

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
November 4, 2015  
DRB Comments

ITEM # 8

PROJECT # 1005224

APPLICATION # 15-70392

RE: Lots A1A & A1B, Lands of Salazar Family Trust

Refer to comments from Transportation Development; some Subdivision Design Variances appear to be required, particularly for block lengths and proposed hammerhead.

Discussion may be needed with the Urban Design and Development Division of the Planning Department regarding sector plan requirements. The proposed "product" seems similar to other contiguous development, and may require modifications.

---

Jack Cloud, DRB Chairman  
924-3880/ [jcloud@cabq.gov](mailto:jcloud@cabq.gov)

Open Space Trail "breaks" contiguous  
'99 T/A  
'06

PLANNING TRACKING LOG

Date	Project Name & #	Action Request	Action Taken
11/1/06	Lands of Salazar Family Proj 1005224	sketch	comments given





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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

**DRB CASE NO/PROJECT NO: 1005224**

**AGENDA ITEM NO: 12**

**SUBJECT:**

Sketch Plat

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

An approved grading and drainage plan must be on file prior to Preliminary Plat approval.  
This project will need an infrastructure list.  
The City and AMAFCA would prefer that the Sacate-Blanco Channel property be declared surplus and combined into the property between Unser and 98<sup>th</sup>.  
A drainage master plan for the entire basin is required.

P.O. Box 1293

Albuquerque

New Mexico 87103

[www.cabq.gov](http://www.cabq.gov)

**RESOLUTION:**

APPROVED \_\_\_; DENIED \_\_\_; DEFERRED \_\_\_; COMMENTS PROVIDED **X**; WITHDRAWN \_\_\_

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

**SIGNED:** Bradley L. Bingham  
City Engineer / AMAFCA Designee

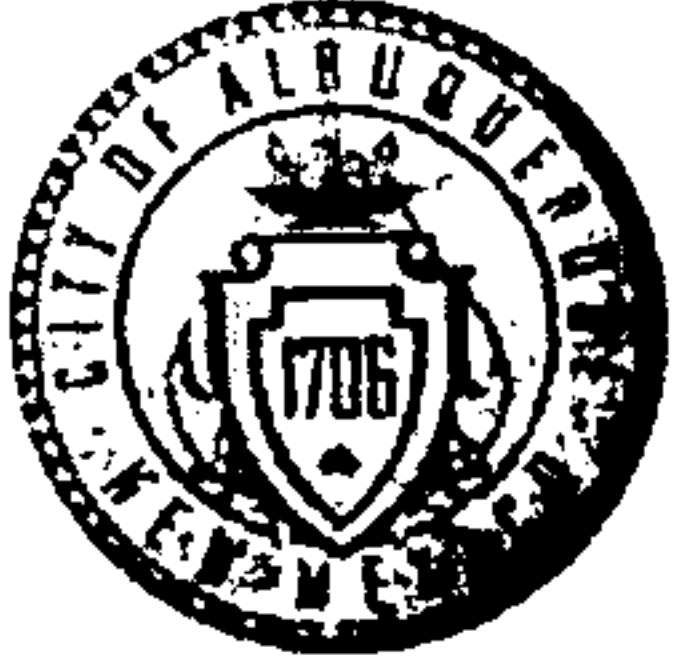
**DATE:** NOVEMBER 1, 2006



# 12  
# 1005224  
11.01.2006







## **IMPACT FEES – # 1005224**

**Development Review Board 11/1/06 Agenda Item #12  
Sketch Plat: Tracts A1A and A1B, Lands of Salazar Family  
Trust et al.**

Within the designated residentially zoned land, construction of a new single family residence within the proposed subdivision will require payment of Impact Fees. Based on a single family dwelling size of approximately 2,000 square feet, it is estimated that impact fees will total approximately \$5,576 if a permit is obtained prior to December 29, 2006 and \$8,322 thereafter.

Assessment of impact fees within the special use zone will be based on an approved site development plan.

**JACK CLOUD  
IMPACT FEE ADMINISTRATOR**

PRE-APPLICATION REVIEW TEAM (PRT) MEETING

PA# 15- 189

Date: 11/10/2015

Time: 2:00

1. AGENCY REPRESENTATIVES PRESENT AT MEETING

Planning: [X] Kym Dicome [ ] Other:
Transportation: [X] Gary Sandoval [ ] Other:
Code Enforcement: [X] Ben McIntosh [ ] Other:
Fire Marshall: [X] Antonio Chinchilla [ ] Other:

2. TYPE OF APPLICATION ANTICIPATED / APPROVAL AUTHORITY

- [ ] Zone Map Amendment [ ] EPC Approval [ ] City Council Approval
[ ] Sector Dev. Plan Amendment [ ] EPC Approval [ ] City Council Approval
[ ] Site Dev. Plan for Subdivision [ ] EPC Approval [ ] DRB Approval [ ] Admin Approval
[ ] Site Dev. Plan for Bldg. Permit [ ] EPC Approval [ ] DRB Approval [ ] Admin Approval
[ ] Other

3. SUMMARY OF PRT DISCUSSION:

Current Zoning: RLT
Proposed Use/Zone:
Applicable Plans:
Applicable Design Regulations:
Previously approved site plans/project #s:
Requirements for application: (R-270-1980, Notification, as-built drawings, TIS, Check Lists, Other)

Handouts Given:

- [ ] Zone Map Amendment Process [ ] R-270-1980 [ ] AA Process [ ] EPC Schedule

Additional Notes:

SUBJECT TO THE REQ'MENTS OF THE RIO BRAVE SDP. 11.D.1 NO MORE THAN 20 ACRES.
RLT ZONED PARCELS OF <= 20 CONTIGUOUS GROSS ACRES SHALL
BE DEVELOPED W/ REPETITIONS OF ANY ONE USE PERMISSIVE
OR CONDITIONAL IN THE R-LT. ZONE. -> PERMISSIVE = R-1 USES
(\$000 SF) TH ONE PER LOT. TOWNHOUSE = ATTACHED - OF 2-8
DIVIDED BY COMMON WALL.

4. SIGN & DATE TO VERIFY ATTENDANCE & RECEIPT OF THIS SUMMARY.

[Signature]
PRT CHAIR

[Signature]
APPLICANT OR AGENT

\*\*\*Please Note: PRT DISCUSSIONS ARE FOR INFORMATIONAL PURPOSES ONLY: THEY ARE NON-BINDING AND DO NOT CONSTITUTE ANY KIND OF APPROVAL. Statements regarding Zoning are not Certificates of Zoning. Additional research may be necessary to determine the exact type of application and/or process needed. It is possible that factors unknown at this time and/or thought of as minor could become significant as the case progresses.

~~NOT SURE OF PROPOSED SITE BUT BASED ON 41.86 ACRES~~  
~~MUST HAVE IF THERE ARE 20 CONTIGUOUS GROSS ACRES =~~  
~~1 PERMISSIVE USE. IF  $>$ , THEN MUST ADD ANOTHER.~~

IE: 20 GROSS ACRES = DETACHED HOME/LOT, 21 OR  $>$

ATTACHED, BUT THE LAND USE IN 20 AC. CAN NOT BE THE SAME SURROUNDING

THE SECTOR PLAN TALKS ABOUT USES, NOTHING ELSE SO

RLT ZONE DICTATES LOT <sup>MIN.</sup>SIZES/SETBACKS... UNLESS SPECIFIED  
IN RIO BRAVO SDP.

① IF PROPOSING 20 ACRES OF ONE USE, THEN THAT USE  
CAN NOT BE THE SAME USE THAT SURROUNDS IN ALL  
DIRECTIONS

\* BASED ON LAYOUT (EVEN IF ST. NOT DEDICATED), NEED ATTACHED  
USE ALONG S BOUNDARY WHICH ABUTS DETACHED USE +  
MUST ADD ANOTHER USE WITHIN 20 ACRES INTERNALLY,  
EVEN IF 2 TH LOTS... MAY ITS WRITTEN.

IF ADD ROAD ALONG SOUTH PL - WOULD NOT LONGER  
BE CONTIGUOUS -

WILL NEED ATLEAST ONE ATTACHED USE WITHIN SITE IF  
20 CONTIGUOUS <sup>GROSS</sup> ACRES. IF  $NO / <$  20 CONTIGUOUS GROSS  
ACRES - JUST ONE USE.



**Narrative of application:**

Portions of the land surrounding this property have developed independent of the Rio Bravo Sector Plan's 2009 revisions (SDP), including Anderson Heights, to the west. Yet, the sector plan for the RLT zoning classifications are impacted by the SDP locations of suggested parklands, open space land, open space trails (the Sacate Blanca trail) and partially developed major roadways (Colobel Street, a Collector, and 98<sup>th</sup> Street, a major arterial).

This subdivision was previously reviewed by the Development Review Board in 2006. The most significant change with this current submittal is the lot widths changing to 45' wide. This results in an increase in the total lot count from the previously submitted subdivision of 190 lots to the current total lot count of 217.

