SU-96-17 S-96-17 DRB-96-64

APPLICATION FOR SIDEWALK VARIANCE

INSTRUCTIONS

Pleasa 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 VARIA	NCE REQUESTED	: CHECK ALL APPLICABLE
Width	P	acement	Waive Installation Requirement Cther (spacify)Deferrel
1.		TION INFORMATI	
	a.	Applicant:	Sivage Thomas Homes, Inc. Telephone: 821-3511
		Mailing Address:	
		• •	atery interest in Property: Owner
	b.	Agent (if eny): _	Mark Goodwin & Associetes, PA Telephone: 345-2010
			PO Box 90606 Albuquerque, NM Zip Code : 87199
	c.	Signature of App	icant/Agent: Mach South Date: Z/20/9/c
			<i>'</i>
2.		N OF REQUEST	
	a.	Street Address (i	
	Ь.	Legal Description	
		·	ract(s):Tract 1
		(2) 8lock:	A debte by ABBOON BALL
			sion-Addition Name/MRGCD Map: Ventana Ranch
	c.	Location of Prop	rty by Streats: NW corner of Paseo del Norte end Rainbow
	d.	Uniform Property	Coda: 1-009-065-285-264-10164
3.	REASON	FOR REQUEST	Answer the following questions (8-6-16 R.D. 1974)
	a.	is the area subje	t to a site development plan review as a planned unit development?
	b.	What are the sr	ecial conditions that make it desirable not to construct sidewalks consistent with the
	υ.	Sidewalk Ordinal	ce?
		Defer sid	ewalk construction until home construction to avoid damage.
	c.		lk be located in en erea which has historical, archeological, and/or erchitectural significance or U.S. Government such that a variance is appropriate?
		N/A	
	d.	Is the City's righ	I-of-wey of insufficient width to permit construction of a sidewelk of standard width and
		placement? If y	es, what is the right-of-way, width of street curb to curb, setback area and width of
		sidewalk? N	A
	e.	le there e meture	tree(s) located such that a varience is desirable? If yes, describe the tree(s).
	٠.	N/	
	f.	Are there any n	e-existing obstructions that cannot be easily or economically relocated or should not be
	••	altered, such as	water meters, fire hydrants, utility peles or manholes? If yes, please describe the
		obstruction(s).	N/A
	9.	Are the adjoining	sidewalks non-standard as to width or location?N/A
	h.		ished neighborhood character or mature landscaping on the site be damaged to such as
			uid outweigh the public benefit of the normal sidewalk requirements. If yes, describe what are. N/A
4.	ATTACH	IMENTS: SKETCI	OF REQUEST (Use separate sheet & attach seven (7) copies)
*****	******	**********	*******************
			PLANNING DIVISION INTERNAL USE DNLY
			b-16. 2-73-96
Applies	tion receiv	ed by:	Date: 10
Distribu	tion;		Griginal/Cese File MEETING DATE: 3-19-96
		City Engineer, In Traffic Engineer	
		Water Resource	
		Planning Fire	sv- <u>tv-1</u>
Rev. 3/	83		DRS-96-64
			ارم ما در ا
			5-91-17

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

10. S-96-17 SV-96-17 DRB-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. (8-9-Z) [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:

- A. When a structure is constructed on a lot, on a lot by lot basis, or
- B. Four years following execution of the Subdivision Improvements Agreement, whichever comes First.

Handicap ramps may not be deferred. Financial guarantees for sidewalks will be required.

A walver 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.

If you wish to appeal this decision, you must do so by April 10, 1996, in the manner described below. A nonrefundable fee of \$135 is required at the time the appeal is filed.

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.

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

Claire Koopman

Board Secretary

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



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

age Thomas Homes Inc. 5141 Masthead NE

Albuquerque, NM 87,109

10. S-96-17 SV-96-17 DRB-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:

- A. When a structure is constructed on a lot, on a lot by lot basis, or
- Four years following execution of the Subdivision Improvements Agreement, whichever comes first.

Handicap ramps may not be deferred. Financial guarantees for sidewalks will be required.

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.

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

Kym E. Dicome, Chair

Development Review Board

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.: <u>DRB-96-64; S-96-17;</u> AGENDA ITEM NO.: <u>26</u>

SUBJECT:	
(01) Sketch Plat(02) Bulk Land Variance(03) Sidewa	alk Variance
(04) Preliminary Plat(05) S. Dev. for Subd(06) S. Dev(07) Vacation(08) Final PlatX_(09) Infras	v. for B.P.
ACTION REQUESTED: REV/CMT; _X APP; SIGN-OFF; EXTN;	
ENGINEERING COMMENTS:	
1. No objection to the subject request.	
RESOLUTION:	
APPROVED; DENIED; DEFERRED; COMMENTS PROVIDED; WITH SIGNED-OFF: (SP-SUBD) (FP) (SP-BP) (SECT-PLN) BY: (WUD) (CE) (TRANS) (PRESENTED; DEFERRED; COMMENTS PROVIDED; WITH SIGNED-OFF: (SP-SUBD) (FP) (SP-BP) (SECT-PLN) BY: (WUD) (CE) (TRANS) (PRESENTED; DEFERRED; DEFERRED; COMMENTS PROVIDED; WITH SIGNED-OFF: (SP-SUBD) (FP) (SP-BP) (SECT-PLN) BY: (WUD) (CE) (TRANS) (PRESENTED; DEFERRED; DEFERRED; DEFERRED; WITH SIGNED-OFF: (SP-SUBD) (FP) (SP-BP) (SECT-PLN) BY: (WUD) (CE) (TRANS) (PRESENTED; DEFERRED; DEFER	
DELEGATED: (SP-SUBD) (FP) (SP-BP) (SECT-PLN) TO: (WUD) (CE) (TRANS) (PRKS FOR:) (PLNG)
SIGNED: Fred J. Aguirre, P.E. DATE: April 23, 1996 City Engineer/AMAFCA Designee	



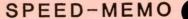
PLANNING DIVISION

SPEED-MEMO



CITY OF ALBUQUERQUE

INSTRUCTIONS: TO: # 26 APRIL 23 1996 Pink: retained by sender Yellow: retained by recipient SUBJECT: DRB - 96-64 White: returned to sender REPLY: MESSAGE: Date Requested by SIGNED SIGNED UNLU DATE

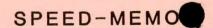


PLANNING DIVISION



CITY OF ALBUQUERQUE

INSTRUCTIONS: TO: # 26 Pink: retained by sender Yellow: retained by recipient SUBJECT: PRB-96-64 White: returned to sender REPLY: MESSAGE CHANGES TO APPROVED Date Requested by My DATE 4/22 SIGNED UNL SIGNED DATE



PLANNING DIVISION	CITY OF ALBUQUERQUE
TO: #25 april 21990 SUBJECT: DRB-96-64	INSTRUCTIONS: Pink: retained by sender Yellow: retained by recipient White: returned to sender
MESSAGE: O Covenants?	REPLY:
O Covenants?	
Date Requested by	
SIGNED CAM DATE 47/96	SIGNEDDATE



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

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:

- A. When a structure is constructed on a lot, on a lot by lot basis, or
- Four years following execution of the Subdivision Improvements Agreement, whichever comes first.

Handicap ramps may not be deferred. Financial guarantees for sidewalks will be required.

A waiver of sidewalks along the west side Ventose Street 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.

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 —

CULY OF ALBUQUERQUE NERAL SERVICES DEPARTMEN PARKS AND 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%)

DRB CASE NO.: <u>DRB-96-64</u> ;	AGENDA	ITEM NO.: 25
SUBJECT:		
(01) Sketch Plat(02) Bulk Lar (04) Preliminary Plat(05) S. Dev. (07) VacationX (08) Final Pl (10) Sector Plan(11) Other	for Subd(06)) Sidewalk Variance) S. Dev. for B.P.) Infrastructure List
ACTION REQUESTED: REV/CMT; _X APP;	SIGN-OFF; EX	KTN; AMEND
ENGINEERING COMMENTS:		
1. An executed Subdivision Improvements Agrarequired for Final Plat sign-off.	eement with financial gu	larantees are
RESOLUTION:		
APPROVED; DENIED; DEFERRED	; COMMENTS PROVIDED	; WITHDRAWN
SIGNED-OFF: (SP-SUBD) (FP) (SP-BP) (SECT-PLE		
DELEGATED: (SP-SUBD) (FP) (SP-BP) (SECT-PLN)		(PRKS) (PLNG)
FOR:		
SIGNED: Fred J. Aguirre, P.R.	MTE: Anril 2 1006	

City Engineer/AMAFCA Designee





CITY OF ALBUQUERQUE PLANNING DIVISION INSTRUCTIONS: april 2/996 Pink: retained by sender Yellow: retained by recipient White: returned to sender REPLY: MESSAGE: Covenants? Date Requested by DATE TH SIGNED WIM SIGNED DATE

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

10. S-96-17 SV-96-17 DRB-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:

- A. When a structure is constructed on a lot, on a lot by lot basis, or
- B. Four years following execution of the Subdivision Improvements Agreement, whichever comes first.

Handicap ramps may not be deferred. Financial guarantees for sidewalks will be required.

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.

If you wish to appeal this decision, you must do so by April 10, 1996, in the manner described below. A nonrefundable fee of \$135 is required at the time the appeal is filed.

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

Vacal

cc:Sivage Thomas Homes Inc., 5141 Masthead NE, 87109

Mark Goodwin & Associates, PA, P.O. Box 90606, 87199



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

Sivage Thomas Homes Inc.

5141 Masthead NE

Albuquerque, NM 87109

10. S-96-17 SV-96-17 DRB-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:

- A. When a structure is constructed on a lot, on a lot by lot basis, or
- B. Four years following execution of the Subdivision Improvements Agreement, whichever comes first.

Handicap ramps may not be deferred. Financial guarantees for sidewalks will be required.

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.

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

CITY OF ALBUQUERQUE Albuquerque, New Mexico

ENVIRONMENTAL HEALTH DEPARTMENT

March 25, 1996

TO:

FROM:

Jim Barr, Air Quality Planner, Environmental Health Department

DRB 96-64

SUBJECT:

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, Bohannan-Huston Inc.

File

a:\all memo\Dineen/DRB-96-64

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT SERVICES DIVISION

DEXEMPLE PRINT REVIEW BOARD Na. 19, 1996 S-96-17/SV-96-17/DRB-96-64

S-96-17 SV-96-17 DRB-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)

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 lest four to five vears in the future. Ongoing residential development will likely keep schools large in the near term. As schools become boundary overcrowded, changes, alternative 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).

toward the implementation the proposal proceeds Αs residential units, EHD encourages the applicant to consider woodburning fireplaces. the use of alternatives to 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) framese 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?

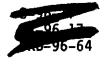
IT IS REQUESTED THAT THE APPLICANT AND/OR AGENT BE PRESENT AT THE HEARING

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 <u>City Council Committee Room</u>, <u>Ninth Floor</u>, <u>Albuquerque/Bernalillo County Government Center</u>, <u>One Civic Plaza NW</u>, on <u>Tuesday</u>, <u>March 19</u>, <u>1996</u>, <u>beginning at 9:00 a.m.</u>, 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)



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)

PAGE 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 SV-96-14 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)

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) 76B-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 ALBUQUEROUE JOURNAL ON MONDAY, MARCH 4, 1996.

