

SU-96-17

S-96-17

DRB-96-64

**APPLICATION FOR SIDEWALK VARIANCE**

**INSTRUCTIONS**

Please provide all the information requested below. Use additional sheets, if necessary. **PRINT OR TYPE IN BLACK INK ONLY.** Seven (7) copies of the sketch of request must be submitted with the application and, after folding, copies shall not exceed 8-1/2 X 14 inches.

**NATURE OF VARIANCE REQUESTED:** CHECK ALL APPLICABLE  
 Width \_\_\_\_\_ Placement \_\_\_\_\_ Waive Installation Requirement \_\_\_\_\_ Other (specify) \_\_\_\_\_ Deferral \_\_\_\_\_

**1. APPLICATION INFORMATION**

a. Applicant: Savage Thomas Homes, Inc. Telephone: 821-3511  
 Mailing Address: 5141 Masthead NE Albuquerque, NM Zip Code: 87109  
 Applicant's Proprietary Interest in Property: Owner

b. Agent (if any): Mark Goodwin & Associates, PA Telephone: 345-2010  
 Mailing Address: PO Box 90606 Albuquerque, NM Zip Code: 87199

c. Signature of Applicant/Agent: *Mark Goodwin* Date: 2/20/96

**2. LOCATION OF REQUEST**

a. Street Address (if any): \_\_\_\_\_  
 b. Legal Description of the Property:  
 (1) Lot(s)/Tract(s): Tract 1  
 (2) Block: \_\_\_\_\_  
 (3) Subdivision-Addition Name/MRGCD Map: Ventana Ranch

c. Location of Property by Streets: NW corner of Paseo del Norte and Rainbow

d. Uniform Property Code: 1-009-065-285-264-10164

**3. REASON FOR REQUEST** Answer the following questions (8-6-16 R.D. 1974)

a. Is the area subject to a site development plan review as a planned unit development? no

b. What are the special conditions that make it desirable not to construct sidewalks consistent with the Sidewalk Ordinance?  
Defer sidewalk construction until home construction to avoid damage.

c. Would the sidewalk be located in an area which has historical, archeological, and/or architectural significance by the City, State or U.S. Government such that a variance is appropriate?  
N/A

d. Is the City's right-of-way of insufficient width to permit construction of a sidewalk of standard width and placement? If yes, what is the right-of-way, width of street curb to curb, setback area and width of sidewalk?  
N/A

e. Is there a mature tree(s) located such that a variance is desirable? If yes, describe the tree(s).  
N/A

f. Are there any pre-existing obstructions that cannot be easily or economically relocated or should not be altered, such as water meters, fire hydrants, utility poles or manholes? If yes, please describe the obstruction(s).  
N/A

g. Are the adjoining sidewalks non-standard as to width or location? N/A

h. Would the established neighborhood character or mature landscaping on the site be damaged to such an extent that it would outweigh the public benefit of the normal sidewalk requirements. If yes, describe what the characteristics are.  
N/A

**4. ATTACHMENTS: SKETCH OF REQUEST** (Use separate sheet & attach seven (7) copies)

.....  
 PLANNING DIVISION INTERNAL USE ONLY

Application received by: *A. Buckner* Date: 2-23-96

Distribution: EPC Secretary - Original/Cese File MEETING DATE: 3-19-96  
 City Engineer, Inspection  
 Traffic Engineer MAP NO. B-9  
 Water Resources sv. 96-17  
 Planning  
 Fire

Rev. 3/83

DRS-96-64  
S-96-17

OFFICIAL NOTICE

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT SERVICES DIVISION  
P.O. BOX 1293, ALBUQUERQUE NEW MEXICO 87103

10. S-96-17 Mark Goodwin & Associates P.A., agents for Sivage Thomas  
SV-96-17 Homes Inc., request a Sidewalk Variance and Preliminary  
DRB-96-64 Plat approval (includes grading plan approval) for Tract 1,  
Ventana Ranch, zoned R-LT (City) and located on Rainbow NW  
between Paseo del Norte NW and Ventana Ranch Rd NW,  
containing approximately 14.0 acres. (8-9-2) [DEFERRED  
FRDM 3/19/96]

At the March 26, 1996, Development Review Board meeting, the Sidewalk Variance was approved for temporary deferral of construction of sidewalks for the frontage and side yards of developable lots on interior streets with sidewalks to be constructed at the earlier of the two following dates:

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A waiver of sidewalks along the west side Ventose Street and a waiver on the east side of the Verbain Drive stub street was approved.

With the signing of the Infrastructure List dated 3/26/96 the Preliminary Plat was approved which includes approval of the Grading Plan dated 3/4/96.

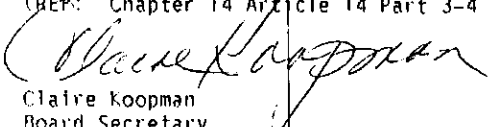
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Appeal is to the Environmental Planning Commission. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Division form, to the Planning Division, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal; if the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 45 days of its filing.

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

Please note that Preliminary Plat approval is effective one year from the date of the Development Review Board decision. A request for an additional one year extension may be granted by the Board if requested. Requests for the additional one year extension must be submitted prior to the expiration date of the first year.

(REF: Chapter 14 Article 14 Part 3-4 (E) Revised Ordinance.)

  
Claire Koopman  
Board Secretary

cc: Sivage Thomas Homes Inc., 5141 Masthead NE, B7109  
Mark Goodwin & Associates, PA, P.O. Box 90606, 87199



# City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

March 19, 1996

Sivage Thomas Homes Inc.  
5141 Masthead NE  
Albuquerque, NM 87109

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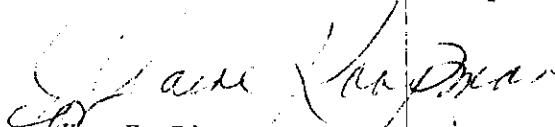
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If you have any questions, please call me at 768-3860.

  
Kym E. Dicome, Chair  
Development Review Board

cc: Traffic Engineering  
City Engineering

Public Works, Transportation Planning, 5th Floor  
Mark Goodwin & Associates, PA, P.O. Box 90606, 87199  
Terri Martin, Public Works Department, 4th Floor  
File

DEVELOPMENT REVIEW BOARD--SPEED MEMO

CITY OF ALBUQUERQUE  
PUBLIC WORKS DEPARTMENT/ENGINEERING GROUP

DRB CASE NO.: DRB-96-64;S-96-17;

AGENDA ITEM NO.: 26

SUBJECT:

<u>    </u> (01) Sketch Plat	<u>    </u> (02) Bulk Land Variance	<u>    </u> (03) Sidewalk Variance
<u>    </u> (04) Preliminary Plat	<u>    </u> (05) S. Dev. for Subd.	<u>    </u> (06) S. Dev. for B.P.
<u>    </u> (07) Vacation	<u>    </u> (08) Final Plat	<u>  X  </u> (09) Infrastructure List
<u>    </u> (10) Sector Plan	<u>    </u> (11) Other _____	

*7/23/96*

ACTION REQUESTED: \_\_\_\_\_ REV/CMT;   X   APP; \_\_\_\_\_ SIGN-OFF; \_\_\_\_\_ EXTN; \_\_\_\_\_ AMEND

ENGINEERING COMMENTS:

1. No objection to the subject request.

RESOLUTION:

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

SIGNED-OFF: (SP-SUBD) (FP) (SP-BP) (SECT-PLN) BY: (WUD) (CE) (TRANS) (PRKS) (PLNG)

DELEGATED: (SP-SUBD) (FP) (SP-BP) (SECT-PLN) TO: (WUD) (CE) (TRANS) (PRKS) (PLNG)

FOR: \_\_\_\_\_  
\_\_\_\_\_

SIGNED: Fred J. Aguirre, P.E.  
City Engineer/AMAFCA Designee

DATE: April 23, 1996

SPEED-MEMO

PLANNING DIVISION

CITY OF ALBUQUERQUE

TO: # 26 APRIL 23 1996

SUBJECT: DRB-96-64

INSTRUCTIONS:

- Pink: retained by sender
- Yellow: retained by recipient
- White: returned to sender

MESSAGE:

① AS REQ'D BY THE  
 APPLICATION, PLEASE DESCRIBE  
 CHANGES TO APPROVED  
 INFRASTRUCTURE LIST - HELPS  
 IN OUR REVIEW.

REPLY:

Date Requested by

SIGNED *[Signature]* DATE 4/22/96

SIGNED \_\_\_\_\_ DATE \_\_\_\_\_

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CITY OF ALBUQUERQUE

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Date Requested by

SIGNED [Signature] DATE 4/22/96

SIGNED \_\_\_\_\_ DATE \_\_\_\_\_

SPEED-MEMO

PLANNING DIVISION

CITY OF ALBUQUERQUE

TO: #25 April 21 1966

SUBJECT: DRB-96-64

INSTRUCTIONS:

Pink: retained by sender

Yellow: retained by recipient

White: returned to sender

MESSAGE:

① Covenants?

REPLY:

Date Requested by

SIGNED Kepu & Tomi DATE 4/1/96

SIGNED \_\_\_\_\_ DATE \_\_\_\_\_





# City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

## CORRECTED LETTER

March 29, 1996

Sivage Thomas Homes Inc.  
5141 Masthead NE  
Albuquerque, NM 87109

10. ~~5-96-17~~  
~~SV-96-17~~  
~~MS-96-64~~

Mark Goodwin & Associates P.A., agents for Sivage Thomas Homes Inc., request a Sidewalk Variance and Preliminary Plat approval (includes grading plan approval) for Tract 1, Ventana Ranch, zoned R-LT (City) and located on Rainbow NW between Paseo del Norte NW and Ventana Ranch Rd NW, containing approximately 14.0 acres. (B-9-Z) [DEFERRED FROM 3/19/96]

At the March 26, 1996, Development Review Board meeting, the Sidewalk Variance was approved for temporary deferral of construction of sidewalks for the frontage and side yards of developable lots on interior streets with sidewalks to be constructed at the earlier of the two following dates:

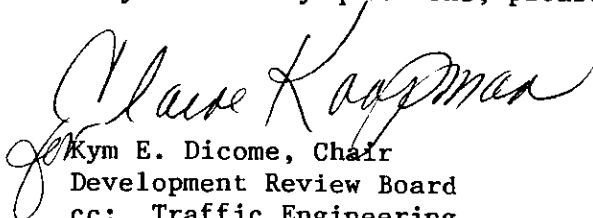
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If you have any questions, please call me at 768-3860.