Provisions in the SDP for limiting developed lot design to 20 acres or less of a similar "product" (contiguous) is challenging. The desired "product" for this developer is a 45' x 110' detached lot for single family housing (as allowed in the RLT zone).

The planning design for this sketch attempts separate a 20 Acre easterly portion from a 16 Acre westerly portion by an on-street, open space trail located within a major local street. We believe this creates a physical and logical separation whereby each portion will not be considered "contiguous".

The open space trail (on street) is suggested in the Sector Plan as an alternative to the Sacate Blanca trail first envisioned (as a surface arroyo trail).

It is anticipated that the drainage and water quality will be accommodated by an offsite pond on the east side of 98<sup>th</sup> Street, on lands that are owned by the same owner as this parcel, or some equivalent onsite alternative.

There is an existing access easement and waterline easement separating Tracts A1A and A1B. This waterline is a major pressure zone boundary and the line is constructed. There are easement provisions for city pressure reduction valves located near Colobel Street, to the north. The easement for the street is unnecessary as development by others have blocked off the major-local street connection to the south.

Accordingly, the design intent of this sketch is to create city open space as a tract (over the waterline portions), connecting Anderson Heights to a centrally located Pocket Park (1.1 Ac.), then continuing the associated trail easterly to 98<sup>th</sup> Street. An option is to continue the on-street trail to the north, terminating at Colobel and creating a City dedicated "lot" for the water zone facilities.

All internal streets are envisioned to be intermittent parking, requiring a "P-1" suffix.

**SKETCH 1 REVISED 10/26/15 APPROXIMATE YIELDS:**

SKETCH AREA	GROSS ACREAGE TO STREET CL		NET ACREAGE EXCEPTING MAJOR STREETS, PARK AND O.S.	LOT COUNT	LOT TYPE
A	9.30	AC.	6.8	40	45' x 110' SOME MAJ. LOCAL FRONTAGE
B	8.54	AC.	7.8	52	45' x 110', MAJ. LOCAL FRONTAGE
C	22.04	AC.	19.9	125	45' x 110' MIN.
POCKET PARK	N/A		1.1		DEDICATED PARK CREDIT
OFF STREET O.S. TRAIL	N/A		0.9		DEDICATED O.S. CREDIT
1/2 98TH STREET	1.89		1.9		ARTERIAL STREET
1/2 COLOBEL STREET	1.16		1.2		COLLECTOR STREET
	42.9		39.6	217	
MAJ. LOCAL STREET PORTION OPEN SPACE			2.2		STREET PORTION (SEE S.D.P.)
ADJ. M. LOCAL STREET OS TRAIL			0.9		POSSIBLE O.S. CREDIT



Supplemental Form (SF)

**SUBDIVISION**

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

**SITE DEVELOPMENT PLAN**

- for Subdivision
- for Building Permit
- Administrative Amendment (AA)
- Administrative Approval (DRT, URT, etc.)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

**STORM DRAINAGE (Form D)**

- Storm Drainage Cost Allocation Plan

**S Z ZONING & PLANNING**

- Annexation
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
- Street Name Change (Local & Collector)
- APPEAL / PROTEST of...**
- Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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 2<sup>nd</sup> 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): Bokay Construction Inc. PHONE: 450-4616  
 ADDRESS: 5160 San Francisco NE, Abq., NM 87109 FAX: 875-1723  
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: bo@bokayconst.com  
 APPLICANT: LGI Homes NM PHONE: 480-294-1768  
 ADDRESS: 9150 E. Del Camino Drive, Suite 118 FAX: \_\_\_\_\_  
 CITY: Scottsdale STATE AZ ZIP 85258 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: contract buyer List all owners: Salazar Family Trust, Et Al

DESCRIPTION OF REQUEST: Sketch plat review and comment

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. Tracts A-1-A & A-1-B Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv/Addn/TBKA: Lands of Salazar Family Trust, Et AL  
 Existing Zoning: R-LT Proposed zoning: R-LT MRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s): N-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.): SD-87-4-1  
Project #1005224; Z-99-58; AX-23; AX-24; AX-29; Z-985; Z-986

**CASE INFORMATION:**

SPR-95-2-2 - 06 PRB-01532  
 Within city limits?  Yes Within 1000FT of a landfill?  No  
 No. of existing lots: 2 No. of proposed lots: 217 Total site area (acres): 41.82  
 LOCATION OF PROPERTY BY STREETS: On or Near: 98th Street south of Gibson Blvd SW  
 Between: Colobel Ave. SW and Rio Clara Ave. SW  
 Check if project was previously reviewed by: Sketch Plat/Plan  or Pre-application Review Team(PRT)  Review Date: Unknown

**SIGNATURE**

DATE 10-26-2015

(Print Name) Bo K. Johnson

Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

Revised: 11/2014

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

ISDRB - 70392

Action

SK

S.F.

\_\_\_\_\_

Fees

\$ 0

\$ \_\_\_\_\_

\$ \_\_\_\_\_

\$ \_\_\_\_\_

\$ \_\_\_\_\_

Total

\$ 0

Hearing date November 4 2015

10-27-15  
Staff signature & Date

Project # 1005224



**FORM P(3): SITE PLAN REVIEW - D.R.B. MEETING (UNADVERTISED)**

- SKETCH PLAT REVIEW AND COMMENT (DRB22)** **Maximum Size: 24" x 36"**
  - Scaled site sketch and related drawings showing proposed land use including structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etc. (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

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

- SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB18)** **Maximum Size: 24" x 36"**
  - \_\_\_ 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
  - \_\_\_ Scaled site plan and related drawings (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
  - \_\_\_ Letter of authorization from the property owner if application is submitted by an agent
  - \_\_\_ Copy of the document delegating approval authority to the DRB
  - \_\_\_ Completed Site Plan for Subdivision Checklist
  - \_\_\_ Infrastructure List, if relevant to the site plan
  - \_\_\_ Fee (see schedule)
  - \_\_\_ List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

- SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB17)** **Maximum Size: 24" x 36"**
  - \_\_\_ 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
  - \_\_\_ Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6 copies**
  - \_\_\_ Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. **6 copies.**
  - \_\_\_ Solid Waste Management Department signature on Site Plan
  - \_\_\_ Zone Atlas map with the entire property(ies) clearly outlined
  - \_\_\_ Letter briefly describing, explaining, and justifying the request
  - \_\_\_ Letter of authorization from the property owner if application is submitted by an agent
  - \_\_\_ Copy of the document delegating approval authority to the DRB
  - \_\_\_ Infrastructure List, if relevant to the site plan
  - \_\_\_ Completed Site Plan for Building Permit Checklist
  - \_\_\_ Copy of Site Plan with Fire Marshal's stamp
  - \_\_\_ Fee (see schedule)
  - \_\_\_ List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

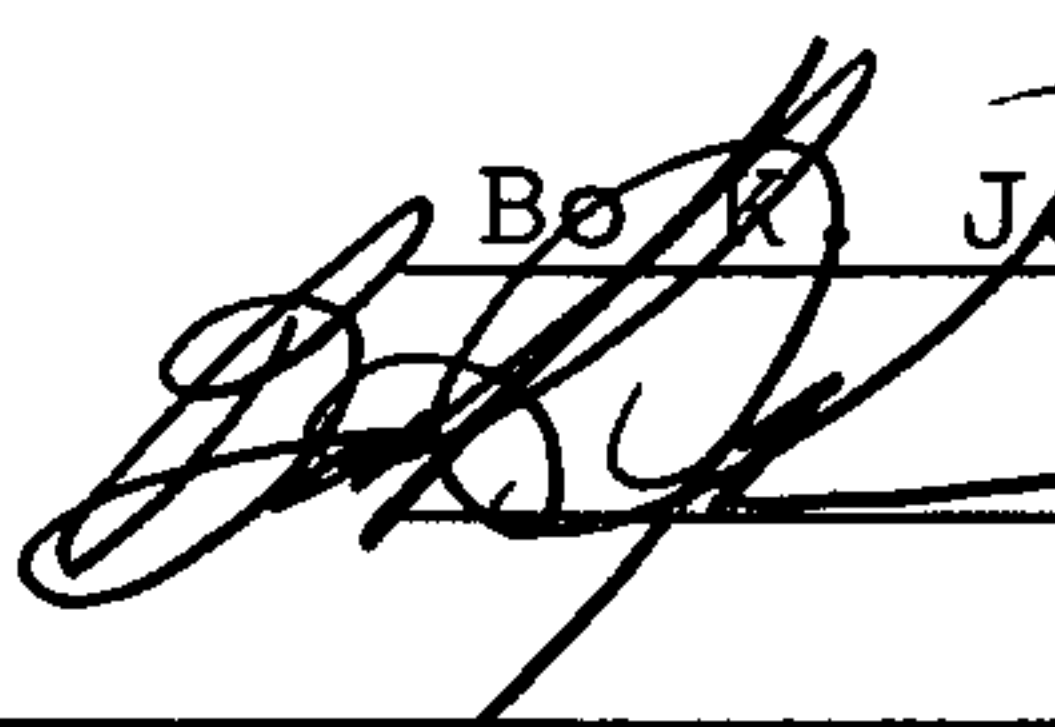
- AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB01)** **Maximum Size: 24" x 36"**
- AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB02)** **Maximum Size: 24" x 36"**
  - \_\_\_ Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
  - \_\_\_ DRB signed Site Plan being amended (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
  - \_\_\_ Letter of authorization from the property owner if application is submitted by an agent
  - \_\_\_ Infrastructure List, if relevant to the site plan
  - \_\_\_ Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
  - \_\_\_ Fee (see schedule)
  - \_\_\_ List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