DEVELOPMENT REVIEW BOARD-SPEED MEMO CITY OF ALBUQUERQUE

PUBLIC WORKS DEPARTMENT/ENGINEERING GROUP

DRB CASE NO.: <u>DRB-96-64;</u>	AGENDA ITEM NO.: 33
SUBJECT:	
X (01) Sketch Plat (02) Bulk Land Variance (04) Preliminary Plat (05) S. Dev. for Subd. (07) Vacation (08) Final Plat (10) Sector Plan (11) Other	(03) Sidewalk Variance(06) S. Dev. for B.P(09) Infrastructure List
ACTION REQUESTED: X REV/CMT; APP; SIGN-OFF	; EXTN; AMEND
ENGINEERING COMMENTS:	
An approved drainage report is required for Preliminary City Surveyor's review and approval is required for Pre An approved Infrastructure Listing is required for Pre An executed Subdivision Improvements Agreement with fir required for Final Plat sign-off. Development projects with land area of 5 acres, or mor Notice Of Intent (NOI) with the U.S. Environmental Pro water discharge during construction.	eliminary Plat approval. liminary Plat approval. nancial guarantees are e, are required to file a
RESOLUTION:	
APPROVED; DENIED; DEFERRED; COMMENTS PRO	VIDED; 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) (C	E) (TRANS) (PRKS) (PLNG)
FOR:	
SIGNED. Fred I Aquirre P.F. DATE. Februa	rv 6 1006

City Engineer/AMAFCA Designee

DRB-9	6-064		Item No. 33	Zone Atlas B-9	
DATE	ON AGENDA	2-06-96	5		
INFRA	STRUCTURE	REQUIR	ED (x)YES ()N	10	
CROSS	REFERENC	E:			
TYPE	OF APPROV	AL REQUI	ESTED:		
(x)SF	KETCH PLAT	()PRE	LIMINARY PLAT	()FINAL PLAT	
` '				SITE PLAN FOR SUBDIVIS	ION
()s1	TE PLAN F	OR BUIL	DING PERMIT		
1_	"			eria.	
2				muired.	
3	A traiii	<u>c alstr</u>	<u>ibution layout</u>	is needed.	
				Marian A	
-					
	·	•···		"	
					•••
				•	
_				nts please call Richard	Dourt
at 76	58-2680. M	eeting	notes:		,
					
					

PARKS AND ENERAL SERVICES DEPARTMENT DEVELOPMENT REVIEW BOARD

DRB CASE NUMBER: DRB-96 64

DI 10 30 0

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:

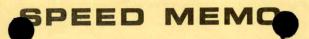
B-9

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, effetive 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 Bivd. 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%)



PUBLIC WORKS DEPARTMENT UTILITY DEVELOPMENT DIVISION WATER & LIQUID WASTE SECTION

CITY OF ALBUQUERQUE

ZONE ATLAS PAGE: B-9 Review & Comment COMMENT: The subject property is stuated within New Mexico Offilities Inc. NM UI New Mexico Offilities Inc. NM UI Must be contacted in regards to water and sanitary sewer service. 2. NM UI must sign the infrastructure list prior to our approval at DRB 3. NMUI must sign the plut. 4. Need to add City Std. Utility Note I to the plut. 2-6-96 Comments 9 (Ven Std. NM UI. Comments	D.R.B. CASE NO.: 96-64 SPECIAL INSTRUCTIONS: #33 SUBJECT: Tract 1, Ventana SKetch Plat SKetch Plat
COMMENT: The subject property is situated within New Mexico Utilities, Inc. INMUI funchise area. As Such, NMUI must be contacted in regards to water and sanitary sewer service. 2. NMUI must sign the infrastructure list frior to our approval at DRB 3. NMUI must sign the plut. 4. Need to add City Std. Utility Note I to the plut. 2-6-So Comments 9 (Ven Std. NMUI comments	ZONE ATLAS PAGE: B-9 Review & Comment
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 plut. 4. Need to add City Std. Utility Note I to the plut. 2-6-36 Comments 9 (Ven Std. NMUI comments	COMMENT: T. The subject property is situated
2. NMUI must sign the infrastructure list prior to our approval at DRB 3. NMUI must sign the plut. 4. Need to add City Std. Utility Note I to the plat. 2-6-De Comments 9 (ven Std. NMUI. comments	WILLIAM TOOK THE KIED THE THE STATE.
3. NMUT must sign the plat. 4. Need to add City Std. Utility Note I to the plat. 2-6-So Comments 9 Wen Std. NMU.T. comments	to water and sanitary sewer service.
3. NMUT must sign the plat. 4. Need to add City Std. Utility Note I to the plat. 2-6-So Comments 9 Wen Std. NMU.T. comments	2. NMUI must sign the infrastructure list prior to our approval at DRB
2-6-96 Comments 910en Std. NMUI comments	
2-6-96 Comments 910en Std. NMUI comments	1. Need to add City Std. Utility Note I to the plat.
SIGNED: Rabert W. Kana DATE: 2-6-96	= 5/4. NN(0.1 [minimum])
SIGNED: Robert W. Kane DATE: 2-6-96	
SIGNED: Robert W. Kane DATE: 2-6-96	
SIGNED: Robert W. Kane DATE: 2-6-96	
SIGNED. DATE.	SIGNED: Robert W. Kane DATE: 2-6-96

SPEED-MEMO

PLANNING DIVISION



CITY OF ALBUQUERQUE

INSTRUCTIONS: Pink: retained by sender Yellow: retained by recipient SUBJECT: DPB-96-64 White: returned to sender REPLY: MESSAGE: IS THIS SUBDIVISION WIN PLATTED TRACT? PEQUIPES INFRASTRUCTURE Date Requested by A DATE 35/96 SIGNED VIN SIGNED DATE

SPEED-MEMO

PLANNING DIVISION



CITY OF ALBUQUERQUE

INSTRUCTIONS: FEBRUATY 6 MG Pink: retained by sender Yellow: retained by recipient SUBJECT: DEB - 16-64 White: returned to sender REPLY: MESSAGE: SHOULD NOTE THAT 10' FEWUIFFD ON COPNER LOTS. IS THIS SUBDIVISION WIN A PLATED TRACT? FEQUIPES INFFASTRUCTURE Date Requested by A DATE 15/16 SIGNED //MA DATE SIGNED

PROPERTY OWNERSHIP LIST

ALBUQUERQUE/BERNALILLO COUNTY PLANNING DEPARTMENT

Meeting Date: 3/19/96	ZA	Z
Index Map: B-9	AX	sv. 96-17
Notification Radius: 100 F		CSU
Cross Reference	PRB-96-64	s 96-17
	- [PIID-76-64	
Legal Description and Location:		
		· · · · · · · · · · · · · · · · · · ·
_		
Request		
/ S. 110 0	<u> </u>	
Applicant: / Devage Thomas		Phone:
Address: 5141 Masthead	1	
Agent: Mark Boodwin + a		Phone:
Address: P-0. Box 90606	8719 7	
Address: 1000 C		
		Certified Mail
Copy of Legal Ad to be sent C to Applicant and Agent by:	ertified Mail o	Certified Mail
Copy of Legal Ad to be sent C to Applicant and Agent by:	ertified Mail	
Copy of Legal Ad to be sent C to Applicant and Agent by: N	ertified Mail o	No.
Copy of Legal Ad to be sent C to Applicant and Agent by: N	ertified Mail o. pplicant	No.
Copy of Legal Ad to be sent C to Applicant and Agent by: N	ertified Mail o. pplicant	No.
Copy of Legal Ad to be sent C to Applicant and Agent by: N	ertified Mail o. pplicant	No.
Copy of Legal Ad to be sent C to Applicant and Agent by: N	ertified Mail o. pplicant	No.
Copy of Legal Ad to be sent C to Applicant and Agent by: N	ertified Mail o. pplicant	No.
Copy of Legal Ad to be sent C to Applicant and Agent by: N	ertified Mail o. pplicant	No.
Copy of Legal Ad to be sent Copy of Legal Ad to Applicant and Agent by: SPECIAL	ertified Mail o. pplicant	No.
Copy of Legal Ad to be sent to Applicant and Agent by: SPECIAL Notices must be mailed from	ertified Mail o. pplicant	No.
Copy of Legal Ad to be sent Copy of Legal Ad to Applicant and Agent by: SPECIAL	ertified Mail o. pplicant INSTRUCTIONS	No.
Copy of Legal Ad to be sent to Applicant and Agent by: SPECIAL Notices must be mailed from the City 11 Days prior to	ertified Mail o. pplicant INSTRUCTIONS The Following	NoAgent

SV-96-17, S-96-17 CASE NO: DRB-96-64 DATE

LEGAL LIST

PAGE_____OF

		REAPP	HAISAL COD	E			CERTIFIED
TRÁCT	. BLOCK	MAP NUMBER	GIIID	PANCEL SEQUENCE	NAME	ADDREŚ	MAII
	B 9	1009-065	265-264	101 64	Ty		
	8-8	1008-065	512-066	401 22			
			512-196	29	<u> </u>		
	_		463-298	80	-y	•	
·			463-362	101 30	V 		
			465-455		$\mathcal{I}_{\mathcal{I}}$		
	A-9	1009-064	496-067	401 25	√:		
			432-067			·	
			332-040		≠		
			248-034	30121			
			202 - 033	<u> </u>	<u></u>		
	·		206-033	11	<u></u>		
···			189-033	09	✓		
· • · · · · · · · · · · · · · · · · · ·			170-033	12.	<u>/</u>		
			152-033	13			
		_	139-033	. 04	<u> </u>		
<u> </u>		·	100 - 032	. 28			### N ### =====
			050-033	1	<u> </u>	•	
			017-017	39			
Λ 68 3		<u> </u>					

APPLICATION_TO THE DEVELOPMENT REVIEW BOARD

CHECK APPLICABLE REQUEST; MORE THAN ONE CATEGORY CAN BE CHECKED Subdivision Variances (See No. 5) Major Subdivision (see No. 3) Minor Subdivision Subdivision Design Standards Sketch Plat Review & Comment Sketch Plat Review & Comment Improve. Guarantee (Bulk Land) X Preliminary Plat Approval Preliminary Plat & Final Plat Sidewalk Variance Final Plat Approval (City Surveyor Approval Required) Other (See No. 6) Site Development Plan (See No. 4) Lot Split (" Amended Infrastructure List Review & Comment Vacation (See No. 2) SIA Extension Final Sign Off for EPC Public Right-of-Way Sector Plan Review or _ sign off Approval (DRB only-attach checklist) **Public Easement** Amended Plan 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 Telephone Number: 821-3511 Sivage Thomas Homes, Inc. APPLICANT NAME: 5141 Masthead NE Mailing address: _ State: NM 87109 Zip Code: Albuquerque City: Owner Applicant's Propriety Interest in the Property: No (This is Required for Preliminary Plat Application) Yes Has a List of Owner's Been Provided? Mark Goodwin & Associates, PA __Telephone Number: ___345-2010 AGENT (If any): _ P.O. Box 90606 Mailing address: State: NM Zip Code: __ 87199 Albuquerque City: (Print) Mark Goodwin PE SIGNED (Applicant or Agent): _ SITE INFORMATION Outside the City Limits of Albuquerque, but within five (5) miles within the City Limits of Albuquerque or __ (a) Property is: (this is the extent of Development Review Board jurisdiction) Proposed Zoning (Complete Only if Zona Change is Anticipated): n/a (b) Present Zoning: _ X No - If yes, a Site Sketch is required (show buildings, setbacks, and parking on separate sheet): (c) Existing Buildings? If yes, Address(s) (required): _ Total Land Area Covered by Request: (Acres) __ 76 _ Number Proposed: _ (d) Number of Lots Existing: Tract 1 Block/Map No.(s) (e) Present Legal Description of the Property: Lot/Tract No.(s): Ventana Ranch Subdivision/Addition: Rainbow Location of Property by Streets - Located on (or near): Ventana Ranch Road Paseo del Norte and between 1-009-065-265-264-10164 Uniform Property Code (18 Digit Number Issued by County Assessor): (g) Give reason for request on separate sheet. Sketch/state exactly what is being vacated. Give reasons why vacation should VACATION ONLY: be granted as per Subdivision Ordinance requirements. A copy of the document that created the areas to be vacated is required. 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. For final sign off for EPC, Notification of Decision is required. For amended plan, list changes to previous SITE DEVELOPMENT PLAN ONLY: Include letter of request for improvements guarantee (Bulk Land). Dther information as required per the SUBDIVISION VARIANCE REQUEST: Development Process Manual (DPM) and Subdivision Ordinance. For sidewalk Variance, sketch location and state reason for variance. Describe and show changes to approved Infrastructure List. For Subdivision Improvement AMENDED INFRASTRUCTURE LIST, ETC.: Agreement (SIA) Extension, attach previous DRB approvals (Infrastructure List, Notice of Decision, reduced plat or plan). SUPPLEMENTAL INFORMATION (a) List Cross References to Environmental Planning Commission cases (Z-) if applicable: 96-64 (b) List Cross References to Oevelopment Review Board cases (DRB-) if applicable: County (c) List any Variance Granted (ZA-) if applicable Case No.: _ ***** PLANNING DIVISION INTERNAL USE ONLY Date: 🔾 Application & Fees Accepted By: <u> — </u> Fee(s): \$<u>. 1ЧС</u> No If yes, Number of Signs Issued: Advertised Case? Map Number: Hearing Date:

APPLICATION FOR SIDEWALK VARIANCE

INSTRUCTIONS

NATURE OF VARIANCE REQUESTED:

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 requast must be submitted with the application and , after folding, copies shall not exceed 8-1/2 X 14 inches.

