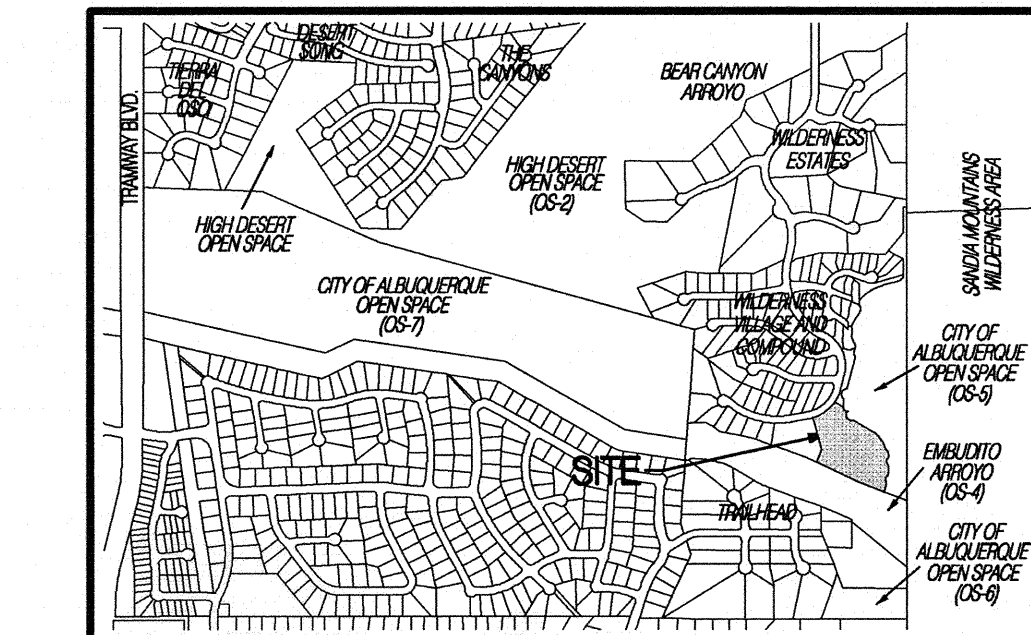
- NO WOOD BURNING FIREPLACE WILL BE PERMITTED : ALL FIREPLACES MUST BE GAS FIRED USING ARTIFICIAL LOGS.
- ALL SETBACKS SHOWN ARE IN ACCORDANCE WITH THE R-T ZONING.
- ALL INTERIOR STREETS ARE TO BE PRIVATE AND TO BE GRANTED TO AND MAINTAINED BY THE HIGH DESERT RESIDENTIAL OWNERS ASSOCIATION (TRACT A)
- ALL SANITARY AND WATER UTILITIES IN TRACT A ARE TO BE PUBLIC, AND OWNED AND MAINTAINED BY THE ABCWUA.
- THIS SUBDIVISION LIES WITHIN THE CITY OF ALBUQUERQUE. WATER AND SANITARY SEWER CAPABILITIES ARE BASED ON ABCWUA FACILITIES. WATER AND SANITARY SEWER INFRASTRUCTURE IMPROVEMENTS MUST BE APPROVED BY ABCWUA.
- ALL SUBSURFACE STORM DRAINS IN TRACT A AND/OR UTILITY EASEMENTS ARE TO BE PUBLIC AND SHALL BE DEDICATED TO AND MAINTAINED BY THE CITY OF ALBUQUERQUE AS SHOWN ON FINAL PLAT.

OWNER:

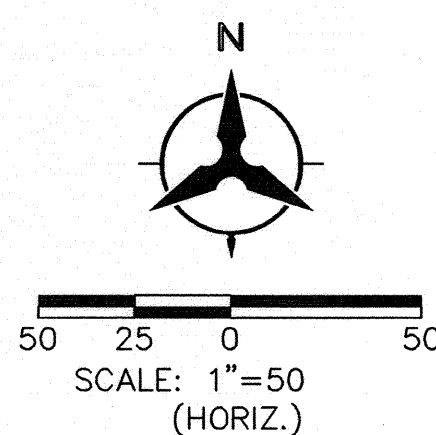
MESA VERDE DEVELOPMENT
 SCOTT SCHIABOR

LEGEND

- SUBDIVISION BOUNDARY
- TRACT BOUNDARY LINE
- PROPOSED PROPERTY LINE
- PROPOSED RIGHT OF WAY LINE
- CROSS HATCHING REPRESENTS EXISTING EASEMENT AREAS TO BE VACATED BY VACATION ACTION AND FINAL PLAT



LOCATION MAP
 ZONE ATLAS MAP NO. F-23-Z
 NOT TO SCALE



PRELIMINARY PLAT WILDERNESS CAÑON AT HIGH DESERT

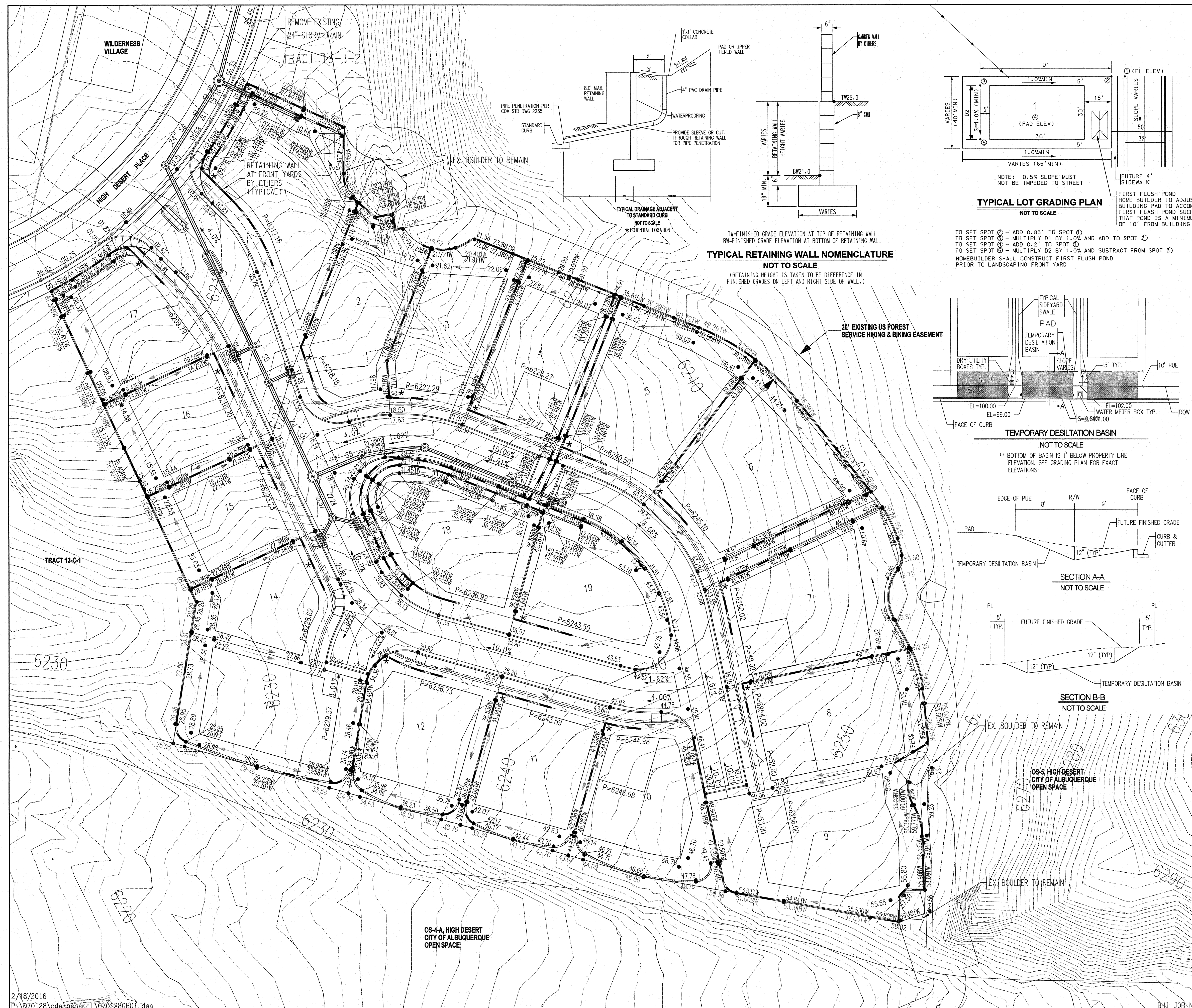
(TRACT A-1, WILDERNESS CAÑON AT HIGH DESERT)
 ALBUQUERQUE, NEW MEXICO
 AUGUST, 2015