- FINAL SIGN-OFF FOR EPC APPROVED SDP FOR BUILDING PERMIT (DRB05)**
- FINAL SIGN-OFF FOR EPC APPROVED SDP FOR SUBDIVISION (DRB06)**
  - \_\_\_ Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6 copies**
  - \_\_\_ Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
  - \_\_\_ Solid Waste Management Department signature on Site Plan for Building Permit
  - \_\_\_ Zone Atlas map with the entire property(ies) clearly outlined
  - \_\_\_ Letter carefully explaining how each EPC condition has been met and a copy of the EPC Notification of Decision
  - \_\_\_ Infrastructure List, if relevant to the site plan
  - \_\_\_ Copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)
  - \_\_\_ List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

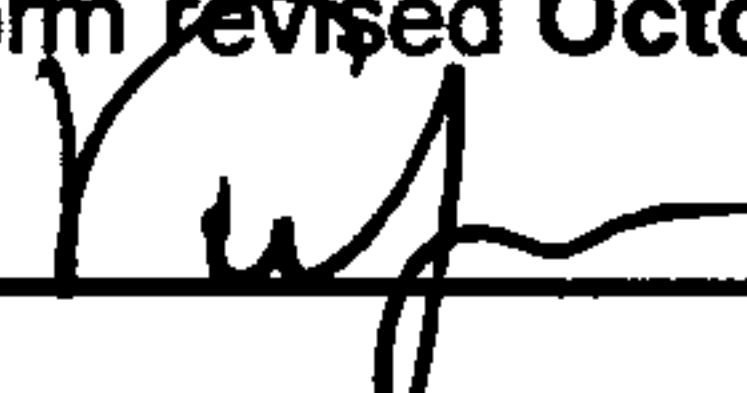
I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.


 Bo R Johnson  
 Applicant name (print) \_\_\_\_\_  
 Applicant signature / date 10-26-2015