  
Kym E. Dicome, Chair  
Development Review Board

cc: Traffic Engineering  
City Engineering

Public Works, Transportation Planning, 5th Floor  
Mark Goodwin & Associates, PA, P.O. Box 90606, 87199  
Terri Martin, Public Works Department, 4th Floor

AN EQUAL OPPORTUNITY EMPLOYER

**CITY OF ALBUQUERQUE  
PARKS AND GENERAL SERVICES DEPARTMENT  
DEVELOPMENT REVIEW BOARD**

---

**DRB CASE NUMBER:** DRB-96 64

**DRB Hearing Date:**

**ITEM NUMBER:** 25

April 2, 1996

**SUBDIVISION:** Ventana Ranch, Tract 1 (Final Plat says Ventana Pointe)

**NUMBER OF UNITS:** 75

**REQUEST FOR:** Final Plat Approval

**ZONE ATLAS PAGE:** B-9

**COMMENT:**

1. The park dedication requirement has been met with a Park Dedication Agreement , executed and filed 10/23/95.
2. At the time of building permit a park development fee will be required, per dwelling unit.
3. Revise note #11 on the Plat to read: Each lot shall have a minimum of 1200 SQ. FT. of on-site open space to meet the RLT zoning requirement.
4. Both Paseo del Norte and Rainbow Avenue are identified as Primary & Secondary Trails, respectively, on the Trails and Bikeways Facility Plan. Trails will be provided by the developer according to city standard specification, as found in Appendix B (Trails and Bikeways Facility Plan) on the north side of Paseo del Norte and the west side of Rainbow Blvd. The Master Plan for Ventana Ranch also shows a trail along the south side of Ventana Ranch Drive.  
The Plat shows a 20 foot wide ROW access easement, but no trail. The Plat is required to include a 20 foot ROW on the northside of Paseo del Norte and on the west side of Rainbow.

**SIGNED:** Colleen Frenz

**PHONE NO.:** 857-8636

DRB Form Revised/Third Submittal layout (90%)

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PUBLIC WORKS DEPARTMENT/ENGINEERING GROUP

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ACTION REQUESTED:      REV/CMT;   X   APP;      SIGN-OFF;      EXTN;      AMEND

ENGINEERING COMMENTS:

1. An executed Subdivision Improvements Agreement with financial guarantees are required for Final Plat sign-off.

RESOLUTION:

APPROVED     ; DENIED     ; DEFERRED     ; COMMENTS PROVIDED     ; WITHDRAWN       
SIGNED-OFF: (SP-SUBD) (FP) (SP-BP) (SECT-PLN) BY: (WJD) (CE) (TRANS) (PRKS) (PLNG)  
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FOR:     SJK    

SIGNED: Fred J. Aguirre, P.E.  
City Engineer/AMAFCA Designee

DATE: April 2, 1996

SPEED-MEMO

PLANNING DIVISION

CITY OF ALBUQUERQUE

TO: # 25 April 2 1996

SUBJECT: DRB-96-64

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① Covenants?

REPLY:

Date Requested by

SIGNED Ken & Tomi DATE 4/1/96

SIGNED \_\_\_\_\_ DATE \_\_\_\_\_

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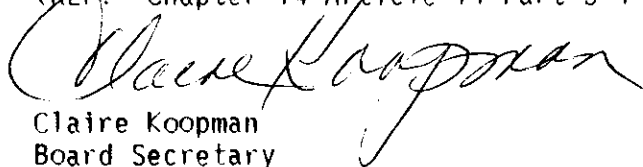
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(REF: Chapter 14 Article 14 Part 3-4 (E) Revised Ordinance.)



Claire Koopman  
Board Secretary

cc: Sivage Thomas Homes Inc., 5141 Masthead NE, 87109  
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# City of Albuquerque

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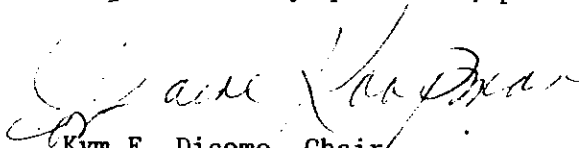
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Terri Martin, Public Works Department, 4th Floor  
File

CITY OF ALBUQUERQUE  
Albuquerque, New Mexico

**ENVIRONMENTAL HEALTH DEPARTMENT**

March 25, 1996

**TO:** Richard Dineen, Senior Planner, Planning Department  
**FROM:** Jim Barr, Air Quality Planner, Environmental Health Department  
**SUBJECT:** DRB 96-64



---

APCD met with Sandia Properties Ltd. this morning in an effort come to an understanding over the necessity for an Air Quality Impact Assessment (AQIA) for Ventana Ranch.

The two parties have reached an agreement on the need and timing for an AQIA of Ventana Ranch. Therefore, we have no objection to DRB-96-64 going forward.

**CC:** Kym Dicome, (Acting Chair), DRB  
Alana Eager, APCD  
Dan Warren, APCD  
Adelia Kearney, COA Legal Department  
Cleve Matthews, Sandia Properties Ltd.  
Brian Burnett, Bohannon-Huston Inc.  
File

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PLANNING  
DEPARTMENT  
PLANNING DIV.  
MAR 25 3 58 PM '96

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Norte NW and Ventana Ranch Rd NW, containing approximately 14.0  
acres. (B-9-Z)

COG The Long Range Major Street Plan designates Paseo del Norte as a  
limited access principal arterial and Rainbow Blvd. as a  
principal arterial. The right-of-way requirement for both of  
these facilities is 156 feet. An additional 10 feet of  
right-of-way should be dedicated along the north side of Paseo  
del Norte.

Jones Intercable "No adverse comment."

APS The 76 homes in the Ventana Ranch subdivision will affect Sierra  
Vista Elementary School, Taylor Middle School, and Cibola High  
School. The APS facilities in the area are already large and  
overcrowded. The district just opened Chamiza Elementary School  
in January, 1996 to relieve overcrowding at the elementary  
level. APS also has plans for two more elementary schools and a  
new middle school on the west side, however these construction  
plans are contingent upon funding and are at least four to five  
years in the future. Ongoing residential development will  
likely keep schools large in the near term. As schools become  
overcrowded, boundary changes, alternative schedules,  
transportation to less crowded schools, and/or combinations of  
the above strategies may be employed to relieve schools with  
large numbers of students.

Police Department "No adverse comment."

Neighborhood Coordin. Letters sent to Paradise Hills Neighborhood  
Association.

Real Estate "No adverse comment."

PNM Gas Approves

PNM Electric PNM currently reviewing the proposed plat of Ventana Ranch. PNM  
will notify the applicant concerning PNM's easement needs.

Environmental Health

APCD has not received the necessary Air Quality Impact  
Assessment on Ventana Ranch. We are requesting that the AQIA be  
submitted no later than April 15, 1995.

Prior to any earthmoving activities involving a parcel of 3/4 of  
an acre or more, a Topsoil Disturbance Permit must be obtained  
from the City's Environmental Health Department pursuant to  
Albuquerque/Bernalillo County Air Quality Control Board, Part  
20. Revegetation or stabilization of disturbed areas can be  
coordinated as part of the permitting process. Contact Larry  
Caudill (768-2600).



## Environmental Health

As the proposal proceeds toward the implementation of residential units, EHD encourages the applicant to consider alternatives to the use of woodburning fireplaces. Possibilities include gas logs and Environmental Protection Agency approved woodburning devices. Operating a fireplace for 4 hours can produce as much carbon monoxide as 2 days worth of driving to and from work. In contrast, gas logs produce about 35 times less carbon monoxide than a woodburning fireplace.

## AMAFCA

Regional drainage issues at Ventana Ranch (formerly La Ventanas) are being addressed by the original developers and their engineers. AMAFCA and the original developer have a written agreement that dictates drainage needs with various phases. The developer and AMAFCA are tracking these phases and the regional infrastructure required for drainage. Tract one was included in the phasing plan as presented by the developer, and sufficient capacity in the downstream playas is available for developed runoff. An outfall is not required for on-site drainage issues/concerns, see COA/PWD comments.

## U.S. West Communications

"No adverse comment."

## Parks and General Services

The Developer under Ordinance 7-1976, as amended, is required to dedicate land which is suitable for development. The City may in lieu of dedication of land accept a cash payment of an amount equal to the value of the land required. To satisfy the park dedication requirements for this Tract, a neighborhood park will be dedicated at Tract 8. The 2 (+) acre park will satisfy the park dedication requirements of Tracts 1, 3, 5, 8, 9, 10 and 17 as per the Park Dedication Agreement approved and filed, effective date, 10/23/95. At the time of issuance of building permits, the developer shall be required to pay a development fee.

The R-LT zoning district requirement of 1200 square feet of open space on each lot will be accommodated on-site, as per note on the Plat.

Both Paseo del Norte and Rainbow Avenue are identified as Primary & Secondary Trails, respectively, on the Trails and Bikeways Facility Plan. Trails will be provided by the developer according to City standard specification, as found in Appendix B (Trails and Bikeways Facility Plan) on the north side of Paseo del Norte and the west side of Rainbow Blvd. The Master Plan for Ventana Ranch also shows a trail along the south side of Ventana Ranch Drive.

Note 11 identifies a 6 foot landscape easement to be granted by this plan. Who is the easement to be granted to? A letter dated 2/13/96 sent to Sandia Properties from Donald Jordan, Director of the Parks and General Services Department regarding landscaping within City R.O.W. south to clarify those types of landscaping that would be eligible for City maintenance. This median does not appear to meet City standards for landscaped medians nor quality for maintenance contract with the City as it is neither a collector or minor arterial.

Utilities Development      The subject property is situated within New Mexico Utilities Inc., (NMUI) franchise area. As such, NMUI must sign the infrastructure list prior to our approval at the DRB meeting. Need to add City Standard Utility Note V to the plat.

City Engineer

An approved drainage report is required for Preliminary Plat approval. City Surveyor's review and approval is required for Preliminary Plat approval. An approved Infrastructure Listing is required for Preliminary Plat approval. An executed Subdivision Improvements Agreement with financial guarantees are required for Final Plat sign-off. Development projects with land area of 5 acres, or more, are required to file a Notice Of Intent (NOI) with the U.S. Environmental Protection Agency for storm water discharge during construction.

Transportation Develop.      1. What is the status of the adjacent street improvements? Are they bonded? 2. A Traffic Distribution layout is needed. 3. What is the sidewalk variance for? 4. A 10 foot pedestrian easement is too narrow. 5. Comments on the infrastructure list.

Planning Department      1. The section quoted in Note 10, page 2, is incorrect. Zoning Code has been updated since 1993. For clarity, should list the required setbacks. 2. Is the pedestrian access to be dedicated to the City as right-of-way or granted as an easement? 3. The median at the entrance is proposed as a landscape easement to whom? Will there be a HOA?