CHECK ALL APPLICABLE

Width _		Placement	Waive Installation Requ	irement C	ther (specify)	Deferral	
1.	APPLICA	TION INFORMAT	ION				
	a.	Applicant:	Sivage Thomas Homes, I	nc. T	elephone:	821-351	1
		Mailing Address:	5141 Masthead NE	Albuquerque, NM		Zip Code : _	87109
		Applicant's Prop	rietary Interest in Property:	Owner			
	b.	Agent (if any):	Mark Goodwin & Associat	tes, PA	Telephone:	345-201	10
		Mailing Address:	: PO Box 90606 AI	buguerque, NM	Zip	Code :	87199
	c.	Signature of App	olicant/Agent:	A Great	<u> </u>	_ Date:	2/20/90
•	100471						,
2.		ON OF REQUEST	M A.				
	a.		if any):				
	b.		n of the Property:				
			Tract(s): Tract 1				
		(2) Block:					
		(3) Subdiv	ision-Addition Name/MRGC	Map: Ven	tana Ranch		
	C.	Location of Prop	erty by Streets: NW o	corner of Paseo det	Norte and Rain	bow	
	d.	Uniform Property	/ Code: <u>1-009-065-265-</u>	264-10164			
3.	REASON	FOR REQUEST	Answer the following que	estions (8-6-16 R.O	. 1974)		
	a.	Is the area subje	ct to a site development pla	n review as a plann	ed unit develo	pment?	no
	b.	What are the cr	pecial conditions that make	it desirable not to	construct eid	lewalke consis	etent with the
	ь.	Sidewalk Ordina		it desirable flot to	CONSTRUCT SIG	DVV GIRS COIISIS	stent with the
		Defer sid	ewalk construction until hor	ne construction to	avoid damage.		
	c.		alk be located in an area whic e or U.S. Government such			or architectur	al significance
			o or o.o. dovormment seem		рргорпатот		
	d.	le the City'e righ	t-of-way of insufficient widt	th to permit constru	action of a side	walk of stand	ard width and
	u.		es, what is the right-of-wa				
		sidewalk? N	<u>'A</u>				
	e.	Is there a mature N/A	e tree(s) located such that a	variance is desirable	le? If yes, des	cribe the tree(s)
	_						
	f.	Are there any praitered, such as	re-existing obstructions that water meters, fire hydran	cannot be easily o its. utility poles or	r economically r manholes?	relocated or If ves. please	should not be describe the
		obstruction(s).					
	g.	Are the adjoining	sidewalks non-standard as	to width or location	n? <u>N/A</u>		
	h.		lished neighborhood charact				
		extent that it wo	uld outweigh the public bene cs are. N/A	efit of the normal sid	dewalk requirer	nents. If yes,	describe what
		the characterista	,s are				
4 .	ATTACH	MENTS: SKETCH	I OF REQUEST (Use separa	te sheet & attach s	even (7) copies	s)	
•			, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,			•	
*****	*****	**********		******	******	********	******
			PLANNING DIVISION II	NTERNAL USE ONL	Y		
		_	n . b 0	THE OUT ONE	2.72	2-96	
Applicat	tion receive	ed by:	servus_		Date!	<u>م ر ح</u>	
Distribu	tion:		\ Original/Case File		MEETING I	DATE: S	19-96
		City Engineer, In				AP NO.	_
		Traffic Engineer Water Resources	;		IVIA		
		Planning				sv - <u>96</u>	-1/
Rev. 3/8	B 3	Fire			1	DRR-	GC -11
					•	راب	14 6
						5~6	16-17



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
Larry Weaver
5901 Paradise Bivd. NW/87114 897-2598 (h) 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

Certified Mail

Receipt for

7.15 EST PST Z

right of the return address

CERTIFIED

No Insurance Coverage Provided Do not use for International Mail (See Reverse) Street and No. Unital NW Fold at line over top of envelope Senting Weaver 47 47 Return Receipt Showing te Whom, Date, and Addressee's Address Return Receipt Showing to Whom & Date Delivered P.O. State and ZIP Code Restricted Delivery Fee Speciel Delivery Fee Postmark or Date TOTAL Postage & Fees Certified Fee Postage PS Form **3800,** March 1993

SENDER: Complete items 1 and/or 2 for edditional services. Complete items 3, 4a, and 4b. Print your name and address on the reverse of this form se that we card to you. Attach this form to the front of the mailpiece, or on the back if space permit. Write *Return Receipt Requested* on the mailpiece below the article The Return Receipt will show to whom the article was delivered and delivered.	ce does not le number.	i also wish to rection following service extra fee): 1.	s (for an ee's Address ed Delivery
3. Article Addressed to: Larry Wlauw Paradule Hills C.A. 6001 Unitas of NW alwg, NM 87114	4b. Service Registere Express	129 723 Type ed Mali ceipt for Merchandise	☑ Certified ☐ insured
Received By: (Print Name) Signature: (Addressee or Agent) X	8. Addrasse and fee is	e's Address (Only paid)	if requested
PS Form 3811 , Decamber 1994	<u> </u>	Domestic Ret	um Receipt

574 717 P57 Z

Receipt for

Certified Mail

No Insurance Coverage Provided

James and Do not use for International Mail

(See Reverse)

	m	87114	\$						\$	
"Wm Huller	5901 Paradise NW	P.O., State and ZIP Code	Pestage	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
						3	661 L	Aarci	4 ' 0(08 £ mo3 89

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

274 717 PS7 Z

CERTIFIED

on the reverse side?	■ 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): 1. Addressee's Address 2. Restricted Delivery Consult postmastar for fee.	
N ADDRESS completed o	3. Article Addressed to: WM JULLU Paradise HULL C.A. 5901 Paradise NW Ollug 87114	4b. Service Registere Express	Type Cartified Mail Insured Coeipt for Merchandise COD	rou for using
is your RETUR	5. Received By: (Print Name) 6. Signatura: (Addressee or Agent) X December 1994	Addressee's Address (Only if requested and fee is paid) Domestic Return Receipt		Thank

PLANNING DEPARTMENT PLAIL DIV.

CITY OF ALBUQUERQUE 13 11 48 AM 156

Legal Department

(505) 768-4500 Fax 768-4525

INTER-OFFICE CORRESPONDENCE

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

DATE: March 13, 1996

Following meetings with EHD staff and an exchange of letters, Brian Burnett of Bohannan-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 Ventena 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 unforseen 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>	Type Improvement	Location	<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.C. Project No. Date Submitted Prelim. Plat Approved _ Prelim. Plat Expires ___ To Location <u>From</u> Size Type <u>Improvement</u> Rainbow W. Boundary 25' FF Arterial Paving Paseo del Norte Curb & Gutter (N. side) Asphalt Curb (S. side) 10' Trail (N. side) / Ventana Ranch Rd Paseo del Norte Rainbow 25' FF **Arterial Paving** Curb & Gutter (W. side) Asphalt Curb (E. side) Trail (W. side) 🗸 10' Residential MG Rainbow W. Boundary 25' FF **Arterial Paving** Ventana Ranch Rd Curb & Gutter (S. side) Asphalt Curb (N., side) Trail (S. side) ✓ 10'

Financially Grananteed by Sandie Properties 4/11/94, BL 96-10, Pgs. 4623-4630

D.R.B. Case No. ___96-64__

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

<u>Size</u>	Type Improvement	<u>Location</u>	<u>From</u>	<u>To</u>
8"	SAS Gravity	Ventose	Ventana Ranch	Gros Ventre
8"	SAS Gravity	Gros Ventre	Vervain	Ventose
8"	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
6"	Waterline PVC	Vervain	Gros Ventre	S. Boundary
6"	Waterline PVC	Gros Ventre	Vervain	Ventose
8"	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,

* To be defe	rred	
Prepared By:	Mark Joda	
Print Name: _	Mark Goodwin PE	
Firm:	Mark Soodwin & Associates, PA	Page <u>3</u> of <u>3</u>
******	Development Review Board Member	Approvals Approvals Approvals

& General Services

asportation Dev.

Utility Dev.