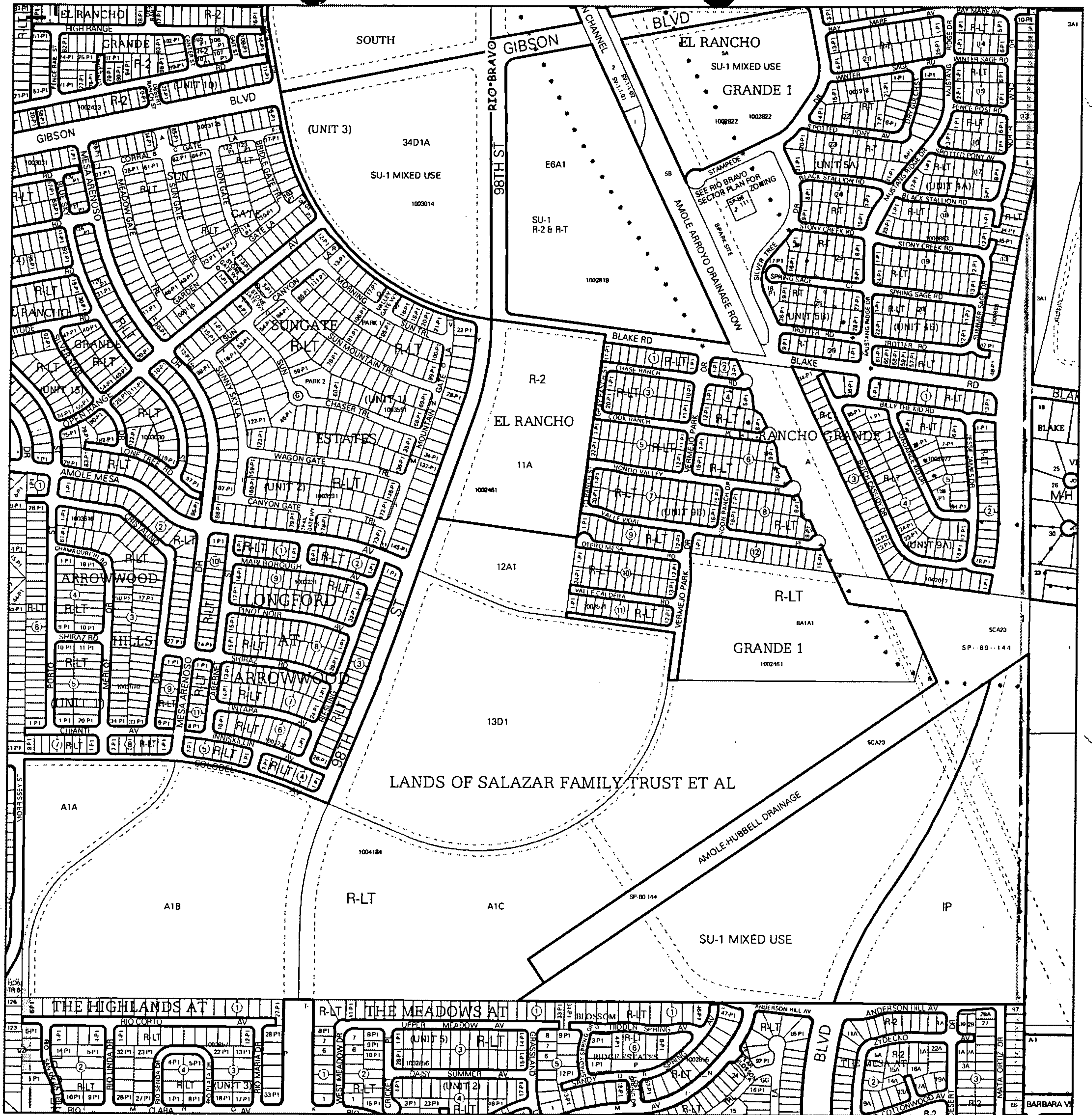


- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers  
**15DRB - 70392**

Form revised October 2007  
  
 Planner signature / date 10-27-15  
 Project # 1005ZZ4





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

**AGIS**  
Albuquerque Geographic Information System

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**N-09-Z**

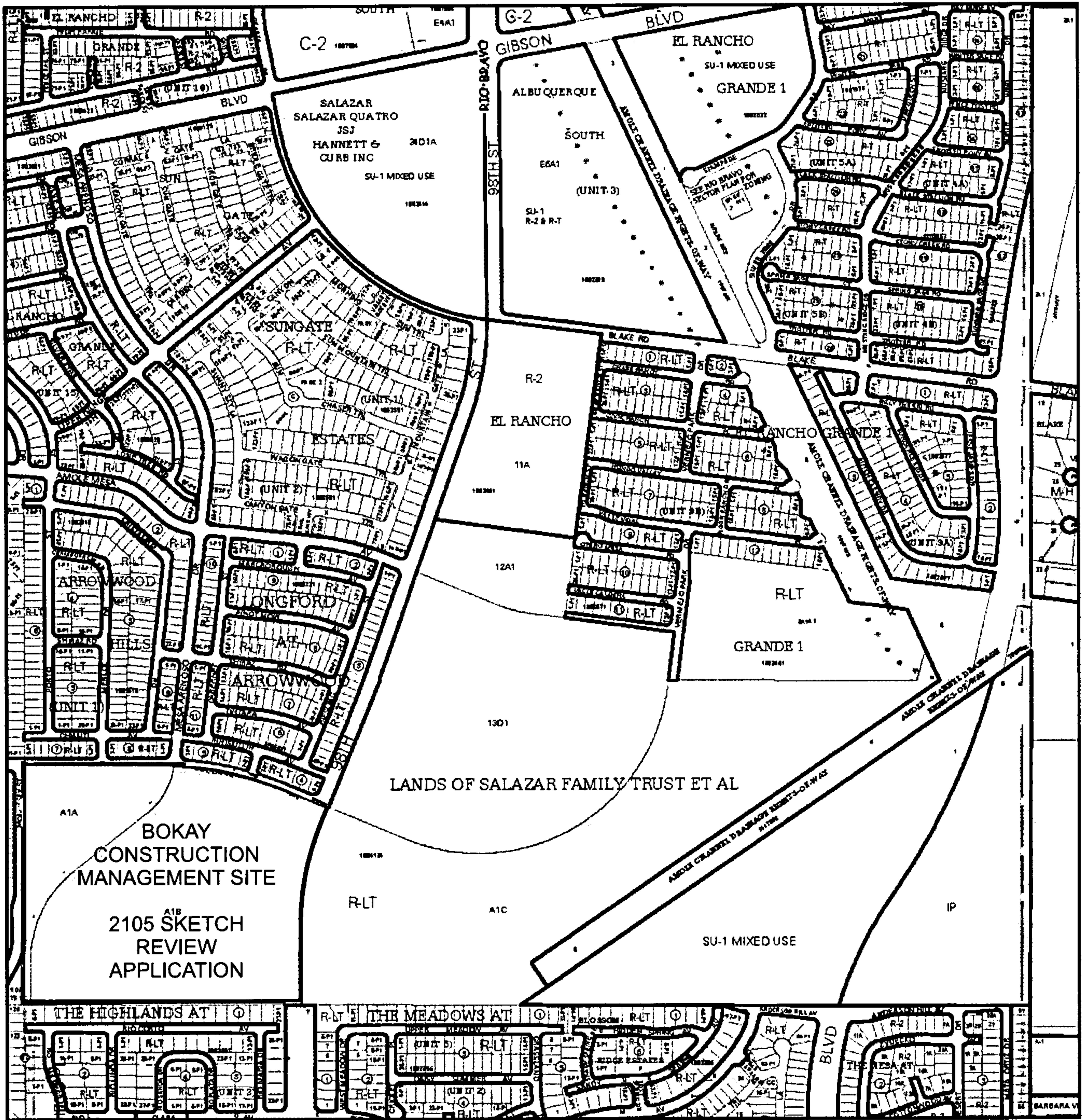
Selected Symbols

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

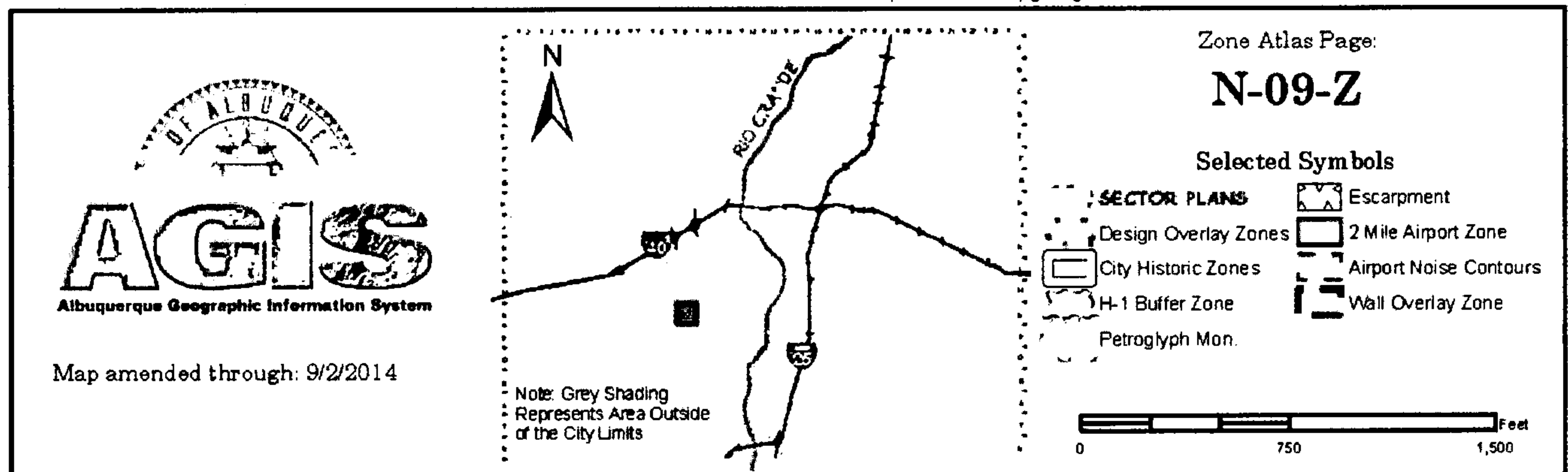
0 750 1,500 Feet

Map amended through: 3/10/2009





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



October 26, 2015

City of Albuquerque  
Planning Department  
600 Second Street NW  
Albuquerque, NM 87102

Attn: Coordinator of pre-application scheduling, Major Subdivisions and sketch review

Subject: Tracts A-1-A and A-1-B, Lands of Salazar Trust, Rec. Book 2006C, Page 237  
Zone Atlas N-09-Z  
Approx. 41.82 Ac., Rio Bravo Sector Plan Tract 26 and portion of Tract 27

Prior cases (including Bulk Land Plat): SD-87-4-1 (R-08-170, R-2009-36) , Z-99-58,  
SPR-95-2-2, AX-23, AX-24, AX-29, Z-985, Z-986

Applicant: Bokay Construction Inc.

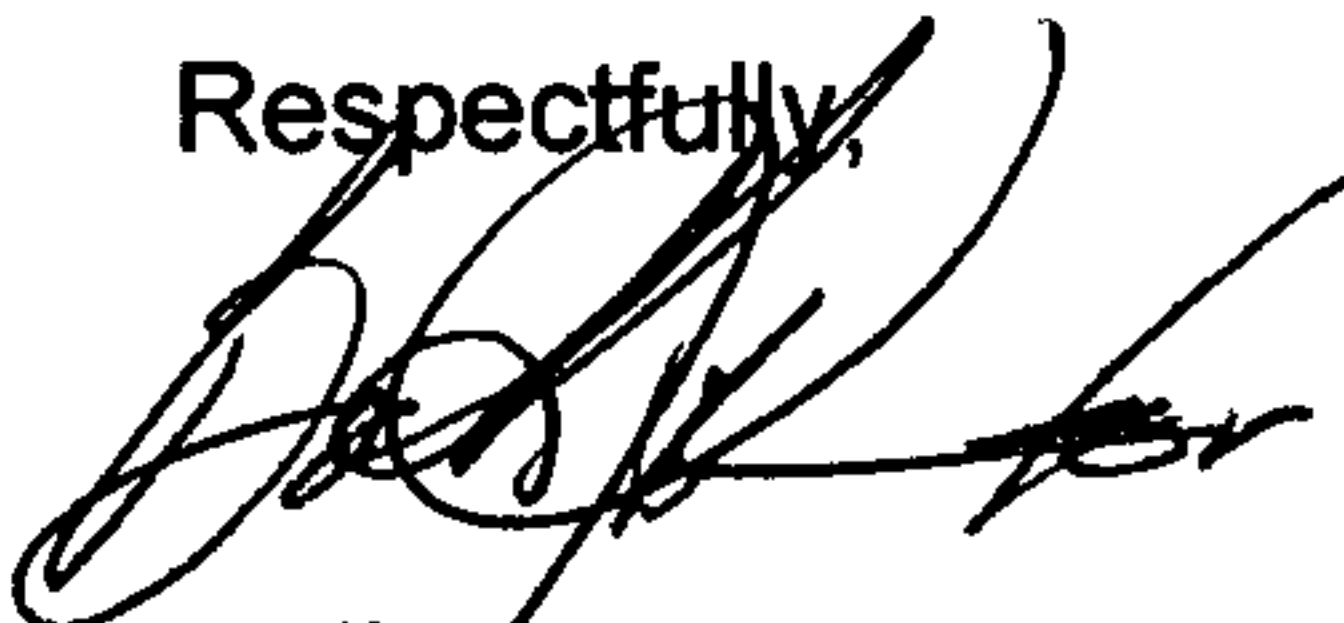
Ladies and Gentlemen:

In accordance with DPM Criteria, Vol. 1, Subdivision (Standard) Procedure, Step 1, an application for DRB review as a sketch review, major subdivision, is requested.

As background, a sketch layout of lots and street arrangements was reviewed by the DRB in 2006 for all of the lands of the Salazar Family Trust. Some of those comments and discussions may pertain to this proposed application.

Please contact me at (505) 250-1227 or the developer, Bokay Construction Inc., Mr. Bo Johnson at (505) 450-4616 or 899-9656.

Respectfully,



Cliff A. Spirock, planner  
NMPS #4972  
For: Bokay Construction Inc.

Cc: Bo Johnson, Cliff F. Spirock (CSC).

Attach: design sketch, zone atlas page, vicinity map.

PROJECT #

1005224

NOVEMBER 4. 2015

SK





P.O. Box 1328  
Corrales, NM 87048

October 17, 2006

City of Albuquerque  
Development Review Board  
P.O. Box 1293  
Albuquerque, NM 87103

Subject: Sketch Review, Properties Development on Lands of Salazar Family Trust et al (Tracts A-1-A, A-1-B and A-1-C)

Dear Chairman Matson and Members of the Development Review Board:

Attached please find 3 drawings for our submittal for Sketch Review. The drawings indicate Phase 1, Phase 2 and future development phases for the Lands of Salazar Family Trust.