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

cc:Sivage Thomas Homes Inc., 5141 Masthead NE, 87109  
Mark Goodwin & Associates PA, P.O. Box 90606, 87199

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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the City Council Committee Room, Ninth Floor, Albuquerque/Bernalillo County Government Center, One Civic Plaza NW, on Tuesday, March 19, 1996, beginning at 9:00 a.m., for the purpose of considering the following:

- S-96-18  
V-96-30  
SV-96-16  
DRB-95-411
- Tierra West Development Management Services, agents for Jackson-Maple Properties, request Vacation (closing) of Public Right-of-Way for a portion of Palomas Ave NE between Barstow St NE and Ventura St NE, plus a Sidewalk Variance and Preliminary Plat approval (includes grading plan approval) for Lots 18-31, Tract 3, Block 3, North Albuquerque Acres, zoned RD (City) and located on the north side of Palomas Blvd NE between Ventura Blvd NE and Barstow NE, containing approximately 14.0 acres. (D-20-Z)
- ~~S-96-17~~  
~~V-96-17~~  
~~SV-96-64~~
- Mark Goodwin & Associates P.A., agents for Sivage Thomas Homes Inc., request a Sidewalk Variance and Preliminary Plat approval (includes grading plan approval) for Tract 1, Ventana Ranch, zoned R-LT (City) and located on Rainbow NW between Paseo del Norte NW and Ventana Ranch Rd NW, containing approximately 14.0 acres. (B-9-Z)
- S-96-19  
V-96-28  
V-96-13  
DRB-96-46
- Mark Goodwin & Associates P.A., agents for Desert Classic Homes, requests Vacation (voiding) of various Public Utility and Drainage Easements, plus Preliminary and Final Plat approval and a Sidewalk Variance for Tracts A-1 and K North Four Hills, zoned SU-1/PRD (City) and located on Carmillia NE, Narcissus Pl NE, and South I-40 Frontage Road, containing approximately 6.3 acres. [Z-95-87] (L-23-Z)
- S-96-20  
V-96-21  
SV-96-12  
DRB-94-184
- Mark Goodwin & Associates P.A., agents for Albert-Lenzer Ltd., request Vacation (closing) of various Private and Public Access, Parking, Drainage and Utility Easements, plus a Sidewalk Variance, Amended Site Development Plan approval and Preliminary and Final Plat approval for Tracts D2A2 and D2A3, Academy Place, zoned SU-1/PRD (City) and located on the northwest corner of Juan Tabo NE and Osuna NE, containing approximately 4.9 acres. (Z-94-52/Z-94-133) (F-21-Z)
- V-96-29  
(S-92-22)  
DRB-92-106
- Avid Engineering Inc., agents for Albuquerque Public Schools, request Vacation (closing) of a 20 foot Private Drainage Easement for Tract D-1-A-1-A, Manzano Mesa, zoned R-1 (City) and located on Tony Sanchez SE and Gibson Blvd SE between Juan Tabo SE and Eubank SE, containing approximately 20.6098 acres. [Z-90-8] (L-21)
- DRB-95-440
- Albuquerque Surveying Co., Inc., agents for Mr. Ray B. Pacioni, requests Preliminary and Final Plat approval and a Bulk Land Variance for Parcel 2, Lands of Rio Bravo Partners, zoned R-1 (City) and located on Future Gibson Boulevard Extension, containing approximately 414.8565 acres. (N-8)
- DRB-96-107
- Dura Bilt Products Inc., agents for Don Sandoval, request Site Development Plan approval for Tract 5-A, Midway Business Park, zoned I-P (City) and located on Office Blvd NE near Singer Blvd NE, containing approximately 3.281 acres. (E-17)

SEE PAGE 2....

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

P A G E 2

- DRB-96-114 Pat O'Grady requests Site Development Plan approval for the southern portion of Tract 3 and Lots 4 and 5, Block A, John M. Moore 3rd Addition, zoned SU-1 for C-1 Uses (City) and located on Rio Grande Blvd NW between Mountain Rd NW and I-40, containing approximately 0.455 acres. [Z-96-12] (J-13)
- DRB-96-115 Mark Goodwin & Associates PA, agents for Greg Thomson, request a Sidewalk Variance and Preliminary Plat approval (includes grading plan approval) for Tracts 440 and 441, Unit 3, Town of Atrisco Grant, zoned R-2 (City) and located on San Ygnacio SW and 94th St SW containing approximately 10.005 acres. (L-9)
- SV-96-14

Details of the application(s) may be examined at the Planning Division of the Planning Department, Fourth Floor, Albuquerque/Bernalillo County Government Center, One Civic Plaza NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays - INDIVIDUALS WITH DISABILITIES who need special assistance to participate at this hearing should contact Claire Koopman, Planning Department, at 768-3946 (VOICE) or teletypewriter (TTY) 768-247B - TTY users may also access the Voice number via the New Mexico Relay Network by calling toll-free: 1-800-659-8331.



Kym E. Dicome, Acting Chair  
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL ON MONDAY, MARCH 4, 1996.

DEVELOPMENT REVIEW BOARD--SPEED MEMO  
CITY OF ALBUQUERQUE  
PUBLIC WORKS DEPARTMENT/ENGINEERING GROUP

DRB CASE NO.: DRB-96-64;

AGENDA ITEM NO.: 33

SUBJECT:

X (01) Sketch Plat                    (02) Bulk Land Variance                    (03) Sidewalk Variance  
\_\_\_\_ (04) Preliminary Plat            (05) S. Dev. for Subd.                    (06) S. Dev. for B.P.  
\_\_\_\_ (07) Vacation                    (08) Final Plat                    (09) Infrastructure List  
\_\_\_\_ (10) Sector Plan                (11) Other \_\_\_\_\_

ACTION REQUESTED:   X REV/CMT;   \_\_\_\_\_ APP;   \_\_\_\_\_ SIGN-OFF;   \_\_\_\_\_ EXTN;   \_\_\_\_\_ AMEND

ENGINEERING COMMENTS:

1. An approved drainage report is required for Preliminary Plat approval.
2. City Surveyor's review and approval is required for Preliminary Plat approval.
3. An approved Infrastructure Listing is required for Preliminary Plat approval.
4. An executed Subdivision Improvements Agreement with financial guarantees are required for Final Plat sign-off.
5. Development projects with land area of 5 acres, or more, are required to file a Notice Of Intent (NOI) with the U.S. Environmental Protection Agency for storm water discharge during construction.

RESOLUTION:

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

SIGNED-OFF: (SP-SUBD) (FP) (SP-BP) (SECT-PLN) BY: (WUD) (CE) (TRANS) (PRKS) (PLNG) .

DELEGATED: (SP-SUBD) (FP) (SP-BP) (SECT-PLN) TO: (WUD) (CE) (TRANS) (PRKS) (PLNG)

FOR: \_\_\_\_\_

SIGNED: Fred J. Aguirre, P.E.  
City Engineer/AMAFCA Designee

DATE: February 6, 1996

**DEVELOPMENT REVIEW BOARD**  
**TRANSPORTATION DEVELOPMENT**  
**Standard Comment Sheet**

DRB-96-064                      Item No. 33                      Zone Atlas B-9

DATE ON AGENDA 2-06-96

INFRASTRUCTURE REQUIRED  YES ( ) NO

CROSS REFERENCE: \_\_\_\_\_  
\_\_\_\_\_

**TYPE OF APPROVAL REQUESTED:**

- SKETCH PLAT ( ) PRELIMINARY PLAT ( ) FINAL PLAT  
( ) SITE PLAN REVIEW AND COMMENT ( ) SITE PLAN FOR SUBDIVISION  
( ) SITE PLAN FOR BUILDING PERMIT

No.	Comment
1	Streets need to meet DPM criteria.
2	An infrastructure list is required.
3	A traffic distribution layout is needed.

If you have any questions or comments please call Richard Dourte  
at 768-2680. Meeting notes:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**CITY OF ALBUQUERQUE  
PARKS AND GENERAL SERVICES DEPARTMENT  
DEVELOPMENT REVIEW BOARD**

---

**DRB CASE NUMBER:** DRB-96 64

**DRB Hearing Date:**

**ITEM NUMBER:** 33

February 6, 1996

**SUBDIVISION:** Ventana Ranch, Tract 1

**NUMBER OF UNITS:** 75

**REQUEST FOR:** Sketch Plat Review and Comment

**ZONE ATLAS PAGE:** B-9

**COMMENT**

1. The developer, under Ordinance 7-1976 as amended, is required to dedicate land which is suitable for development. The City may, in lieu of dedication of land, accept a cash payment of an amount equal to the value of the land required. To satisfy the park dedication requirements for this Tract, a neighborhood park will be dedicated at Tract 8. The 2(+) acre park will satisfy the park dedication requirements of Tracts 1, 3, 5, 8, 9, 10, and 17 as per the Park Dedication Agreement approved and filed, effective date, 10/23/95.
2. At the time of building permit a park development fee will be required, per dwelling unit.
3. The R-LT zoning district requirement of 1200 square feet of open space on each lot will be accommodated on-site, as per note on the Sketch Plat.
4. Both Paseo del Norte and Rainbow Avenue are identified as Primary & Secondary Trails, respectively, on the Trails and Bikeways Facility Plan. Trails will be provided by the developer according to city standard specification, as found in Appendix B (Trails and Bikeways Facility Plan) on the north side of Paseo del Norte and the west side of Rainbow Blvd. The Master Plan for Ventana Ranch also shows a trail along the south side of Ventana Ranch Drive.

**SIGNED:** R. J. Herbert  
**PHONE NO.:** 857-8639

DRB Form Revised/First Submittal layout (90%)

# SPEED MEMO

PUBLIC WORKS DEPARTMENT  
UTILITY DEVELOPMENT DIVISION  
WATER & LIQUID WASTE SECTION

## DEVELOPMENT REVIEW BOARD CITY OF ALBUQUERQUE

D.R.B. CASE NO.: 96-64

SPECIAL INSTRUCTIONS: #33

SUBJECT: Tract 1, Ventana  
Ranch

Sketch Plat  
Review & Comment

ZONE ATLAS PAGE: B-9

COMMENT:

1. The subject property is situated within New Mexico Utilities, Inc. (NMUI) franchise area. As such, NMUI must be contacted in regards to water and sanitary sewer service.

2. NMUI must sign the infrastructure list prior to our approval at DRB

3. NMUI must sign the plat.

4. Need to add City Std. Utility Note V to the plat.

2-6-96 Comments given  
Std. NMUI comments

SIGNED:

Robert W. Kane

DATE:

2-6-96



SPEED-MEMO

PLANNING DIVISION

CITY OF ALBUQUERQUE

TO: # 33 FEBRUARY 6 1996

SUBJECT: DPB-96-64

INSTRUCTIONS:

Pink: retained by sender  
Yellow: retained by recipient  
White: returned to sender

MESSAGE:

① SHOULD NOTE THAT 10'  
SIDE YARD SETBACKS ARE  
REQUIRED ON CORNER LOTS.

② IS THIS SUBDIVISION WITHIN  
A PLATTED TRACT?

③ REQUIRES INFRASTRUCTURE  
LIST.

REPLY:

Multiple horizontal lines for writing a reply.

Date Requested by

SIGNED Kym L. Duce DATE 2/5/96

SIGNED \_\_\_\_\_ DATE \_\_\_\_\_

SPEED-MEMO

PLANNING DIVISION

CITY OF ALBUQUERQUE

TO: # 33 FEBRUARY 6 1976

SUBJECT: DPB-16-64

INSTRUCTIONS:

- Pink: retained by sender
- Yellow: retained by recipient
- White: returned to sender

MESSAGE:

① SHOULD NOTE THAT 10' SIDE YARD SETBACKS ARE REQUIRED ON CORNER LOTS.

② IS THIS SUBDIVISION WITH A PLATTED TRACT?

③ REQUIRES INFRASTRUCTURE LIST.

