



Please check the appropriate box(es) and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

<b>SUBDIVISIONS</b>	<input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Form P2)	
<input checked="" type="checkbox"/> Major – Preliminary Plat (Form P1)	<input type="checkbox"/> Amendment to Site Plan (Form P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input type="checkbox"/> Minor – Preliminary/Final Plat (Form S2)	<b>MISCELLANEOUS APPLICATIONS</b>	<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Major - Final Plat (Form S1)	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S1)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)
<input type="checkbox"/> Amendment to Preliminary Plat (Form S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	<b>PRE-APPLICATIONS</b>
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Temporary Deferral of S/W (Form V2)	<input type="checkbox"/> Sketch Plat Review and Comment (Form S2)
	<input type="checkbox"/> Sidewalk Waiver (Form V2)	
<b>SITE PLANS</b>	<input type="checkbox"/> Waiver to IDO (Form V2)	<b>APPEAL</b>
<input type="checkbox"/> DRB Site Plan (Form P2)	<input type="checkbox"/> Waiver to DPM (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)
<b>BRIEF DESCRIPTION OF REQUEST</b>		

<b>APPLICATION INFORMATION</b>		
Applicant: Diamond Tail Realty, LLC		Phone:
Address: 20 Fall Pippin Lane Suite 203		Email:
City: Asheville	State: NC	Zip: 28803
Professional/Agent (if any): CSI-Cartesian Surveys, Inc.		Phone: 505-896-3050
Address: P.O. Box 44414		Email: cartesiandenise@gmail.com
City: Rio Rancho	State: NM	Zip: 87174
Proprietary Interest in Site:	List all owners: Diamond Tail Realty, LLC	

<b>SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)</b>		
Lot or Tract No.: Tracts H-5 thru H-9	Block:	Unit:
Subdivision/Addition: Ventana Square at Ventana Ranch	MRGCD Map No.:	UPC Code: see attached sheet
Zone Atlas Page(s): B-10-Z	Existing Zoning: MX-M	Proposed Zoning: MX-M
# of Existing Lots: 5	# of Proposed Lots: 6	Total Area of Site (Acres): 8.7797

<b>LOCATION OF PROPERTY BY STREETS</b>		
Site Address/Street: Universe Blvd NW	Between: Paseo Del Norte NW	and: Paradise Blvd. NW

<b>CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)</b>
(1000390), PR-2020-004024 (SI-2020-00533)

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

<b>Signature:</b>	<b>Date:</b> 2/9/2021
<b>Printed Name:</b> Denise King	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

<b>FOR OFFICIAL USE ONLY</b>					
Case Numbers	Action	Fees	Case Numbers	Action	Fees
Meeting Date:				Fee Total:	
Staff Signature:	Date:			Project #	

**FORM S1: SUBDIVISION OF LAND – MAJOR**

Please refer to the DRB public meeting schedule for meeting dates and deadlines. Your attendance is required.

- MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL
- MAJOR AMENDMENT TO PRELIMINARY PLAT
- BULK LAND SUBDIVISION

Interpreter Needed for Meeting? NO if yes, indicate language: \_\_\_\_\_

A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF shall be organized with the Development Review Application and this Form P1 at the front followed by the remaining documents in the order provided on this form.

Zone Atlas map with the entire site clearly outlined and labeled

Letter of authorization from the property owner if application is submitted by an agent

Sign Posting Agreement

Sites 5 acres or greater: Archeological Certificate in accordance with IDO Section 14-16-6-5(A)

TIS Traffic Impact Study Form

Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement submittal information

Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(L),

Proof of Sketch Plat per IDO Section 14-16-6-6(J)(2)(b)

Required notices with content per IDO Section 14-16-6-4(K)(6)

Office of Neighborhood Coordination notice inquiry response

Copy of notification letter and proof of first class mailing

Proof of emailed notice to affected Neighborhood Association representatives

Buffer map and list of property owners within 100 feet (excluding public rights-of-way) provided by Planning Department or created by applicant, copy of notifying letter, and proof of first class mailing

Preliminary Plat including the Grading Plan with property owner's and City Surveyor's signatures on the plat (7 copies, 24" x 36" folded)

*N/A* Sidewalk Exhibit and/or cross sections of proposed streets (3 copies, 11" by 17" maximum)

Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way and street improvements (to include sidewalk, curb & gutter with distance to property line noted) if there is any existing land use (7 copies, folded)

*N/A* Landfill disclosure statement on the plat per IDO Section 14-16-5-2(G) if site is within a designated landfill buffer zone

Proposed Infrastructure List

- EXTENSION OF PRELIMINARY PLAT
- INFRASTRUCTURE LIST EXTENSION OR AN INFRASTRUCTURE IMPROVEMENTS AGREEMENT (IIA) EXTENSION

*For temporary sidewalk deferral extension, use Form V.*

\_\_\_ A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF shall be organized with the Development Review Application and this Form P1 at the front followed by the remaining documents in the order provided on this form.

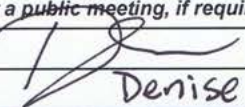

\_\_\_ Zone Atlas map with the entire site clearly outlined and labeled

\_\_\_ Letter of authorization from the property owner if application is submitted by an agent

\_\_\_ Letter describing, explaining, and justifying the request per IDO Sections 14-16-6-4(X) and 14-16-6-6(K)

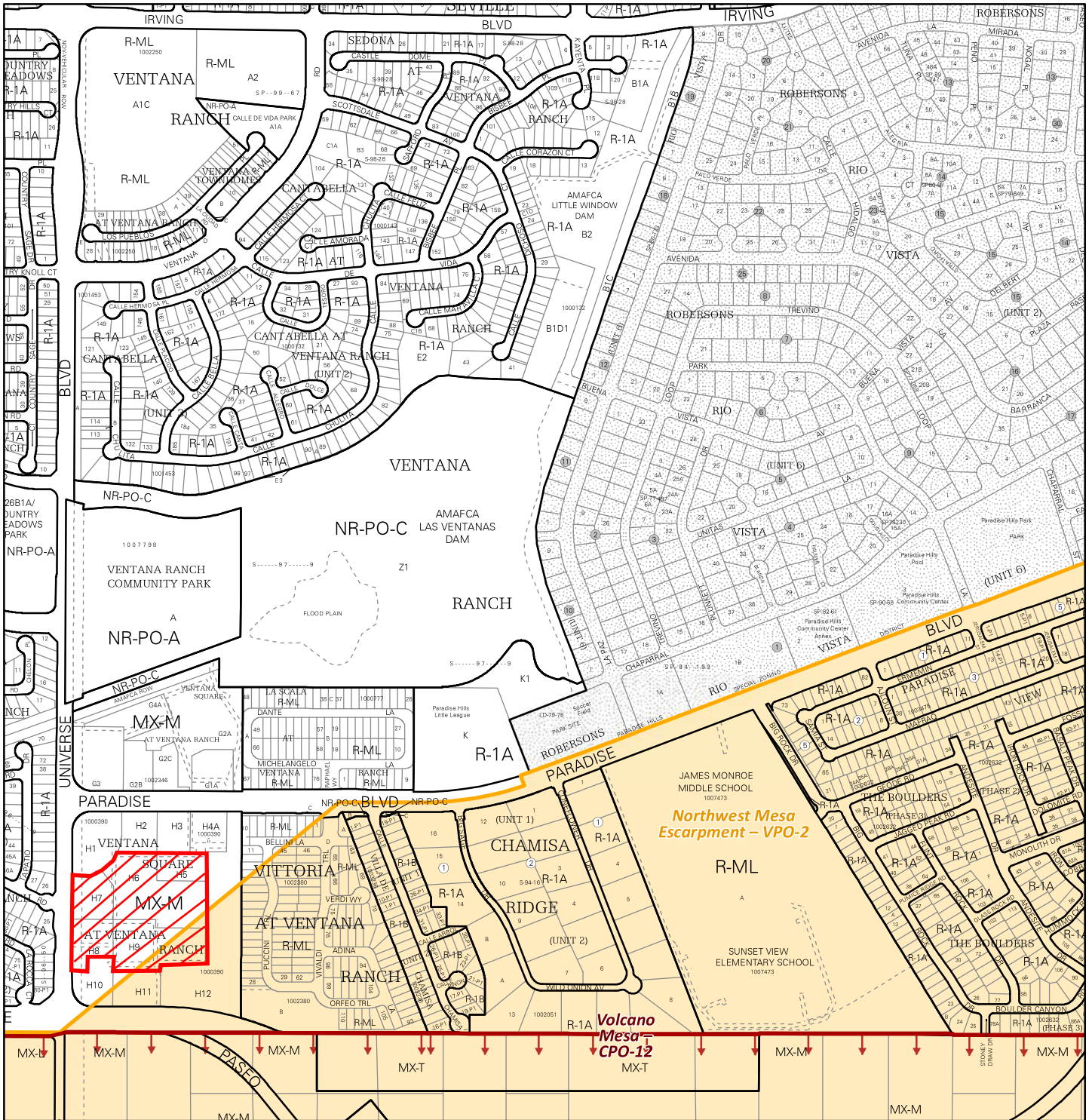
\_\_\_ Preliminary Plat or site plan reduced to 8.5" x 11"

\_\_\_ Copy of DRB approved infrastructure list

<i>I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting, if required, or otherwise processed until it is complete.</i>	
Signature: 	Date: <u>2/9/2021</u>
Printed Name: <u>Denise King</u>	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent
<b>FOR OFFICIAL USE ONLY</b>	
Case Numbers: _____	Project Number: _____
Staff Signature: _____	
Date: _____	

## UPC Codes

1. 101006506208830605 (Tract H-5)
2. 101006504807330604 (Tract H-6)
3. 101006501607230610 (Tract H-7)
4. 101006501605030611 (Tract H-8)
5. 101006504904730603 (Tract H-9)



For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

## IDO Zone Atlas

### May 2018

IDO Zoning information as of May 17, 2018  
The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).