Attached with this are letter excerpts from the Rio Bravo Sector Development Plan and the zone atlas page N9.

The property zoned RLT, to the southern most extension of this Sacate Blanca Arroyo land now owned by AMAFCA. The balance is zoned Special Use, non residential. Our client is in negotiation to acquire the property known as the Sacate Blanca Arroyo from AMAFCA. If this occurs, we will be requesting a re-zoning for that strip of land to Special Use, Commercial and Office in accordance with the Rio Bravo Sector Development Plan (1999 amendments).

The land is encumbered by FEMA mapped flood plains. However, all up stream drainage has been trapped and diverted. Consequently, we intend to either remove the flood plains, and/or secure flood hazard insurance if required. We also intend to begin development to the west and carrying surface generated run off to its historic point and confluence of the Sacate Blanca Arroyo with the Amole Arroyo. This will be accomplished by surface flow and, where necessary, storm drain conduit.

The Sector Development Plan implies a trail connection, essentially from west to east. A proposed "public park" has been removed by our westerly adjoiner. We still propose a trail in the approximate location and propose to accomplish this within a major local street right of way from the side opposite driveway locations. We understand this is permissible if there is 20' available between the back of curb and property line for the trail portion and where adjacent residential driveways, a minimum of 13' from back of curb to the property line.

At the westerly portion of the property, a certain major water line (zone line) has been constructed in a Sector Plan easement that was intended for street right of way (major local). Subsequent development has blocked the ability to connect a street to the south and to the west. Accordingly, we are showing that major local roadway turning, to the east, to connect with another major local roadway, intersecting Unser Boulevard and an approved location.

To the north of the development, there is a platted roadway easement of a width sufficient to accommodate a major local road (60'). Portions of it have been constructed to a collector road standard (68') and the easterly portion narrows down to a local residential road. Accordingly, we are proposing to flare the intersection east of 98<sup>th</sup> Street and maintain a 50' standard with road right of way to the east.

There are no parks indicated in the sector development plan and accordingly the developers are anticipating impact fee requirements (which would include a park fee component and APS impact fee components).

One small tract of land indicated in blue for Phase 2 is currently a pressure reducing valve and City facility on an easement. We propose to plat this as a "tract" and convey to the City of Albuquerque.

We would appreciate any early comments, at this time, to assist in our phasing and anticipation of development requirements for the proposed (or modified) layout.

Respectfully Submitted,



Cliff A. Spirock  
on behalf of Salazar Family Trust

COMMUNITY SCIENCES CORPORATION

cc: Tom Salazar  
Cliff F. Spirock  
Brian L. Speicher, P.E.

# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

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

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 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

**APPLICANT INFORMATION:**

NAME: SALAZAR FAMILY TRUST PHONE: 226-3025  
 ADDRESS: P.O. BOX 26116 FAX: \_\_\_\_\_  
 CITY: ALBUQUERQUE STATE NM ZIP 87125 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: OWNER List all owners: SEE ATTACHED SHEET  
 AGENT (if any): Community Sciences Corporation PHONE: 505.897.0000  
 ADDRESS: P.O. Box 1328 / 4481 Corrales Road FAX: 505.898.5195  
 CITY: Corrales STATE: New Mexico ZIP: 87048 E-MAIL: cspirock@communitysciences.com

DESCRIPTION OF REQUEST: SKETCH PLAT REVIEW + COMMENT FOR A PROPOSED 191 LOT 2 PHASE SUBDIVISION.

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

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

Lot or Tract No. TRACTS A-1-A + A-1B Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv. / Addn. LANDS OF SALAZAR FAMILY TRUST ET AL.  
 Current Zoning: RLT Proposed zoning: \_\_\_\_\_  
 Zone Atlas page(s): N-9-2 No. of existing lots: 2 No. of proposed lots: 191  
 Total area of site (acres): 41.81 Density if applicable: dwellings per gross acre: 4.57 dwellings per net acre: 5.20  
 Within city limits?  Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? N/A  
 UPC No. 100905428011040201 MRGCD Map No. N/A  
 LOCATION OF PROPERTY BY STREETS: On or Near: 98<sup>TH</sup> STREET SW.  
 Between: 98<sup>TH</sup> STREET SW. and COLOBEL 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.):  
PROJ # 1004184 / 06-DRB-00820

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

SIGNATURE [Signature] DATE 10/17/06  
 (Print) CLIFF SPIROCK Applicant  Agent

**FOR OFFICIAL USE ONLY**

Form revised 4/04

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>06DRB 01532</u>	<u>SK</u>	<u>5(3)</u>	<u>\$ 0.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	Total
	Hearing date <u>11/01/06</u>			<u>\$ 0.00</u>

Sandy Handley 10/18/06

Project # 1005224



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

**SKETCH PLAT REVIEW AND COMMENT**

**YOUR ATTENDANCE IS REQUIRED.**

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

**MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT**

**Your attendance is required.**

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

**Extensions are not reviewed through internal routing.**  
Extension of preliminary plat approval expires after one year.

**MAJOR SUBDIVISION FINAL PLAT APPROVAL**

**Your attendance is required.**

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

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

**MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL**

**Your attendance is required.**

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

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

**AMENDMENT TO PRELIMINARY PLAT (with minor changes)**

**Your attendance is required.**

**AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)**

**AMENDMENT TO GRADING PLAN (with minor changes)**

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

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

Amended preliminary plat approval expires after one year

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

\_\_\_\_\_  
Applicant name (print)  
\_\_\_\_\_  
10/18/06  
Applicant signature / date



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

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

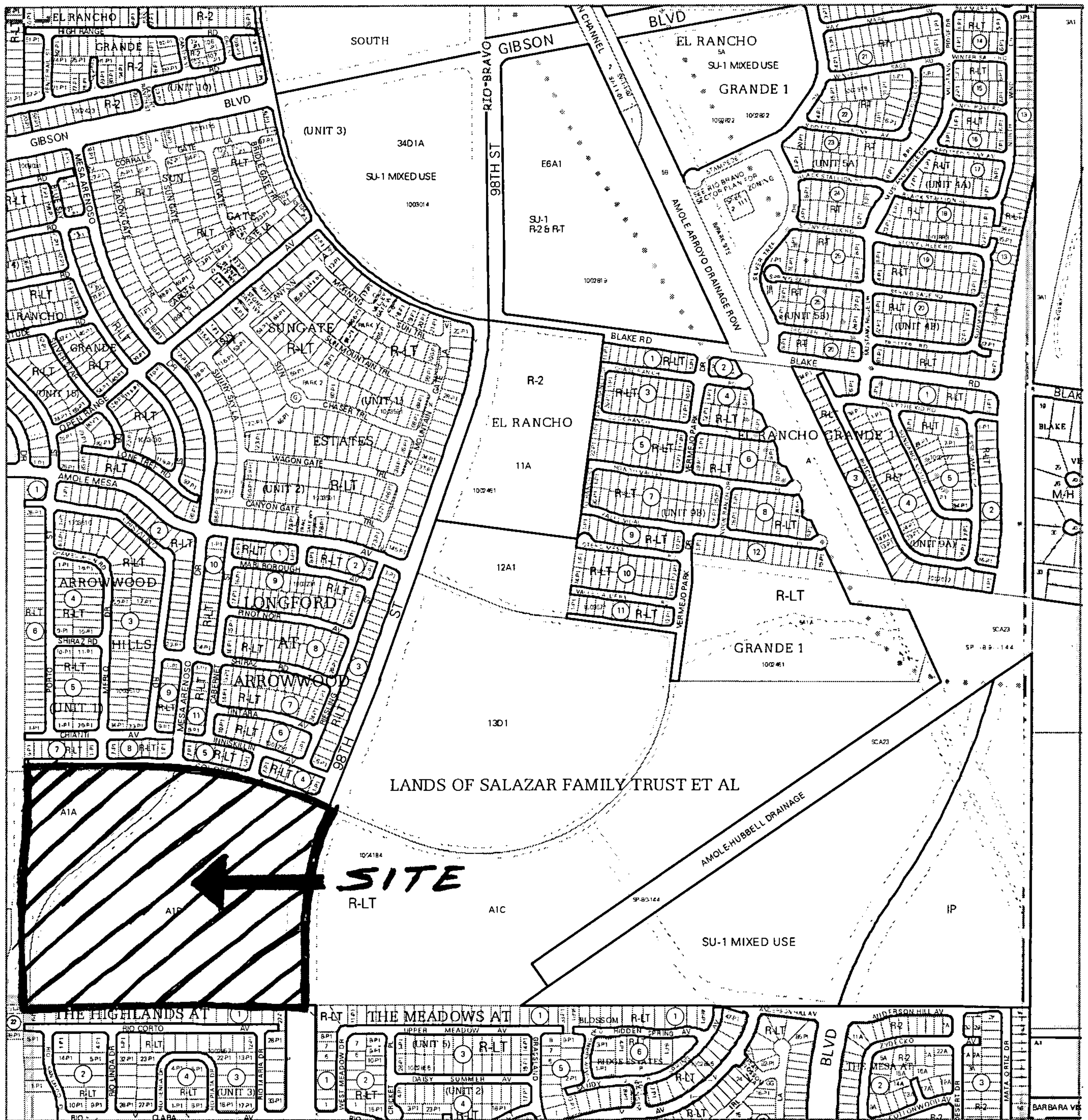
Application case numbers

06DRB - -01532  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Sandy Handley 10/18/06  
Planner signature / date