REPLY:

Date Requested by

SIGNED [Signature] DATE 2/5/76

SIGNED \_\_\_\_\_ DATE \_\_\_\_\_

PROPERTY OWNERSHIP LIST

ALBUQUERQUE/BERNALILLO COUNTY  
PLANNING DEPARTMENT

Meeting Date: 3/19/96  
Index Map: B-9  
Notification Radius: 100 Feet  
Cross Reference \_\_\_\_\_

ZA- \_\_\_\_\_ Z- \_\_\_\_\_  
AX- \_\_\_\_\_ SV- 96-17  
CZ- \_\_\_\_\_ CSU- \_\_\_\_\_  
DRB-96-64 S- 96-17

Legal Description and Location: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Request \_\_\_\_\_

Applicant:  Sevage Thomas Homes Inc. Phone: \_\_\_\_\_  
Address: 5141 Masthead, NE 87109  
Agent: Mark Goodwin + Assoc. P.A. Phone: \_\_\_\_\_  
Address: P.O. Box 90606 87197

Copy of Legal Ad to be sent  
to Applicant and Agent by:

Certified Mail  
No. \_\_\_\_\_  
Applicant

Certified Mail  
No. \_\_\_\_\_  
Agent

SPECIAL INSTRUCTIONS

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Notices must be mailed from  
the City 11 Days prior to  
the meeting

Date Mailed: 3/11/96  
Signature: [Signature]

The Following  
Prepared By:

Property Description:

Ownership Search:

Initial Date

\_\_\_\_\_

\_\_\_\_\_

LOT TRACT	BLOCK	REAPPRAISAL CODE			NAME	ADDRESS	CERTIFIED MAIL
		MAP NUMBER	GRID LOCATION	PARCEL SEQUENCE			
	B-9	1009-065	265-264	101 64	✓		
	B-8	1008-065	512-066	401 22	✓		
			512-196	29	✓		
				463-298	20	✓	
				463-362	101 30	✓	
				465-455	40	✓	
	A-9	1009-066	496-067	401 25	✓		
				432-067	20	✓	
				332-040	05	✓	
				248-034	301 21	✓	
				202-033	20	✓	
				206-033	11	✓	
				189-033	09	✓	
				170-033	12	✓	
				152-033	13	✓	
				139-033	04	✓	
				100-032	28	✓	
				050-033	40	✓	
			017-017	39	✓		

# APPLICATION TO THE DEVELOPMENT REVIEW BOARD

APPLICATION FOR: (CHECK APPLICABLE REQUEST; MORE THAN ONE CATEGORY CAN BE CHECKED)

<b>Minor Subdivision</b> <input type="checkbox"/> Sketch Plat Review & Comment <input type="checkbox"/> Preliminary Plat & Final Plat (City Surveyor Approval Required) <input type="checkbox"/> Lot Split (" " ") <b>Vacation (See No. 2)</b> <input type="checkbox"/> Public Right-of-Way <input type="checkbox"/> Public Easement <input type="checkbox"/> Private Easement	<b>Major Subdivision (see No. 3)</b> <input type="checkbox"/> Sketch Plat Review & Comment <input checked="" type="checkbox"/> Preliminary Plat Approval <input type="checkbox"/> Final Plat Approval <b>Site Development Plan (See No. 4)</b> <input type="checkbox"/> Review & Comment <input type="checkbox"/> Final Sign Off for EPC <input type="checkbox"/> Approval (DRB only-attach checklist) <input type="checkbox"/> Amended Plan	<b>Subdivision Variances (See No. 5)</b> <input type="checkbox"/> Subdivision Design Standards <input type="checkbox"/> Improve. Guarantee (Bulk Land) <input checked="" type="checkbox"/> Sidewalk Variance <b>Other (See No. 6)</b> <input type="checkbox"/> Amended Infrastructure List <input type="checkbox"/> SIA Extension <input type="checkbox"/> Sector Plan Review or sign off
--	--	--

PRINT OR TYPE IN BLACK INK ONLY. Use additional sheets as necessary. The completed application must be submitted in person to the Planning Division by the applicant or agent. Fees are required at the time of application for Vacations, Site Development Plan Approvals (DRB only), and Preliminary Plat for Major Subdivisions. All attachments must be submitted with the application and, after folding, shall not exceed 8-1/2 x 14 inches. INACCURATE APPLICATIONS WILL DELAY HEARING OR DECISION DATE. For additional information, contact the Planning Division at (505) 768-3860.

**APPLICANT INFORMATION**

APPLICANT NAME: Sivage Thomas Homes, Inc. Telephone Number: 821-3511  
 Mailing address: 5141 Masthead NE  
 City: Albuquerque State: NM Zip Code: 87109  
 Applicant's Propriety Interest in the Property: Owner  
 Has a List of Owner's Been Provided?  Yes  No (This is Required for Preliminary Plat Application)  
 AGENT (if any): Mark Goodwin & Associates, PA Telephone Number: 345-2010  
 Mailing address: P.O. Box 90606  
 City: Albuquerque State: NM Zip Code: 87199  
 SIGNED (Applicant or Agent): *Mark Goodwin* (Print) Mark Goodwin PE

**1. SITE INFORMATION**

(a) Property is:  within the City Limits of Albuquerque or  Outside the City Limits of Albuquerque, but within five (5) miles (this is the extent of Development Review Board jurisdiction)  
 (b) Present Zoning: R-LT Proposed Zoning (Complete Only if Zona Change is Anticipated): n/a  
 (c) Existing Buildings?  Yes  No - If yes, a Site Sketch is required (show buildings, setbacks, and parking on separate sheet):  
 If yes, Address(s) (required): \_\_\_\_\_  
 (d) Number of Lots Existing: 1 Number Proposed: 76 Total Land Area Covered by Request: (Acres) 14.0153  
 (e) Present Legal Description of the Property: Lot/Tract No.(s): Tract 1 Block/Map No.(s) \_\_\_\_\_  
 Subdivision/Addition: Ventana Ranch  
 (f) Location of Property by Streets - Located on (or near): Rainbow  
 between Paseo del Norte and Ventana Ranch Road  
 (g) Uniform Property Code (18 Digit Number Issued by County Assessor): 1-009-065-265-264-10164

2. VACATION ONLY: Give reason for request on separate sheet. Sketch/state exactly what is being vacated. Give reasons why vacation should be granted as per Subdivision Ordinance requirements. A copy of the document that created the areas to be vacated is required.
3. SUBDIVISION ONLY: An Infrastructure List and a completed checklist from the Development Process Manual (DPM) is required for Major Subdivision/ Preliminary Plat application. Attach any variances or easements granted for this property which affects platting, if applicable. Attach zoning action, Notifications of Decision, or Zone Change Request, if applicable.
4. SITE DEVELOPMENT PLAN ONLY: For final sign off for EPC, Notification of Decision is required. For amended plan, list changes to previous plan.
5. SUBDIVISION VARIANCE REQUEST: Include letter of request for improvements guarantee (Bulk Land). Other information as required per the Development Process Manual (DPM) and Subdivision Ordinance. For sidewalk Variance, sketch location and state reason for variance.
6. AMENDED INFRASTRUCTURE LIST, ETC.: Describe and show changes to approved Infrastructure List. For Subdivision Improvement Agreement (SIA) Extension, attach previous DRB approvals (Infrastructure List, Notice of Decision, reduced plat or plan).

**7. SUPPLEMENTAL INFORMATION**

(a) List Cross References to Environmental Planning Commission cases (Z- ) if applicable: \_\_\_\_\_  
 (b) List Cross References to Development Review Board cases (DRB- ) if applicable: 96-64  
 (c) List any Variance Granted (ZA- ) if applicable Case No.: \_\_\_\_\_ City \_\_\_\_\_ County \_\_\_\_\_

PLANNING DIVISION INTERNAL USE ONLY

Application & Fees Accepted By: *J. Breckhus* Date: 2-23-96  
 Advertised Case?  Yes  No If yes, Number of Signs Issued: 2 Fee(s): \$ 1455.00  
 Map Number: B-9  
 Hearing Date: 3-19-96  
 s- 96-17  
 v- SV-96-17  
 DRB- 96-64

**APPLICATION FOR SIDEWALK VARIANCE**

**INSTRUCTIONS**

Please provide all the information requested below. Use additional sheets, if necessary. PRINT OR TYPE IN BLACK INK ONLY. Seven (7) copies of the sketch of request must be submitted with the application and , after folding, copies shall not exceed 8-1/2 X 14 inches.

**NATURE OF VARIANCE REQUESTED:** CHECK ALL APPLICABLE  
 Width \_\_\_\_\_ Placement \_\_\_\_\_ Waive Installation Requirement \_\_\_\_\_ Other (specify) Deferral

**1. APPLICATION INFORMATION**

a. Applicant: Sivage Thomas Homes, Inc. Telephone: 821-3511  
 Mailing Address: 5141 Masthead NE Albuquerque, NM Zip Code : 87109  
 Applicant's Proprietary Interest in Property: Owner

b. Agent (if any): Mark Goodwin & Associates, PA Telephone: 345-2010  
 Mailing Address: PO Box 90606 Albuquerque, NM Zip Code : 87199

c. Signature of Applicant/Agent: *Mark Goodwin* Date: 2/20/96

**2. LOCATION OF REQUEST**

a. Street Address (if any): \_\_\_\_\_

b. Legal Description of the Property:  
 (1) Lot(s)/Tract(s): Tract 1  
 (2) Block: \_\_\_\_\_  
 (3) Subdivision-Addition Name/MRGCD Map: Ventana Ranch

c. Location of Property by Streets: NW corner of Paseo del Norte and Rainbow

d. Uniform Property Code: 1-009-065-265-264-10164

**3. REASON FOR REQUEST** Answer the following questions (8-6-16 R.O. 1974)

a. Is the area subject to a site development plan review as a planned unit development? no

b. What are the special conditions that make it desirable not to construct sidewalks consistent with the Sidewalk Ordinance?  
Defer sidewalk construction until home construction to avoid damage.

c. Would the sidewalk be located in an area which has historical, archeological, and/or architectural significance by the City, State or U.S. Government such that a variance is appropriate?  
N/A

d. Is the City's right-of-way of insufficient width to permit construction of a sidewalk of standard width and placement? If yes, what is the right-of-way, width of street curb to curb, setback area and width of sidewalk? N/A

e. Is there a mature tree(s) located such that a variance is desirable? If yes, describe the tree(s).  
N/A

f. Are there any pre-existing obstructions that cannot be easily or economically relocated or should not be altered, such as water meters, fire hydrants, utility poles or manholes? If yes, please describe the obstruction(s). N/A

g. Are the adjoining sidewalks non-standard as to width or location? N/A

h. Would the established neighborhood character or mature landscaping on the site be damaged to such an extent that it would outweigh the public benefit of the normal sidewalk requirements. If yes, describe what the characteristics are. N/A

**4. ATTACHMENTS: SKETCH OF REQUEST** (Use separate sheet & attach seven (7) copies)

\*\*\*\*\*

PLANNING DIVISION INTERNAL USE ONLY

Application received by: *A. Buckner* Date: 2-23-96

Distribution: EPC Secretary - Original/Case File MEETING DATE: 3-19-96  
 City Engineer, Inspection  
 Traffic Engineer MAP NO. B-9  
 Water Resources sv. 96-17  
 Planning  
 Fire

*DRB-96-64*  
*S-96-17*



# City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

February 20, 1996

Susan Rasinski  
D. Mark Goodwin & Associates, PA  
P.O. Box 90606  
Albuquerque, NM 87199  
Phone & fax - 345-2010

Dear Susan:

Thank you for your inquiry of **February 20, 1996** requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project on **Ventana Ranch, Unit within the Town of Alameda Grant**, zone map page(s) **B-9**.