Zone Atlas Page:  
**B-10-Z**

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

Gray Shading Represents Area Outside of the City Limits

Thomas D. Growney  
Managing Member  
Diamond Tail Realty, LLC  
20 Fall Pippin Lane Suite 203  
Asheville NC 28803

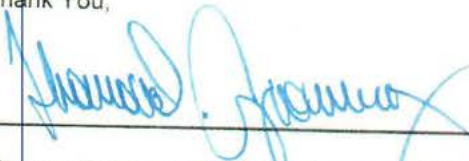
City of Albuquerque  
Development Review Board  
600 2nd Street NW, Ground Floor  
Albuquerque NM 87102

**RE: Letter of Authorization for Proposed vacation of easements (Public or or Private) and the replatting of Tracts H-5 thru H-11, Ventana Square**

Development Review Board Members:

I, Thomas Growney, Managing Member of Diamond Tails Realty, do hereby give authorization to Cartesian Surveys Inc. to act as my agent in regards to vacations and replatting of the above referenced properties.

Thank You,



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Thomas Growney, Managing Member of Diamond Tail Realty, LLC



**City of Albuquerque**  
P.O. Box 1293 Albuquerque, NM 87103  
**Planning Department**  
David S. Campbell, Director

**Tim Keller, Mayor**  
**Sarita Nair, CAO**

**DATE:** June 18, 2020

**SUBJECT:** Albuquerque Archaeological Ordinance - Compliance Documentation

**Case Number(s):** PR-2020-003988  
**Agent:** Modulus Architects, Inc.  
**Applicant:** Diamond Tail Realty LLC.  
**Legal Description:** H1, H2, H3, H4A, H5, H6, H7, H8, H9, H10, H11, H12 Ventana Square at Ventana Ranch  
**Zoning:** MX-M  
**Acreage:** 25.58  
**Zone Atlas Page(s):** B-10-Z

**CERTIFICATE OF NO EFFECT:**  Yes  No

**CERTIFICATE OF APPROVAL:**  Yes  No

**SUPPORTING DOCUMENTATION:**

historic Google earth Images

**SITE VISIT:** N/A

**RECOMMENDATIONS:**

Aerial photographs indicate area was completely bladed prior to March, 2002  
CERTIFICATE OF NO EFFECT ISSUED-under 6-5(A) (3)(a) criterion 2 "The property has been disturbed through previous land use"

**SUBMITTED BY:**

 6-18-20

Douglas H. M. Boggess, MA, RPA Date  
Senior Principal Investigator  
Acting City Archaeologist  
Lone Mountain Archaeological Services, Inc.

**SUBMITTED TO:**

Russell Brito, Planning Manager  
City of Albuquerque Planning Department

# CITY OF ALBUQUERQUE



Planning Department  
Brennon Williams, Director

Mayor Timothy M. Keller

January 12, 2021

Terry O. Brown, P.E.  
P.O. Box 92051  
Albuquerque, NM 87199  
Via email [terryobrown@outlook.com](mailto:terryobrown@outlook.com)

**Re: Ventana Ranch Commercial Development  
Traffic Impact Study**  
Engineer's Stamp dated January 11, 2021 (B10D003C3)  
Received 1/12/2021  
CABQ Planning Transportation re-issued approval

Dear Mr. Brown:

The subject Traffic Impact Study for the Ventana Ranch Commercial Development (NE quadrant of Paseo del Norte Blvd. and Universe Blvd.) dated January 11, 2021 has been accepted and approved by the Transportation Development Section.

The infrastructure improvement required due to this development are as follows:

1. Driveway 7, Paradise Blvd. East Driveway: An eastbound right turn deceleration lane is warranted based on the right turn volumes alone. However, there is insufficient right-of-way to construct a right turn lane. The right turn lane is not recommended at this time. When Paradise Blvd. is reconstructed a right turn lane should be considered. Cost for the construction of a right turn lane should be shared between the existing businesses and the proposed development.
2. Driveway 8, Paradise Blvd. West Driveway: An eastbound right turn deceleration lane is warranted based on the right turn volumes alone. However, there is insufficient right-of-way to construct a right turn lane. The right turn lane is not recommended at this time. When Paradise Blvd. is reconstructed a right turn lane should be considered. Cost for the construction of a right turn lane should be shared between the existing businesses and the proposed development.
3. Driveway 9, Universe Blvd. North Driveway: A northbound right turn deceleration lane is warranted based on the No Build right turn volumes alone. It is recommended that a right turn deceleration lane be constructed at Driveway 9. It is estimated that the maximum length attainable is 100 feet long plus transition. the developer will dedicate an easement or grant right-of-way (11 feet wide) in which to construct the right turn deceleration lane. Cost for the construction of the right turn lane and driveway modifications will be borne by the developer.
4. Driveway 10, Universe Blvd. South Driveway: Construct a full access two-lane driveway with a northbound right turn deceleration lane. This right turn lane is warranted based on the BUILD right turn volumes. The required length of 240 feet plus transition cannot be achieved since the proposed south driveway is too close. It is recommended that a 100 feet long taper lane be constructed on Universe Blvd. at Driveway 10. The developer will dedicate an easement or grant right-of-way (11 feet wide) in which to construct the right turn deceleration lane. Cost for the construction of the right turn lane and driveway will be borne by the developer.

PO Box 1293

Albuquerque

NM 87103

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

# CITY OF ALBUQUERQUE



*Planning Department*  
Brennon Williams, Director

*Mayor Timothy M. Keller*

The Traffic Impact Analysis shall be valid for a period of three years. Should significant modifications to the approved development proposal occur, the approved study shall be revised to incorporate the changes.

If you have any questions, please feel free to contact me at (505) 924-3264.

Sincerely,

A handwritten signature in black ink that reads 'Matt Grush P.E.'.

Matt Grush, P.E., PTOE  
Traffic Engineer, Planning Dept.  
Development Review Services

C:       via: email  
          Applicant, File

PO Box 1293

Albuquerque

NM 87103

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



**FORM DRWS: DRAINAGE REPORT / GRADING AND DRAINAGE PLAN/ WATER & SANITARY SEWER AVAILABILITY**

THIS FORM IS REQUIRED WITH THE DEVELOPMENT REVIEW BOARD APPLICATION FOR MAJOR SUBDIVISIONS AND SITE DEVELOPMENT PLANS.

**PROJECT NAME:** Ventana Square

**AGIS MAP #** B-10

**LEGAL DESCRIPTIONS:** Tracts H-5A, H-6A, H-6B, H-7A, H-8A, H-9A,

Ventana Square at Ventana Ranch

**X DRAINAGE REPORT/GRADING AND DRAINAGE PLAN**

A drainage report/grading and drainage plan, as per the Drainage Ordinance, was submitted to the City of Albuquerque Public Works Department, Hydrology Division (2<sup>nd</sup> /Ground Floor Plaza del Sol) on 12-23-20 (date).

David B. Thompson  
Applicant/Agent

1-25-21  
Date

Ernest Armijo  
Hydrology Division Representative

1/25/2021  
Date

**NOTE: A GRADING AND DRAINAGE PLAN MUST BE APPROVED PRIOR TO DRB APPROVAL**

**X WATER AND SEWER AVAILABILITY STATEMENT**

A complete request for Water and Sewer Availability was made for this project to the Water Authority (online: <http://www.abcwua.org/Availability Statements.aspx>) on 12-4-20 (date).

David B. Thompson  
Applicant/Agent

1-25-21  
Date

Vallejos  
Utilities Division Representative

01/25/2021  
Date

**PROJECT # PR-2020-004024**

**CSI-Cartesian Surveys Inc.**  
PO Box 44414, Rio Rancho, NM 87174  
896-3050 Fax 891-0244

January 26, 2021

Development Review Board  
City of Albuquerque

**Re: Preliminary Plat Review for Proposed Tracts H-5A, H-6A, H-6B, H-7A, H-8A and H-9A,  
Ventura Square at Ventura Ranch - (Universe Boulevard NW and Paseo Del Norte NW)**

Members of the Board:

Cartesian Surveys is acting as an agent for the owner and requests a preliminary plat review to subdivide five (5) existing tracts into six (6) new tracts and grant private access, utility and roadway easements with a deceleration land easement along Universe Boulevard NW. The property is currently zoned MX-ML. A Sketch Plat review meeting was held on October 14, 2020, project number PR-2020-004024 and this addresses the comments the DRB provided.

**Code Enforcement**

CE reviewed this project for compliance with the IDO and has no objections at this time.

No objections

**Transportation**

A Design Analysis Report for Paseo del Norte is projected to be finished around March 2021. In the interim, Paseo del Norte is expected to be expanded into two lanes in each direction and three lanes in each direction in the future. Additionally, a bike trail is proposed along the north side of Paseo del Norte. A meeting with DMD is required to establish exact right-of-way requirements and required roadway infrastructure. This will need to be placed onto an infrastructure list prior to platting approval.

Tracts H-10 and H-11 no longer are included with this platting action, so this should no longer affect this plat.

A Traffic Impact Study is required for the divided parcel once it is determined what development is proposed. This shall be tied to the site plan.

Traffic Impact Study was approved on January 12, 2021

On Universe Boulevard, a 6-foot sidewalk and landscape buffer are required. This shall be placed onto an infrastructure list, and sufficient right-of-way dedication shall be required.

See infrastructure list

Even though proposed bike lanes and a trail are not currently shown on Universe Boulevard, they are shown on the Master Plan. Ensure sufficient right-of-way and physical space for bikeway

facilities. Given the physical limitations, there may be opportunities to incorporate a multi-use trail in lieu of bike lanes and sidewalk after further discussions with MRCOG/DMD.

Shared access shall be established as part of this plat. Indicate all access points for clarification.

Private access and roadway easements granted with this plat as shown on the preliminary plat.

Shared parking may be needed depending on the site plan requirements for each lot.

Noted

If future site plans within this area will not be submitted to DRB, a Traffic Circulation Layout will be required.

Noted

### **Hydrology**

Hydrology needs an approved Grading and Drainage Plan prior to approval of Preliminary Plat.

Grading and drainage plan was approved January 21, 2021 (Hydro Trans # B10D003C3)

### **ABCWUA**

An availability statement is required prior to approval.

Availability statement was approved on January 19, 2021 (#201204)

The north and south existing lot line along the east of existing tract H7 and tract H9 currently have access to the public waterline easement. Please ensure each lot has access to the existing water infrastructure on-site. The proposed platting action removes access from the public waterline easement and potentially landlocking proposed tract H-6B.

We are granting access and utility easements in order to access the properties.

Request an 811 line spot to locate existing public water and public sanitary sewer infrastructure on-site and provide an exhibit showing the lines with existing easements. If none exist, additional easement may be required as applies. There appears to be more easement than existing infrastructure shown from records. Please research if the existing easements have infrastructure installed.