**Project # 1005224**





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

**AGIS**  
Albuquerque Geographic Information System

Map amended through: 9/5/2006

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**N-09-Z**

Selected Symbols

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

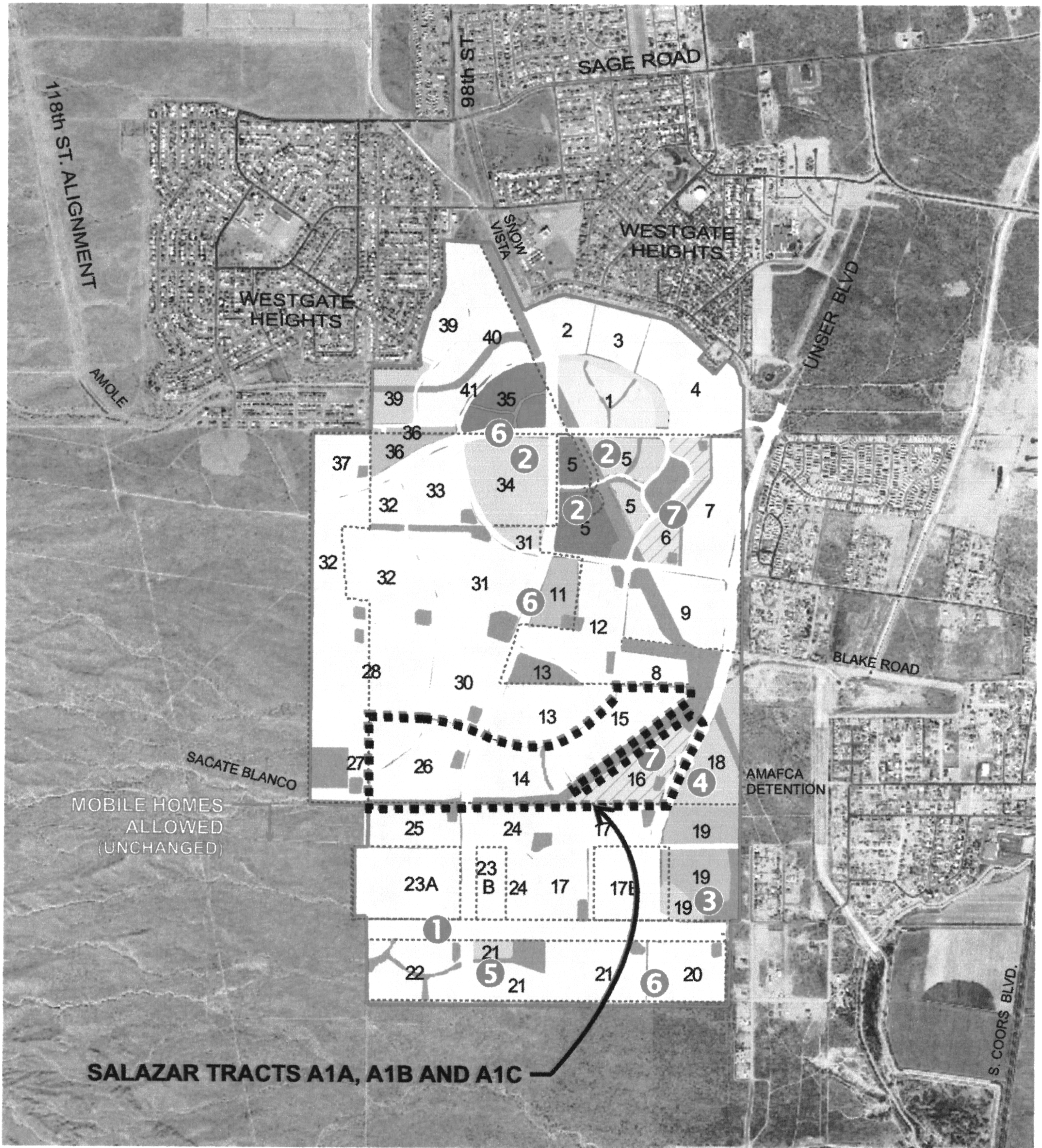
0 750 1,500 Feet

## **Owner/Members of The Salazar Quatro Trust**

1. Lupe Salazar – Trustee
2. Thomas F. Salazar – Co-Trustee
3. Victor Salazar Jr. – Co-Trustee
4. Falba Hannett
5. Nancy Friedman
6. Valerie A Staff



# RIO BRAVO SECTOR PLAN - AMENDMENT NO. 1 - 1999



MOBILE HOMES  
ALLOWED  
(UNCHANGED)

**SALAZAR TRACTS A1A, A1B AND A1C**

- Rbndy.shp
- Newowner.dwg
- Newroads.s
- Newtrails.s
- Newpcls.shp
- CO
- C-1
- C-2
- IP
- O-1
- O1/C2
- R-2/RT/MH
- R-2/R3
- SF/RLT
- Park

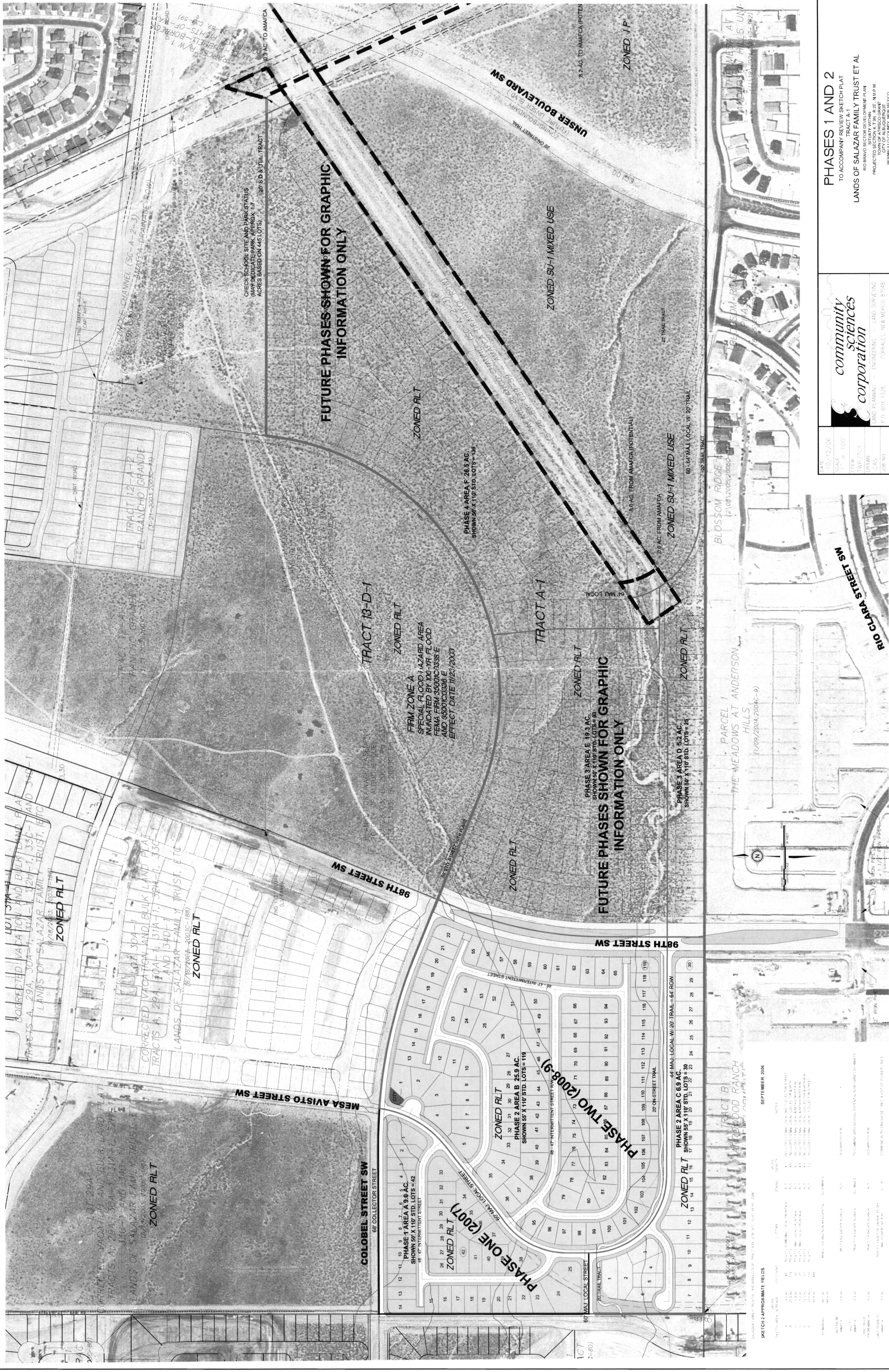


- 1** REALIGNED RIO BRAVO BLVD. (COUNTY)
- 2** URBAN CENTER REVISED TO VILLAGE CORE INTENSITIES
- 3** NON-RES AND MID DENSITY RESIDENTIAL RELOCATED TO UNSER INTERSECTION
- 4** EMPLOYMENT AND IP LAND USE RELOCATED TO PROXIMITY OF VILLAGE CORE AND TRAIL NODE
- 5** VILLAGE NODE OR ADJACENT S. OF RIO BRAVO.
- 6** MINOR REALIGNMENT OF ARTERIAL ROADS
- 7** MIXED LAND USE (SU-1) ASSIGNED TO AREAS APPROPRIATE FOR "VILLAGE ADJACENT" LANDS