THE HIGH DESERT RESIDENTIAL OWNER'S ASSOCIATION HEREBY CERTIFIES TO THE CITY OF ALBUQUERQUE THAT THIS PRELIMINARY PLAT OF WILDERNESS CAÑON AT HIGH DESERT MEETS THE REQUIREMENTS OF THE HIGH DESERT SECTOR DEVELOPMENT PLAN AND FURTHER CERTIFIES THAT THE NUMBER OF UNITS TO BE CONSTRUCTED IN THE ZONE DOES NOT EXCEED THE MAXIMUM ALLOWED BY THE SECTOR PLAN.

HIGH DESERT RESIDENTIAL OWNERS ASSOCIATION, INC.
 A NEW MEXICO NON-PROFIT CORPORATION

Thomas P. Murdock 8 SEP 2015
 BY: TOM MURDOCK, ITS PRESIDENT DATE

Stephen P. Hamm 8/20/15
 BY: STEPHEN P. HAMM, ITS HIGH DESERT NCC CHAIRMAN DATE

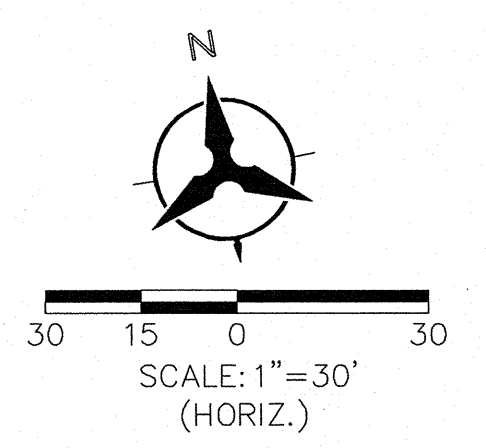


LEGEND

PROPOSED SPOT	● 5235.25
EXISTING SPOT	○ 5235.25
LEE LINE	-----
LIMITS OF GRADING	-----
EXISTING CONTOUR	--- 5910 ---
PROPOSED CONTOUR	--- 5910 ---
FLOW DIRECTION ARROW	→
BUILDING ENVELOPE OR PAD	▭
RETAINING WALL	▬
GARDEN WALL	▬
EXISTING STORM DRAIN LINE	▬
PROPOSED STORM DRAIN INLET	▭
PROPOSED STORM DRAIN LINE	▬
PROPOSED STORM DRAIN MANHOLE	○
TRACT BOUNDARY	▬
TEMPORARY DESILTATION BASIN	▭

GENERAL NOTES

1. CONTRACTOR MUST OBTAIN A TOPSOIL DISTURBANCE PERMIT FROM THE ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION.
2. THE CONTRACTOR IS TO REFER TO EARTHWORK SPECIFICATION AS NOTED IN THE SOILS REPORT PREPARED BY GEOTEST, DATED MAY, 2003.
3. THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE, AND FEDERAL DUST CONTROL MEASURES & REQUIREMENTS AND WILL BE RESPONSIBLE FOR PREPARING AND OBTAINING ALL NECESSARY APPLICATIONS AND APPROVALS.
4. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE LOTS INTO PUBLIC RIGHT-OF-WAY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY PONDS AS PER DETAIL THIS SHEET AND WETTING THE SOIL TO KEEP IT FROM BLOWING.
5. ALL SPOT ELEVATIONS ARE TO FLOWLINE UNLESS OTHERWISE NOTED.
6. BOULDERS GREATER THAN 3 FEET IN DIAMETER EXCAVATED DURING GRADING ACTIVITIES SHALL BE STOCKPILED AND DISPOSED OF AT THE DISCRETION OF THE OWNER.
7. ALL SIDEYARD SPOTS ARE SWALE POINTS AND LOCATED 2' OFFSET FROM PAD.
8. CONTRACTOR SHALL RESEED ALL DISTURBED AREAS. CONTRACTOR SHALL COORDINATE WITH OWNER ON EXACT SEED MIX AND LANDSCAPING.
9. ALL OFFSITE GRADING, TRAIL AND SWALE IMPROVEMENTS WILL BE PROVIDED ON THE INFRASTRUCTURE PLANS.



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

CITY OF ALBUQUERQUE
 PUBLIC WORKS DEPARTMENT
 ENGINEERING DEVELOPMENT GROUP

WILDERNESS TRACT A AT HIGH DESERT GRADING PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.
CITY PROJECT NO.		ZONE MAP NO.	SHEET OF
		F-23	

AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	INSPECTOR	AC'S BRASS TABLET STAMPED "1-AB 1980"	DATE	NO.	BY	REVISIONS	DATE
STATED BY	FIELD VERIFICATION BY	GEOGRAPHIC POSITION (NAD 1927)	DATE				
DATE	DATE	N.M. STATE PLANE COORDINATES					
		(CENTRAL ZONE)					
		X=350,152.25 Y=1,531,818.60					
		GROUND-TO-GRID FACTOR = 0.9996593					
		DELTA ALPHA = -0071721"					
		NOV0 1929 ELEVATION = 5570.04					

Current DRC
Project No. _____

Date Submitted: 3/30/2017
Date Site Plan Approved: _____
Date Preliminary Plat Approved: _____
Date Preliminary Plat Expires: _____

DRB Project No. 1004989

Figure 12

AMENDED INFRASTRUCTURE LIST

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

WILDERNESS CANON
(TRACT A-1, WILDERNESS CANON AT HIGH DESERT)

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
<u>PRIVATE ROADWAY IMPROVEMENTS - ON-SITE</u>									
		20' F-F (IN) 20' F-F (OUT) W/ 6' MEDIAN	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 6' WIDE SIDEWALK ON ONE SIDE*†	ELEVADA TRAIL	HIGH DESERT PLACE	LOT 17	/	/	/
		26' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 6' WIDE SIDEWALK ON ONE SIDE*†	ELEVADA TRAIL	LOT 17	PIEDRA ALTA LANE	/	/	/
		26' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 6' WIDE SIDEWALK ON ONE SIDE*†	PIEDRA CANTO WAY	PIEDRA CANTO WAY TERMINUS	ELEVADA TRAIL	/	/	/
		26' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 6' WIDE SIDEWALK ON ONE SIDE*†	PIEDRA CERRO WAY	PIEDRA CERRO WAY TERMINUS	ELEVADA TRAIL	/	/	/
		26' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 6' WIDE SIDEWALK ON ONE SIDE*†	PIEDRA ALTA LANE	NORTH PIEDRA ALTA ALTA TERMINUS	SOUTH PIEDRA ALTA ALTA TERMINUS	/	/	/
		*ALL SIDEWALKS TO BE DEFERRED †SIDEWALK TO BE WAIVED FRONTING LOTS 1-2; 18-19 AND ADJACENT TO LOTS 10, 12, 18, 19 **PROVIDE / INSTALL THE NECESSARY ROADWAY SIGNAGE ASSOCIATED W/ THE DEVELOPMENT AS APPROVED BY THE CITY DRC							