Engineer/AMAFC

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

Minor Subdivision		<u> Major Subdivision (se</u>	<u>e No. 3)</u>	_	ubdivision Variances (See No. 5)
Sketch Plat Review &	Comment	Sketch Plat Re	view & Comment	_	Subdivision Design Standards
Preliminary Plat & Fin.	al Plat	Preliminary Pla	: Approval	_	Improve. Guarantee (Bulk Land
(City Surveyor Approx	val Required)	Final Plat Appr	oval	_	Sidewalk Variance
Lot Split (" " ")		Site Development Pla	n (See No. 4)	<u>0</u>	ther (See No. 6)
Vacation (See No. 2)		Review & Com	ment	X	Amended Infrastructure List
Public Right-of-Way		Final Sign Off t	or EPC		SIA Extension
Public Easement			only-attach checklist)	_	Sector Plan Review or _ sign of
Private Easement		Amended Plan			
	NK ONLY. Use add	litional sheets as necessary. The	completed application m	ust be submitte	ed <u>in person</u> to the Planning Division
					(DRB only), and Preliminary Plat fo
		submitted with the application ar			
					anning Division at (505) 768-3860
INACCORATE AFFLICATION	NS WILL DELAT HE	ARING ON DECISION DATE: TO	daditional information,	contact the 11	anning biviolon at (555) 755 556
4 DD: 10 4 MT 11 TO DA 4 TH					
APPLICANT INFORMATIO		and Hamas Inc	Tele	nhana Alumban	821_3511
			1ele	priorie Number	. 021-3311
Mailing address:	5141 Masthe	ead NE	State: NM		87109
	Albuquerque		State: 14141	_ Zip Code: .	07107
Applicant's Propriety Interes					
		? X Yes No (Th			
			Telephone N	lumber: <u>34</u>	5-2010
	P.O. Box 90)606			
City:	Albuquerque		State: NM	_ Zip Code: _	87199
SIGNED (Applican	it or Agent):	Mark Scool	(Print)	Mark Good	dwin PE
1. SITE INFORMATION					
	within the City	Limits of Albuquerque or	Outside the City Li	mits of Albugu	erque, but within five (5) miles
· · · · · · · · · · · · · · · · · · ·		eview Board jurisdiction)		•	• •
	•	Proposed Zoning (Complete Only	if Zone Change is Antic	inated). n/	a
		No - If yes, a Site Sketch is <u>rec</u>			
		_ No - IT yes, a Site Sketch is red	uired (snow buildings, s	etbacks, and p	darking on separate sheet).
If yes, Address(s) (rec		76			14.0153
		ber Proposed: 76 Total Lan			
(e) Present Legal Descrip	stion of the Propert	:y: Lot/Tract No.(s):Tract	Block/Map	No.(s)	
Cubdiction / Addition	veniana kai	acn			
Subdivision/Addition:	Ventana Rai	5 / 1			
(f) Location of Property	by Streets - Locate	ed on (or near): Rainbow			
(f) Location of Property between Paseo de	by Streets - Locate	ed on (or near): Rainbow	nd Ventana R		
(f) Location of Property between Paseo do	by Streets - Locate el Norte	ed on (or near): Rainbow	nd Ventana R 1-009-065-265-264		
(f) Location of Property between Paseo do	by Streets - Locate el Norte	ed on (or near): Rainbow			
(f) Location of Property between Paseo do	by Streets - Locate el Norte de (18 Digit Numbe	ed on (or near): Rainbow all	1-009-065-265-264	-10164	Give reasons why vacation shoul
(f) Location of Property between Paseo do (g) Uniform Property Cod	by Streets - Locate el Norte de (18 Digit Numbe Give reason for re	ed on (or near): Rainbow all all all all all all all all all al	1-009-065-265-264	-10164 being vacated.	Give reasons why vacation shoul created the areas to be vacated it
(f) Location of Property between Paseo do (g) Uniform Property Cod	by Streets - Locate el Norte de (18 Digit Numbe Give reason for re be granted as pe	ed on (or near): Rainbow all all all all all all all all all al	1-009-065-265-264	-10164 being vacated.	
(f) Location of Property between Paseo do (g) Uniform Property Cod	by Streets - Locate el Norte de (18 Digit Numbe Give reason for re	ed on (or near): Rainbow all all all all all all all all all al	1-009-065-265-264	-10164 being vacated.	
(f) Location of Property between Paseo do (g) Uniform Property Cod 2. VACATION ONLY:	by Streets - Locate el Norte de (18 Digit Numbe Give reason for re be granted as pe required.	ed on (or near): Rainbow all	1-009-065-265-264 h/state exactly what is nents. A copy of the o	-10164 being vacated. locument that	created the areas to be vacated i
(f) Location of Property between Paseo do (g) Uniform Property Cod	by Streets - Locate el Norte de (18 Digit Numbe Give reason for re be granted as pe required. An Infrastructure	ed on (or near): Rainbow ar Issued by County Assessor): _ equest on separate sheet. Sketcer Subdivision Drdinance requirer	1-009-065-265-264 h/state exactly what is nents. A copy of the comments are the Development Processing the Development Processin	-10164 being vacated. locument that	created the areas to be vacated in the created in the created for Major Subdivision
(f) Location of Property between Paseo do (g) Uniform Property Cod 2. VACATION ONLY:	by Streets - Locate el Norte de (18 Digit Numbe Give reason for re be granted as pe required. An Infrastructure Preliminary Plat a	ed on (or near): Rainbow all	1-009-065-265-264 h/state exactly what is nents. A copy of the community	being vacated. locument that ess Manual (DF or this property	created the areas to be vacated i
(f) Location of Property between Paseo do (g) Uniform Property Cod 2. VACATION ONLY:	by Streets - Locate el Norte de (18 Digit Numbe Give reason for re be granted as pe required. An Infrastructure Preliminary Plat a	ed on (or near): Rainbow ar Issued by County Assessor): _ equest on separate sheet. Sketcer Subdivision Drdinance requirer	1-009-065-265-264 h/state exactly what is nents. A copy of the community	being vacated. locument that ess Manual (DF or this property	created the areas to be vacated in the created in the created for Major Subdivision
(f) Location of Property between Paseo do (g) Uniform Property Cod 2. VACATION ONLY: 3. SUBDIVISION ONLY:	by Streets - Locate el Norte de (18 Digit Numbe Give reason for re be granted as pe required. An Infrastructure Preliminary Plat al Attach zoning act	ed on (or near): Rainbow all are Issued by County Assessor): _ equest on separate sheet. Sketcer Subdivision Drainance requirer List and a completed checklist froupplication. Attach any variances tion, Notifications of Decision, or	1-009-065-265-264 h/state exactly what is nents. A copy of the comments are the Development Procor easements granted for Zone Change Request,	being vacated. locument that ess Manual (DF or this property if applicable.	created the areas to be vacated in the created the areas to be vacated in the created in the cre
(f) Location of Property between Paseo do (g) Uniform Property Cod 2. VACATION ONLY:	by Streets - Locate el Norte de (18 Digit Numbe Give reason for re be granted as pe required. An Infrastructure Preliminary Plat al Attach zoning act	ed on (or near): Rainbow all are Issued by County Assessor): _ equest on separate sheet. Sketcer Subdivision Drainance requirer List and a completed checklist froupplication. Attach any variances tion, Notifications of Decision, or	1-009-065-265-264 h/state exactly what is nents. A copy of the comments are the Development Procor easements granted for Zone Change Request,	being vacated. locument that ess Manual (DF or this property if applicable.	created the areas to be vacated in the created in the created for Major Subdivision
(f) Location of Property between Paseo do (g) Uniform Property Cod 2. VACATION ONLY: 3. SUBDIVISION ONLY:	by Streets - Locate el Norte de (18 Digit Numbe Give reason for re be granted as pe required. An Infrastructure Preliminary Plat al Attach zoning act	ed on (or near): Rainbow all are Issued by County Assessor): _ equest on separate sheet. Sketcer Subdivision Drainance requirer List and a completed checklist froupplication. Attach any variances tion, Notifications of Decision, or	1-009-065-265-264 h/state exactly what is nents. A copy of the comments are the Development Procor easements granted for Zone Change Request,	being vacated. locument that ess Manual (DF or this property if applicable.	created the areas to be vacated in the created the areas to be vacated in the created in the cre
(f) Location of Property between Paseo do (g) Uniform Property Cod 2. VACATION ONLY: 3. SUBDIVISION ONLY:	by Streets - Locate el Norte de (18 Digit Numbe Give reason for re be granted as pe required. An Infrastructure Preliminary Plat al Attach zoning act	ed on (or near): Rainbow all are Issued by County Assessor): equest on separate sheet. Sketcer Subdivision Drdinance requirer List and a completed checklist from pplication. Attach any variances tion, Notifications of Decision, or For final sign off for EPC, Notification.	1-009-065-265-264 h/state exactly what is nents. A copy of the comments. A copy of the comment Procor easements granted for Zone Change Request, ication of Decision is recorded.	being vacated. locument that ess Manual (DF or this property if applicable. quired. For am	created the areas to be vacated in particular of the property of the province of the previous
(f) Location of Property between Paseo do (g) Uniform Property Cod 2. VACATION ONLY: 3. SUBDIVISION ONLY:	by Streets - Locate el Norte de (18 Digit Numbe Give reason for re be granted as pe required. An Infrastructure Preliminary Plat a Attach zoning act	ed on (or near): Rainbow all are Issued by County Assessor): equest on separate sheet. Sketcer Subdivision Drdinance requirer List and a completed checklist from pplication. Attach any variances tion, Notifications of Decision, or For final sign off for EPC, Notification.	1-009-065-265-264 h/state exactly what is nents. A copy of the comments. A copy of the comment Procor easements granted for Zone Change Request, ication of Decision is recorded.	being vacated. locument that ess Manual (DF or this property if applicable. quired. For am	created the areas to be vacated in the created the areas to be vacated in the created in the cre
(f) Location of Property between Paseo de (g) Uniform Property Cod 2. VACATION ONLY: 3. SUBDIVISION ONLY: 4. SITE DEVELOPMENT	by Streets - Locate el Norte de (18 Digit Numbe Give reason for re be granted as pe required. An Infrastructure Preliminary Plat a Attach zoning act	ed on (or near): Rainbow all	1-009-065-265-264 h/state exactly what is nents. A copy of the comments. A copy of the comment Procor easements granted for Zone Change Request, ideation of Decision is response provements guarantee.	being vacated. locument that ess Manual (DF or this property if applicable. guired. For am	created the areas to be vacated in particular of the property of the province of the previous
(f) Location of Property between Paseo de (g) Uniform Property Cod 2. VACATION ONLY: 3. SUBDIVISION ONLY: 4. SITE DEVELOPMENT	by Streets - Locate el Norte de (18 Digit Numbe Give reason for re be granted as pe required. An Infrastructure Preliminary Plat a Attach zoning act	ed on (or near): Rainbow all	1-009-065-265-264 h/state exactly what is nents. A copy of the comments. A copy of the comment Procor easements granted for Zone Change Request, ideation of Decision is response provements guarantee.	being vacated. locument that ess Manual (DF or this property if applicable. guired. For am	created the areas to be vacated in PM) is required for Major Subdivision which affects platting, if applicable tended plan, list changes to previous ther information as required per the
(f) Location of Property between Paseo de (g) Uniform Property Cod 2. VACATION ONLY: 3. SUBDIVISION ONLY: 4. SITE DEVELOPMENT	by Streets - Locate el Norte de (18 Digit Numbe Give reason for re be granted as pe required. An Infrastructure Preliminary Plat a Attach zoning act	ed on (or near): Rainbow all ar Issued by County Assessor): equest on separate sheet. Sketcer Subdivision Drdinance requirer List and a completed checklist fropplication. Attach any variances tion, Notifications of Decision, or For final sign off for EPC, Notification. Include letter of request for im Development Process Manual	1-009-065-265-264 h/state exactly what is nents. A copy of the comments. A copy of the comment Procor easements granted for Zone Change Request, ideation of Decision is response provements guarantee.	being vacated. locument that ess Manual (DF or this property if applicable. guired. For am	created the areas to be vacated in PM) is required for Major Subdivision which affects platting, if applicable lended plan, list changes to previous ther information as required per the
(f) Location of Property between Paseo do (g) Uniform Property Cod 2. VACATION ONLY: 3. SUBDIVISION ONLY: 4. SITE DEVELOPMENT 5. SUBDIVISION VARIA	by Streets - Locate el Norte de (18 Digit Numbe Give reason for re be granted as pe required. An Infrastructure Preliminary Plat a Attach zoning act PLAN ONLY: NCE REQUEST:	ed on (or near): Rainbow all all all all all all all all all al	1-009-065-265-264 h/state exactly what is nents. A copy of the comments. A copy of the comment Procor easements granted for Zone Change Request, ication of Decision is recorded and Subdivision (DPM) and Subdivision (DPM)	being vacated. locument that ess Manual (DF or this property if applicable. quired. For am Bulk Land). O	created the areas to be vacated in PM) is required for Major Subdivision which affects platting, if applicable lended plan, list changes to previous ther information as required per the
(f) Location of Property between Paseo do (g) Uniform Property Cod 2. VACATION ONLY: 3. SUBDIVISION ONLY: 4. SITE DEVELOPMENT 5. SUBDIVISION VARIA	by Streets - Locate el Norte de (18 Digit Numbe Give reason for re be granted as pe required. An Infrastructure Preliminary Plat a Attach zoning act PLAN ONLY: NCE REQUEST:	ed on (or near): Rainbow all all all all all all all all all al	1-009-065-265-264 h/state exactly what is nents. A copy of the comments. A copy of the comment Procor easements granted for Zone Change Request, ideation of Decision is record provements guarantee (DPM) and Subdivision (Changes to approved (CPM)	being vacated. locument that less Manual (DF or this property if applicable. guired. For am Bulk Land). O Ordinance. For	created the areas to be vacated in PM) is required for Major Subdivision which affects platting, if applicable lended plan, list changes to previous ther information as required per the risidewalk Variance, sketch location.
(f) Location of Property between Paseo do (g) Uniform Property Cod 2. VACATION ONLY: 3. SUBDIVISION ONLY: 4. SITE DEVELOPMENT 5. SUBDIVISION VARIA	by Streets - Locate el Norte de (18 Digit Numbe Give reason for re be granted as pe required. An Infrastructure Preliminary Plat a Attach zoning act PLAN ONLY: NCE REQUEST:	ed on (or near): Rainbow all ar Issued by County Assessor): equest on separate sheet. Sketcer Subdivision Drdinance requirer List and a completed checklist fro pplication. Attach any variances tion, Notifications of Decision, or For final sign off for EPC, Notification. Include letter of request for im Development Process Manual and state reason for variance. C.: Describe and show Agreament (SIA) Ex	1-009-065-265-264 h/state exactly what is nents. A copy of the comments. A copy of the comments are assembled from the Development Processor easements granted for Zone Change Request, ideation of Decision is recomments guarantee (DPM) and Subdivision (DPM) are asserted (DPM) and Subdivision (DPM) are asserted (DPM) and Subdivision (DPM) are asserted (DPM) are ass	being vacated. locument that less Manual (DF or this property if applicable. guired. For am Bulk Land). O Ordinance. For	created the areas to be vacated in PM) is required for Major Subdivision which affects platting, if applicable ended plan, list changes to previous ther information as required per the sidewalk Variance, sketch location
(f) Location of Property between Paseo do (g) Uniform Property Cod 2. VACATION ONLY: 3. SUBDIVISION ONLY: 4. SITE DEVELOPMENT 5. SUBDIVISION VARIA	by Streets - Locate el Norte de (18 Digit Numbe Give reason for re be granted as pe required. An Infrastructure Preliminary Plat a Attach zoning act PLAN ONLY: NCE REQUEST:	ed on (or near): Rainbow all all all all all all all all all al	1-009-065-265-264 h/state exactly what is nents. A copy of the comments. A copy of the comments are assembled from the Development Processor easements granted for Zone Change Request, ideation of Decision is recomments guarantee (DPM) and Subdivision (DPM) are asserted (DPM) and Subdivision (DPM) are asserted (DPM) and Subdivision (DPM) are asserted (DPM) are ass	being vacated. locument that less Manual (DF or this property if applicable. guired. For am Bulk Land). O Ordinance. For	created the areas to be vacated in PM) is required for Major Subdivision which affects platting, if applicable lended plan, list changes to previous ther information as required per the risidewalk Variance, sketch location.
(f) Location of Property between Paseo de (g) Uniform Property Cod 2. VACATION ONLY: 3. SUBDIVISION ONLY: 4. SITE DEVELOPMENT 5. SUBDIVISION VARIANCE.	by Streets - Locate el Norte de (18 Digit Numbe Give reason for re be granted as pe required. An Infrastructure Preliminary Plat a Attach zoning act PLAN ONLY: NCE REQUEST:	ed on (or near): Rainbow all ar Issued by County Assessor): equest on separate sheet. Sketcer Subdivision Drdinance requirer List and a completed checklist fro pplication. Attach any variances tion, Notifications of Decision, or For final sign off for EPC, Notification. Include letter of request for im Development Process Manual and state reason for variance. C.: Describe and show Agreament (SIA) Ex	1-009-065-265-264 h/state exactly what is nents. A copy of the comments. A copy of the comments are assembled from the Development Processor easements granted for Zone Change Request, ideation of Decision is recomments guarantee (DPM) and Subdivision (DPM) are asserted (DPM) and Subdivision (DPM) are asserted (DPM) and Subdivision (DPM) are asserted (DPM) are ass	being vacated. locument that less Manual (DF or this property if applicable. guired. For am Bulk Land). O Ordinance. For	created the areas to be vacated in PM) is required for Major Subdivision which affects platting, if applicable lended plan, list changes to previous ther information as required per the risidewalk Variance, sketch location.
(f) Location of Property between Paseo de (g) Uniform Property Cod 2. VACATION ONLY: 3. SUBDIVISION ONLY: 4. SITE DEVELOPMENT 5. SUBDIVISION VARIA 6. AMENDED INFRASTR 7. SUPPLEMENTAL INFO	by Streets - Locate el Norte de (18 Digit Numbe Give reason for re be granted as pe required. An Infrastructure Preliminary Plat al Attach zoning act PLAN ONLY: NCE REQUEST:	ed on (or near): Rainbow all and a county Assessor): equest on separate sheet. Sketcer Subdivision Drdinance requirer List and a completed checklist froupplication. Attach any variances tion, Notifications of Decision, on For final sign off for EPC, Notification. Include letter of request for im Development Process Manual and state reason for variance. C.: Describe and show Agreament (SIA) Expectsion, reduced place.	1-009-065-265-264 h/state exactly what is nents. A copy of the comments. A copy of the comment Procor easements granted for Zone Change Request, ideation of Decision is record provements guarantee (DPM) and Subdivision (Changes to approved Intension, attach previous at or plan).	being vacated. locument that less Manual (DF or this property if applicable. guired. For am Bulk Land). O Ordinance. For	created the areas to be vacated in PM) is required for Major Subdivision which affects platting, if applicable lended plan, list changes to previous ther information as required per the risidewalk Variance, sketch location.