**ILLUSTRATION 4**

**REVISED S.D.P. WITH  
MAJOR CHANGES  
EMPHASIZED**





**FUTURE PHASES SHOWN FOR GRAPHIC INFORMATION ONLY**

**FUTURE PHASES SHOWN FOR GRAPHIC INFORMATION ONLY**

**FIRM ZONE A  
SPECIAL FLOOD HAZARD AREA  
INUNDATED BY 100-YR FLOOD  
FEMA FIRM 55001C/2838 E  
AND 65001C/3936 E  
EFFECT DATE 11/23/2003**

**CHECK SCHOOL SITE MAP PARASTABS  
FOR FIRM ZONE A  
ACRES BASED ON 445 LOTS**

SKETCH 2 APPROXIMATE YIELDS

LOT NO.	APPROXIMATE YIELD
1	1
2	2
3	3
4	4
5	5
6	6
7	7
8	8
9	9
10	10
11	11
12	12
13	13
14	14
15	15
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121	121
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126	126
127	127
128	128
129	129
130	130

**PHASES 1 AND 2**  
TO ACCOMPANY REVIEW SKETCH PLAT  
TRACT A  
LANDS OF SALAZAR FAMILY TRUST ET AL

**community sciences corporation**

DATE: 10/12/06  
SCALE: 1" = 100'  
DRAWN: [Name]  
CHECKED: [Name]  
DATE: 10/12/06

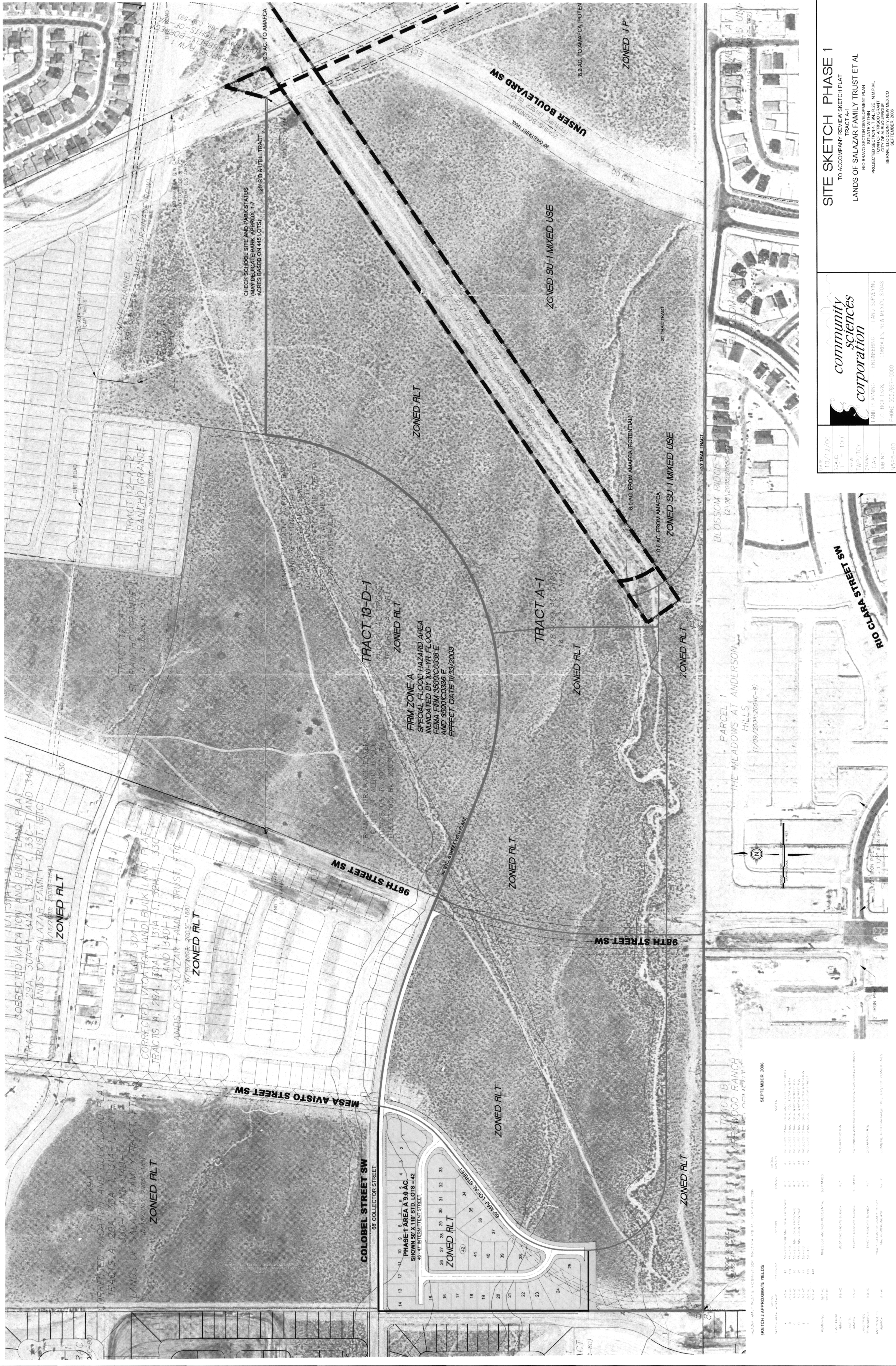
LAND PLANNING: [Name]  
ENGINEERING: [Name]  
CORRALES, NEW MEXICO 87148  
P.O. BOX 1328  
SFB NO. [Number]  
PHONE: 505.297.7000

PROJECTED SECTION 4, T. 8N., R. 2E., N.M.P.M.  
CITY OF ALBUQUERQUE  
BENNELL COUNTY, NEW MEXICO









DATE: 10/12/06  
 SCALE: 1" = 100'  
 SHEET: TWP/TCY  
 DRAWN: CAS  
 CHECKED: JTB  
 SUB NO: 0595-00  
 PHONE: 505.987.0000

**community sciences corporation**  
 AND PLANNING ENGINEERING LAND SURVEYING  
 P.O. BOX 1328 CORRALES, NEW MEXICO 87048  
 SEPTEMBER 2006

**SITE SKETCH PHASE 1**  
 TO ACCOMPANY REVIEW SKETCH PLAT  
 TRACT A-1  
 LANDS OF SALAZAR FAMILY TRUST ET AL  
 RIO BRAVO SECTOR DEVELOPMENT PLAN  
 PROJECTED SECTION 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100  
 TOWN OF ALBUQUERQUE  
 BERNILLO COUNTY, NEW MEXICO  
 SEPTEMBER, 2006