SIA Sequence #	COA DRC Project #

Size	Type of Improvement	Location	From	To
<u>PUBLIC WATERLINE IMPROVEMENTS - ON-SITE</u>				
10" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	ELEVADA TRAIL	HIGH DESERT PLACE	PIEDRA CERRO WAY
6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	ELEVADA TRAIL	PIEDRA CERRO WAY	PIEDRA ALTA LANE
6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	PIEDRA CANTO WAY	ELEVADA TRAIL	PIEDRA ALTA LANE
10" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	PIEDRA CERRO WAY	SOUTH PROPERTY BOUNDARY (LOT 13)	ELEVADA TRAIL
6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	PIEDRA ALTA LANE	PIEDRA CANTO WAY	SOUTH PIEDRA ALTA ALTA TERMINUS (LOT 9)
	REMOVAL OF EXISTING 6" WATERLINE	LOTS 13-17	LOT 13	HIGH DESERT PLACE

Private Inspector	City Inspector	City Cnst Engineer
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/

Size	Type of Improvement	Location	From	To
<u>PUBLIC SANITARY SEWER IMPROVEMENTS - ON-SITE</u>				
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	ELEVADA TRAIL	HIGH DESERT PLACE	PIEDRA ALTA LANE
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	PIEDRA CANTO WAY	PIEDRA CANTO WAY TERMINUS	ELEVADA TRAIL
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	PIEDRA CERRO WAY	PIEDRA CERRO TERMINUS	ELEVADA TRAIL
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	PIEDRA ALTA LANE	NORTH PIEDRA ALTA ALTA TERMINUS	SOUTH PIEDRA ALTA ALTA TERMINUS

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

SIA Sequence #	COA DRC Project #

Size	Type of Improvement	Location	From	To
<u>PUBLIC STORM DRAIN IMPROVEMENTS - ON-SITE</u>				
18" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	PIEDRA CANTO WAY	LOT 3	PIEDRA ALTA LANE TERMINUS (LOT 5)
24" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	PIEDRA CANTO WAY	ELEVADA TRAIL	LOT 3
24" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	ELEVADA TRAIL	LOT 14	HIGH DESERT PLACE
24" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	HIGH DESERT PLACE	ELEVADA TRAIL	NORTH END OF LOT 1 EX SD MANHOLE
REMOVE 24" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	LOT 1	HIGH DESERT PLACE	EXISTING POND SD TERMINUS
NOTE:	A GRADING AND DRAINAGE CERTIFICAITON OF THE APPROVED GRADING PLAN IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTEES			

Private Inspector	City Inspector	City Cnst Engineer
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/

Size	Type of Improvement	Location	From	To
<u>DRAINAGE IMPROVMENTS - OFF-SITE</u>				
4' - 5' WIDE	LINED SWALE	OPEN SPACE	LOT 8	EXISTING NATURAL SWALE - ACROSS FROM LO T 5
4' WIDE	TRAIL IMPROVMENTS	OPEN SPACE	LOT 9	TRACT 13-B-2 HDROA TRACT
2' WIDE	COBBLE "V"	BACK PROPERTY LINE IN OPEN SPACE ADJ. TO WALL	LOT 4	LOT 8
30" SD w/ TRIPLE GRATE TYPE "D" INLET	SEDIMENTATION POND #2 IMPROVEMENTS	TRACT 13-B-3 HDROA TRACT	HIGH DESERT PLACE	SEDIMENTATION POND #2

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

AGENT/OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

SCOTT J. STEFFEN
 PREPARED BY: _____ DATE 3/30/2017

_____ DRB CHAIR _____ DATE

_____ PARKS & GENERAL SERVICES _____ DATE

BOHANNAN HUSTON INC.
 FIRM: _____

_____ TRANSPORTATION DEVELOPMENT _____ DATE

_____ _____ DATE

SIGNATURE _____

_____ UTILITY DEVELOPMENT _____ DATE

_____ _____ DATE

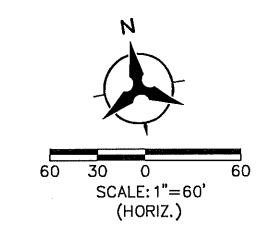
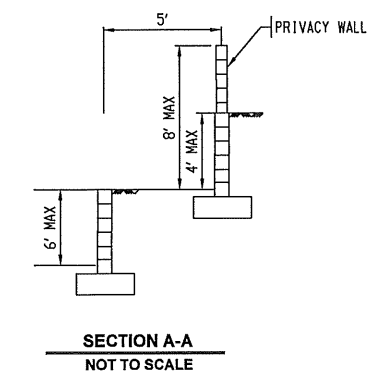
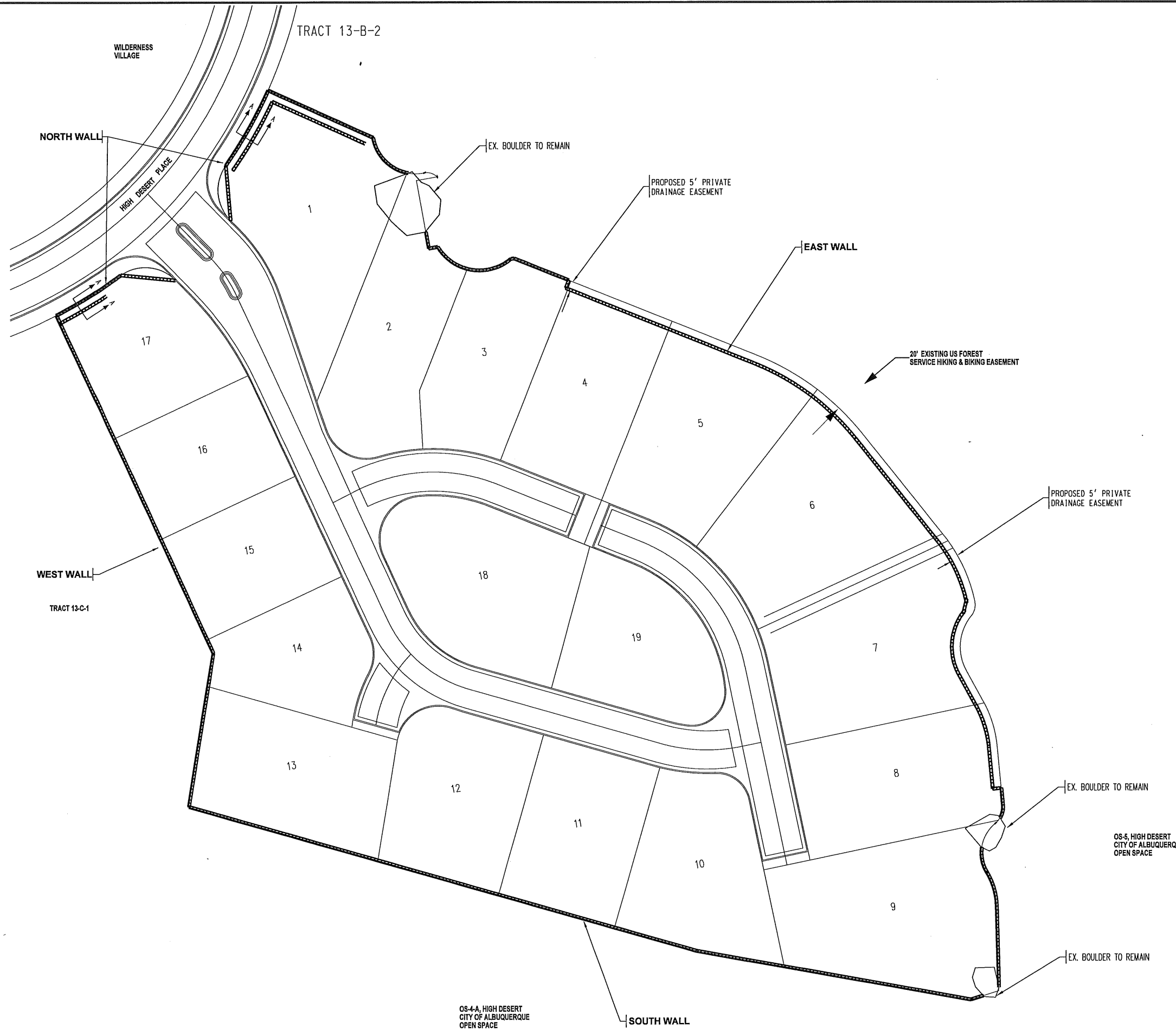
MAXIMUM TIME ALLOW TO CONSTRUCT
 IMPROVEMENTS WITHOUT A DRB EXTENSION