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

### PARADISE HILLS CIVIC ASSOC.

William W. Fuller  
5901 Paradise Blvd. NW/87114 897-2598 (h)

Larry Weaver  
6001 Unitas Ct. NW/87114 898-8640 (h)

Please note that according to O-92 you are required to notify each of these contact persons by **certified mail, return receipt requested, before** your application filing will be accepted by the Planning Department.

If you have any questions about the information provided, please contact our office at (505) 768-3790.

Sincerely,

Stephani Winklepleck  
NEIGHBORHOOD COORDINATION

Planning-RNA form

Z 729 723 217



**Receipt for Certified Mail**

No Insurance Coverage Provided  
Do not use for International Mail  
(See Reverse)

Sent to	Larry Weaver
Street and No.	6001 Unidas NW
P.O., State and ZIP Code	87114
Postage	\$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	
Return Receipt Showing to Whom, Date, and Addressee's Address	
TOTAL Postage & Fees	\$
Postmark or Date	

PS Form 3800, March 1993

Fold at line over top of envelope the right of the return address

**CERTIFIED**

Z 729 723 217

**MAIL**

is your RETURN ADDRESS completed on the reverse side?

**SENDER:**

- Complete items 1 and/or 2 for additional services.
- Complete items 3, 4a, and 4b.
- Print your name and address on the reverse of this form so that we can return this card to you.
- Attach this form to the front of the mailpiece, or on the back if space does not permit.
- Write "Return Receipt Requested" on the mailpiece below the article number.
- The Return Receipt will show to whom the article was delivered and the date delivered.

I also wish to receive the following services (for an extra fee):

- Addressee's Address
- Restricted Delivery

Consult postmaster for fee.

3. Article Addressed to:

Larry Weaver  
Paradise Hills C.A.  
6001 Unidas Ct NW  
Albuquerque, NM 87114

4a. Article Number

Z 729 723 217

4b. Service Type

- Registered
- Express Mail
- Return Receipt for Merchandise
- Certified
- Insured
- COD

7. Date of Delivery

5. Received By: (Print Name)

6. Signature: (Addressee or Agent)

X

8. Addressee's Address (Only if requested and fee is paid)

PS Form 3811, December 1994

Domestic Return Receipt

Thank you for using Return Receipt Service.

Z 729 717 472



**Receipt for Certified Mail**

No Insurance Coverage Provided  
Do not use for International Mail  
(See Reverse)

Sent to	WM Fuller
Street and No.	5901 Paradise NW
P.O., State and ZIP Code	87114
Postage	\$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	
Return Receipt Showing to Whom, Date, and Addressee's Address	
TOTAL Postage & Fees	\$
Postmark or Date	

PS Form 3800, March 1993

Fold at line over top of envelope to the right of the return address

**CERTIFIED**

Z 729 717 472

**MAIL**

is your RETURN ADDRESS completed on the reverse side?

**SENDER:**

- Complete items 1 and/or 2 for additional services.
- Complete items 3, 4a, and 4b.
- Print your name and address on the reverse of this form so that we can return this card to you.
- Attach this form to the front of the mailpiece, or on the back if space does not permit.
- Write "Return Receipt Requested" on the mailpiece below the article number.
- The Return Receipt will show to whom the article was delivered and the date delivered.

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- Addressee's Address
- Restricted Delivery

Consult postmaster for fee.

3. Article Addressed to:

WM Fuller  
Paradise Hills C.A.  
5901 Paradise NW  
Albuquerque 87114

4a. Article Number

Z 729 717 472

4b. Service Type

- Registered
- Express Mail
- Return Receipt for Merchandise
- Certified
- Insured
- COD

7. Date of Delivery

5. Received By: (Print Name)

6. Signature: (Addressee or Agent)

X

8. Addressee's Address (Only if requested and fee is paid)

PS Form 3811, December 1994

Domestic Return Receipt

Thank you for using Return Receipt Service.



CITY OF ALBUQUERQUE **13 11 48 AM '96**

**Legal Department**

**(505) 768-4500**

**Fax 768-4525**

**INTER-OFFICE CORRESPONDENCE**

**DATE:** March 13, 1996

**TO:** Richard Dineen, Principal Planner, Planning Department

**FROM:** Adelia Kearny, Asst. City Atty., Land Use, Planning and Env. Div., Legal 

**SUBJECT:** Ventana Ranch Development - **DRB-96-64**

5-96-17

Following meetings with EHD staff and an exchange of letters, Brian Burnett of Bohannon-Huston Inc., on behalf of Sandia Properties Ltd., wrote a letter on January 23, 1996, stating, "we challenge the need for an air quality study at this time . . ."

The City of Albuquerque Zoning Code, Revised Ordinances of Albuquerque (ROA) 1994, states at Section 14-16-3-14, in the section regarding air quality impact regulations: "projects identified as having a potential for significant impact on air quality **will be required to submit an impact assessment that includes specific information on the proposed site, traffic generation, and quantification of project generated emissions.**"

If the proposed action (zone map amendment, site development plan, etc.) exceeds specific thresholds stated in the Ordinance, the "(p)reliminary air quality impact analysis . . . **shall be submitted to the Environmental Health Director by applicants . . .**" 14-16-3-14(A) ROA 1994. Please note the Ordinance establishes, "Air quality impact assessments prepared by applicants **shall** be submitted for review and acceptance to the Environmental Health Director." 14-16-3-14(E). The Environmental Health Director must evaluate the Air Quality Impact Assessment (14-16-3-14(E)) and determine what mitigative measures, "responsive to the situation" will be imposed on the development. 14-16-3-14(F). The evaluation and determination cannot be accomplished meaningfully unless reasonably accurate data is utilized in the Traffic Impact Study (TIS) and the TIS data thereafter is used to generate a timely air quality impact assessment. The fact that Ventana Ranch has incorporated some mitigative measures already does not eliminate the air quality impact analysis requirement.

I am informed by EHD staff that, although confirmation of the appropriateness of the TIS information came later in the process than would have been ideal, the AQIA still is needed to help assist the Department in the evaluation of the subdivision components of Ventana Ranch and identify any problem areas within the nearby transportation system. The Zoning Code requires an air quality

Richard Dineen  
March 13, 1996  
Page 2

impact assessment. EHD still needs the assessment to perform its functions. We ask that the Assessment be delivered to the Environmental Health Department before April 15, 1996.

Please call if you want to discuss this matter.

cc: Ronald Short, Director, Planning Department  
Sarah Kotchian, Director, EHD  
Alana Eager, Mgr., Air Pollution Control Div., EHD  
Dan Warren, Supervisor, APCD, EHD  
Jim Barr, Planner, APCD, EHD

apcd.ventaqis.mem

D.R.B. Case No. 96-64  
D.R.C. Project No. \_\_\_\_\_  
Date Submitted 3/24/96  
Prelim. Plat Approved \_\_\_\_\_  
Prelim. Plat Expires \_\_\_\_\_

Figure 12

**EXHIBIT "A"**  
**To Subdivision Improvements Agreement**  
**DEVELOPMENT REVIEW BOARD (DRB) REQUIRED INFRASTRUCTURE LISTING**  
**for Ventana Pointe Subdivision**

Following is a summary of Public/Private Infrastructure required to be constructed or financially guaranteed to be constructed for the above development. This summary is not necessarily a complete listing. During the design process, if the City determines that appurtenant items have not been included in the summary, those items will be included in the listing and related financial guarantee, if the items normally are the Subdivider responsibility. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility are the responsibility of the Subdivider and will be included in the financial guarantee provided to the City.

<u>Size</u>	<u>Type Improvement</u>	<u>Location</u>	<u>From</u>	<u>To</u>
48' FF 4' -- 4' *	Residential Paving Median Curb and Gutter Sidewalk (both sides)	Vervain	Ventana Ranch	Lantana
26' FF -- 4' *	Residential Paving Curb and Gutter Sidewalk (both sides)	Vervain	Lantana	Gros Ventre
24' FF -- 4' *	Residential Paving Curb and Gutter Sidewalk (W. side only)	Vervain	Gros Ventre	S. Boundary
26' FF -- 4' *	Residential Paving Curb and Gutter Sidewalk (both sides)	Gros Ventre	Vervain	Ventose
26' FF -- 4' *	Residential Paving Curb and Gutter Sidewalk (both sides)	Ventose	Gros Ventre	Lantana
24' FF -- 4'	Residential Paving Curb and Gutter Sidewalk (E. side only)	Ventose	Lantana	Ventana Ranch
28' FF -- 4' *	Residential Paving Curb and Gutter Sidewalk (both sides)	Lantana	Santala	Ventose
26' FF -- 4' *	Residential Paving Curb and Gutter Sidewalk (both sides)	Santala	Cul-de-sac	Lantana

D.R.B. Case No. 96-64  
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 Date Submitted \_\_\_\_\_  
 Prelim. Plat Approved \_\_\_\_\_  
 Prelim. Plat Expires \_\_\_\_\_

<u>Size</u>	<u>Type Improvement</u>	<u>Location</u>	<u>From</u>	<u>To</u>
25' FF -- -- 10'	Arterial Paving Curb & Gutter (N. side) Asphalt Curb (S. side) Trail (N. side) ✓	Paseo del Norte	W. Boundary	Rainbow
25' FF -- -- 10'	Arterial Paving Curb & Gutter (W. side) Asphalt Curb (E. side) Trail (W. side) ✓	Rainbow	Paseo del Norte	Ventana Ranch Rd
25' FF -- -- 10'	<sup>Residential</sup> <del>Arterial</del> Paving <sup>MG</sup> Curb & Gutter (S. side) Asphalt Curb (N. side) Trail (S. side) ✓	Ventana Ranch Rd	W. Boundary	Rainbow

*Financially Guaranteed by Sandia Properties  
 4/11/96, BK 96-10, Pgs. 4623-4630*

D.R.B. Case No. 96-64  
 D.R.C. Project No. \_\_\_\_\_  
 Date Submitted \_\_\_\_\_  
 Prelim. Plat Approved \_\_\_\_\_  
 Prelim. Plat Expires \_\_\_\_\_

Size	Type Improvement	Location	From	To
8"	SAS Gravity	Ventose	Ventana Ranch	Gros Ventre
8"	SAS Gravity	Gros Ventre	Vervain	Ventose
8"	SAS Gravity	Vervain	Gros Ventre	S. Boundary
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8"	SAS Gravity	Lantana	Santala	Ventose
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6"	Waterline PVC	Gros Ventre	Vervain	Ventose
8"	Waterline PVC	Ventose	Gros Ventre	Lantana
--	<u>18" x 24" MG</u> Storm Drain (10 Year)	Ventose	Lantana	Ventana Ranch

Street Lights per DPM.

Sanitary sewer to include manholes and service connections.

Waterlines to include fire hydrants, valves and service connections.

Engineer's Certification for Grading and Drainage per DPM including Retaining Walls as shown on the Grading Plan prior to Release of Financial Guaranty.

Stormdrain to include manholes, inlets.