SEPTMBER 2006

SKETCH 2 APPROXIMATE YIELDS

AREA	ACRES	YIELD	NOTES
1	1.0	1.0	1.0
2	1.0	1.0	1.0
3	1.0	1.0	1.0
4	1.0	1.0	1.0
5	1.0	1.0	1.0
6	1.0	1.0	1.0
7	1.0	1.0	1.0
8	1.0	1.0	1.0
9	1.0	1.0	1.0
10	1.0	1.0	1.0
11	1.0	1.0	1.0
12	1.0	1.0	1.0
13	1.0	1.0	1.0
14	1.0	1.0	1.0
15	1.0	1.0	1.0
16	1.0	1.0	1.0
17	1.0	1.0	1.0
18	1.0	1.0	1.0
19	1.0	1.0	1.0
20	1.0	1.0	1.0
21	1.0	1.0	1.0
22	1.0	1.0	1.0
23	1.0	1.0	1.0
24	1.0	1.0	1.0
25	1.0	1.0	1.0
26	1.0	1.0	1.0
27	1.0	1.0	1.0
28	1.0	1.0	1.0
29	1.0	1.0	1.0
30	1.0	1.0	1.0
31	1.0	1.0	1.0
32	1.0	1.0	1.0
33	1.0	1.0	1.0
34	1.0	1.0	1.0
35	1.0	1.0	1.0
36	1.0	1.0	1.0
37	1.0	1.0	1.0
38	1.0	1.0	1.0
39	1.0	1.0	1.0
40	1.0	1.0	1.0
41	1.0	1.0	1.0
42	1.0	1.0	1.0
43	1.0	1.0	1.0
44	1.0	1.0	1.0
45	1.0	1.0	1.0
46	1.0	1.0	1.0
47	1.0	1.0	1.0
48	1.0	1.0	1.0
49	1.0	1.0	1.0
50	1.0	1.0	1.0
51	1.0	1.0	1.0
52	1.0	1.0	1.0
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54	1.0	1.0	1.0
55	1.0	1.0	1.0
56	1.0	1.0	1.0
57	1.0	1.0	1.0
58	1.0	1.0	1.0
59	1.0	1.0	1.0
60	1.0	1.0	1.0
61	1.0	1.0	1.0
62	1.0	1.0	1.0
63	1.0	1.0	1.0
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68	1.0	1.0	1.0
69	1.0	1.0	1.0
70	1.0	1.0	1.0
71	1.0	1.0	1.0
72	1.0	1.0	1.0
73	1.0	1.0	1.0
74	1.0	1.0	1.0
75	1.0	1.0	1.0
76	1.0	1.0	1.0
77	1.0	1.0	1.0
78	1.0	1.0	1.0
79	1.0	1.0	1.0
80	1.0	1.0	1.0
81	1.0	1.0	1.0
82	1.0	1.0	1.0
83	1.0	1.0	1.0
84	1.0	1.0	1.0
85	1.0	1.0	1.0
86	1.0	1.0	1.0
87	1.0	1.0	1.0
88	1.0	1.0	1.0
89	1.0	1.0	1.0
90	1.0	1.0	1.0
91	1.0	1.0	1.0
92	1.0	1.0	1.0
93	1.0	1.0	1.0
94	1.0	1.0	1.0
95	1.0	1.0	1.0
96	1.0	1.0	1.0
97	1.0	1.0	1.0
98	1.0	1.0	1.0
99	1.0	1.0	1.0
100	1.0	1.0	1.0



**TRACT 13-D-1**  
 ZONED RL  
 FIRM ZONE A  
 SPECIAL FLOOD HAZARD AREA  
 INUNDATED BY 10-YR FLOOD  
 FEMA FIRM 5500C0388 E  
 AND 5500C0396 E  
 EFFECT DATE 11/23/2003

**TRACT A-1**  
 ZONED RL  
 148,949 AC (1995)  
 140,362 AC (1995)

**COLOBEL STREET SW**  
 68' COLLECTOR STREET

**98TH STREET SW**  
 50' INTERMENT STREET

**98TH STREET SW**

**MESA AVISTO STREET SW**

**LOT 1-42**

**TRACT B**  
 WOOD RANCH  
 17.800 AC (1995)

**PARCEL 1**  
 THE MEADOWS AT ANDERSON  
 HILLS  
 (1/09/2004-2004C-9)

**BLOSSOM RIDGE**  
 12/08/2005/2005C

**UNSER BOULEVARD SW**  
 (FUTURE UNSER BLVD)  
 ZONING BOUNDARY  
 20' STREET TRAIL

**ZONED I/P**

**ZONED SU-1 MIXED USE**

**ZONED SU-1 MIXED USE**

**ZONED RL**

**ZONED RL**

**ZONED RL**

**ZONED RL**

**ZONED RL**

**ZONED RL**

**ZONED RL**

**ZONED RL**

**ZONED RL**

**CHECK SCHOOL SITE AND PARK STAIRS**  
 BOX 17 - 20 S.D. & UTIL. TRACT  
 ACRES BASED ON 445 LOTS

**TRACT 12-A-1**  
 EL RANCHO GRANDE  
 (12-1-2003/2003C-2)

**TRACT 12-A-2**  
 EL RANCHO GRANDE  
 (12-21-2003/2003C-3)

**TRACT 12-A-3**  
 EL RANCHO GRANDE  
 (12-21-2003/2003C-3)

**TRACT 12-A-4**  
 EL RANCHO GRANDE  
 (12-21-2003/2003C-3)

**TRACT 12-A-5**  
 EL RANCHO GRANDE  
 (12-21-2003/2003C-3)

**TRACT 12-A-6**  
 EL RANCHO GRANDE  
 (12-21-2003/2003C-3)

**TRACT 12-A-7**  
 EL RANCHO GRANDE  
 (12-21-2003/2003C-3)

**TRACT 12-A-8**  
 EL RANCHO GRANDE  
 (12-21-2003/2003C-3)

**TRACT 12-A-9**  
 EL RANCHO GRANDE  
 (12-21-2003/2003C-3)

**TRACT 12-A-10**  
 EL RANCHO GRANDE  
 (12-21-2003/2003C-3)

**TRACT 12-A-11**  
 EL RANCHO GRANDE  
 (12-21-2003/2003C-3)

**TRACT 12-A-12**  
 EL RANCHO GRANDE  
 (12-21-2003/2003C-3)

**TRACT 12-A-13**  
 EL RANCHO GRANDE  
 (12-21-2003/2003C-3)

**TRACT 12-A-14**  
 EL RANCHO GRANDE  
 (12-21-2003/2003C-3)

**TRACT 12-A-15**  
 EL RANCHO GRANDE  
 (12-21-2003/2003C-3)

**TRACT 12-A-16**  
 EL RANCHO GRANDE  
 (12-21-2003/2003C-3)

**TRACT 12-A-17**  
 EL RANCHO GRANDE  
 (12-21-2003/2003C-3)

**TRACT 12-A-18**  
 EL RANCHO GRANDE  
 (12-21-2003/2003C-3)

**TRACT 12-A-19**  
 EL RANCHO GRANDE  
 (12-21-2003/2003C-3)

**TRACT 12-A-20**  
 EL RANCHO GRANDE  
 (12-21-2003/2003C-3)

**TRACT 12-A-21**  
 EL RANCHO GRANDE  
 (12-21-2003/2003C-3)

**TRACT 12-A-22**  
 EL RANCHO GRANDE  
 (12-21-2003/2003C-3)

**TRACT 12-A-23**  
 EL RANCHO GRANDE  
 (12-21-2003/2003C-3)

**TRACT 12-A-24**  
 EL RANCHO GRANDE  
 (12-21-2003/2003C-3)

**TRACT 12-A-25**  
 EL RANCHO GRANDE  
 (12-21-2003/2003C-3)

**TRACT 12-A-26**  
 EL RANCHO GRANDE  
 (12-21-2003/2003C-3)

**TRACT 12-A-27**  
 EL RANCHO GRANDE  
 (12-21-2003/2003C-3)

**TRACT 12-A-28**  
 EL RANCHO GRANDE  
 (12-21-2003/2003C-3)

**TRACT 12-A-29**  
 EL RANCHO GRANDE  
 (12-21-2003/2003C-3)

**TRACT 12-A-30**  
 EL RANCHO GRANDE  
 (12-21-2003/2003C-3)

**TRACT 12-A-31**  
 EL RANCHO GRANDE  
 (12-21-2003/2003C-3)

**TRACT 12-A-32**  
 EL RANCHO GRANDE  
 (12-21-2003/2003C-3)

**TRACT 12-A-33**  
 EL RANCHO GRANDE  
 (12-21-2003/2003C-3)

**TRACT 12-A-34**  
 EL RANCHO GRANDE  
 (12-21-2003/2003C-3)

**TRACT 12-A-35**  
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**TRACT 12-A-36**  
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**TRACT 12-A-37**  
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**TRACT 12-A-38**  
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**TRACT 12-A-39**  
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**TRACT 12-A-40**  
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**TRACT 12-A-41**  
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**TRACT 12-A-42**  
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**TRACT 12-A-43**  
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**TRACT 12-A-44**  
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**TRACT 12-A-45**  
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**TRACT 12-A-46**  
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**TRACT 12-A-47**  
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**TRACT 12-A-48**  
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**TRACT 12-A-49**  
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**TRACT 12-A-50**  
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**TRACT 12-A-51**  
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**TRACT 12-A-52**  
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**TRACT 12-A-53**  
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**TRACT 12-A-54**  
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**TRACT 12-A-55**  
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**TRACT 12-A-56**  
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**TRACT 12-A-57**  
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**TRACT 12-A-58**  
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**TRACT 12-A-59**  
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**TRACT 12-A-60**  
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**TRACT 12-A-61**  
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**TRACT 12-A-62**  
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**TRACT 12-A-63**  
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**TRACT 12-A-64**  
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**TRACT 12-A-65**  
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**TRACT 12-A-66**  
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**TRACT 12-A-67**  
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