_____ CITY ENGINEER _____ DATE

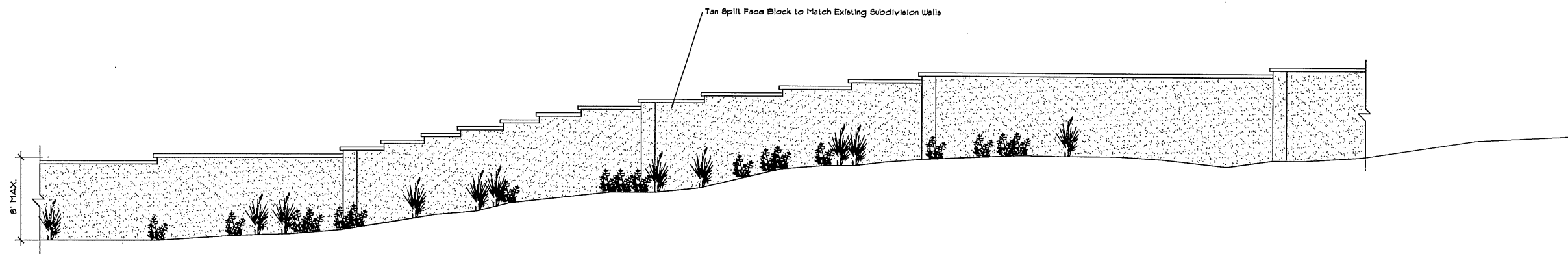
_____ _____ DATE

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER



WILDERNESS CANON
OVERALL WALL PLAN
ZONE ATLAS: F-23
MAJOR INTERSECTION:
SPAIN RD/ HIGH DESERT PL
DRB# 1004989



CONCEPTUAL WALL ELEVATION

WALL ELEVATIONS
WILDERNESS CAÑON
AT HIGH DESERT

NOTE:
PLANT MATERIAL
DEPICTED IS FOR
ILLUSTRATIVE PURPOSES
ONLY. ACTUAL PLANTING
WILL BE AS DEPICTED ON
A LANDSCAPE PLAN

NOTE:
WALL ELEVATION DEPICTS
DESIGN CHARACTERISTICS
TO BE INCLUDED.
LOCATIONS AND
QUANTITIES OF STEPS WILL
BE DEFINED BY
CONSTRUCTION DOCUMENTS.

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

March 29, 2017

Christopher Lopez
10555 Montgomery Boulevard NE
Building 1, Suite 100
Albuquerque, NM 87111

Re: Preliminary Plat Approval and Variance to Subdivision Design Standards, Wilderness Canon

Dear Mr. Lopez:

The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a representative of the HIGH DESERT RESIDENTIAL OWNERS ASSOCIATION.

This letter is to advise you that Bohannon Huston, Inc., agent for Mesa Verde Development, LLC, is seeking approval for a Preliminary Plat for the Wilderness Canon at High Desert Subdivision, as well as a Variance to Subdivision Design Standards for right-of-way as previously approved in 2007. See the attached Zone Atlas Page for the project location.

Wilderness Canon is a proposed 19-lot residential subdivision to the southeast of the Wilderness at High Desert Subdivision. Access to the site will be from High Desert Place. The internal streets will be private and owned and maintained by the High Desert Residential Owners Association. The Variance to Subdivision Design Standards is to the required right-of-way width and sidewalk for a Local Access street. The proposed streets are 26 ft. face-to-face, which is allowed under the City Local Access street designation. The variance is The Local Access criterion, which calls for a 47-ft. right-of-way. The proposed Tract width containing the street is 27.25 ft., measured from back-of-curb to back-of-curb. There is a 6-ft. sidewalk at the back of curb located within a 7-ft. private pedestrian access easement to be owned and maintained by the HOA. The wavier of sidewalk on one side of the street and the 6-ft. sidewalk within a 7-ft. pedestrian access allows for the reduction in Tract width for the private roadway, while still meeting the street width criteria for a Local Access roadway.

Affected Neighborhood Associations and Homeowner Associations may request a Facilitated Meeting regarding this project by contacting the Office of Neighborhood Coordination (ONC) by email at ONC@cabq.gov or by phone at (505) 924-3914. A facilitated meeting request must be received by ONC by Monday April 10, 2017.

Please feel free to contact me if you have any questions regarding this matter or need information as to the date and time of the public hearing.

Sincerely,


Scott J. Steffen, P.E.
Vice President
Community Development and Planning Group

Enclosure

Engineering ▲
Spatial Data ▲
Advanced Technologies ▲

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

March 29, 2017

Kathy Blythe
10555 Montgomery Boulevard NE
Building 1, Suite 100
Albuquerque, NM 87111

Re: Preliminary Plat Approval and Variance to Subdivision Design Standards, Wilderness Canon

Dear Mr. Blythe:

The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a representative of the HIGH DESERT RESIDENTIAL OWNERS ASSOCIATION.

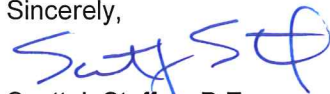
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Please feel free to contact me if you have any questions regarding this matter or need information as to the date and time of the public hearing.

Sincerely,



Scott J. Steffen, P.E.
Vice President
Community Development and Planning Group

Enclosure

Engineering ▲
Spatial Data ▲
Advanced Technologies ▲

Bohannon  **Huston**

Courtyard 1
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

CERTIFIED MAIL™



7010 1870 0000 2738 5481

Christopher Lopez
10555 Montgomery Boulevard NE
Building 1, Suite 100
Albuquerque, NM 87111

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Christopher Lopez
10555 Montgomery Blvd
Building 1, Suite 100
Albuquerque, NM 87111

COMPLETE THIS SECTION ON DELIVERY

A. Signature X Agent
B. Received by (Printed Name) Addressee

C. Date of Delivery

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

3. Service Type

- Certified Mail
- Registered
- Insured Mail
- Express Mail
- Return Receipt for Merchandise
- C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

2. Article Number (Transfer from service label) 7010 1870 0000 2738 5481

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com®

OFFICIAL USE

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$

Postmark Here

Sent To: Christopher Lopez Building 1
Street, Apt. No., or PO Box No.: 10555 Montgomery Blvd NE
City, State, ZIP+4: Albuquerque, NM 87111 suite 100

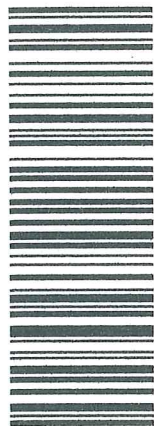
PS Form 3800, August 2006

See Reverse for Instructions

TR45 9E22 0000 029T 0T02

Courtyard 1
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

CERTIFIED MAIL™



7010 1870 0000 2738 5498

Kathy Blythe
10555 Montgomery Boulevard NE
Building 1, Suite 100
Albuquerque, NM 87111

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Kathy Blythe
10555 Montgomery Blvd
Building 1, Suite 100
Albuquerque, NM 87111

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee

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

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

3. Service Type
 Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.
 4. Restricted Delivery? (Extra Fee) Yes

2. Article Number
(Transfer from service label)

PS Form 3811, February 2004 Domestic Return Receipt

102595-02-M-1540

U.S. Postal Service™
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(Domestic Mail Only; No Insurance Coverage Provided)