NM811 was called on September 15, 2020. Ticket number 20SE150632 and underground lines were added to survey and are shown on this preliminary plat.

### **Planning Department**

This PR# has been assigned to this subject site. Any applications (vacations, platting, site plans, etc..) for this subject site MUST reference this PR#. It must be noted on the application with the submittal for future actions.

Noted

Must submit any DRB signed off site plans, variances and/or NOD with submittal for building permit.

Noted

Note that the document titles listed in the submitted PDF must not include symbols (+, &, etc....) and title should be a short and abbreviated as possible.

Noted

Final plat requires City Surveyor signature, surveyor signature and property signature

Noted

Portions of the site are within View Protection Overlay zone 2, Northwest Mesa Escarpment, see IDO for height and color restrictions

Noted

Please provide approved EPC site plan with plat submittal

Noted and submitted

Thank you for your attention,  
Denise King

MAJOR CASES

1. Project # PR-2020-004448 SI-2020-00964 – MAJOR SITE PLAN AMENDMENT  
STUDIO SOUTHWEST ARCHITECTS – JOE BLOWERS, PROJECT MANAGER agent(s) for KAIROS POWER – LANCE HAGERBUCH, SR DIRECTOR ENGINEERING request(s) the aforementioned action(s) for all or a portion of: LOT D1, D2 & D3, MESA DEL SOL INNOVATION PARK II, zoned PC, located at 5201 HAWKING DR SE between HAWKING DR and CRICK CROSSING, containing approximately 32.5 acre(s). (Q-16) PROPERTY OWNERS: KAIROS POWER, CHAVEZ STEVE & GUZMAN RUDY & DASKALOS PETE & SOULA REQUEST: MODIFICATION TO SITE PLAN for ADDITION OF A 100' x 400' SHELL BUILDING APPROXIMATELY 65 FEET HIGH

No comments.

2. Project # PR-2020-003259 SI-2020-00016 – SITE PLAN  
JEREMY SHELTON for DEKKER, PERICH, SABATINI agent(s) for PRESBYTERIAN HEALTHCARE SERVICES request(s) the aforementioned action(s) for all or a portion of: TRACT 1-A 1-A PLAT OF TRACTS 1-A-1-A & 1-A-1-B HONEYWELL SITE, zoned NR-LM, located at 9201 SAN MATEO BLVD NE between SAN MATEO BLVD NE and SAN DIEGO AVE NE, containing approximately 59.696 acre(s). (B-17) [Deferred from 2/12/20, 3/4/20, 4/8/20, 4/22/20, 4/29/20, 5/6/20, 5/13/20, 8/12/20, 9/16/20]  
PROPERTY OWNERS: HONEYWELL INTERNATIONAL INC C/O ALTUS GROUP US  
REQUEST: SITE PLAN DRB

**\*\* WITHDRAWN AT THE APPLICANT'S REQUEST.**

3. Project #PR-2019-002277 (1002962) SI-2019-00246 – SITE PLAN  
RESPEC agent(s) for RAINBOW PASEO, LLC request(s) the aforementioned action(s) for all or a portion of TRACT A PLAT OF TRACTS A, B AND C CANTATA AT THE TRAILS UNIT 2 (BEING A REPLAT OF TRACT OS-4 THE TRAILS UNIT 2 & TRACT A TAOS AT THE TRAILS UNIT 2), zoned R-ML, located on OAKRIDGE ST NW between OAKRIDGE ST NW and TREE LINE AVE NW, containing approximately 3.26 acre(s). (C-9) [Deferred from 8/15/19, 10/9/19, 12/4/19, 2/5/20, 3/4/20, 4/15/20, 6/3/20, 8/5/20], 9/30/20  
PROPERTY OWNERS: RV LOOP LLC  
REQUEST: 52 UNIT TOWNHOME DEVELOPMENT

**\*\* AGENT REQUESTS DEFERRAL TO DECEMBER 16<sup>TH</sup>, 2020.**

4. Project # PR-2020-003707 SD-2020-00137- PRELIMINARY/FINAL PLAT SI-2020-00247 – SITE PLAN (Sketch Plat 7/8/20)  
ARCH + PLAN LAND USE CONSULTANTS & RESPEC agent(s) for SONATA TRAILS, LLC request(s) the aforementioned action(s) for all or a portion of: TRACTS 1, 2 & 3, UNIT 4, zoned MX-M, located at UNIVERSE BLVD NW between PASEO DEL NORTE BLVD and TREELINE AVE NW, containing approximately 29.9 acre(s). (C-10) [Site Plan deferred from 6/3/20, 6/24/20, 7/15/20, 7/29/20, 8/26/20]  
PROPERTY OWNERS: SONATA TRAILS LLC  
REQUEST: APARTMENT COMPLEX DEVELOPMENT

**\*\* AGENT REQUESTS DEFERRAL TO OCTOBER 21<sup>ST</sup>, 2020**

5. Project # PR-2019-002411 SD-2020-00102 – PRELIMINARY PLAT SD-2020-00103 – VACATION OF PUBLIC EASEMENT  
VA-2020-00154 – TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION  
VA-2020-00155 -SIDEWALK WAIVER(A1) VA-2020-00157- SIDEWALK WAIVER (A2) VA-2020-00174 -SIDEWALK WAIVER (A3) VA-2020-00179 -SIDEWALK WAIVER (A4) VA-2020-00160 -RDWAY WIDTH WAIVER (B1) VA-2020-00182 -RDWAY WIDTH WAIVER(B2) VA-2020-00183 -RDWAY WIDTH WAIVER(B3) VA-2020-00163 -RDWAY WIDTH WAIVER(B4) VA-2020-00164 -RDWAY WIDTH WAIVER(C)  
VA-2020-00165 -BLOCK WAIVER (D1) VA-2020-00166 -BLOCK WAIVER (D2) VA-2020-00185 – BLOCK WAIVER(D3) VA-2020-00168 – BLOCK WAIVER (D4)  
VA-2020-00169 – BLOCK WAIVER (D5) VA-2020-00170 – BLOCK WAIVER (D6) VA-2020-00171 – BLOCK WAIVER (D7) VA-2020-00172 – CUL DE SAC WAIVER (E)

ISAACSON & ARFMAN, INC, PA agent(s) for SUCCESS LAND HOLDINGS, LLC request(s) the aforementioned action(s) for all or a portion of: TRACTS A-1-A & B-1, ANDERSON HEIGHTS UNIT 4, zoned R-1A, located at 118TH ST SW between AMOLE MESA AVE SW and COLOBEL SW, containing approximately 82.931 acre(s). (N-08) [Deferred from 7/8/20, 7/15/20, 8/26/20, 9/16/20]

PROPERTY OWNERS: SUCCESS LAND HOLDINGS LLC C/O PRICE LAND & DEVELOPMENT GROUP INC,  
REQUEST: PRELIMINARY PLAT, VACATION OF PUBLIC EASEMENT, VARIANCE REQUESTS FOR TEMPORARY DEFERRAL OF SIDEWALK, SIDEWALK WAIVER, VARIANCE TO IDO, VARIANCE TO DPM

**\*\* AGENT REQUESTS DEFERRAL TO OCTOBER 28<sup>th</sup>, 2020**

## MINOR CASES

6. PR-2020-004086 SI-2020-01095 - FINAL SIGN-OFF OF EPC SITE PLAN  
CONSENSUS PLANNING INC. agent(s) for TITAN PROPERTY MANAGEMENT, LLC request(s) the aforementioned action(s) for all or a portion of: TRACT 1, THE FOOTHILLS, zoned R-MH, located at TENNYSON ST between ACADEMY RD NE and SAN ANTONIO DR NE, containing approximately 16.0519 acre(s). (E-22) PROPERTY OWNERS: AMERICUS LLC REQUEST: DRB SIGN-OFF OF A SITE PLAN – EPC FOR A 281 UNIT MULTI FAMILY RESEDENTIAL DEVELOPMENT

We are continuing to coordinate with the Open Space Division regarding path.

### Open Space Comments:

For our own natural trail construction, we follow Forest Service/IMBA sustainable design standards, including that the grade of the trail has to be half or less of the side slope of the trail. These wouldn't necessarily accommodate ADA needs, but most natural surface trails do not. For private paths, we require consultation with OSD when making a connection to Open Space, unless there is a danger of an unsustainable trail causing erosion on Open Space (since this is downhill that shouldn't be an issue).

7. PR-2019-002015 VA-2020-00345- TEMPORARY DEFERRAL OF SIDEWALK  
MARK GOODWIN & ASSOCIATES, PA agent(s) for LGI HOMES request(s) the aforementioned action(s) for all or a portion of: TRACT A-1-A-1 & A-1-B-1, LANDS OF SALAZAR, zoned R-1A, located on COLOBEL AVE between MORRISSEY DR and 98<sup>th</sup> ST, containing approximately 41.8263 acre(s). (N-9)  
PROPERTY OWNERS: LGI HOMES REQUEST: 2-YEAR SIDEWALK DEFERRAL EXTENSION FOR DESERT SANDS UNIT 1

No Comments. No objection.

8. Project # PR-2020-004465 SD-2020-00163 – PRELIMINARY/FINAL PLAT  
ALDRICH LAND SURVEYING agent(s) for JEANETTE L. MONAHAN, TRUSTEE – MONAHAN FAMILY TRUST request(s) the aforementioned action(s) for all or a portion of: LOTS 15 & 16 BLOCK 14, RAYNOLDS ADDITION, zoned R-ML, located at 1105 SILVER AVE SW between 11<sup>th</sup> ST SW and 12<sup>th</sup> ST SW, containing approximately 0.1616 acre(s). (K-13) [Deferred from 9/30/20]

PROPERTY OWNERS: MONAHAN FAMILY TRUST  
REQUEST: LOT LINE ELIMINATION

No Comments. No objection.

9. PR-2020-004539 SD-2020-00169- PRELIMINARY/FINAL PLAT  
ALDRICH LAND SURVEYING agent(s) for LAS VENTANAS NM, INC. request(s) the aforementioned action(s) for all or a portion of: LOTS 1, 2, 3 & 5, VILLA LOMA ESTATES zoned PD, located on NORTH SIDE OF MONTGOMERY between SHILOH PL NE and TRAMWAY BLVD NE, containing approximately 0.2537 acre(s). (F-22) PROPERTY OWNERS: LAS VENTANAS NM, LLC REQUEST: CREATE 5 NEW LOTS FROM 5 EXISTING LOTS FOR GRANTING/CREATION OF ACCESS AND MAINTENANCE EASEMENT

Montgomery is a Regional Principal Arterial, requiring street trees if development is applicable per IDO Section 5-6(B).