(f) Location of Property between Paseo de (g) Uniform Property Cod 2. VACATION ONLY: 3. SUBDIVISION ONLY: 4. SITE DEVELOPMENT 5. SUBDIVISION VARIAN 6. AMENDED INFRASTR 7. SUPPLEMENTAL INFO (a) List Cross References	by Streets - Locate el Norte de (18 Digit Numbe Give reason for re be granted as pe required. An Infrastructure Preliminary Plat al Attach zoning act PLAN ONLY: NCE REQUEST: RUCTURE LIST, ETC DRMATION s to Environmental	ed on (or near): Rainbow all ar Issued by County Assessor): equest on separate sheet. Sketcer Subdivision Drdinance requirer List and a completed checklist fro pplication. Attach any variances tion, Notifications of Decision, or For final sign off for EPC, Notifications Include letter of request for im Development Process Manual and state reason for variance. C.: Describe and show Agreament (SIA) Ex Decision, reduced plate Planning Commission cases (Z-1)	1-009-065-265-264 h/state exactly what is nents. A copy of the comments. A copy of the comments. A copy of the comments granted for Zone Change Request, ideation of Decision is recomments guarantee (DPM) and Subdivision (DPM).	being vacated. locument that less Manual (DF or this property if applicable. guired. For am Bulk Land). O Ordinance. For	created the areas to be vacated in PM) is required for Major Subdivision which affects platting, if applicable ended plan, list changes to previous ther information as required per the risidewalk Variance, sketch location List. For Subdivision Improvementals (Infrastructure List, Notice of
(f) Location of Property between Paseo do (g) Uniform Property Cod 2. VACATION ONLY: 3. SUBDIVISION ONLY: 4. SITE DEVELOPMENT 5. SUBDIVISION VARIA 6. AMENDED INFRASTR 7. SUPPLEMENTAL INFO (a) List Cross References (b) List Cross References	by Streets - Locate el Norte de (18 Digit Number Give reason for re be granted as perequired. An Infrastructure Preliminary Plat al Attach zoning act PLAN ONLY: NCE REQUEST: RUCTURE LIST, ETC ORMATION Is to Environmental Is to Development F	ed on (or near): Rainbow all ar Issued by County Assessor): equest on separate sheet. Sketcer Subdivision Drdinance requirer List and a completed checklist from pplication. Attach any variances tion, Notifications of Decision, or For final sign off for EPC, Notification. Include letter of request for implement Process Manual and state reason for variance. C.: Describe and show Agreament (SIA) Expection, reduced plate. Planning Commission cases (Z-) Review Board cases (DRB-) if approximate and state cases (DRB-) i	1-009-065-265-264 h/state exactly what is nents. A copy of the comments. A copy of the comments. A copy of the comments granted for Zone Change Request, ideation of Decision is recomments guarantee (DPM) and Subdivision (DPM).	being vacated. locument that less Manual (DF or this property if applicable. guired. For am Bulk Land). O Ordinance. For	created the areas to be vacated in created the areas to be vacated in creations of the created for Major Subdivision which affects platting, if applicable ended plan, list changes to previous their information as required per the sidewalk Variance, sketch location List. For Subdivision Improvementals (Infrastructure List, Notice of Su-96-17
(f) Location of Property between Paseo de (g) Uniform Property Cod 2. VACATION ONLY: 3. SUBDIVISION ONLY: 4. SITE DEVELOPMENT 5. SUBDIVISION VARIAN 6. AMENDED INFRASTR 7. SUPPLEMENTAL INFO (a) List Cross References	by Streets - Locate el Norte de (18 Digit Number Give reason for re be granted as perequired. An Infrastructure Preliminary Plat al Attach zoning act PLAN ONLY: NCE REQUEST: RUCTURE LIST, ETC ORMATION Is to Environmental Is to Development F	ed on (or near): Rainbow all ar Issued by County Assessor): equest on separate sheet. Sketcer Subdivision Drdinance requirer List and a completed checklist from pplication. Attach any variances tion, Notifications of Decision, or For final sign off for EPC, Notification. Include letter of request for implement Process Manual and state reason for variance. C.: Describe and show Agreament (SIA) Expection, reduced plate. Planning Commission cases (Z-) Review Board cases (DRB-) if approximate and state cases (DRB-) i	1-009-065-265-264 h/state exactly what is nents. A copy of the comments. A copy of the comments. A copy of the comments granted for Zone Change Request, ideation of Decision is recomments guarantee (DPM) and Subdivision (DPM).	being vacated. locument that less Manual (DF or this property if applicable. guired. For am Bulk Land). O Ordinance. For	created the areas to be vacated in PM) is required for Major Subdivision which affects platting, if applicable ended plan, list changes to previous ther information as required per the risidewalk Variance, sketch location List. For Subdivision Improvementals (Infrastructure List, Notice of
(f) Location of Property between Paseo do (g) Uniform Property Cod 2. VACATION ONLY: 3. SUBDIVISION ONLY: 4. SITE DEVELOPMENT 5. SUBDIVISION VARIA 6. AMENDED INFRASTR 7. SUPPLEMENTAL INFO (a) List Cross References (b) List Cross References	by Streets - Locate el Norte de (18 Digit Number Give reason for re be granted as perequired. An Infrastructure Preliminary Plat al Attach zoning act PLAN ONLY: NCE REQUEST: RUCTURE LIST, ETC ORMATION Is to Environmental Is to Development F	ed on (or near): Rainbow all ar Issued by County Assessor): equest on separate sheet. Sketcer Subdivision Drdinance requirer List and a completed checklist fro pplication. Attach any variances tion, Notifications of Decision, or For final sign off for EPC, Notification, State of the plan. Include letter of request for im Development Process Manual and state reason for variance. C.: Describe and show Agreament (SIA) Expectation, reduced plate Planning Commission cases (Z-) Review Board cases (DRB-) if applicable Case No.: ***********************************	1-009-065-265-264 h/state exactly what is ments. A copy of the comments. A copy of the comments. A copy of the comments. A copy of the comments granted for Zone Change Request, ication of Decision is recomments guarantee (DPM) and Subdivision (DPM) are subdivision (DPM) and Subdivision (DPM) and Subdivision (DPM) are subdivisio	being vacated. locument that less Manual (DF or this property if applicable. guired. For am Bulk Land). O Ordinance. For	created the areas to be vacated in created the areas to be vacated in creations of the created for Major Subdivision which affects platting, if applicable ended plan, list changes to previous their information as required per the sidewalk Variance, sketch location List. For Subdivision Improvementals (Infrastructure List, Notice of Su-96-17
(f) Location of Property between Paseo do (g) Uniform Property Cod 2. VACATION ONLY: 3. SUBDIVISION ONLY: 4. SITE DEVELOPMENT 5. SUBDIVISION VARIA 6. AMENDED INFRASTR 7. SUPPLEMENTAL INFO (a) List Cross References (b) List Cross References	by Streets - Locate el Norte de (18 Digit Number Give reason for re be granted as perequired. An Infrastructure Preliminary Plat al Attach zoning act PLAN ONLY: NCE REQUEST: RUCTURE LIST, ETC ORMATION Is to Environmental Is to Development F	ed on (or near): Rainbow all ar Issued by County Assessor): equest on separate sheet. Sketcer Subdivision Drdinance requirer List and a completed checklist from pplication. Attach any variances tion, Notifications of Decision, or For final sign off for EPC, Notification. Include letter of request for implement Process Manual and state reason for variance. C.: Describe and show Agreament (SIA) Expection, reduced plate. Planning Commission cases (Z-) Review Board cases (DRB-) if approximate and state cases (DRB-) i	1-009-065-265-264 h/state exactly what is ments. A copy of the comments. A copy of the comments. A copy of the comments. A copy of the comments granted for Zone Change Request, ication of Decision is recomments guarantee (DPM) and Subdivision (DPM) are subdivision (DPM) and Subdivision (DPM) and Subdivision (DPM) are subdivisio	being vacated. locument that less Manual (DF or this property if applicable. guired. For am Bulk Land). Of Ordinance. For Infrastructure I Is DRB approximates	created the areas to be vacated in created the areas to be vacated in creations of the created for Major Subdivision which affects platting, if applicable ended plan, list changes to previous their information as required per the sidewalk Variance, sketch location List. For Subdivision Improvementals (Infrastructure List, Notice of Su-96-17
(f) Location of Property between Paseo do (g) Uniform Property Cod 2. VACATION ONLY: 3. SUBDIVISION ONLY: 4. SITE DEVELOPMENT 5. SUBDIVISION VARIA 6. AMENDED INFRASTR 7. SUPPLEMENTAL INFO (a) List Cross References (b) List Cross References	by Streets - Locate el Norte de (18 Digit Number Give reason for re be granted as perequired. An Infrastructure Preliminary Plat and Attach zoning act PLAN ONLY: NCE REQUEST: CORMATION Sto Environmental Sto Development Franted (ZA-) if applications ***********************************	ed on (or near): Rainbow all ar Issued by County Assessor): equest on separate sheet. Sketcer Subdivision Drdinance requirer List and a completed checklist fro pplication. Attach any variances tion, Notifications of Decision, or For final sign off for EPC, Notification, State of the plan. Include letter of request for im Development Process Manual and state reason for variance. C.: Describe and show Agreament (SIA) Expectation, reduced plate Planning Commission cases (Z-) Review Board cases (DRB-) if applicable Case No.: ***********************************	1-009-065-265-264 h/state exactly what is nents. A copy of the comments. A copy of the comments. A copy of the comments. A copy of the comments are described by the control of the comments of the copy of the c	being vacated. locument that less Manual (DF or this property if applicable. guired. For am Bulk Land). O Ordinance. For	created the areas to be vacated in created the areas to be vacated in creations of the created for Major Subdivision which affects platting, if applicable ended plan, list changes to previous their information as required per the sidewalk Variance, sketch location List. For Subdivision Improvementals (Infrastructure List, Notice of Su-96-17
(f) Location of Property between Paseo de (g) Uniform Property Cod 2. VACATION ONLY: 3. SUBDIVISION ONLY: 4. SITE DEVELOPMENT 5. SUBDIVISION VARIA 6. AMENDED INFRASTR 7. SUPPLEMENTAL INFO (a) List Cross References (b) List Cross References (c) List any Variance Graves (d)	by Streets - Locate el Norte de (18 Digit Number Give reason for re be granted as perequired. An Infrastructure Preliminary Plat al Attach zoning act PLAN ONLY: NCE REQUEST: COMMATION Seto Environmental Seto Development Ferented (ZA-) if applies ***********************************	ed on (or near): Rainbow all ar Issued by County Assessor): equest on separate sheet. Sketcer Subdivision Drdinance requirer List and a completed checklist fro pplication. Attach any variances tion, Notifications of Decision, or For final sign off for EPC, Notification, State of the plan. Include letter of request for im Development Process Manual and state reason for variance. C.: Describe and show Agreament (SIA) Expectation, reduced plate Planning Commission cases (Z-) Review Board cases (DRB-) if applicable Case No.: ***********************************	1-009-065-265-264 h/state exactly what is ments. A copy of the comments. A copy of the comments. A copy of the comments. A copy of the comments granted for Zone Change Request, ication of Decision is recomments guarantee (DPM) and Subdivision (DPM) are subdivision (DPM) and Subdivision (DPM) and Subdivision (DPM) are subdivisio	being vacated. locument that less Manual (DF or this property if applicable. guired. For am Bulk Land). Of Ordinance. For Infrastructure I Is DRB approximates	created the areas to be vacated in created the areas to be vacated in creations of the created for Major Subdivision which affects platting, if applicable ended plan, list changes to previous their information as required per the sidewalk Variance, sketch location List. For Subdivision Improvementals (Infrastructure List, Notice of Su-96-17
(f) Location of Property between Paseo de (g) Uniform Property Cod 2. VACATION ONLY: 3. SUBDIVISION ONLY: 4. SITE DEVELOPMENT 5. SUBDIVISION VARIA 6. AMENDED INFRASTR 7. SUPPLEMENTAL INFO (a) List Cross References (b) List Cross References (c) List any Variance Graves (c) List any Variance Graves (c) List any Variance Graves (d) Experiences (e) List Sees Accepted	by Streets - Locate el Norte de (18 Digit Number Give reason for re be granted as perequired. An Infrastructure Preliminary Plat al Attach zoning act PLAN ONLY: NCE REQUEST: COMMATION Seto Environmental Seto Development Ferented (ZA-) if applies ***********************************	ed on (or near): Rainbow all ar Issued by County Assessor): equest on separate sheet. Sketcer Subdivision Drdinance requirer List and a completed checklist from pplication. Attach any variances tion, Notifications of Decision, on For final sign off for EPC, Notification. Include letter of request for implement Process Manual and state reason for variance. C.: Describe and show Agreament (SIA) Experience and show Agream	1-009-065-265-264 h/state exactly what is nents. A copy of the comments. A copy of the comments. A copy of the comments. A copy of the comments are described by the control of the comments of the copy of the c	being vacated. locument that l	created the areas to be vacated in created the areas to be vacated in creations of the created for Major Subdivision which affects platting, if applicable ended plan, list changes to previous their information as required per the sidewalk Variance, sketch location List. For Subdivision Improvementals (Infrastructure List, Notice of Su-96-17
(f) Location of Property between Paseo de (g) Uniform Property Cod 2. VACATION ONLY: 3. SUBDIVISION ONLY: 4. SITE DEVELOPMENT 5. SUBDIVISION VARIA 6. AMENDED INFRASTR 7. SUPPLEMENTAL INFO (a) List Cross References (b) List Cross References (c) List any Variance Graves (c) List any Variance Graves (c) List any Variance Graves (d) Experiences (e) List Sees Accepted	by Streets - Locate el Norte de (18 Digit Number Give reason for re be granted as perequired. An Infrastructure Preliminary Plat al Attach zoning act PLAN ONLY: NCE REQUEST: COMMATION Seto Environmental Seto Development Ferented (ZA-) if applies ***********************************	ed on (or near): Rainbow all ar Issued by County Assessor): equest on separate sheet. Sketcer Subdivision Drdinance requirer List and a completed checklist from pplication. Attach any variances tion, Notifications of Decision, on For final sign off for EPC, Notification. Include letter of request for implement Process Manual and state reason for variance. C.: Describe and show Agreament (SIA) Experience and show Agream	1-009-065-265-264 h/state exactly what is nents. A copy of the comments. A copy of the comments. A copy of the comments. A copy of the comments are described by the control of the comments of the copy of the c	being vacated. locument that less Manual (DF or this property if applicable. guired. For am Bulk Land). O Ordinance. For Infrastructure I Is DRB approximates approximate	created the areas to be vacated in created the areas to be vacated in created the property of the control of th
(f) Location of Property between Paseo de (g) Uniform Property Cod 2. VACATION ONLY: 3. SUBDIVISION ONLY: 4. SITE DEVELOPMENT 5. SUBDIVISION VARIA 6. AMENDED INFRASTR 7. SUPPLEMENTAL INFO (a) List Cross References (b) List Cross References (c) List any Variance Graves (c) List any Variance Graves (c) List any Variance Graves (d) Experiences (e) List Sees Accepted	by Streets - Locate el Norte de (18 Digit Number Give reason for re be granted as perequired. An Infrastructure Preliminary Plat al Attach zoning act PLAN ONLY: NCE REQUEST: CRUCTURE LIST, ETC CRMATION S to Environmental S to Development Ferented (ZA-) if applies ***********************************	ed on (or near): Rainbow all ar Issued by County Assessor): equest on separate sheet. Sketcer Subdivision Drdinance requirer List and a completed checklist from pplication. Attach any variances tion, Notifications of Decision, on For final sign off for EPC, Notification. Include letter of request for implement Process Manual and state reason for variance. C.: Describe and show Agreament (SIA) Experience and show Agream	1-009-065-265-264 h/state exactly what is nents. A copy of the comments. A copy of the comments granted for Zone Change Request, ication of Decision is recomments guarantee (DPM) and Subdivision (DPM) are plantaged (DPM).	being vacated. locument that less Manual (DF or this property if applicable. guired. For am Bulk Land). O Ordinance. For Infrastructure I Is DRB approximates approximate	PM) is required for Major Subdivision which affects platting, if applicable ended plan, list changes to previous ther information as required per the sidewalk Variance, sketch location. List. For Subdivision Improvementals (Infrastructure List, Notice of Count Co
(f) Location of Property between Paseo de (g) Uniform Property Cod 2. VACATION ONLY: 3. SUBDIVISION ONLY: 4. SITE DEVELOPMENT 5. SUBDIVISION VARIA 6. AMENDED INFRASTR 7. SUPPLEMENTAL INFO (a) List Cross References (b) List Cross References (c) List any Variance Graves (c) List any Variance Graves (c) List any Variance Graves (d) Experiences (e) List Sees Accepted	by Streets - Locate el Norte de (18 Digit Number Give reason for re be granted as perequired. An Infrastructure Preliminary Plat al Attach zoning act PLAN ONLY: NCE REQUEST: CRUCTURE LIST, ETC CRMATION S to Environmental S to Development Ferented (ZA-) if applies ***********************************	ed on (or near): Rainbow all ar Issued by County Assessor): equest on separate sheet. Sketcer Subdivision Drdinance requirer List and a completed checklist from pplication. Attach any variances tion, Notifications of Decision, on For final sign off for EPC, Notification. Include letter of request for implement Process Manual and state reason for variance. C.: Describe and show Agreament (SIA) Experience and show Agream	1-009-065-265-264 h/state exactly what is nents. A copy of the comments. A copy of the comments granted for Zone Change Request, ication of Decision is recomments guarantee (DPM) and Subdivision (DPM) are plantaged (DPM).	being vacated. locument that less Manual (DF or this property if applicable. guired. For am Bulk Land). O Ordinance. For Infrastructure I Is DRB approximates approximate	PM) is required for Major Subdivision which affects platting, if applicable ended plan, list changes to previous ther information as required per the sidewalk Variance, sketch location. List. For Subdivision Improvementals (Infrastructure List, Notice of Count Co