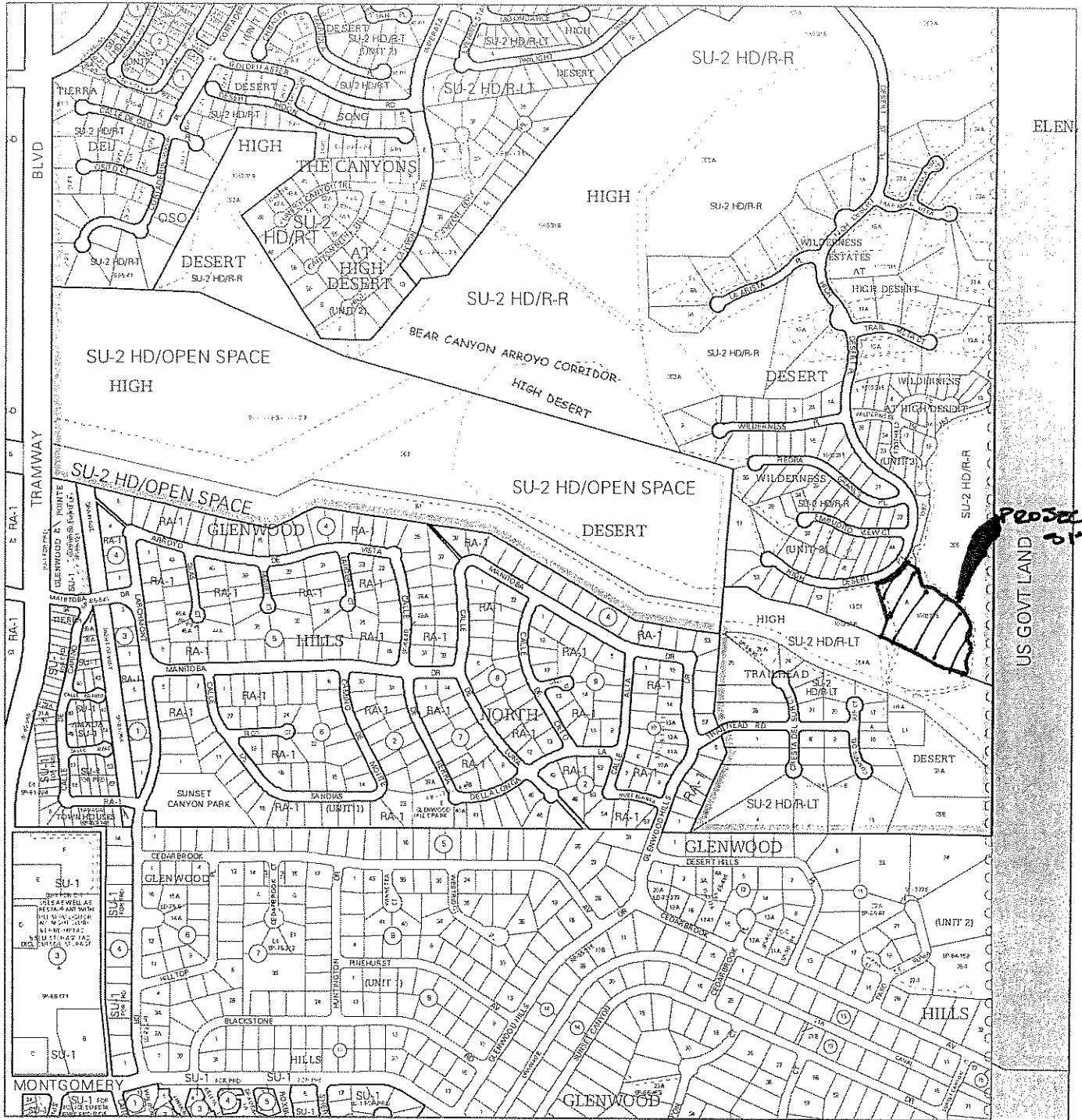
For delivery information visit our website at www.usps.com

OFFICIAL USE

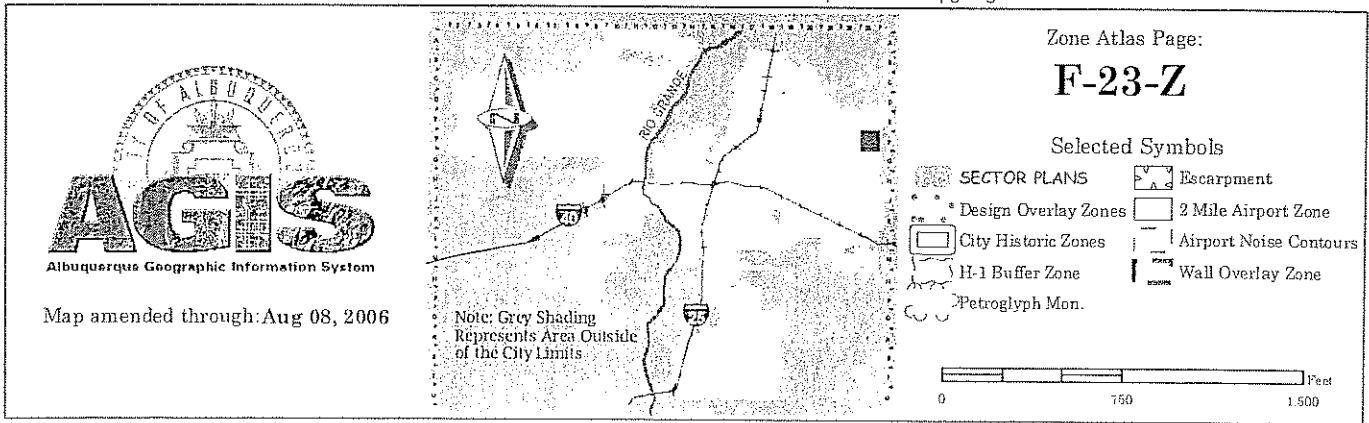
Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$

Postmark
Here

Sent to **KATHY BLYTHE BUILDING 1**
 Street, Apt. No.,
 or PO Box No. **10555 MONTGOMERY BLVD.**
 City, State, ZIP+4 **ALBUQUERQUE, NM 87111 SUITE 100**



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



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Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$



Sent To CHRISTOPHER LOPEZ BUILDING 1
 Street, Apt. No., or PO Box No. 10555 MONTGOMERY BLVD NE
 City, State, ZIP+4 ALBUQUERQUE, NM 87111 suite 100

PS Form 3800, August 2006 See Reverse for Instructions

7010 1670 0000 2738 5481

U.S. Postal Service™
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For delivery information visit our website at www.usps.com®

OFFICIAL USE

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$



Sent To KATHY BLYTHE BUILDING 1
 Street, Apt. No., or PO Box No. 10555 MONTGOMERY BLVD
 City, State, ZIP+4 ALBUQUERQUE, NM 87111 suite 100

PS Form 3800, August 2006 See Reverse for Instructions

7010 1670 0000 2738 5498

=====
 CPU ALL TYPE
 6011 OSUNA RD NE STE B
 ALBUQUERQUE
 NM
 87109-2740
 340128-5557
 (800)275-8777
 03/30/2017 10:20 AM
 =====

Product Description	Sale Qty	Final Price
First-Class Mail Letter (Domestic) (ALBUQUERQUE, NM 87111) (Weight: 0 Lb 0.70 Oz) (Expected Delivery Day) (Saturday 04/01/2017)	1	\$0.49
Certified (@@USPS Certified Mail #) (70101870000027385498)	1	\$3.35
Return Receipt (@@USPS Return Receipt #) (9590940225276306686195)	1	\$2.75
Total		\$6.59

=====
 CPU ALL TYPE
 6011 OSUNA RD NE STE B
 ALBUQUERQUE
 NM
 87109-2740
 340128-5557
 (800)275-8777
 03/30/2017 10:18 AM
 =====