10. PR-2020-004360 SD-2020-00156 –PRELIMINARY/FINAL PLAT SD-2020-00154 –VACATION OF PUBLIC EASEMENT  
COMMUNITY SCIENCES CORP. agent(s) for WORQUE LLC request(s) the aforementioned action(s) for all or a portion of: LOT 28-A, zoned MX-L, located at 910 CHELWOOD PARK BLVD NE between ALICE NE and LOMAS NE, containing approximately .39 acre(s). (K-22)[Deferred from 9/23/20, 10/7/20]

PROPERTY OWNERS: WORQUE LLC

REQUEST: VACATION OF PUE and PRELIMINARY AND FINAL PLAT

Landscape Plan shows two trees to north of entrance and two trees to south of entrance off Chelwood Park Blvd NE. Typically street trees required with spacing of approximately 25-foot on center, however, this exceptions can be made for clear sight at intersections.

11. PR-2019-003055 SD-2020-00162 – PRELIMINARY/FINAL PLAT (deferred from 9/23 & 10/7/20) VA-2020-00346 – DPM WAIVER (Sketch Plat 11/13/2019)

ARCH + PLAN LAND USE CONSULTANTS agent(s) for LEE & MARY CARMODY request(s) the aforementioned action(s) for all or a portion of: LOTS 8 & 9 BLOCK B, zoned MX-L, located at 640 BROADWAY between HAZELDINE AVE and IRON AVE, containing approximately 0.2491 acre(s). (K 14)[Deferred from 9/23/20, 10/7/20]

PROPERTY OWNERS: LEE & MARY CARMODY

REQUEST: LOT CONSOLIDATION – 2 LOTS INTO 1 LOT

Broadway is a Regional Principal Arterial, requiring street trees if development is applicable per IDO Section 5-6(B). (Lot consolidation for bakery **Burque Bakehouse**.)

12. PR-2020-003626 SD-2020-00130 – PRELIMINARY/FINAL PLAT (Sketch Plat 4/22/20)

ARCH + PLAN LAND USE CONSULTANTS agent(s) for JULIAN & SUSANA CULL request(s) the aforementioned action(s) for all or a portion of: 7A & 7B, VAN CLEAVE ACRES zoned R-A, located at 1540 VAN CLEAVE NW between SAN ISIDRO ST and GRIEGOS LATERAL, containing approximately 0.8233 acre(s). (G-13) [Deferred from 7/15/20, 7/29/20, 8/12/20, 9/2/20, 9/30/20]

PROPERTY OWNERS: JULIAN & SUSANA CULL

REQUEST: LOT LINE ADJUSTMENT BETWEEN 2 EXISTING LOTS

**Deferred to Oct 28.**

13. Project # PR-2019-002607 SD-2020-00026 - PRELIMINARY/FINAL PLAT SD-2020-00107 – VACATION OF PRIVATE EASEMENT (Sketch Plat 7/17/19)

ARCH+ PLAN LAND USE CONSULTANTS agent(s) for JOHN O. PEARSON request(s) the aforementioned action(s) for all or a portion of: LOT 8-B PLAT OF LOTS 8-A & 8-B UNIT 1 ALVARADO GARDENS CONT 0.8967 AC, zoned R-A, located on RIO GRANDE BLVD between ARTESANOS CT and CAMPBELL RD, containing approximately 0.8967 acre(s). (G-13) [Deferred from 1/29/20, 2/26/20, 4/8/20, 5/20/20, 7/8/20, 7/29/20, 8/26/20, 9/16/20, 9/30/20]

PROPERTY OWNERS: JOHN D PEARSON

REQUEST: CREATE 2 LOTS FROM 1 EXISTING LOT

**Deferred to Nov 11.**

## SKETCH PLAT

14. PR-2019-002738 PS-2020-00095 -SKETCH PLAT

ARCH + PLAN LAND USE CONSULTANTS agent(s) for McDONALDS REAL ESTATE COMPANY request(s) the aforementioned action(s) for all or a portion of: LOTS A & B BLOCK 101, BEL AIR zoned MX-M, located at 5900 MENAUL NE between SAN PEDRO DR and CAGUA DR, containing approximately 0.9457 acre(s). (H-18) PROPERTY OWNERS: McDONALDS REAL ESTATE COMPANY REQUEST: LOT CONSOLIDATION – 2 LOTS INTO 1 LOT Menaul Blvd NE is a Community Principal Arterial and San Pedro Drive NE is a Major Collector

Montgomery is a Regional Principal Arterial, requiring street trees if development is applicable per IDO Section 5-6(B).

15. PR-2020-004533 PS-2020-00092 -SKETCH PLAT

LAURIE WAGNER request(s) the aforementioned action(s) for all or a portion of: TRACT 136 A1B MAP 37 & 136 A2 MAP 37, zoned MX-L, located at 323 GRANITE AVE NE and 323 ½ GRANITE AVE NE between BROADWAY BLVD and EDITH BLVD, containing approximately 0.12 acre(s). (J-14) PROPERTY OWNERS: PHILLIP BACHECHI REQUEST: SKETCH PLAT REVIEW AND COMMENT

**No Comments.**

16. PR-2020-004024 PS-2020-00096 -SKETCH PLAT

CSI – CARTESIAN SURVEYS, INC. agent(s) for DIAMOND TAIL REALTY, LLC request(s) the aforementioned action(s) for all or a portion of: TRACTS H-5 thru H-11, VENTANA SQUARE, zoned MX-M, located at UNIVERSE BLVD NW between PASEO DEL NORTE NW and PARADISE BLVD NW, containing approximately 10.9332 acre(s). (B-10) PROPERTY OWNERS: DIAMOND TAIL REALTY, LLC REQUEST: RELOCATING THE LOT LINES TO REFLECT THE APPROVED EPC SITE PLAN THAT IS NOW SUBJECT TO THE IDO AND THE DPM.

Universe Blvd NW is a Minor Arterial, requiring street trees if applicable per IDO Section 5-6, and shows a Proposed Multi-Purpose Trail per the MTP 2040. Paseo del Norte is a Regional Principal Arterial, requiring street trees per IDO Section 5-6, shows a proposed Bikeway or Trail Project per the MTP 2040. Have these items been considered in the approved EPC Site Plan?

17. PR-2020-004537 PS-2020-00093 – SKETCH PLAT

CSI – CARTESIAN SURVEY'S INC. agent(s) for McMULLAN & COMPANY REAL ESTATE request(s) the aforementioned action(s) for all or a portion of: TRACTS B-1-A-3 and B-1-A 4, zoned NR-LM, located at 8721 WASHINGTON ST between ALAMEDA BLVD NE and WASHINGTON PL NE, containing approximately 3.0121 acre(s). (C-17) PROPERTY OWNERS: FAIR PLAZA ASSOCIATES REQUEST: REQUEST A SKETCH PLAT REVIEW TO ADJUST THE INTERIOR LOT LINE BETWEEN TWO LOTS.

Alameda Blvd NE is a Regional Principal Arterial, requiring street trees if applicable per IDO Section 5-6, and a Proposed Multi-Purpose Trail / Proposed Bikeway or Trail Project per the MTP 2040.

18. OPR-2020-004538 PS-2020-00094 – SKETCH PLAT

CSI – CARTESIAN SURVEYS, INC. agent(s) for YANKEE FANS LLC request(s) the aforementioned action(s) for all or a portion of: TRACT 1A & TRACT D, zoned NR-BP, located at 7301 LOS VOLCANES RD NW and GALLATIN PL NW and COORS BLVD NW, containing approximately 26.2180 acre(s). (J-10)

PROPERTY OWNERS: YANKEE FANS LLC  
REQUEST: INTERIOR LOT LINE ELIMINATION

Los Volcanes RD NW is a Major Collector, requiring street trees if applicable per IDO Section 5-6, and a proposed bicycle route per the MTP 2040.

19. PR-2020-004542 PS-2020-00097 – SKETCH PLAT

STRATA DESIGN, LLC agent(s) for JAMES CLAYTON BARONE request(s) the aforementioned action(s) for all or a portion of: 12-A & 11-A, RAYNOLDS ADDITION zoned R-ML, located at 1301 IRON SW between 12<sup>TH</sup> ST and 14<sup>TH</sup> ST, containing approximately .0815 acre(s). (K-13)

PROPERTY OWNERS: IRON AVENUE LLC  
REQUEST: REMOVE PORTION OF THE REAR OF PROPERTY AT 711 13<sup>TH</sup> ST TO ADD TO REAR PROPERTY AT 1301 IRON ST SW – OWNER OWNS BOTH LOTS.

No Comments.

OTHER MATTERS:

20. The DRB will discuss when to put this matter back on the agenda.  
Project #PR-2019-002811 SD-2019-00158 - PRELIMINARY/FINAL PLAT

21. ACTION SHEET MINUTES: October 7, 2020. ADJOURN

RICHARD CHAVEZ request(s) the aforementioned action(s) for all or a portion of LOTS 7-10 BLOCK 44 PEREA ADDITION, zoned R-1A, located at NEC of 15<sup>TH</sup> ST NW and GRANITE AVE NW, containing approximately 0.32 acre(s). (J-13)

PROPERTY OWNERS: CHAVEZ RICHARD GERARD  
REQUEST: REPLAT 4 LOTS INTO 2



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**Public Notice Inquiry Sheet Submission**

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Carmona, Dalaina L. <dlcarmona@cabq.gov>  
To: "cartesiandenise@gmail.com" <cartesiandenise@gmail.com>

Fri, Jan 22, 2021 at 4:47 PM

Dear Applicant,

Please find the neighborhood contact information listed below.