\* To be deferred

Prepared By: Mark Goodwin  
 Print Name: Mark Goodwin PE  
 Firm: Mark Goodwin & Associates, PA

Page 3 of 3

\*\*\*\*\*  
 Development Review Board Member Approvals

<u>[Signature]</u> Transportation Dev.	<u>4-23-96</u> Date	<u>[Signature]</u> Utility Dev.	<u>3/26/96</u> Date
<u>Carol S. Dumont</u> Parks & General Services	<u>4-23-96</u> Date	<u>[Signature]</u> Engineer/AMAFCA	<u>3-26-96</u> Date
<u>[Signature]</u> DRB Chairman	<u>3-26-96</u> Date	<u>[Signature]</u> NMUI	<u>2-28-96</u> Date

RWK 4-23-96

# APPLICATION TO THE DEVELOPMENT REVIEW BOARD

APPLICATION FOR: (CHECK APPLICABLE REQUEST; MORE THAN ONE CATEGORY CAN BE CHECKED)

**Minor Subdivision**

- Sketch Plat Review & Comment
- Preliminary Plat & Final Plat  
(City Surveyor Approval Required)
- Lot Split (" " ")

**Vacation (See No. 2)**

- Public Right-of-Way
- Public Easement
- Private Easement

**Major Subdivision (see No. 3)**

- Sketch Plat Review & Comment
- Preliminary Plat Approval
- Final Plat Approval
- Site Development Plan (See No. 4)**
- Review & Comment
- Final Sign Off for EPC
- Approval (DRB only-attach checklist)
- Amended Plan

**Subdivision Variances (See No. 5)**

- Subdivision Design Standards
- Improve. Guarantee (Bulk Land)
- Sidewalk Variance
- Other (See No. 6)**
- Amended Infrastructure List
- SIA Extension
- Sector Plan Review or sign off

PRINT OR TYPE IN BLACK INK ONLY. Use additional sheets as necessary. The completed application must be submitted in person to the Planning Division by the applicant or agent. Fees are required at the time of application for Vacations, Site Development Plan Approvals (DRB only), and Preliminary Plat for Major Subdivisions. All attachments must be submitted with the application and, after folding, shall not exceed 8-1/2 x 14 inches. INACCURATE APPLICATIONS WILL DELAY HEARING OR DECISION DATE. For additional information, contact the Planning Division at (505) 768-3860.

**APPLICANT INFORMATION**

APPLICANT NAME: Sivage Thomas Homes, Inc. Telephone Number: 821-3511  
 Mailing address: 5141 Masthead NE  
 City: Albuquerque State: NM Zip Code: 87109

Applicant's Propriety Interest in the Property: Owner  
 Has a List of Dwner's Been Provided?  Yes  No (This is Required for Preliminary Plat Application)  
 AGENT (if any): Mark Goodwin & Associates, PA Telephone Number: 345-2010  
 Mailing address: P.O. Box 90606  
 City: Albuquerque State: NM Zip Code: 87199  
 SIGNED (Applicant or Agent): *Mark Goodwin* (Print) Mark Goodwin PE

**1. SITE INFORMATION**

- (a) Property is:  within the City Limits of Albuquerque or  Outside the City Limits of Albuquerque, but within five (5) miles (this is the extent of Development Review Board jurisdiction)
- (b) Present Zoning: R-LT Proposed Zoning (Complete Only if Zone Change is Anticipated): n/a
- (c) Existing Buildings?  Yes  No - If yes, a Site Sketch is required (show buildings, setbacks, and parking on separate sheet):  
 If yes, Address(s) (required): \_\_\_\_\_
- (d) Number of Lots Existing: 1 Number Proposed: 76 Total Land Area Covered by Request: (Acres) 14.0153
- (e) Present Legal Description of the Property: Lot/Tract No.(s): Tract 1 Block/Map No.(s) \_\_\_\_\_  
 Subdivision/Addition: Ventana Ranch
- (f) Location of Property by Streets - Located on (or near): Rainbow  
 between Paseo del Norte and Ventana Ranch Road
- (g) Uniform Property Code (18 Digit Number Issued by County Assessor): 1-009-065-265-264-10164

- 2. VACATION ONLY: Give reason for request on separate sheet. Sketch/state exactly what is being vacated. Give reasons why vacation should be granted as per Subdivision Ordinance requirements. A copy of the document that created the areas to be vacated is required.
- 3. SUBDIVISION ONLY: An Infrastructure List and a completed checklist from the Development Process Manual (DPM) is required for Major Subdivision/ Preliminary Plat application. Attach any variances or easements granted for this property which affects platting, if applicable. Attach zoning action, Notifications of Decision, or Zone Change Request, if applicable.
- 4. SITE DEVELOPMENT PLAN ONLY: For final sign off for EPC, Notification of Decision is required. For amended plan, list changes to previous plan.
- 5. SUBDIVISION VARIANCE REQUEST: Include letter of request for improvements guarantee (Bulk Land). Other information as required per the Development Process Manual (DPM) and Subdivision Ordinance. For sidewalk Variance, sketch location and state reason for variance.
- 6. AMENDED INFRASTRUCTURE LIST, ETC.: Describe and show changes to approved Infrastructure List. For Subdivision Improvement Agreement (SIA) Extension, attach previous DRB approvals (Infrastructure List, Notice of Decision, reduced plat or plan).

**7. SUPPLEMENTAL INFORMATION**

- (a) List Cross References to Environmental Planning Commission cases (Z- ) if applicable: \_\_\_\_\_
- (b) List Cross References to Development Review Board cases (DRB- ) if applicable: 96-64 - 5-96-17 / 50-96-17
- (c) List any Variance Granted (ZA- ) if applicable Case No.: \_\_\_\_\_ City \_\_\_\_\_ County \_\_\_\_\_

\*\*\*\*\*  
 PLANNING DIVISION INTERNAL USE ONLY  
 Application & Fees Accepted By: *[Signature]* Date: 4.16.96  
 Advertised Case?  Yes  No If yes, Number of Signs Issued: \_\_\_\_\_ Fee(s): \$ \_\_\_\_\_  
 Map Number: B 9  
 Hearing Date: 4.23.96  
 s- 96-17  
 v- \_\_\_\_\_  
 DRB- 96-64

# APPLICATION TO THE DEVELOPMENT REVIEW BOARD

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 Mailing address: P.O. Box 90606  
 City: Albuquerque State: NM Zip Code: 87199  
 SIGNEO (Applicant or Agent): *Mark Goodwin* (Print) Mark Goodwin PE

**1. SITE INFORMATION**

- (a) Property is:  within the City Limits of Albuquerque or  Outside the City Limits of Albuquerque, but within five (5) miles (this is the extent of Development Review Board jurisdiction)
- (b) Present Zoning: R-LT Proposed Zoning (Complete Only if Zone Change is Anticipated): n/a
- (c) Existing Buildings?  Yes  No - If yes, a Site Sketch is required (show buildings, setbacks, and parking on separate sheet):  
 If yes, Address(s) (required): \_\_\_\_\_
- (d) Number of Lots Existing: 1 Number Proposed: 76 Total Land Area Covered by Request: (Acres) 14.0153
- (e) Present Legal Description of the Property: Lot/Tract No.(s): Tract 1 Block/Map No.(s) \_\_\_\_\_  
 Subdivision/Addition: Ventana Ranch
- (f) Location of Property by Streets - Located on (or near): Rainbow  
 between Paseo del Norte and Ventana Ranch Road
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\*\*\*\*\*  
 PLANNING DIVISION INTERNAL USE ONLY  
 \*\*\*\*\*

Application & Fees Accepted By: *[Signature]* Date: 3-26-96  
 Advertised Case?  Yes  No If yes, Number of Signs Issued: 0 Fee(s): \$ 0  
 Map Number: B-9  
 Hearing Date: 4-2-96  
S-96-17  
 V- \_\_\_\_\_  
 DRB- 96-64

D.R.B. Case No. 96-64  
 D.R.C. Project No. \_\_\_\_\_  
 Date Submitted \_\_\_\_\_  
 Prelim. Plat Approved \_\_\_\_\_  
 Prelim. Plat Expires \_\_\_\_\_

Figure 12

EXHIBIT "A"  
 To Subdivision Improvements Agreement  
 DEVELOPMENT REVIEW BOARD (DRB) REQUIRED INFRASTRUCTURE LISTING  
 for Ventana Pointe Subdivision

Following is a summary of Public/Private Infrastructure required to be constructed or financially guaranteed to be constructed for the above development. This summary is not necessarily a complete listing. During the design process, if the City determines that appurtenant items have not been included in the summary, those items will be included in the listing and related financial guarantee, if the items normally are the Subdivider responsibility. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility are the responsibility of the Subdivider and will be included in the financial guarantee provided to the City.

<u>Size</u>	<u>Type Improvement</u>	<u>Location</u>	<u>From</u>	<u>To</u>
48' FF 4' -- 4' *	Residential Paving Median Curb and Gutter Sidewalk (both sides)	Vervain	Ventana Ranch	Lantana
26' FF -- 4' *	Residential Paving Curb and Gutter Sidewalk (both sides)	Vervain	Lantana	Gros Ventre
24' FF -- 4' *	Residential Paving Curb and Gutter Sidewalk (W. side only)	Vervain	Gros Ventre	S. Boundary
26' FF -- 4' *	Residential Paving Curb and Gutter Sidewalk (both sides)	Gros Ventre	Vervain	Ventose
26' FF -- 4' *	Residential Paving Curb and Gutter Sidewalk (both sides)	Ventose	Gros Ventre	Lantana
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28' FF -- 4' *	Residential Paving Curb and Gutter Sidewalk (both sides)	Lantana	Santala	Ventose
26' FF -- 4' *	Residential Paving Curb and Gutter Sidewalk (both sides)	Santala	Cul-de-sac	Lantana



D.R.B. Case No. 96-64  
 D.R.C. Project No. \_\_\_\_\_  
 Date Submitted \_\_\_\_\_  
 Prelim. Plat Approved \_\_\_\_\_  
 Prelim. Plat Expires \_\_\_\_\_

<u>Size</u>	<u>Type Improvement</u>	<u>Location</u>	<u>From</u>	<u>To</u>
8"	SAS Gravity	Ventose	Ventana Ranch	Gros Ventre
8"	SAS Gravity	Gros Ventre	Vervain	Ventose
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8"	Waterline PVC	Lantana	Santala	Ventose
8"	Waterline PVC	Ventose	Lantana	Ventana Ranch
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--	18" Storm Drain (10 Year)	Ventose	Lantana	Ventana Ranch
--	24" Storm Drain (10 Year)	Ventose	Lantana	Ventana Ranch

Street Lights per DPM.

Sanitary sewer to include manholes and service connections.

Waterlines to include fire hydrants, valves and service connections.

Engineer's Certification for Grading and Drainage per DPM including Retaining Walls as shown on the Grading Plan prior to Release of Financial Guaranty.

Stormdrain to include manholes, inlets, riprap and outfall.