Product Description	Sale Qty	Final Price
First-Class Mail Letter (Domestic) (ALBUQUERQUE, NM 87111) (Weight: 0 Lb 0.70 Oz) (Expected Delivery Day) (Saturday 04/01/2017)	1	\$0.49
Certified (@@USPS Certified Mail #) (70101870000027385481)	1	\$3.35
Return Receipt (@@USPS Return Receipt #) (9590940225276306686201)	1	\$2.75
Total		\$6.59

Bill #: 840-28520440-1-68952-2
 Login ID: RSSBPSUPER

Bill #: 840-28520440-1-68909-2
 Login ID: RSSBPSUPER

\$ 13.18



City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

***PLEASE NOTE:** The NA/HOA 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.

March 24, 2017

Scott Steffen
Bohannan Huston, Inc.
7500 Jefferson St. NE
Albuquerque, NM 87109
(505) 823-1000
ssteffen@bhinc.com

Dear Scott:

Thank you for your inquiry requesting the names of ALL Neighborhood and/or Homeowner Associations who would be affected under the provisions of §14-8-2-7 of the *Neighborhood Association Recognition Ordinance* by your proposed **[DRB Submittal]** project recorded as **[TRACT A-1, WILDERNESS CANON]** located on **[High Desert Place north of the Embudito Arroyo and west of Tract A, Forest Service Land]** zone map **[F-23]**.

This correspondence serves as your "Notification Inquiry Letter" from the Office of Neighborhood Coordination, and must be included as part of your application. Please see "ATTACHMENT A" for a list of NA's / HOA's that must be contacted regarding this submittal.

Please note that according to Section §14-8-2-7 of the *Neighborhood Association Recognition Ordinance* you are required to notify **both** of these contact persons by **certified mail, return receipt requested**, before the Planning Department will accept your application. Please see Page 2 of this letter for additional requirements. If you have any questions about the information provided please contact our office at (505) 924-3914 or ONC@cabq.gov

Sincerely,
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

Neighborhood Notification Letters Must Include the Following:

Prior to filing an application with the Planning Department, all applicants requesting approvals through the Environmental Planning Commission (EPC), Development Review Board (DRB), Landmarks & Urban Conservation Commission (LUCC), or approval of a Wireless Telecommunication Facility (WTF) are required to notify any affected neighborhood and/or homeowner associations via certified mail.

1. The street address for the subject property;
2. The currently recorded 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 and detailed description of the action(s) being requested;
5. *** **NEW***** Facilitated Meeting Information – All notification letters must include the following text:
Affected Neighborhood Associations and Homeowner Associations may request a Facilitated Meeting regarding this project by contacting the Office of Neighborhood Coordination (ONC) by email at ONC@cabq.gov or by phone at (505) 924-3914.
A facilitated meeting request must be received by ONC by: **Monday April 10, 2017.**

Neighborhood Notification Checklist

The following information must be included for **each** application packet submitted to the City of Albuquerque Planning Department.

1. ONC's "Notification Inquiry Letter" outlining any affected Neighborhood and/or Homeowner Associations.

*Note: If your ONC letter is more than 30 days old, you must contact ONC to ensure that the contact information is still current.
2. Copies of Letters sent to any affected Neighborhood and/or Homeowner Associations.
3. Copies of certified receipts mailed to any affected Neighborhood and/or Homeowner Associations.

Any questions, please feel free to contact our office at (505) 924-3914 or ONC@cabq.gov.

Thank you for your cooperation on this matter.

(ONC use only)

Date Processed: **03/24/17** ONC Staff Initials: **VMQ**

ATTACHMENT A

HIGH DESERT RESIDENTIAL OWNERS ASSOC. (HDR)

Christopher Lopez *e-mail:* clopez@hoamco.com
10555 Montgomery Blvd. NE, Bldg. 1, Ste. 100/87111 314-5862 (w)

Kathy Blythe *e-mail:* kblythe@hoamco.com

10555 Montgomery Blvd. NE, Bldg. 1, Ste. 100/87111 314-5862 (w)



Notification Inquiry Form

Use this form to submit a request to the Office of Neighborhood Coordination to obtain neighborhood or homeowner association contact information for application submittal to the Planning Department.

Instructions: Please fill out this form completely and include a zone atlas map that is marked to indicate where the subject site is located. Then, submit this form and your map in one of the following ways: 1) In person at the Office of Neighborhood Coordination, 5th Floor, 600 2nd Street NW; or 2) Email it to ONC@cabq.gov.

Developer Inquiry For:

- Cell Tower Submittal – Type:
- DRB Submittal
- EPC Submittal
- LUCC Submittal

- ZHE Submittal *(need address & zone map only)*
- AA Submittal
- City Project Submittal
- Liquor License Submittal

Other:

Anticipated Advertised Public Hearing Date: *(list here)*

Contact Name:

Company Name:

Address:

City:

State:

Zip Code:

Phone:

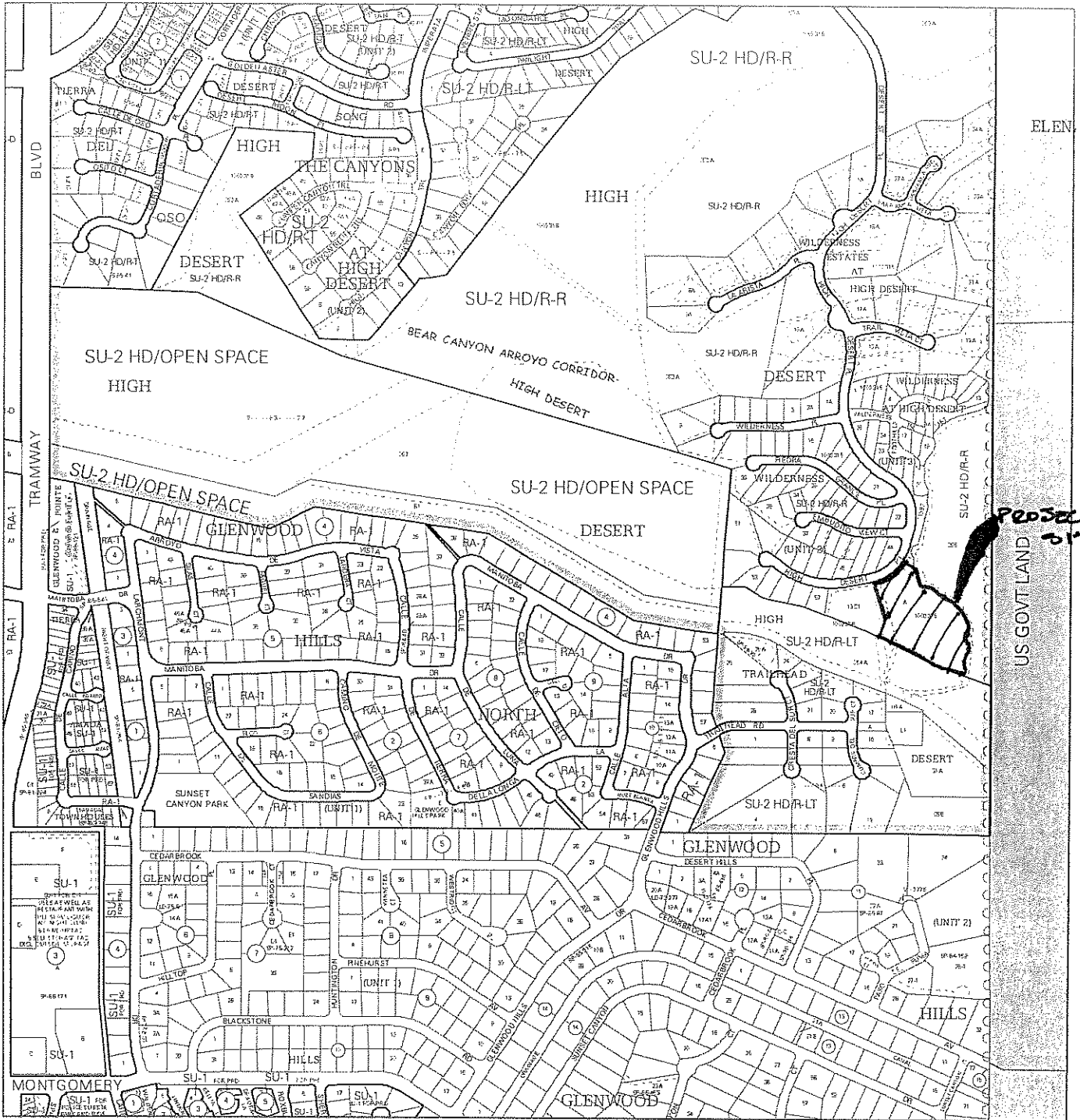
Email:

Legal Description Information:

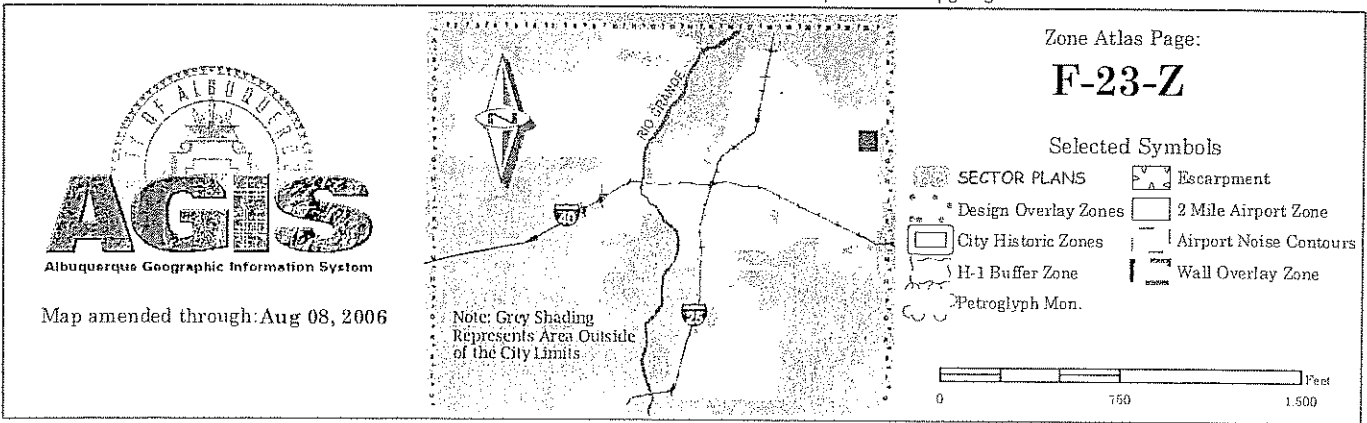
Describe the legal description of the subject site for this project:

Located on/between *(street name or other identifying mark):*

This site is located on the following zone atlas page:



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



CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: Mesa Verde Development DATE OF REQUEST: 09/10/15 ZONE ATLAS PAGE(S): F-23

CURRENT:

ZONING SU-2 HD R-R
PARCEL SIZE (AC/SQ. FT.) 3.97 ac

LEGAL DESCRIPTION:

LOT OR TRACT # A-1 BLOCK # _____
SUBDIVISION NAME Wilderness Canon at High Desert

REQUESTED CITY ACTION(S):

ANNEXATION []
ZONE CHANGE []: From _____ To _____
SECTOR, AREA, FAC, COMP PLAN []
AMENDMENT (Map/Text) []

SITE DEVELOPMENT PLAN:

SUBDIVISION* [X] AMENDMENT []
BUILDING PERMIT [] ACCESS PERMIT []
BUILDING PURPOSES [] OTHER []

*includes platting actions

PROPOSED DEVELOPMENT:

NO CONSTRUCTION/DEVELOPMENT []
NEW CONSTRUCTION [X]
EXPANSION OF EXISTING DEVELOPMENT []

GENERAL DESCRIPTION OF ACTION:

OF UNITS: 19
BUILDING SIZE: _____ (sq. ft.)

Note: changes made to development proposals / assumptions, from the information provided above, will result in a new TIS determination.

APPLICANT OR REPRESENTATIVE Billy Down for BHT DATE 9/10/15

(To be signed upon completion of processing by the Traffic Engineer)

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 [] NO [X] MITIGATING REASONS FOR NOT REQUIRING TIS: PREVIOUSLY STUDIED: []
Notes:

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.**

Raquel Wind
TRAFFIC ENGINEER

9/10/15
DATE

Required TIS **must be completed prior to applying to the EPC and/or the DRB.** 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 January 20, 2011

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: Wilderness Canyon

AGIS MAP # E23

LEGAL DESCRIPTIONS: Tract A-1
Wilderness Canon at High Desert

DRAINAGE REPORT

A drainage report, as per the Drainage Ordinance, was submitted to the City of Albuquerque Public Works Department, Hydrology Division (2nd Floor Plaza del Sol) on _____ (date).

Beddy Ganna for BHI
Applicant/Agent

9/10/15
Date

[Signature]
Hydrology Division Representative

9/10/15
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 _____ (date).

Beddy Ganna for BHI
Applicant/Agent

9/10/15
Date

[Signature]
Utilities Division Representative

09/10/15
Date

PROJECT # 1004989

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT – Development Review Services



February 26, 2016

Scott Steffen, PE
BOHANNAN-HUSTON, INC.
7500 Jefferson Street NE Courtyard I
Albuquerque, NM 87109

Richard J. Berry, Mayor

RE: Wilderness Cañon at High Desert (F23D012)
Grading & Drainage Plan, Engineer Stamp Date 2/18/16
Offsite Basin Analysis and DRC/WO sheets 11-17 (Stamp 2/22/16)
Drainage Report Dated 8/9/15

Dear Mr. Steffen,

Based upon the information provided in your submittal received 2/18/16 and 2/22/16, the above referenced plan is approved for ESC Permit (Grading Permit). Prior to Building Permit approval, Engineer Certification per the DPM checklist will be required.

If you have any questions, you can contact me at 924-3695.

PO Box 1293

Albuquerque

New Mexico 87103

Sincerely,

Rita Harmon, P.E.
Senior Engineer, Planning Dept.
Development Review Services

Orig: Drainage file
c.pdf Addressee via Email

www.cabq.gov

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: Mesa Verde Development DATE OF REQUEST: 03/30/17 ZONE ATLAS PAGE(S): F-23

CURRENT:

ZONING SU-2 HD R-R
PARCEL SIZE (AC/SQ. FT.) 3.97 ac

LEGAL DESCRIPTION:

LOT OR TRACT # A-1 BLOCK # _____
SUBDIVISION NAME Wilderness Canon at High Desert

REQUESTED CITY ACTION(S):

ANNEXATION []
ZONE CHANGE []: From _____ To _____
SECTOR, AREA, FAC, COMP PLAN []
AMENDMENT (Map/Text) []

SITE DEVELOPMENT PLAN:

SUBDIVISION* [X] AMENDMENT []
BUILDING PERMIT [] ACCESS PERMIT []
BUILDING PURPOSES [] OTHER []

*includes platting actions

PROPOSED DEVELOPMENT:

NO CONSTRUCTION/DEVELOPMENT []
NEW CONSTRUCTION [X]
EXPANSION OF EXISTING DEVELOPMENT []

GENERAL DESCRIPTION OF ACTION:

OF UNITS: 19
BUILDING SIZE: _____ (sq. ft.)

Note: changes made to development proposals / assumptions, from the information provided above, will result in a new TIS determination.