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

Minor Subdi <u>vision</u>		Major Subdivision (see	No. 3)	Subdivision Variances (See No. 5)
Sketch Plat Review & Comm	ient	Sketch Plat Revi	ew & Comment	Subdivision Design Standards
Preliminary Plat & Final Plat		Preliminary Plat	Approvat	Improve. Guarantee (Bulk Land)
(City Surveyor Approval Req	uired)	X Final Plat Appro	√al	Sidewalk Variance
Lor Split (" " ")		Site Development Plan	(See No. 4)	Other (See No. 6)
Vecation (See No. 2)		Review & Comn	nent .	Amended Infrastructure List
Public Right-of-Way	•	Final Sign Off fo		SIA Extension
Public Easement	•	Approval (DRB o	only-attach checklist)	Sector Plan Review or _ sign off
Private Easement		Amended Plan		Al - Discours - Division
PRINT OR TYPE IN BLACK INK ONL	Y. Use additional she	eets as necessary. The <u>c</u>	ompleted application mu	ist be submitted in person to the Planning Division
by the applicant or agent. Fees are	required at the time of	of application for Vacation	ins, Site Oevelopment Pl	lan Approvals (ORB only), and Preliminary Plat for
Major Subdivisions. All attachmen	its must be submitted	with the application and	I, after folding, shall not	exceed 6-1/2 x 14 illulies.
INACCURATE APPLICATIONS WIL	L OELAY HEARING O	IR OECISION OATE. For	additional information, o	contact the Planning Oivision at (505) 768-3860.
•			•	
APPLICANT INFORMATION	Sivage Thomas Hom	vae Inc	Tolor	shone Number: 821-3511
AFFLICAIT ITAITE.	5141 Masthead NE	ies, mc.	1 eleb	Hone realition.
A A	Albuquerque		State: NM	Zip Code: 87109
City:		Owner	State	_ 210 0000.
Applicant's Propriety Interest in the			s is Required for Prelimin	nary Plat Application)
Has a List of Owner's Be	een Provided? Mark Goodwin & A		Telephone N	245 2010
AGENT (II ONY).	P.O. Box 90606	2	Totapitona iv	
Mailing address.	Albuquerque /	0//	State: NM	Zip Code: 87199
City:			(Print)	Mark Goodwin PE
SIGNEO (Applicant or Ag	jent):	H Waster	(* : ::::: / _	
1. SITE INFORMATION X	ahin ahu Cita Limita of	Albuquerque or	Outside the City Lir	mits of Albuquerque, but within five (5) miles
(a) Property is: wit				
דו_ס	Proposed	Zoning (Complete Only	if Zone Change is Antici	pated): n/a
(b) Present Zoning:(c) Existing Buildings?	Ves X No. If	ves a Site Sketch is req	uired (show buildings, s	etbacks, and parking on separate sheet):
If yes, Address(s) (required)	-	,00, d 2.115 2.115 1.11	<u> </u>	
(d) Number of Lots Existing: _	1 Number Propo	sed: 76 Total Land	d Area Covered by Requ	est: (Acres)
		· · · · · ·	Block/Map N	Vo.(s)
(e) Present Legal Oescription of Subdivision/Addition:				
(f) Location of Property by Stro	eets - Located on (or	near): Rainbow		
between Paseo del Nor	rte	ar		
(g) Uniform Property Code (18	Oigit Number Issued	by County Assessor): _	1-009-065-265-264-	10164
2. VACATION ONLY: Give	reason for request or	n separate sheet. Sketc	h/state exactly what is I	being vacated. Give reasons why vacation should
be g	ranted as per Subdiv	ision Ordinance requirer	nents. A copy of the d	document that created the areas to be vacated is
requ	<u>ired</u> .			
			_	and the same of th
3. SUBDIVISION ONLY: An Ir	nfrastructure List and a	a completed checklist fro	m the Development Proc	ess Manual (OPM) is required for Major Subdivision/
				or this property which affects platting, if applicable.
Atta	ch zoning action, Not	ifications of Oecision, or	Zone Change Request,	if applicable.
				The second of the list changes to previous
4. SITE OEVELOPMENT PLAN	ONLY: For fin	al sign off for EPC, Notif	ication of Oecision is rec	quired. For amended plan, list changes to previous
	plan.			
				(Bulk Land). Other information as required her the
5. SUBDIVISION VARIANCE R				(Bulk Land). Other information as required per the
		•	(OPM) and Subdivision (Ordinance. For sidewalk Variance, sketch location
	and st	ate reason for variance.		
		Describe and about	shanges to approved I	nfrastructure List. For Subdivision Improvement
6. AMENDEO INFRASTRUCTU	JRE LIST, ETC.:			us ORB approvals (Infrastructure List, Notice of
		Oecision, reduced pl		15 One approvate (intrastructure act)
		Oscision, reduced pr	at or plant.	
	TION			
7. SUPPLEMENTAL INFORMA		- Commission asses 17-) if applicable:	
(a) List Cross References to E(b) List Cross References to D				1.5-96-17
			pricable:	City County
(c) List any Variance Granted	(ZA-) if applicable C	*****	*******	*******
,	1	PLANNING OIVISION IN	TERNAL USE ONLY	
Application & Fees Accepted By:	// $//$	The state of the s		Oate: 3-26-96
Advertised Case? Yes	No If was Number	of Signs Issued:	Fee(s): \$	
Makeriaen Case: rås —X	_ 140 II you, redininer			Map Number: 3 9
			\sim	Hearing Oate: 4.2-96
			$\binom{r}{i}$	s-96-17
			//	V
			11	11.//