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
Westside Coalition of Neighborhood Associations	Elizabeth	Haley	<a href="mailto:ekhaley@comcast.net">ekhaley@comcast.net</a>	6005 Chaparral Circle NW	Albuquerque	NM	87114	5054074381	
Westside Coalition of Neighborhood Associations	Rene	Horvath	<a href="mailto:aboard111@gmail.com">aboard111@gmail.com</a>	5515 Palomino Drive NW	Albuquerque	NM	87120		5058982114

You will need to e-mail each of the listed contacts and let them know that you are applying for a permit for your project. Please use this online link to find the required template language. <https://www.cabq.gov/planning/urban-design-development/public-notice>

If your permit application or project requires a neighborhood meeting, you can click on this link to find template language to use in your e-mail notification: <http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

If you have questions about what type of notification is required for your particular project, please click on the link below to see a table of different types of projects and what notification is required for each:

<https://ido.abc-zone.com/integrated-development-ordinance-ido#page=393>

Once you have e-mailed the contact individuals in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your permit application and submit it to the Planning Department for approval. **PLEASE NOTE:** The ONC does not have any jurisdiction over any other aspect of your permit application beyond the neighborhood contact information. We can't answer questions about sign postings, pre-construction meetings, permit status, site plans, or project plans, so we encourage you to contact the Planning Department at: 505-924-3860 or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

If your permit or project requires a pre-application or pre-construction meeting, please plan on utilizing virtual platforms to the greatest extent possible and adhere to all current Public Health Orders and recommendations. The health and safety of the community is paramount.

Thanks,

*Dalaina L. Carmona*

Senior Administrative Assistant

Office of Neighborhood Coordination

Council Services Department

1 Civic Plaza NW, Suite 9087, 9<sup>th</sup> Floor

Albuquerque, NM 87102

505-768-3334

[dcarmona@cabq.gov](mailto:dcarmona@cabq.gov) or [ONC@cabq.gov](mailto:ONC@cabq.gov)

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



Confidentiality Notice: This e-mail, including all attachments is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited unless specifically provided under the New Mexico Inspection of Public Records Act. If you are not the intended recipient, please contact the sender and destroy all copies of this message.

[Quoted text hidden]

vacant

Subject site cross streets:

Universe Blvd. NW and Paseo Del Norte NW

Other subject site identifiers:


This site is located on the following zone atlas page:

B-10-Z

=====

This message has been analyzed by Deep Discovery Email Inspector.

---

 **IDOZoneAtlasPage\_B-10-Z outlined.pdf**  
728K

CSI-Cartesian Surveys Inc.  
PO Box 44414, Rio Rancho, NM 87174  
896-3050 Fax 891-0244

RE: Notice of Subdivision platting action at Northeast Corner of Universe Blvd. N.W. and Paseo Del Norte N.W. aka Tracts H-5 thru H-9, Ventana Square at Ventana Ranch.

Hello,

If you are receiving this notice, it is because you were entered into the city's data base as a neighborhood association contact for your neighborhood. The City of Albuquerque has decided that the project in which we are working on is located "within your area" and we are obligated to notify you of any platting actions that are in that area.

The location of the proposed plat is on the Northeast Corner of Universe Blvd. N.W. and Paseo Del Norte N.W., said property is also known as Proposed Tracts H-5A, H-6A, H-6B, H-7A, H-8A and H-9A, Ventana Square at Ventana Ranch. Attached you will find a copy of the proposed Plat and Zone Atlas Page showing the location of the platting action.

This letter is notification that CSI-Cartesian Surveys Inc. will submit to the city the proposed plat to subdivide 5 existing tracts into 6 new tracts and grant private access, utility, roadway easements with a deceleration lane easement and a trial easement along Universe Boulevard.

As part of the IDO regulations we are required to formally notify you of our application submittal. If you would like more information, feel free to contact me at the number or email below. Should you desire to attend the DRB hearing it will be held on March 10, 2021, at 9:00 A.M. **online** via Zoom. For access to the online meeting, visit CABQ website and click on the hyperlink attached to the agenda as found on the following website:  
<https://www.cabq.gov/planning/boards-commissions/development-review-board/development-review-board-agenda-archives>

Denise King  
CSI-Cartesian Surveys Inc.  
P.O. Box 44414  
Rio Rancho, NM 87174  
(505) 896-3050 you must first dial 1 and then the Ext. 109  
cartesiandenise@gmail.com

---

## Public Notice of Platting Action to NHA and Neighborhood Coalition- NE Corner of Universe Blvd NW and Paseo Del Norte NW

---

Denise King <cartesiandenise@gmail.com>  
To: ekhaley@comcast.net, aboard111@gmail.com

Thu, Feb 11, 2021 at 2:46 PM

Good Afternoon,

This email is to inform you of a subdivision platting action within your neighborhood. I have attached a PDF of the Plat, Notification letter and Zone Atlas Page for information on the subject property. Let me know if you have any questions or concerns about the proposed subdivision.

--

Thanks,

Denise King



CADD Tech

CSI-Cartesian Surveys Inc.

PO Box 44414

Rio Rancho NM 87174

(company) 505-896-3050 Ext. dial 1 then 109




(fax) 505-891-0244

[www.cartesiansurveys.com](http://www.cartesiansurveys.com)

Email: [cartesiandenise@gmail.com](mailto:cartesiandenise@gmail.com)

---

### 3 attachments

-  **201710 PRELIMINARY PLAT FOR SUBMITTAL (2-11-21).pdf**  
5460K
-  **Public Notice Letter to Neighborhood Assoc.pdf**  
40K
-  **IDOZoneAtlasPage\_B-10-Z.pdf**  
730K

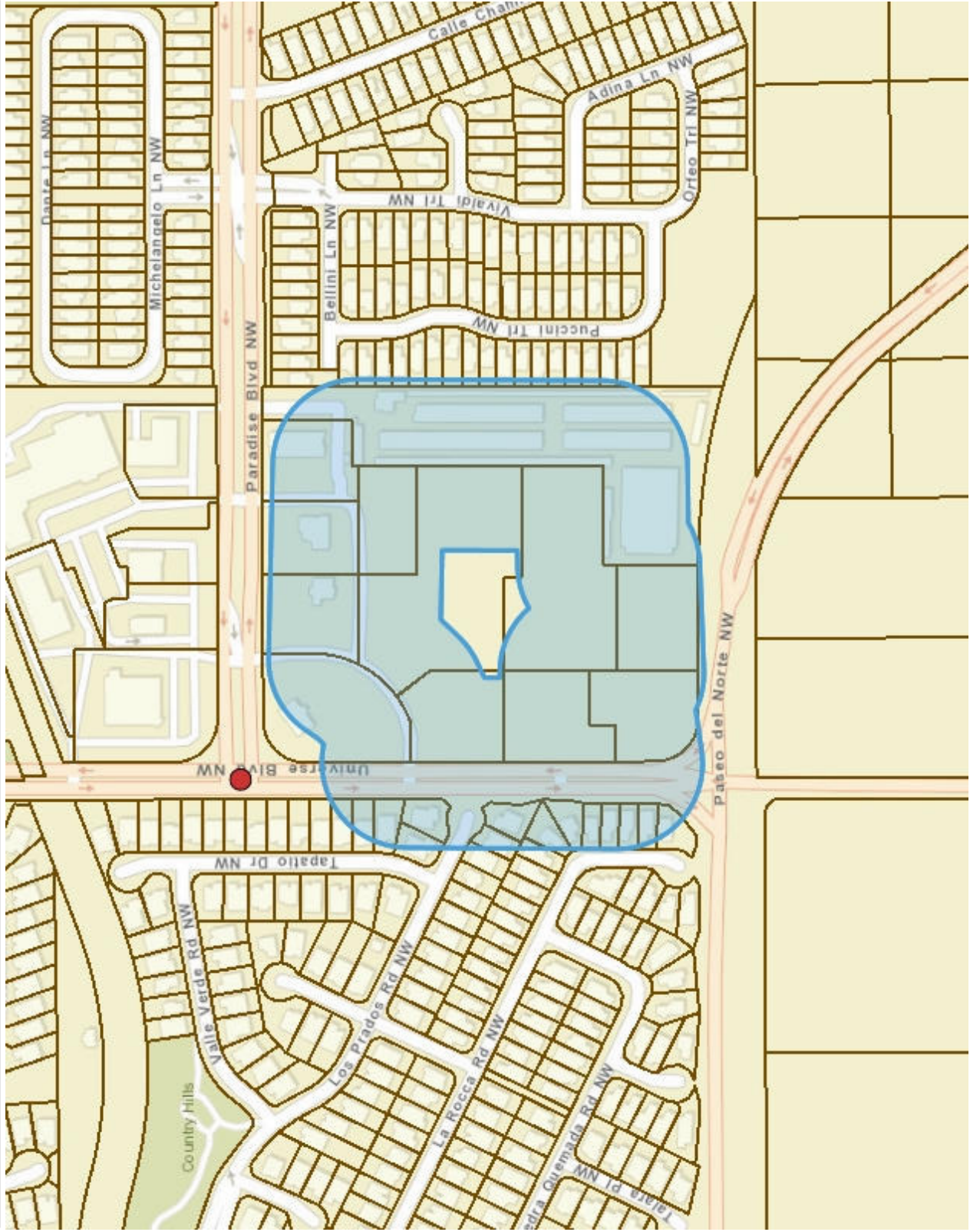


# Universe and Paradise



## Legend

- Bernalillo County Parcels



## Notes

Buffer: 200 Ft.  
ROW Universe: 100 Ft.