\* To be deferred

Prepared By: *Mark Goodwin*  
 Print Name: Mark Goodwin PE  
 Firm: Mark Goodwin & Associates, PA

Page 2 of 2

\*\*\*\*\*  
 Development Review Board Member Approvals

Transportation Dev.	Date	Utility Dev.	Date
Parks & General Services	Date	Engineer/AMAECA	Date
DRB Chairman	Date	NMUI	Date

*[Signature]*  
4-15-98

*Amended*

D.R.B. Case No. 96-64  
 D.R.C. Project No. \_\_\_\_\_  
 Date Submitted 3/26/96  
 Prelim. Plat Approved \_\_\_\_\_  
 Prelim. Plat Expires \_\_\_\_\_

Figure 12

EXHIBIT "A"  
 To Subdivision Improvements Agreement  
 DEVELOPMENT REVIEW BOARD (DRB) REQUIRED INFRASTRUCTURE LISTING  
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 Prelim. Plat Approved \_\_\_\_\_  
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<u>Size</u>	<u>Type Improvement</u>	<u>Location</u>	<u>From</u>	<u>To</u>
25' FF	Arterial Paving	Paseo del Norte	W. Boundary	Rainbow
--	Curb & Gutter (N. side)			
--	Asphalt Curb (S. side)			
10'	Trail (N. side)			
25' FF	Arterial Paving	Rainbow	Paseo del Norte	Ventana Ranch Rd
--	Curb & Gutter (W. side)			
--	Asphalt Curb (E. side)			
10'	Trail (W. side)			
25' FF	<del>Arterial Paving</del>	Ventana Ranch Rd	W. Boundary	Rainbow
--	Curb & Gutter (S. side)			
--	Asphalt Curb (N. side)			
10'	Trail (S. side)			

D.R.B. Case No. 96-64  
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Street Lights per DPM.

Sanitary sewer to include manholes and service connections.

Waterlines to include fire hydrants, valves and service connections.

Engineer's Certification for Grading and Drainage per DPM including Retaining Walls as shown on the Grading Plan prior to Release of Financial Guaranty.

Stormdrain to include manholes, inlets.

\* To be deferred

Prepared By: Mark Goodwin  
 Print Name: Mark Goodwin PE  
 Firm: Mark Goodwin & Associates, PA

Development Review Board Member Approvals

[Signature] 3-26-96 Date Transportation Dev.  
[Signature] 3/26/96 Date Utility Dev.  
Carl S. Dumont 3-26-96 Date Parks & General Services  
[Signature] 3-26-96 Date Engineer/AMAFCA  
[Signature] 3-26-96 Date DRB Chairman  
[Signature] 2-28-96 Date NMUI

CITY OF ALBUQUERQUE

MAR 13 11 48 AM '96

Legal Department

(505) 768-4500

Fax 768-4525

INTER-OFFICE CORRESPONDENCE

DATE: March 13, 1996

TO: Richard Dineen, Principal Planner, Planning Department

FROM: Adelia Kearny, Asst. City Atty., Land Use, Planning and Env. Div., Legal



SUBJECT: Ventana Ranch Development - DRB-96-64

Following meetings with EHD staff and an exchange of letters, Brian Burnett of Bohannon-Huston Inc., on behalf of Sandia Properties Ltd., wrote a letter on January 23, 1996, stating, "we challenge the need for an air quality study at this time . . ."

The City of Albuquerque Zoning Code, Revised Ordinances of Albuquerque (ROA) 1994, states at Section 14-16-3-14, in the section regarding air quality impact regulations: "projects identified as having a potential for significant impact on air quality **will be required to submit an impact assessment that includes specific information on the proposed site, traffic generation, and quantification of project generated emissions.**"

If the proposed action (zone map amendment, site development plan, etc.) exceeds specific thresholds stated in the Ordinance, the "(p)reliminary air quality impact analysis . . . **shall be submitted to the Environmental Health Director by applicants . . .**" 14-16-3-14(A) ROA 1994. Please note the Ordinance establishes, "Air quality impact assessments prepared by applicants **shall** be submitted for review and acceptance to the Environmental Health Director." 14-16-3-14(E). The Environmental Health Director must evaluate the Air Quality Impact Assessment (14-16-3-14(E)) and determine what mitigative measures, "responsive to the situation" will be imposed on the development. 14-16-3-14(F). The evaluation and determination cannot be accomplished meaningfully unless reasonably accurate data is utilized in the Traffic Impact Study (TIS) and the TIS data thereafter is used to generate a timely air quality impact assessment. The fact that Ventana Ranch has incorporated some mitigative measures already does not eliminate the air quality impact analysis requirement.

I am informed by EHD staff that, although confirmation of the appropriateness of the TIS information came later in the process than would have been ideal, the AQIA still is needed to help assist the Department in the evaluation of the subdivision components of Ventana Ranch and identify any problem areas within the nearby transportation system. The Zoning Code requires an air quality

Richard Dineen  
March 13, 1996  
Page 2

impact assessment. EHD still needs the assessment to perform its functions. We ask that the Assessment be delivered to the Environmental Health Department before April 15, 1996.

Please call if you want to discuss this matter.

cc: Ronald Short, Director, Planning Department  
Sarah Kotchian, Director, EHD  
Alana Eager, Mgr., Air Pollution Control Div., EHD  
Dan Warren, Supervisor, APCD, EHD  
Jim Barr, Planner, APCD, EHD

apcd.ventaqis.mem

D.R.B. Case No. 96-64  
 D.R.C. Project No. \_\_\_\_\_  
 Date Submitted \_\_\_\_\_  
 Prelim. Plat Approved \_\_\_\_\_  
 Prelim. Plat Expires \_\_\_\_\_

Figure 12

**EXHIBIT "A"**  
 To Subdivision Improvements Agreement  
 DEVELOPMENT REVIEW BOARD (DRB) REQUIRED INFRASTRUCTURE LISTING  
 for Ventana Ranch Subdivision, Tract 1

Following is a summary of Public/Private Infrastructure required to be constructed or financially guaranteed to be constructed for the above development. This summary is not necessarily a complete listing. During the design process, if the City determines that appurtenant items have not been included in the summary, those items will be included in the listing and related financial guarantee, if the items normally are the Subdivider responsibility. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility are the responsibility of the Subdivider and will be included in the financial guarantee provided to the City.

<u>Size</u>	<u>Type Improvement</u>	<u>Location</u>	<u>From</u>	<u>To</u>
48' 4' -- 4' *	Residential Paving Median Curb and Gutter Sidewalk (both sides)	Vervain	Ventana Ranch	Lantana
26' -- 4' *	Residential Paving Curb and Gutter Sidewalk (both sides)	Vervain	Lantana	Gros Ventre
24' -- 4' *	Residential Paving Curb and Gutter Sidewalk (W. side only)	Vervain	Gros Ventre	S. Boundary
26' -- 4' *	Residential Paving Curb and Gutter Sidewalk (both sides)	Gros Ventre	Vervain	Ventose
26' -- 4' *	Residential Paving Curb and Gutter Sidewalk (both sides)	Ventose	Gros Ventre	Lantana
24' -- 4'	Residential Paving Curb and Gutter Sidewalk (E. side only)	Ventose	Lantana	Ventana Ranch
28' -- 4' *	Residential Paving Curb and Gutter Sidewalk (both sides)	Lantana	Santala	Ventose
26' -- 4' *	Residential Paving Curb and Gutter Sidewalk (both sides)	Santala	Cul-de-sac	Lantana

D.R.B. Case No. 96-64  
 D.R.C. Project No. \_\_\_\_\_  
 Date Submitted \_\_\_\_\_  
 Prelim. Plat Approved \_\_\_\_\_  
 Prelim. Plat Expires \_\_\_\_\_

<u>Size</u>	<u>Type Improvement</u>	<u>Location</u>	<u>From</u>	<u>To</u>
8"	SAS Gravity	Ventose	Ventana Ranch	Gros Ventre
8"	SAS Gravity	Gros Ventre	Vervain	Ventose
6"	SAS Gravity	Vervain	Gros Ventre	S. Boundary
8"	SAS Gravity	Vervain	Gros Ventre	Lantana
8"	SAS Gravity	Lantana	Santala	Ventose
8"	SAS Gravity	Santala	Cul-de-sac	Lantana
8"	Waterline PVC	Vervain	Ventana Ranch	Lantana
8"	Waterline PVC	Lantana	Santala	Ventose
8"	Waterline PVC	Ventose	Lantana	Ventana Ranch
6"	Waterline PVC	Santala	Cul-de-sac	Lantana
6"	Waterline PVC	Vervain	Lantana	Gros Ventre
4"	Waterline PVC	Vervain	Gros Ventre	S. Boundary
6"	Waterline PVC	Gros Ventre	Vervain	Ventose
6"	Waterline PVC	Ventose	Gros Ventre	Lantana
--	Storm Drain (10 Year)	Ventose	Lantana	Ventana Ranch

Street Lights per DPM.


Sanitary sewer to include manholes and service connections.

Waterlines to include fire hydrants, valves and service connections.

Engineer's Certification for Grading and Drainage per DPM including Retaining Walls as shown on the Grading Plan prior to Release of Financial Guaranty.

Stormdrain to include manholes, inlets, riprap and outfall.

\* To be deferred

Prepared By:  FAR  
 Print Name: Mark Goodwin PE  
 Firm: Mark Goodwin & Associates, PA

Page 2 of 2

\*\*\*\*\*  
 Development Review Board Member Approvals

Transportation Dev.	Date	Utility Dev.	Date
Parks & General Services	Date	Engineer/AMAFCA	Date
DRB Chairman	Date	NMUI	Date



# APPLICATION TO THE DEVELOPMENT REVIEW BOARD

APPLICATION FOR: (CHECK APPLICABLE REQUEST; MORE THAN ONE CATEGORY CAN BE CHECKED)

**Minor Subdivision**

- Sketch Plat Review & Comment
- Preliminary Plat & Final Plat  
(City Surveyor Approval Required)
- Lot Split (" " " ")

**Vacation (See No. 2)**

- Public Right-of-Way
- Public Easement
- Private Easement

**Major Subdivision (see No. 3)**

- Sketch Plat Review & Comment
  - Preliminary Plat Approval
  - Final Plat Approval
- Site Development Plan (See No. 4)**
- Review & Comment
  - Final Sign Off for EPC
  - Approval (DRB only-attach checklist)
  - Amended Plan

**Subdivision Variances (See No. 5)**

- Subdivision Design Standards
  - Improve. Guarantee (Bulk Land)
  - Sidewalk Variance
- Other (See No. 6)**
- Amended Infrastructure List
  - SIA Extension
  - Sector Plan Review or sign off

PRINT OR TYPE IN BLACK INK ONLY. Use additional sheets as necessary. The completed application must be submitted in person to the Planning Division by the applicant or agent. Fees are required at the time of application for Vacations, Site Development Plan Approvals (DRB only), and Preliminary Plat for Major Subdivisions. All attachments must be submitted with the application and, after folding, shall not exceed 8-1/2 x 14 inches. INACCURATE APPLICATIONS WILL DELAY HEARING OR DECISION DATE. For additional information, contact the Planning Division at (505) 768-3860.