D.R.B. Case No.	9 <u>6-64</u>
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 unforseen 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>	Type Improvement	Location	<u>From</u>	<u>To</u>
48' FF 4' 4' *	Residential Paving Median Curb and Gutter Sidewalk (both sides)	Vervain grand and a second and	Ventana Ranch	Lantana
26′ FF 4′ *	Residential Paving Curb and Gutter Sidewalk (both sides)	Yervain	Lantana	Gros Ventre
24′ FF 4′ *	Residential Paving Curb and Gutter Sidewalk (W. side only)	Vervain	Gros Ventre	S. Boundary
26′ FF 4′ *	Residential Pavifig 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 Curt 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. Prelin	D.R.B. Case No. 96-64 R.C. Project No. Date Submitted n. Plat Approved elim. Plat Expires
<u>Size</u>	Type Improvement	<u>Location</u>	<u>From</u>	<u>To</u>
8"	SAS Gravity	Ventose	Ventana Ranch	Gros Ventre
8"	SAS Gravity	Gros Ventre	Vervain	Ventose
8"	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
6"	Waterline PVC	Vervain	Gros Ventre	S. Boundary
6"	Waterline PVC	Gros Ventre	Ver∨ain	Ventose
8"	Waterline PVC	Ventose	Gros Ventre	Lantana
	18" Storm Drain (10 Year)	Ventose	Lantana	Ventana Ranch
	24" Storm Drain (10 Year)	Ventose	Lantana	Ventana Ranch
Street	Lights per DPM.			
Waterl Engine to Rele	ry sewer to include manholes a lines to include fire hydrants, v eer's Certification for Grading an ease of Financial Guaranty.	alves and service co ad Drainage per DPM	nnections. including Retaining Walls as sh	nown on the Grading Plan prior
Storm	drain to include manholes, inlet	is, riprap and outrail.		
* To	be deferred			
	red By: Mark Sodie			
Print N Firm:	Name: Mark Goodwin PE Mark Goodwin & Ass			Page <u>2</u> of <u>2</u>
* * *	* * * * * * * * * * * * * * * * De	* * * * * * * * * * velopment Review E	* * * * * * * * * * * * * * * * * * *	* * * * * * * * * * * * *
Transp	portation Dev.	Date	Utility Dev.	Date
Parks	& General Services	Date	Engineer/AMAECA	Date 4-15-85
DBBC	Chairman	Date	NMUI	

→→→ MARK GOODWIN

Ammended D.R.B. Case No. 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 unforseen 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

<u>Size</u> 48' FF 4' 4' *	Type Improvement Residential Paving Median Curb and Gutter Sidewalk (both sides)	<u>Location</u> Vervain	<u>From</u> Ventana Ranch	<u>To</u> Lantana
26′ FF 4′ *		Ver∨aín ⊹	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
D.R.C. Project No.	
Date Submitted	
Prelim. Plat Approved	
Prelim. Plat Expires	

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

→→→ MARK GOODWIN

20004

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

0.1			Fi	elim. Plat Expires
<u>Size</u>	Type Improvement	Location	<u>From</u>	<u>To</u>
\$\text{8} \text{8} \text{8} \text{8} \text{8} \text{8} \text{8} \text{8} \text{8}	SAS Gravity	Ventose Gros Ventre Vervain Vervain Lantana Santala	Ventana Ranch Vervain Gros Ventre Gros Ventre Santala Cul-de-sac	Gros Ventre Ventose S. Boundary Lantana Ventose Lantana
8 8 8 6 6 6 8	Waterline PVC	Vervain Lantana Ventose Santala Vervain Vervain Gros Ventre Ventose	Ventana Ranch Santala Lantana Cul-de-sac Lantana Gros Ventre Vervain Gros Ventre	Lantana Ventose Ventana Ranch Lantana Gros Ventre S. Boundary Ventose Lantana
	Storm Drain (10 Year)	Ventose	Lantana	Ventana Ranch

Street Lights per DPM.

* To be deferred

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

Stormdrain to include manholes, inlets,

Prepared By: Mark Print Name:

Mark Goodwin PE

Mark Soodwin & Associates, PA

Page <u>3</u> of <u>3</u>

" " " " " " " " " " " " " " " " " " " "	*****			
	Development Review Bo	ard Member Approvals	*****	* * * * * * * *
-147 X	_	f//	1201	, ,
Transportation Dev.	<u> </u>	The day	Colfa	3/26/9
	Date	Utility pev.		Date
and J. Jumont	3-26-96	Summa Cal.	ı.	.
Parks & General Services	Date	Engineer/AMAFCA	yr-	<u> </u>
Lead L. (Shi)	30191	1001		Date
ORB Chairman	- 160.0		-	2 2 V. 3c

Date

Date



CITY OF ALBUQUERQUE 13 1148 AN '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 Bohannan-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 Ventena 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"

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 unforseen 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>	Type Improvement	Location	<u>From</u>	<u>To</u>
48′ 4′ 4′ *	Residential Paving Median Curb and Gutter Sidewalk (both sides)	Ver∨ain	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

			Prelir	.R.C. Project No Date Submitted n. Plat Approved elim. Plat Expires
<u>Size</u>	Type Improvement	<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	Ver∨ain	Ventose
6 "	Waterline PVC	Ventose	Gros Ventre	Lantana
	Storm Drain (10 Year)	Ventose	Lantana	Ventana Ranch
Street	Lights per DPM.			
Water Engine	ry sewer to include manhole lines to include fire hydrants, eer's Certification for Grading ease of Financial Guaranty.	, valves and service co	nnections.	nown on the Grading Plan prior
Storm	drain to include manholes, in	lets, riprap and outfall.		
	be deferred	<u> </u>		
Prepai	red by			
Print f				D 0 (0
Firm:	Mark Goodwin & A	ssociates, PA	-	Page <u>2</u> of <u>2</u>
* * *	* * * * * * * * * * * * * *	* * * * * * * * * * * * * * * * * * *	* * * * * * * * * * * * * * * * * * *	* * * * * * * * * * * * * *
Trans	portation Dev.	Date	Utility Dev.	Date
Parks	& General Services	Date	Engineer/AMAFCA	Date

NMUI

Date

DRB Chairman

D.R.B. Case No.