688

344

688 Feet



WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
1/25/2021  
© City of Albuquerque

1: 4,127

The City of Albuquerque ("City") provides the data on this website as a service to the public. The City makes no warranty, representation, or guaranty as to the content, accuracy, timeliness, or completeness of any of the data provided at this website. Please visit <http://www.cabq.gov/abq-data/abq-data-disclaimer-1> for more information.  
**THIS MAP IS NOT TO BE USED FOR NAVIGATION**

HOLLOWAY MARTINA N  
9711 PUCCINI TRL NW  
ALBUQUERQUE NM 87114-4697

LAS VENTANAS H-3 LLC C/O CRES -  
BOKF ATTN: PROPERTY TAX ADM  
PO BOX 2300  
TULSA OK 74102-2300

SEDILLO ANNA & DAVID JR  
9709 PUCCINI TRL NW  
ALBUQUERQUE NM 87114

AMERICAN HOMES 4 RENT  
PROPERTIES NINE LLC  
30601 AGOURA RD SUITE 200  
AGOURA HILLS CA 91301-2148

ARAGON MATTHEW R & KIM M  
6605 LOS PRADOS RD NW  
ALBUQUERQUE NM 87114

LUCERO AMBER J  
9731 PUCCINI TRL NW  
ALBUQUERQUE NM 87114-4697

GILBERT MARY F  
9504 LA ROCCA CT NW  
ALBUQUERQUE NM 87114-3449

PLACENCIO JESSICA  
9715 PUCCINI TRL NW  
ALBUQUERQUE NM 87114

DIAMOND TAIL REALTY LLC  
20 FALL PIPPIN LN SUITE 203  
ASHEVILLE NC 28803-8802

DIAMOND TAIL REALTY LLC  
20 FALL PIPPIN LN SUITE 203  
ASHEVILLE NC 28803-8802

DIAMOND TAIL REALTY LLC  
20 FALL PIPPIN LN SUITE 203  
ASHEVILLE NC 28803-8802

SHOPE MATTHEW W & TAMARA N  
9705 PUCCINI TRL NW  
ALBUQUERQUE NM 87114

PADILLA HEIDI  
9500 LA ROCCA CT NW  
ALBUQUERQUE NM 87114-3449

RODRIGUEZ DANIEL M & DORA D  
9723 PUCCINI TRL NW  
ALBUQUERQUE NM 87114

PATRIARCA ANGELA R  
6605 LA ROCCA RD NW  
ALBUQUERQUE NM 87114-3657

LUJAN GARY S JR  
6439 BELLINI LN NW  
ALBUQUERQUE NM 87114-5272

DHANES RICHARD P & MARTHA A  
TRUSTEES DHANES FAMILY TRUST  
3637 TWINLAKE RIDGE  
WESTLAKE VILLAGE CA 91361-3928

VENTANA RANCH SELF STORAGE LLC  
C/O URBAN SELF STORAGE  
918 S HORTON ST SUITE 1000  
SEATTLE WA 98134-1955

HERRERA JANETTE E  
5524 HAVASU AVE NW  
ALBUQUERQUE NM 87120-3218

BARTHOLF JON M & BARTHOLF-NOE  
HEATHER J  
6604 LOS PRADOS RD NW  
ALBUQUERQUE NM 87114-3477

PECHERER & PECHERER ONE LLC C/O  
MICHAEL S PECHERER  
24 RIO VISTA  
ORINDA CA 94563

DAVIS LAWRENCE L & JESSICA R  
9609 PUCCINI TRL NW  
ALBUQUERQUE NM 87114-4699

LAS VENTANAS H-1 LLC C/O GIANT  
INDISTRIES PROPERTY TAX DEPT  
PO BOX 592809; TX1-047  
SAN ANTONIO TX 78259-0190

AYERS KACI  
6600 LOS PRADOS RD NW  
ALBUQUERQUE NM 87114

STITH EVE  
PO BOX 67938  
ALBUQUERQUE NM 87193-7938

ROMANDIA FRANCISCO & ESQUISELA  
9508 LA ROCCA CT NW  
ALBUQUERQUE NM 87114-3449

DIAMOND TAIL REALTY LLC  
20 FALL PIPPIN LN SUITE 203  
ASHEVILLE NC 28803-8802

HAUPT KERRY D & DEBRA Z  
9712 TAPATIO DR NW  
ALBUQUERQUE NM 87114

LIVINGSTON LARRY  
9727 PUCCINI TRL NW  
ALBUQUERQUE NM 87114

BUNCH TARA LYNN & ACCARDI  
SALVATORE J & LENORA  
9708 TAPATIO DR NW  
ALBUQUERQUE NM 87114-3611

VIGIL KEVIN  
9615 PUCCINI TRL NW  
ALBUQUERQUE NM 87114-4699

MAESTAS JACK A & DIANE P  
6831 LA ROCCA RD NW  
ALBUQUERQUE NM 87114-3650

ARMENDARIZ MIGUEL & VALERIE  
9601 PUCCINI TRL NW  
ALBUQUERQUE NM 87114

WHITTINGHILL JUDITH ANN  
9627 PUCCINI TRL NW  
ALBUQUERQUE NM 87114

WILSON DANIEL E & CHACON WILSON  
DEBRA  
PO BOX 205  
CARLSBAD NM 88221

MOORE STANLEY E  
9605 PUCCINI TRL NW  
ALBUQUERQUE NM 87114-4699

APODACA CHRISTINE M  
9719 PUCCINI TRL NW  
ALBUQUERQUE NM 87114-4697

PARRA JESSICA & ERIC JOHNSON  
9623 PUCCINI TRL NW  
ALBUQUERQUE NM 87114

DIAMOND TAIL REALTY LLC  
20 FALL PIPPIN LN SUITE 203  
ASHEVILLE NC 28803-8802

ROSS SHANE A & JAMMIE L  
6601 LA ROCCA RD NW  
ALBUQUERQUE NM 87114

WISEMAN KIMBERLY A  
9516 LA ROCCA CT NW  
ALBUQUERQUE NM 87114

DIAMOND TAIL REALTY LLC  
20 FALL PIPPIN LN SUITE 203  
ASHEVILLE NC 28803-8802

CHAVEZ ERNEST D & CELINA M  
9520 LA ROCCA CT NW  
ALBUQUERQUE NM 87114

SLEEPING INDIAN INVESTMENTS LLC  
3205 RICHMOND DR NE  
ALBUQUERQUE NM 87107-0000

REDE HECTOR & PATRICIA & LELAND  
RACQUEL  
9619 PUCCINI TRL NW  
ALBUQUERQUE NM 87114-4699

## **CSI-Cartesian Surveys Inc.**

PO Box 44414, Rio Rancho, NM 87174  
896-3050 Fax 891-0244

Hello,

This letter is notification that CSI-Cartesian Surveys Inc. has applied for a submittal for a preliminary plat to the Development Review Board (DRB), on behalf of the owner.

The subject property is located at the NE corner of Universe Boulevard NW and Paseo Del Norte NW. I've also attached an "Exhibit" outlining the proposed plat which will be subdividing the existing 5 tracts into 6 new tracts and granting private access, utility, roadway easements with a deceleration easement and a trail easement along Universe Boulevard NW. Also see the zone atlas page sheet outlining the area for this platting action.

As part of the IDO regulations we are required to formally notify you of our application submittal. If you would like more information, you can call me at 896-3050 or should you desire to attend the DRB meeting it will be held on March 10, 2021, 9:00 A.M. **online** via Zoom. For access to the online meeting, visit CABQ website and click on the hyperlink attached to the agenda as found on the following website: <https://www.cabq.gov/planning/boards-commissions/development-review-board/development-review-board-agenda-archives>

Denise King  
CSI-Cartesian Surveys Inc.  
P.O. Box 44414  
Rio Rancho, NM 87174  
(505) 896-3050 (you must dial 1 then my extension 109)



# Preliminary Plat

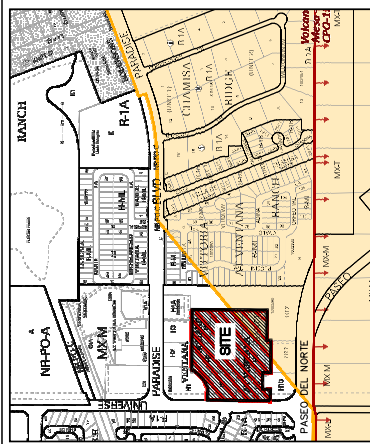
for  
**Tracts H-5A, H-6A, H-6B,  
 H-7A, H-8A and H-9A,**  
 Being Comprised of  
**Ventana Square at Ventana Ranch**  
 Tracts H-5 thru H-9  
 Ventana Square at Ventana Ranch  
 City of Albuquerque  
 Bernalillo County, New Mexico  
 February 2021

**Solar Collection Note**  
 NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO THE INSTALLATION OF SOLAR COLLECTION DEVICES OR BUILDINGS OR STRUCTURES ON THE LOTS OR PARCELS WITHIN THE AREA OF REQUESTED FINAL ACTION UNLESS THE INSTALLATION OF SUCH DEVICES OR STRUCTURES IS IN ACCORDANCE WITH THE REQUIREMENTS SET FORTH IN THE CITY OF ALBUQUERQUE ORDINANCE 12-2019-001 TO APPROVAL OF THIS PLAT.

**This Sheet Shows**  
**Existing Information**

**Indexing Information**  
 Projected Section 10, Township 11 North, Range 2 East,  
 County of Bernalillo, New Mexico  
 Owner: Diamond Tail Realty LLC  
 UIC # 101006504807339004 (Tract H-5)  
 101006504807339010 (Tract H-7)  
 101006504807339004 (Tract H-6)  
 101006504807339003 (Tract H-9)  
 101006504807339003 (Tract H-8)

**Purpose of Plat**  
 1. **SUBDIVIDE EXISTING 5 TRACTS INTO 6 TRACTS AS SHOWN HEREON.**  
 2. **GRANT EASEMENTS AS SHOWN HEREON.**



**Subdivision Data**

Zone Atlas Page No. 8-1797 ACRES  
 Number of Lots Created 6  
 Number of Half-Width Streets 6  
 Miles of Half-Width Streets 0.000 MILES  
 Right-of-Way Dedication to the City of Albuquerque 0.000 ACRES  
 Date of Survey OCTOBER 2020