**APPLICANT INFORMATION**

APPLICANT NAME: Sivage Thomas Homes, Inc. Telephone Number: 821-3511  
 Mailing address: 5141 Masthead NE  
 City: Albuquerque State: NM Zip Code: 87109  
 Applicant's Propriety Interest in the Property: Owner  
 Has a List of Owner's Been Provided?  Yes  No (This is Required for Preliminary Plat Application)  
 AGENT (if any): Mark Goodwin & Associates, PA Telephone Number: 345-2010  
 Mailing address: P.O. Box 90606  
 City: Albuquerque State: NM Zip Code: 87199  
 SIGNED (Applicant or Agent): *Mark Goodwin* (Print) Mark Goodwin PE

**1. SITE INFORMATION**

- (a) Property is:  within the City Limits of Albuquerque or  Outside the City Limits of Albuquerque, but within five (5) miles (this is the extent of Development Review Board jurisdiction)
- (b) Present Zoning: R-LT Proposed Zoning (Complete Only if Zona Change is Anticipated): n/a
- (c) Existing Buildings?  Yes  No - If yes, a Site Sketch is required (show buildings, setbacks, and parking on separate sheet):  
If yes, Address(s) (required): \_\_\_\_\_
- (d) Number of Lots Existing: 1 Number Proposed: 76 Total Land Area Covered by Request: (Acres) 14.0153
- (e) Present Legal Description of the Property: Lot/Tract No.(s): Tract 1 Block/Map No.(s) \_\_\_\_\_  
Subdivision/Addition: Ventana Ranch
- (f) Location of Property by Streets - Located on (or near): Rainbow  
between Paseo del Norte and Ventana Ranch Road
- (g) Uniform Property Code (18 Digit Number Issued by County Assessor): 1-009-065-265-264-10164

- 2. VACATION ONLY: Give reason for request on separate sheet. Sketch/state exactly what is being vacated. Give reasons why vacation should be granted as per Subdivision Ordinance requirements. A copy of the document that created the areas to be vacated is required.
- 3. SUBDIVISION ONLY: An Infrastructure List and a completed checklist from the Development Process Manual (DPM) is required for Major Subdivision/Preliminary Plat application. Attach any variances or easements granted for this property which affects platting, if applicable. Attach zoning action, Notifications of Decision, or Zone Change Request, if applicable.
- 4. SITE DEVELOPMENT PLAN ONLY: For final sign off for EPC, Notification of Decision is required. For amended plan, list changes to previous plan.
- 5. SUBDIVISION VARIANCE REQUEST: Include letter of request for improvements guarantee (Bulk Land). Other information as required per the Development Process Manual (DPM) and Subdivision Ordinance. For sidewalk Variance, sketch location and state reason for variance.
- 6. AMENDED INFRASTRUCTURE LIST, ETC.: Describe and show changes to approved Infrastructure List. For Subdivision Improvement Agreement (SIA) Extension, attach previous DRB approvals (Infrastructure List, Notice of Decision, reduced plat or plan).

**7. SUPPLEMENTAL INFORMATION**

- (a) List Cross References to Environmental Planning Commission cases (Z- ) if applicable: \_\_\_\_\_
- (b) List Cross References to Development Review Board cases (DRB- ) if applicable: 96-64
- (c) List any Variance Granted (ZA- ) if applicable Case No.: \_\_\_\_\_ City \_\_\_\_\_ County \_\_\_\_\_

PLANNING DIVISION INTERNAL USE ONLY

Application & Fees Accepted By: *J. Brekhus* Date: 2-23-96  
 Advertised Case?  Yes  No If yes, Number of Signs Issued: 2 Fee(s): \$ 1455.00  
 Map Number: B-9  
 Hearing Date: 3-19-96  
 s- 96-17  
SV-96-17  
 DRB- 96-64



# City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

February 20, 1996

Susan Rasinski  
D. Mark Goodwin & Associates, PA  
P.O. Box 90606  
Albuquerque, NM 87199  
Phone & fax - 345-2010

Dear Susan:

Thank you for your inquiry of **February 20, 1996** requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project on **Ventana Ranch, Unit within the Town of Alameda Grant**, zone map page(s) **B-9**.

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

### PARADISE HILLS CIVIC ASSOC.

William W. Fuller  
5901 Paradise Blvd. NW/87114 897-2598 (h) Larry Weaver  
6001 Unifas Ct. NW/87114 898-8640 (h)

Please note that according to O-92 you are required to notify each of these contact persons by **certified mail, return receipt requested, before** your application filing will be accepted by the Planning Department.

If you have any questions about the information provided, please contact our office at (505) 768-3790.

Sincerely,

Stephani Winklepleck  
NEIGHBORHOOD COORDINATION

Planning-RNA form

Z 729 723 217

**Receipt for Certified Mail**



No Insurance Coverage Provided  
Do not use for International Mail  
(See Reverse)

Sent to	Larry Weaun
Street and No.	6001 Unidas NW
P.O., State and ZIP Code	87114
Postage	\$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	
Return Receipt Showing to Whom, Date, and Addressee's Address	
TOTAL Postage & Fees	\$
Postmark or Date	

Montana

PS Form 3800, March 1993

Fold at line over top of envelope to the right of the return address

**CERTIFIED**

Z 729 723 217

**MAIL**

Is your RETURN ADDRESS completed on the reverse side?

**SENDER:**

- Complete items 1 and/or 2 for additional services.
- Complete items 3, 4a, and 4b.
- Print your name and address on the reverse of this form so that we can return this card to you.
- Attach this form to the front of the mailpiece, or on the back if space does not permit.
- Write "Return Receipt Requested" on the mailpiece below the article number.
- The Return Receipt will show to whom the article was delivered and the date delivered.

I also wish to receive the following services (for an extra fee):

- Addressee's Address
- Restricted Delivery

Consult postmaster for fee.

3. Article Addressed to:

Larry Weaun  
Paradise Hills C.A.  
6001 Unidas Ct NW  
Albuquerque, NM 87114

4a. Article Number

Z 729 723 217

4b. Service Type

- Registered  Certified
- Express Mail  Insured
- Return Receipt for Merchandise  COD

7. Date of Delivery

5. Received By: (Print Name)

6. Signature: (Addressee or Agent)

X

8. Addressee's Address (Only if requested and fee is paid)

PS Form 3811, December 1994

Domestic Return Receipt

Thank you for using Return Receipt Service.

Z 729 717 472

**Receipt for Certified Mail**



No Insurance Coverage Provided  
Do not use for International Mail  
(See Reverse)

Sent to	WM Jullien
Street and No.	5901 Paradise NW
P.O., State and ZIP Code	87114
Postage	\$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	
Return Receipt Showing to Whom, Date, and Addressee's Address	
TOTAL Postage & Fees	\$
Postmark or Date	

Montana

PS Form 3800, March 1993

Fold at line over top of envelope to the right of the return address

**CERTIFIED**

Z 729 717 472

**MAIL**

Is your RETURN ADDRESS completed on the reverse side?

**SENDER:**

- Complete items 1 and/or 2 for additional services.
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6. Signature: (Addressee or Agent)

X

8. Addressee's Address (Only if requested and fee is paid)

PS Form 3811, December 1994

Domestic Return Receipt

Thank you for using Return Receipt Service.

APPLICATION TO THE DEVELOPMENT REVIEW BOARD

APPLICATION FOR: APPLICABLE REQUEST: MORE THAN ONE CATEGORY CAN BE CHECKED

Minor Subdivision

- Sketch Plat Review & Comment
Preliminary Plat & Final Plat (City Surveyor Approval Required)
Lot Split

Major Subdivision (see No. 3)

- X Sketch Plat Review & Comment
Preliminary Plat Approval
Final Plat Approval
Site Development Plan (See No. 4)
Review & Comment
Final Sign Off for EPC
Approval (DRB only-attach checklist)
Amended Plan

Subdivision Variances (See No. 5)

- Subdivision Design Standards
Improve. Guarantee (Bulk Land)
Sidewalk Variance
Other (See No. 6)
Amended Infrastructure List
SIA Extension
Sector Plan Review or sign off

Vacation (See No. 2)

- Public Right-of-Way
Public Easement
Private Easement

PRINT OR TYPE IN BLACK INK ONLY. Use additional sheets as necessary. The completed application must be submitted in person to the Planning Division by the applicant or agent. Fees are required at the time of application for Vacations, Site Development Plan Approvals (DRB only), and Preliminary Plat for Major Subdivisions. All attachments must be submitted with the application and, after folding, shall not exceed 8-1/2 x 14 inches. INACCURATE APPLICATIONS WILL DELAY HEARING OR DECISION DATE. For additional information, contact the Planning Division at (505) 768-3860.

APPLICANT INFORMATION

APPLICANT NAME: Sivage-Thomas Homes, Inc. Telephone Number: (505) 821-3511
Mailing address: 5141 Masthead Street N.E.
City: Albuquerque, State: NM Zip Code: 87109

Applicant's Propriety Interest in the Property: Owner
Has a List of Owner's Been Provided? Yes X No
AGENT (If any): Ellery A. Biathrow Telephone Number: (505) 821-3511
Mailing address: 5141 Masthead Street N.E.
City: Albuquerque, State: NM Zip Code: 87109
SIGNED (Applicant or Agent): Ellery A. Biathrow (Print) Ellery A. Biathrow

1. SITE INFORMATION

- (a) Property is: X within the City Limits of Albuquerque or Outside the City Limits of Albuquerque, but within five (5) miles
(b) Present Zoning: R-LT Proposed Zoning:
(c) Existing Buildings? Yes X No - If yes, a Site Sketch is required (show buildings, setbacks, and parking on separate sheet):
(d) Number of Lots Existing: 1 Number Proposed: 75 Total Land Area Covered by Request: (Acres) 14
(e) Present Legal Description of the Property: Lot/Tract No.(s): Tract 1 Block/Map No.(s) N/A
(f) Location of Property by Streets - Located on (or near): Paradise Blvd. between Rainbow Blvd. and Ventana Ranch Road
(g) Uniform Property Code (18 Digit Number Issued by County Assessor): 1-009-065-265264-10164

2. VACATION ONLY: Give reason for request on separate sheet. Sketch/state exactly what is being vacated. Give reasons why vacation should be granted as per Subdivision Ordinance requirements. A copy of the document that created the areas to be vacated is required.

3. SUBDIVISION ONLY: An Infrastructure List and a completed checklist from the Development Process Manual (DPM) is required for Major Subdivision/ Preliminary Plat application. Attach any variances or easements granted for this property which affects platting, if applicable. Attach zoning action, Notifications of Decision, or Zone Change Request, if applicable.

4. SITE DEVELOPMENT PLAN ONLY: For final sign off for EPC, Notification of Decision is required. For amended plan, list changes to previous plan.

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6. AMENDED INFRASTRUCTURE LIST, ETC.: Describe and show changes to approved Infrastructure List. For Subdivision Improvement Agreement (SIA) Extension, attach previous DRB approvals (Infrastructure List, Notice of Decision, reduced plat or plan).

7. SUPPLEMENTAL INFORMATION

- (a) List Cross References to Environmental Planning Commission cases (Z-) if applicable: N/A
(b) List Cross References to Development Review Board cases (DRB-) if applicable: N/A
(c) List any Variance Granted (ZA-) if applicable Case No.: N/A City N/A County

PLANNING DIVISION INTERNAL USE ONLY

Application & Fees Accepted By: WACT GEB Date: 1-30-90

Advertisad Case? Yes No If yes, Number of Signs Issued: 0 Fee(s): \$ 0.00

Map Number: B-9
Hearing Date: 2-6-96
S-
V-

DRB: 96-64

# SIGNPOSTING REQUIREMENTS

## POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Planning Division at a charge of \$3.00 each.

### 1. LOCATION

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

### 2. NUMBER

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

### 3. PHYSICAL POSTING

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

### 4. TIME

Signs must be posted from 3-04 to 3-19-96

### 5. REMOVAL

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

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

Cheryl Meads 2/23/96  
(Applicant or Agent) (Date)

I issued 2 signs for this application 2-23-96 J. Beckler  
(Date) (Staff Member)

CASE NUMBER

DRB-96-64  
S-96-17  
SV-94-17