96-64

Date

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

Vinor Subdivision		Major Subdivision (see N	lo. 3)		Subdivision Variances (See No. 5)
Skatch Plat Review &	Comment	Sketch Plat Review	w & Comment		Subdivision Design Standards
Preliminary Plat & Fina		X Preliminary Plat Ap	pproval		improve. Guarantee (Bulk Land)
(City Survayor Approv		Final Plat Approva			X Sidewalk Varianca
Lot Split (" " ")	2. 1.042	Site Development Plan (S			Other (See No. 6)
Vacation (See No. 2)		Review & Comme			Amended Infrastructure List
Public Right-of-Way		Final Sign Off for			SIA Extension
Public Easament			ly-attach checklist)		Sector Plan Review or _ sign off
Private Easament		Amended Plan			
DOINT OR TYPE IN RI ACK IN	K ONLY. Use additi	onal sheets as nacessary. The cor	npletad application m	ust be submi	itted in person to the Planning Division
hy the applicant or agent. Fe	ees ara raquirad at th	e tima of application for Vacations	s, Site Development F	Plan Approva	ils (DRB only), and Preliminary Flat 101
Major Cubdivisions All atta	chments must be su	bmitted with the application and,	after folding, shall no	ot exceed 8-1	1/2 x 14 inches.
INIA COLIDATE APPLICATION	IS WILL DELAY HEA	RING OR DECISION DATE. For a	dditional information,	contact the	Planning Division at (505) 768-3860.
INACCONATE AT LICATION	, , , , , , , , , , , , , , , , , , ,	•			
APPLICANT INFORMATIO	١N				
APPLICANT NAME	Sixona Thoma	as Homes, Inc.	Tele	phone Numb	er: <u>821-3511</u>
Mailing address:	£141 Manahar	d NE			
	Albuquerque		State: NM	Zip Code:	<u>87109</u>
City: Applicant's Propriety Interes	t in the Property:	Owner			
Applicant's Propriety Interes	er's Bean Provided?	X Yes No (This	is Required for Prelim	inary Plat Ap	oplication)
	Mark Goods		Telephone N		345-2010
AGENT (If any): _	D O Por One				
Mailing address:	Albuquerque	• 0//	State: NM	Zip Code:	87199
City:		And Hard	(Print)		oodwin PE
SIGNED (Applican	t or Agant):	an gran	(i tility		
1. SITE INFORMATION X		the set Albanian and an	Outeide the City Li	imits of Albu	querque, but within five (5) miles
(a) Property is:			Outside the City Li	illitis of Libo	iquorquo, pur tricimi into (o) inima
	of Development Rev	riew Board jurisdiction)	Z Obsess is April	singtod):	n/a
	K-LT Pr	oposed Zoning (Complete Only if	Zona Change is Airtic	ipateul	d norbing on congrete sheet):
(c) Existing Buildings? _	Yes	No - If yes, a Site Sketch is <u>requir</u>	<u>red</u> (snow buildings, s	selbacks, am	d parking on seperate shoots.
If yes, Address(s) (red	juired):	76		. (8)	14.0153
(d) Number of Lots Exist			Area Covered by Requ		
(e) Present Legal Descrip	tion of the Property	: Lot/Tract No.(s): Tract 1	Block/Map	No.(s)	
Subdivision/Addition:	Ventana Rand				
(f) Location of Property	by Streets - Located	on (or near): Rainbow		1.0.1	
between Pasco de	el Norte	allu		anch Road	
(g) Uniform Property Co	de (18 Digit Number	Issuad by County Assessor):	1-009-065-265-264	-10164	
2. VACATION ONLY:	Give reason for re-	quest on separate sheet. Sketch/	state exactly what is	being vecate	ed. Give reasons why vacation should
	be granted as per	Subdivision Ordinance requireme	ents. A copy of the	document th	nat created the areas to be vacated is
	raquired.				
3. SUBDIVISION ONLY:	An Infrastructure L	ist and a completad chacklist from	the Development Prod	cess Manual	(DPM) is required for Major Subdivision/
	Preliminary Plat ap	plication. Attach any variances or	easements granted f	or this prope	rty which affects platting, if applicable.
	Attach zoning act	on, Notifications of Decision, or Z	one Change Request	, if applicable	a.
	-				
4. SITE DEVELOPMENT	PLAN ONLY:	For final sign off for EPC, Notification	ation of Decision is <u>re</u>	<u>quired</u> . For	amended plan, list changas to previous
1. 0112 517110, ///		plan.			
		F			
5. SUBDIVISION VARIA	NOE REOLIEST	Include letter of request for imp	rovements quarantee	(Bulk Land).	Other information as required per the
5. SUBDIVISION VARIA	HOL NEGOLOI.				
		- Development Process Manual (D	PM) and Subdivision	Ordinance.	For sidewalk Variance, sketch location
		-	PM) and Subdivision	Ordinance.	For sidewalk Variance, sketch location
		Development Process Manual (D and state reason for variance.	PM) and Subdivision	Ordinance.	For sidewalk Variance, sketch location
		and state reason for variance.			
6. AMENDED INFRAST	RUCTURE LIST, ETC	and state reason for variance. Describe and show cl	hanges to approved	Infrastructui	re List. For Subdivision Improvement
6. AMENDED INFRAST	RUCTURE LIST, ETC	and state reason for variance. Describe and show cl Agreement (SIA) Exte	hanges to approved ension, attach previo	Infrastructui	
6. AMENDED INFRAST	RUCTURE LIST, ETC	and state reason for variance. Describe and show cl	hanges to approved ension, attach previo	Infrastructui	re List. For Subdivision Improvement
		and state reason for variance. Describe and show cl Agreement (SIA) Exte	hanges to approved ension, attach previo	Infrastructui	re List. For Subdivision Improvement
7. SUPPLEMENTAL INF	ORMATION	and state reason for variance. Describe and show cl Agreement (SIA) Exte Decision, reduced plat	hanges to approved ension, attach previo or plan).	Infrastructui	re List. For Subdivision Improvement
7. SUPPLEMENTAL INF	ORMATION es to Environmental	and state reason for variance. Describe and show of Agreement (SIA) Extended Decision, reduced plate. Planning Commission cases (Z-) i	hanges to approved ension, attach previous or plan).	Infrastructui ous DRB ap	re List. For Subdivision Improvement
7. SUPPLEMENTAL INF (a) List Cross Reference (b) List Cross Reference	ORMATION es to Environmental es to Development R	and state reason for variance. Describe and show clean Agreement (SIA) Extended Decision, reduced plate Planning Commission cases (Z-) in eview Board cases (DRB-) if applications.	hanges to approved ension, attach previous or plan).	Infrastructui ous DRB ap	re List. For Subdivision Improvement provals (Infrastructure List, Notice of
7. SUPPLEMENTAL INF	ORMATION es to Environmental es to Development R	and state reason for variance. Describe and show clean Agreement (SIA) Extended Decision, reduced plate Planning Commission cases (Z-) in eview Board cases (DRB-) if applications.	hanges to approved ension, attach previous or plan).	Infrastructui ous DRB ap	re List. For Subdivision Improvement
7. SUPPLEMENTAL INF (a) List Cross Reference (b) List Cross Reference	ORMATION es to Environmental es to Development R	and state reason for variance. Describe and show of Agreement (SIA) Extended plate. Decision, reduced plate. Planning Commission cases (Z-) in eview Board cases (DRB-) if applicable Case No.:	hanges to approved ension, attach previous or plan). f applicable: icable: 96-64	Infrastructui ous DRB ap	re List. For Subdivision Improvement provals (Infrastructure List, Notice of
7. SUPPLEMENTAL INF (a) List Cross Reference (b) List Cross Reference	ORMATION es to Environmental es to Development R	and state reason for variance. Describe and show clean Agreement (SIA) Extended Decision, reduced plate Planning Commission cases (Z-) in eview Board cases (DRB-) if applications.	hanges to approved ension, attach previous or plan). f applicable: icable: 96-64	Infrastructur	re List. For Subdivision Improvement provals (Infrastructure List, Notice of City County
7. SUPPLEMENTAL INF (a) List Cross Reference (b) List Cross Reference	ORMATION es to Environmental es to Development R anted (ZA-) if applic	and state reason for variance. Describe and show clear Agreement (SIA) Extended plate Decision, reduced plate Planning Commission cases (Z-) is eview Board cases (DRB-) if applicable Case No.: PLANNING DIVISION INTERPRED	hanges to approved ension, attach previous or plan). f applicable: icable: FRNAL USE ONLY	Infrastructur ous DRB ap	re List. For Subdivision Improvement provals (Infrastructure List, Notice of City County
7. SUPPLEMENTAL INF (a) List Cross Reference (b) List Cross Reference (c) List any Varianca Gr	ORMATION es to Environmental es to Development R anted (ZA-) if applic	and state reason for variance. Describe and show of Agreement (SIA) Extended plate. Decision, reduced plate. Planning Commission cases (Z-) in eview Board cases (DRB-) if applicable Case No.:	hanges to approved ension, attach previous or plan). f applicable: icable: FRNAL USE ONLY	Infrastructur ous DRB ap	re List. For Subdivision Improvement provals (Infrastructure List, Notice of City County
7. SUPPLEMENTAL INF (a) List Cross Reference (b) List Cross Reference (c) List any Varianca Gr	ORMATION es to Environmental es to Development R anted (ZA-) if applic	and state reason for variance. Describe and show clear Agreement (SIA) Extended plate Decision, reduced plate Planning Commission cases (Z-) is eview Board cases (DRB-) if applicable Case No.: PLANNING DIVISION INTERPRED	hanges to approved ension, attach previous or plan). f applicable: icable: FRNAL USE ONLY	Infrastructur ous DRB ap	re List. For Subdivision Improvement provals (Infrastructure List, Notice of
7. SUPPLEMENTAL INF (a) List Cross Reference (b) List Cross Reference (c) List any Varianca Gr	ORMATION es to Environmental es to Development R anted (ZA-) if applic	and state reason for variance. Describe and show clear Agreement (SIA) Extended plate Decision, reduced plate Planning Commission cases (Z-) is eview Board cases (DRB-) if applicable Case No.: PLANNING DIVISION INTERPRED	hanges to approved ension, attach previous or plan). f applicable: icable: FRNAL USE ONLY	Infrastructur ous DRB ap	re List. For Subdivision Improvement provals (Infrastructure List, Notice of City County
7. SUPPLEMENTAL INF (a) List Cross Reference (b) List Cross Reference (c) List any Varianca Gr	ORMATION es to Environmental es to Development R anted (ZA-) if applic	and state reason for variance. Describe and show clear Agreement (SIA) Extended plate Decision, reduced plate Planning Commission cases (Z-) is eview Board cases (DRB-) if applicable Case No.: PLANNING DIVISION INTERPRED	hanges to approved ension, attach previous or plan). f applicable: icable: FRNAL USE ONLY	Infrastructur ous DRB ap	re List. For Subdivision Improvement provals (Infrastructure List, Notice of





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 Larry Weaver 5901 Paradise Blvd. NW/87114 897-2598 (h) 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

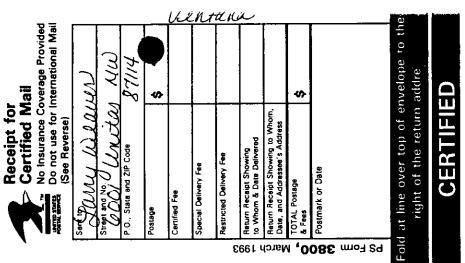
Sincerely.

Stephani Winklepleck

NEIGHBORHOOD COORDINATION

Planning-RNA form

1 -
7
ш
LΠ
П
~
UJ
C -
7



7.15 ESY PSY Z

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 card to you. "Attach this form to the front of the maliplece, or on the back if space permit. "Write "Return Receipt Requested" on the maliplece below the article "The Return Receipt will show to whom the article was delivered and delivered. 3. Article Addressed to: Lany Wlawy Paradul Hulls C. A. LOOI Limitas G Niw Colling, Nim 87/14 5. Received By: (Print Name) 6. Signature: (Addressee or Agent) X PS Form 3811, December 1994		Thank you for using Return Receipt Service.
5 729 717 PS7 Z	Sent to No Insurance Coverage Provided Mail (See Reverse) Sent to No Insurance Coverage Provided Sent to No Insurance Coverage Provided Sent to No Insurance Coverage Provided Sent to Whom & Desire and No Insurance Special Delivery Fee Special Delivery Fee Special Delivery Fee Section Coverage Special Delivery Fee Section Coverage Special Delivery Fee Section Coverage Special Delivery Fee Special Delivery	Fold at line over top of envelope to the right of the return address CERTIFIED Return Receipt Showing to Whom. See TOTAL Postage A fees Postmark or Data CERTIFIED Z 729 717 472	MAIL
s your RETURN ADDRESS completed on the reverse side?	■ Print your name and address on the reverse of this form so that we card to you. ■ Attech this form to the front of the mailplece, or on the back if spepermit. ■ Write "Return Receipt Requested" on the mailplece below the article "The Return Receipt will show to whom the article was delivered a delivered. 3. Article Addressed to: WM Jully Paradish Hulls C.A. 5901 Paradish MW Oling 87/14 5. Received By: (Print Name)	1. Addressee's Address ticle number. 2. Restricted Delivery	Thank you for using Return Receipt Service.

Domestic Return Receipt

PS Form **3811**, December 1994

APPLICATION FOR:

0/11/014		<i>D</i>		C1.C11 D	•
	\				
	PLICABLE R	EQUEST: MORI	THAN ON	E CATEG	CAN BE CHECKED)
					•

Minor Subdivision	Major Subdivision (see No. 3)	Subdivision Variances (See No. 5)
Sketch Plat Review & Comment	X Sketch Plat Review & Comment	Subdivision Design Standards
Preliminary Plat & Final Plat	Preliminary Plat Approval	Improve. Guarantee (Bulk Land)
(City Survayor Approval Required)	Final Plat Approval	Sidewalk Variance Other (See No. 6)
Lot Split (*	Site Development Plan (See No. 4) Review & Comment	Amended Infrastructure List
Vacation (See No. 2)	Final Sign Off for EPC	SIA Extension
Public Right-of-Way Public Easement	Approval (DRB only-attach checklist)	Sector Plan Review or _ sign off
Private Easement	Amended Plan	
PRINT OR TYPE IN BLACK INK ONLY. Use by the applicant or agent. Fees are require Major Subdivisions. All attachments must	additional sheets as necessary. The <u>completed</u> application must be side at the time of application for Vacations, Site Davelopment Plan Application and the submitted with the application and, after folding, shall not exceed Y HEARING OR DECISION DATE. For additional information, contact	rovals (DRB only), and Preliminary Plet for 3 48-1/2 x 14 inches.
APPLICANT INFORMATION	-1	
	age-Thomas Homes, Inc. Telephone N Masthead Street N.E.	umber:(505) 821-3511
Mailing address: Albi		ode: 87109
		ode: OTTOS
Applicant's Propriety Interest in the Prope	ided? Yes X No (This is Required for Preliminary Pta	t Application)
AGENT (If any): Elle	ery A. Biathrow Telaphone Number:	
City: Albi	uquerque, Stata: NM Zip C	ode: 87109
SIGNED (Applicant or Agent):	Masthead Street N.E. Inquerque, Stata: NM Zip C (Print) Ell.	erv A. Biathrow
(this is the extent of Developme (b) Present Zoning: R-LT		
If yes, Address(s) (required):	N/A	·
(d) Number of Lots Existing: 1	lumber Proposed: 75 Total Land Area Covered by Request: (Ac	res) <u>14</u>
(e) Present Legal Description of the Pro	pperty: Lot/Tract No.(s): Tract 1 Block/Map No.(s)	N/A
Subdivision/Addition: Ventan	a Ranch	
(f) Location of Property by Streets - Lo	cated on (or near): Paradise Blvd.	024
between Rainbow Blvd.	and	
(g) Uniform Property Code (18 Digit No	umber issued by County Assessor): $1-009-065-265264-101$	
be granted a required.	for request on separate sheet. Sketch/state exactly what is being va is par Subdivision Ordinance requirements. A copy of the documan	at that created the areas to be vecated is
Preliminery F	ture List and a completed checklist from the Development Process Man lat application. Attach any variances or easements granted for this pr g action, Notifications of Decision, or Zone Change Request, if applic	operty which affects platting, if applicable.
4. SITE DEVELOPMENT PLAN ONLY:	For final sign off for EPC, Notification of Decision is <u>required</u> . I plan.	For amended plan, list changes to previous
5. SUBDIVISION VARIANCE REQUEST	Include letter of request for improvements guarantee (Bulk Lac Development Process Manual (DPM) and Subdivision Ordinand and state reason for variance.	
6. AMENDED INFRASTRUCTURE LIST	, ETC.: Describe and show changes to approved infrastru- Agreement (SIA) Extension, attach previous DRB Decision, reduced plat or plan).	
· ·	ental Planning Commission cases (Z-) if applicable: N/A	
	ent Review Board cases (DRB-) if applicable: N/A	/A City N/A County
(c) List any Variance Granted (ZA-) if	applicable Case No.: N/A N/A	A City N/A County
	PLANNING DIVISION INTERNAL USE ONLY	12. 11
Application & Fees Accepted By:	MA CEUS Date	: 1-50-70
Advertised Case? Yes No If	yes, Number of Signs Issued: O Fee(s): \$ 0.00	Map Number: B-9
	\wedge	Map Number: 3
		S.
		<i>y.</i>
		-
		DRB. 96-64



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.

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 5-04 to 5-19-96

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.

Liceurod

signs for this application,

(Staff Member)

Rev. 11/8/90

CASE NUMBER_

SV-94-1