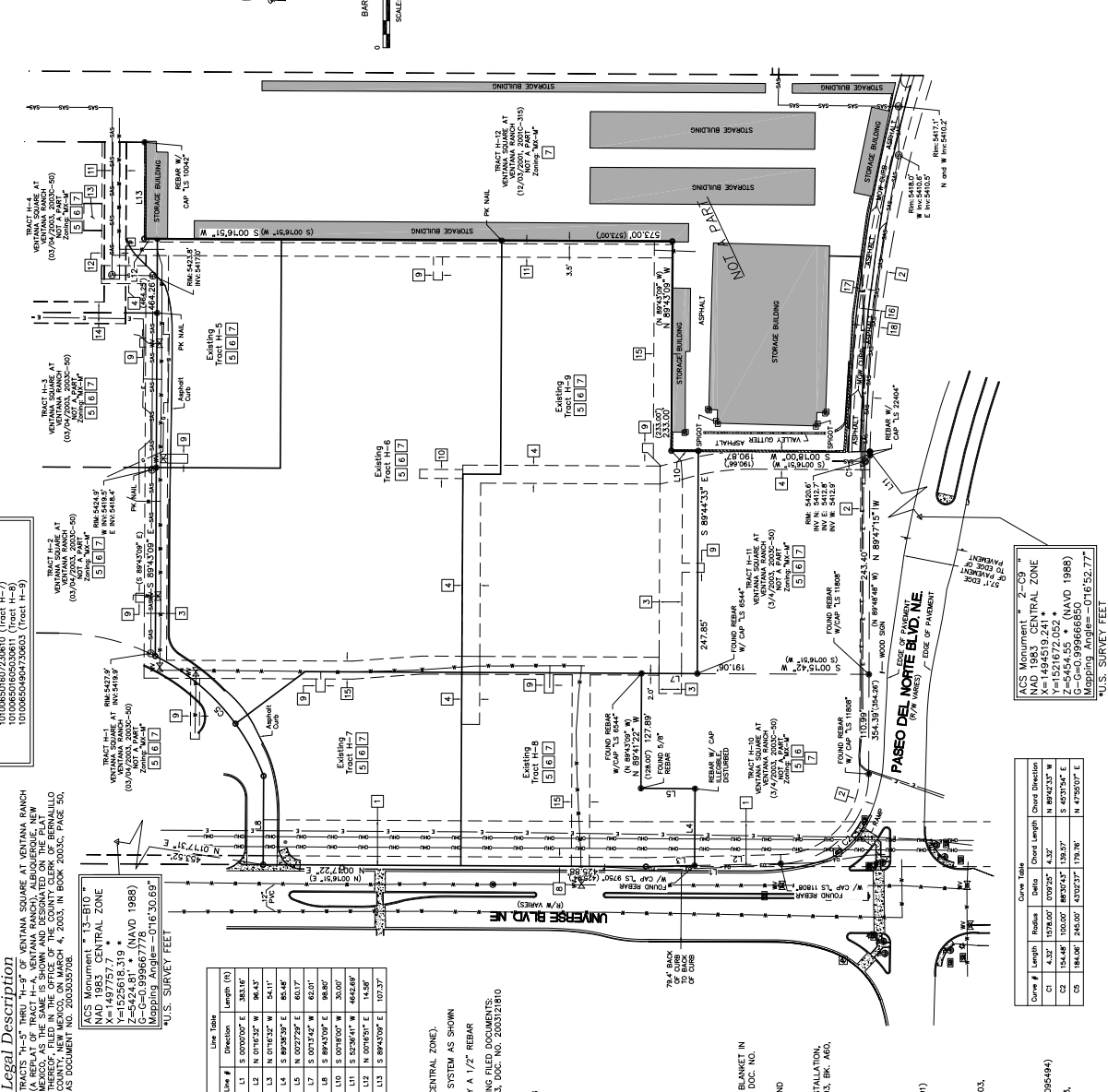
- NOTES**
- FIELD SURVEY PERFORMED IN AUGUST 2015 AND SUPPLEMENTAL DATA IN OCTOBER 2020.
  - DATE OF SURVEY 10/05/2020.
  - THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).
  - THE SUBDIVISION BOUNDARY WILL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN HEREON.
  - THE SUBDIVISION BOUNDARY WILL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN HEREON.
  - STAMPED "CHARGE NOTED, ALL BOUNDARY CORNERS SHOWN AS (O) SHALL BE MARKED BY A 1/2" REBAR.
  - PROPERTY SUBJECT TO THE COVENANTS AND RESTRICTIONS FROM THE FOLLOWING FILED DOCUMENTS:  
 - FIRST AMENDMENT FILED JANUARY 7, 2004, DOC. NO. 20040408191  
 - SECOND AMENDMENT FILED JANUARY 7, 2004, DOC. NO. 20040408192  
 - THIRD AMENDMENT FILED MAY 13, 2004, DOC. NO. 20040405930  
 - ASSIGNMENT OF DECLARANT'S RIGHTS FILED JANUARY 27, 2005, DOC. NO. 2005012998  
 - FIRST AMENDMENT FILED APRIL 11, 2006, DOC. NO. 2006051002  
 - SECOND AMENDMENT FILED APRIL 11, 2006, DOC. NO. 2006051003  
 - THIRD AMENDMENT FILED APRIL 11, 2006, DOC. NO. 2006051004  
 - FOURTH AMENDMENT FILED APRIL 11, 2006, DOC. NO. 2006051005  
 - FIFTH AMENDMENT FILED APRIL 11, 2006, DOC. NO. 2006051006  
 - SIXTH AMENDMENT FILED APRIL 11, 2006, DOC. NO. 2006051007  
 - SEVENTH AMENDMENT FILED APRIL 11, 2006, DOC. NO. 2006051008  
 - EIGHTH AMENDMENT FILED SEPTEMBER 2, 2015, DOC. NO. 2015077196

- Easement Notes**
- EXISTING 50' ELECTRIC RIGHT-OF-WAY EASEMENT (05/09/1985, BK. MISC. N, PG. 541, DOC. NO. 95016489)
  - EXISTING 10' P.U.E (12/03/2001, 2001C-315)
  - EXISTING 25' PUBLIC WATERLINE AND PUBLIC SANITARY SEWER EASEMENT (03/04/2003, 2003C-50)
  - EXISTING 20' PUBLIC SANITARY SEWER EASEMENT (03/04/2003, 2003C-50)
  - EXISTING NON-EXCLUSIVE PERPETUAL DRAINAGE EASEMENT AND PUBLIC UTILITIES EASEMENT BLANKET IN 2003281801 COMMON AREAS (03/04/2003, 2003C-50) (7/15/2003, BK. A60, PG. 1545, DOC. NO. 2003281801)
  - EXISTING NON-EXCLUSIVE PERPETUAL EASEMENT FOR ACCESS AND EGRESS FOR VEHICULAR AND PEDESTRIAN TRAFFIC, BLANKET IN NATURE, ACROSS THAT PORTION OF THE COMMON AREAS (03/04/2003, 2003C-50) (7/15/2003, BK. A60, PG. 1545, DOC. NO. 2003281801)
  - EXISTING NON-EXCLUSIVE PERPETUAL EASEMENT ACROSS THE COMMON AREAS FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT OF FREE STANDING SONS (7/15/2003, BK. A60, PG. 1545, DOC. NO. 2003281801)
  - EXISTING 10' P.U.E. (03/04/2003, 2003C-50)
  - EXISTING 10' PUBLIC WATERLINE EASEMENT (03/04/2003, 2003C-50)
  - EXISTING 10' PUBLIC SANITARY SEWER EASEMENT (03/04/2003, 2003C-50)
  - EXISTING 15' WATERLINE EASEMENT (7/30/2002, BK. A39, PG. 5220, DOC. NO. 2002095491)
  - EXISTING 20' SANITARY SEWER EASEMENT (07/30/2002, BK. A39, PG. 5223, DOCUMENT NO. 2002095494)
  - EXISTING 20' SANITARY SEWER EASEMENT (07/30/2002, BK. A39, PG. 5218, DOC. NO. 2002095489)
  - EXISTING 20' X 30' PUBLIC WATERLINE AND PUBLIC SANITARY SEWER EASEMENT (03/04/2003, 2003C-50)
  - EXISTING 24' ACCESS EASEMENT (07/30/2002, BK. A39, PG. 5217, DOC. NO. 2002095488)
  - EXISTING 20' PUBLIC WATERLINE EASEMENT (03/04/2003, 2003C-50)
  - EXISTING 25' DRAINAGE EASEMENT (07/30/2002, BK. A39, PG. 5223, DOCUMENT NO. 2002095494)
  - EXISTING 5' PERMANENT EASEMENT FOR SANITARY SEWER (07/30/2002, BK. A39, PG. 5223, DOCUMENT NO. 2002095484)
  - EXISTING 20' UTILITY EASEMENT (12/03/2001, 2001C-315)

**Legal Description**  
 TRACTS H-5 thru H-9 OF VENTANA SQUARE AT VENTANA RANCH (A REPEAT OF TRACT H-A, VENTANA RANCH), ALBUQUERQUE, NEW MEXICO, BEING COMPRISED OF VENTANA SQUARE AT VENTANA RANCH, TRACTS H-5, H-6, H-7, H-8 AND H-9, AS SHOWN ON THE CITY OF ALBUQUERQUE PLAT NO. 2001000000, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MARCH 4, 2003, IN BOOK 2003C, PAGE 50, AS DOCUMENT NO. 20030408191.

**ACS Monument - U.S. SURVEY**  
 NAD 1983 CENTRAL ZONE  
 Y=4571672.052 \*  
 Z=5454.55 \* (NAVD 1988)  
 C=0-0.99966850 \* 1652.777  
 U.S. SURVEY FEET

U.S. SURVEY FEET



**Line #** | **Direction** | **Length (ft)**

- L1 S 07°07'00" E 383.15'
- L2 N 07°18'33" W 964.17'
- L3 N 07°18'33" W 541.17'
- L4 S 89°28'39" E 854.48'
- L5 N 02°17'29" E 663.07'
- L6 S 02°17'29" E 663.07'
- L7 S 02°17'29" E 663.07'
- L8 S 89°28'39" E 854.48'
- L9 S 02°17'29" E 663.07'
- L10 S 89°28'39" E 854.48'
- L11 S 02°17'29" E 663.07'
- L12 N 02°17'29" E 663.07'
- L13 S 89°28'39" E 854.48'

**Curve Data**

Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	43.37'	1878.00'	079°25'	43.37'	N 89°28'39" W
C2	154.48'	1050.00'	89°28'39"	154.48'	S 43°57'54" E
C3	184.58'	245.00'	43°57'54"	179.73'	N 47°50'07" E

**Legend**

N 90°07'00" E  
 (N 90°07'00" E)  
 MEASURED BEARINGS AND DISTANCES  
 (03/04/2003, 2003C-50)  
 FOUND MONUMENT AS INDICATED  
 SET 1/2" REBAR WITH CAP "1.5 1431"  
 CONCRETE  
 CONCRETE  
 BLOCK WALL  
 METAL GATE  
 BOLLARD  
 LIGHT POLE  
 SIGNAL BOX  
 TRAFFIC MAST  
 PULL BOX  
 WATER VALVE  
 MANHOLE  
 SON  
 OVERHEAD UTILITY LINE  
 WATER METER  
 FIRE HYDRANT  
 UNDERGROUND GAS UTILITY LINE (IF P/C)  
 UNDERGROUND SANITARY SEWER LINE (IF P/C)  
 UNDERGROUND ELECTRIC UTILITY LINE  
 UNDERGROUND GAS UTILITY LINE (IF PE)  
 UNDERGROUND FIBER OPTIC UTILITY LINE  
 SPOT ELEVATION  
 BC 5075.50  
 EP 5075.50  
 FLOW LINE ELEVATION  
 EP 5075.50  
 TOP OF ASPHALT CURB ELEVATION  
 TA 5075.50  
 FACE OF ASPHALT CURB ELEVATION  
 TA 5075.50  
 ADJOINING BOUNDARY LINE  
 EXISTING AND PROPOSED