APPLICANT OR REPRESENTATIVE _____ DATE _____

(To be signed upon completion of processing by the Traffic Engineer)

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

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

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

Notes:

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.**

TRAFFIC ENGINEER

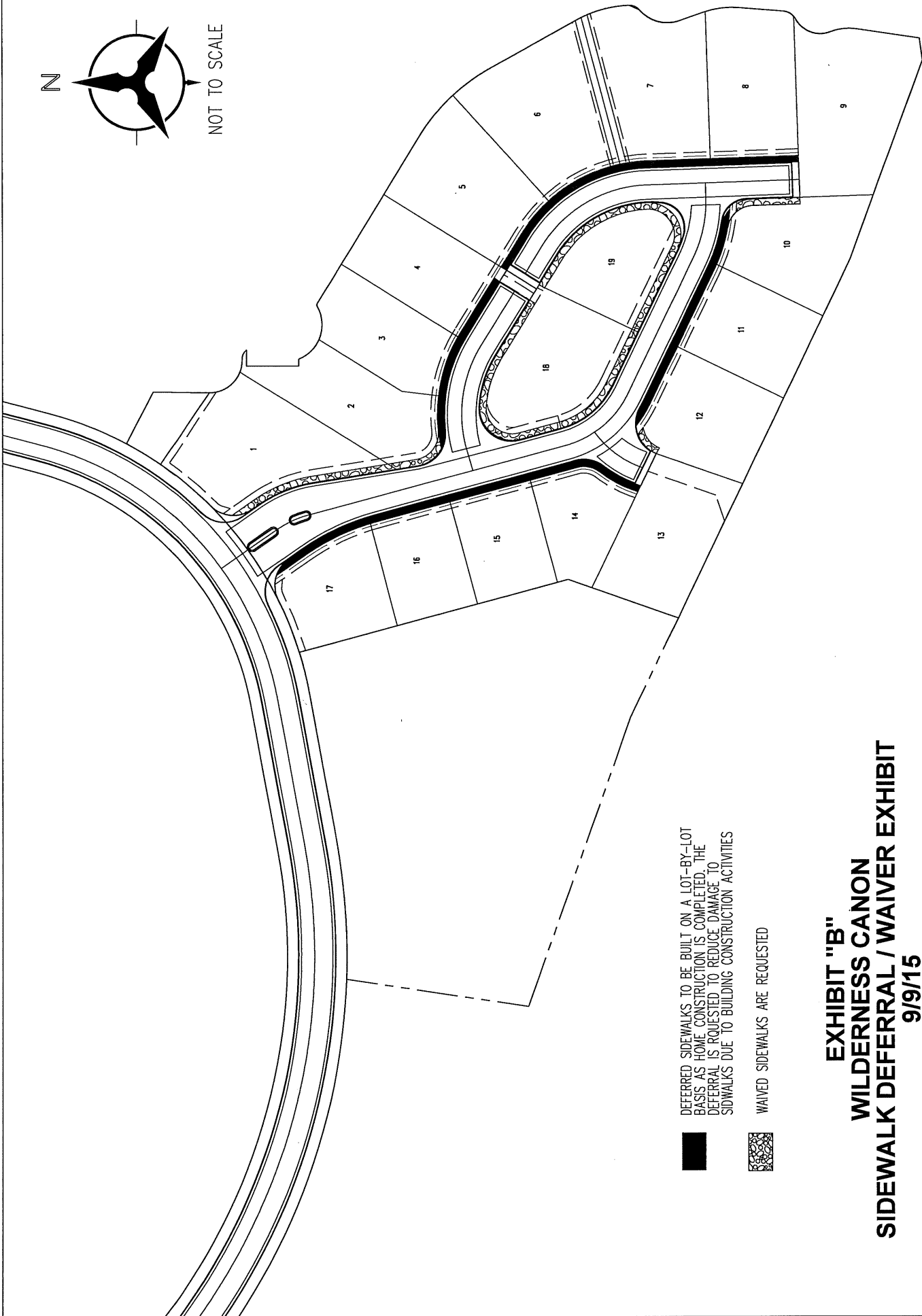
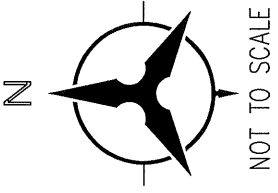
DATE

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TIS -SUBMITTED / /
-FINALIZED / /

TRAFFIC ENGINEER

DATE

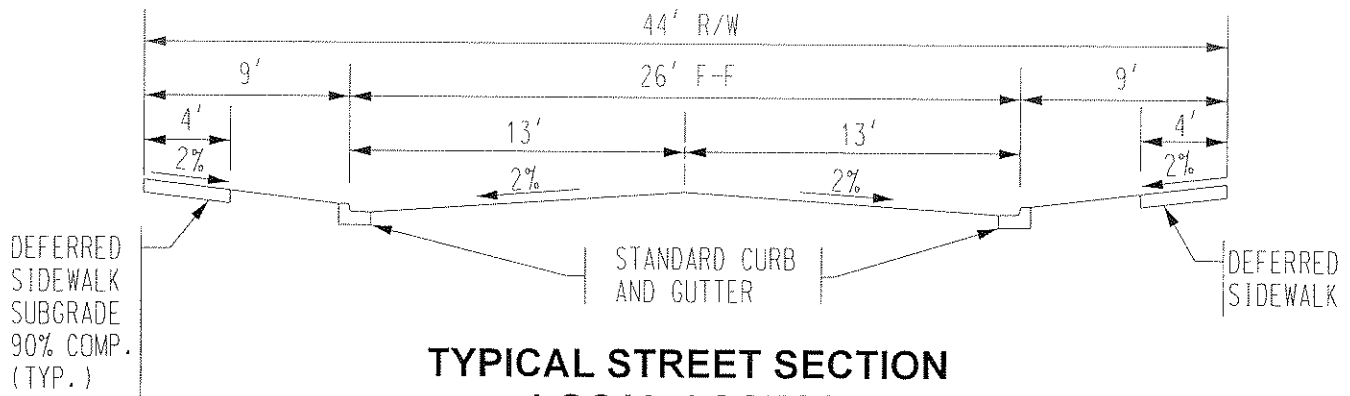


DEFERRED SIDEWALKS TO BE BUILT ON A LOT-BY-LOT BASIS AS HOME CONSTRUCTION IS COMPLETED. THE DEFERRAL IS REQUESTED TO REDUCE DAMAGE TO SIDEWALKS DUE TO BUILDING CONSTRUCTION ACTIVITIES



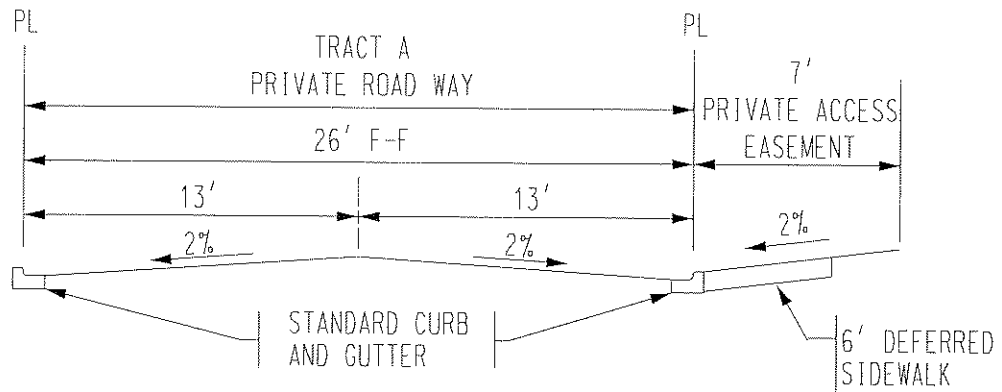
WAIVED SIDEWALKS ARE REQUESTED

EXHIBIT "B"
WILDERNESS CANON
SIDEWALK DEFERRAL / WAIVER EXHIBIT
9/9/15



**TYPICAL STREET SECTION
 LOCAL ACCESS**

NOT TO SCALE



**TYPICAL STREET SECTION
 LOCAL ACCESS VARIANCE**

NOT TO SCALE