**APPROVED FOR MONUMENTATION AND STREET NAMES**  
 Thomas A. Brundage  
 CITY SURVEYOR  
 2/11/2021  
 DATE

**OWNER: DIAMOND TAIL REALTY, LLC**  
 BY: THOMAS D. GROMNEY  
 ITS: MANAGING MEMBER  
 Thomas D. Gromney  
 Thomas D. Gromney, Managing Member  
 Diamond Tail Realty, LLC  
 Feb 11, 2021  
 DATE

**CS-CARTESIAN SURVEYS INC.**  
 P.O. BOX 4444, RIO RANCHO, N.M. 87174  
 Phone: (505) 886-3880 Fax: (505) 891-1044  
 www.cartesiansurveys.com



# Sketch Plat

for

**Tracts H-5A, H-6A, H-6B, H-7A, H-8A, H-9A, H-10A and H-11A, Ventana Square at Ventana Ranch**

Being Comprised of

Tracts H-5 thru H-11

Ventana Square at Ventana Ranch

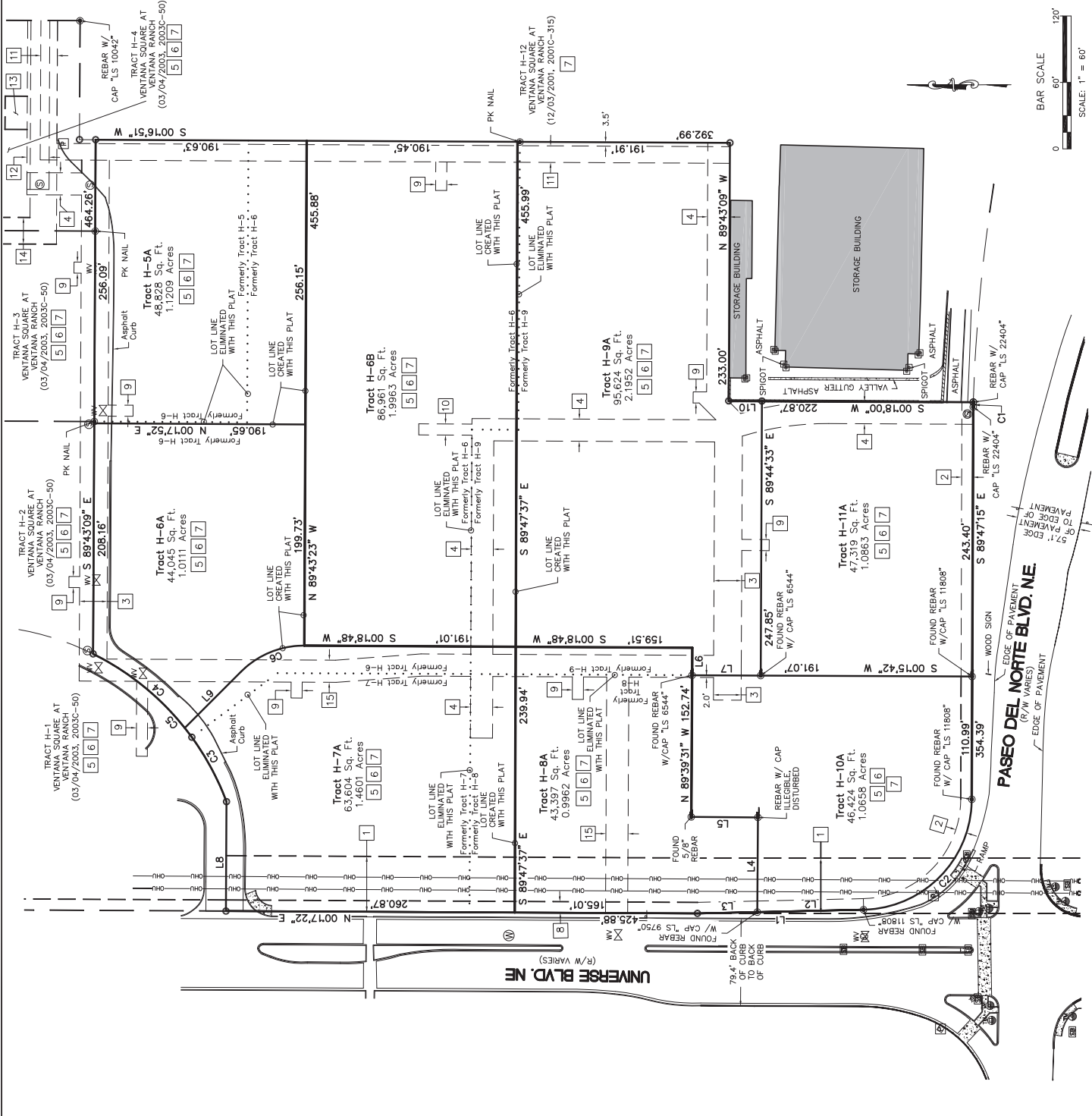
City of Albuquerque

Bernalillo County, New Mexico

October 2020

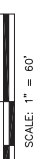
## Easement Notes

- 1 EXISTING 50' ELECTRIC RIGHT-OF-WAY EASEMENT (05/08/1953, BK. MISC 14, PG. 341, DOC. NO. 95018489)
- 2 EXISTING 10' P.U.E. (12/03/2001, 2001C-315)
- 3 EXISTING 25' PUBLIC WATERLINE AND PUBLIC SANITARY SEWER EASEMENT (03/04/2003, 2003C-50)
- 4 EXISTING 20' PUBLIC SANITARY SEWER EASEMENT (03/04/2003, 2003C-50)
- 5 EXISTING NONEXCLUSIVE PERPETUAL DRAINAGE EASEMENT AND PUBLIC UTILITIES EASEMENT BLANKET IN NATURE OVER COMMON AREAS (03/04/2003, 2003C-50) (7/15/2003, BK. A60, PG. 1545, DOC. NO. 2003121810)
- 6 EXISTING NONEXCLUSIVE PERPETUAL EASEMENT FOR INGRESS AND EGRESS BY VEHICULAR AND PEDESTRIAN TRAFFIC, BLANKET IN NATURE ACROSS THAT PORTION OF THE COMMON AREAS (03/04/2003, 2003C-50) (7/15/2003, BK. A60, PG. 1545, DOC. NO. 2003121810)
- 7 EXISTING NON-EXCLUSIVE PERPETUAL EASEMENT ACROSS THE COMMON AREAS FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT OF FREE STANDING SIGNS (7/15/2003, BK. A60, PG. 1545, DOC. NO. 2003121810)
- 8 EXISTING 10' P.U.E. (03/04/2003, 2003C-50)
- 9 EXISTING 10' PUBLIC WATERLINE EASEMENT (03/04/2003, 2003C-50)
- 10 EXISTING 10' PUBLIC SANITARY SEWER EASEMENT (03/04/2003, 2003C-50)
- 11 EXISTING 15' WATERLINE EASEMENT (7/30/2002, BK. A39, PG. 52201, DOC. NO. 2002095491)
- 12 EXISTING 20' SANITARY SEWER EASEMENT (7/30/2002, BK. A39, PG. 5218, DOC. NO. 2002095489)
- 13 EXISTING 20' X 30' PUBLIC WATERLINE AND PUBLIC SANITARY SEWER EASEMENT (3/4/2003, 2003C-50)
- 14 EXISTING 24' ACCESS EASEMENT (7/30/2002, BK. A39, PG. 5217)
- 15 EXISTING 20' PUBLIC WATERLINE EASEMENT (3/4/2003, 2003C-50)



**CSI-CARTESIAN SURVEYS INC.**

P.O. BOX 44414 RIO RANCHO, N.M. 87174  
 Phone (505) 896-3050 Fax (505) 891-0244  
 wplotmerfr@gmail.com



Current DRC Project Number: \_\_\_\_\_ Date Submitted: \_\_\_\_\_  
 \_\_\_\_\_ Date Site Plan Approved: \_\_\_\_\_  
 \_\_\_\_\_ Date Preliminary Plat Approved: \_\_\_\_\_  
 \_\_\_\_\_ Date Preliminary Plat Expires: \_\_\_\_\_  
 DRB Project No.: PR-2020-004024  
 DRB Application No.: \_\_\_\_\_

**FIGURE 12**  
**INFRASTRUCTURE LIST**  
 (Rev. 2-16-18)  
**EXHIBIT "A"**

**TO SUBDIVISION IMPROVEMENTS AGREEMENT  
 DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST**  
 TRACTS H-5A, H-6A, H-6B, H-7A, H-8A, AND H-9A, VENTANA SQUARE  
 PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN  
 TRACTS H-5A, H-6A, H-6B, H-7A, H-8A, AND H-9A, VENTANA SQUARE AT VENTANA RANCH  
 EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

Financially Guaranteed	Constructed Under	Size	Type of Improvement	Location	From	To	Construction Certification	
							Inspector	City Const Engineer
<input type="text"/>	<input type="text"/>	11' WIDE	DECELERATION LANE WITH TRANSITION	UNIVERSE BLVD.	NORTH ACCESS	215' SOUTH	/	/
<input type="text"/>	<input type="text"/>	11' WIDE	TAPERED DECELERATION LANE	UNIVERSE BLVD.	SOUTH ACCESS	125' SOUTH	/	/
<input type="text"/>	<input type="text"/>	12' WIDE	LEFT TURN BAY AT MEDIAN	UNIVERSE BLVD.	SOUTH ACCESS	100' NORTH	/	/
<input type="text"/>	<input type="text"/>	10' WIDE	ASPHALT MULTI-PURPOSE TRAIL	TRACTS H-7A & H-8A 50' ELECT. EASEMENT	NORTH ACCESS	SOUTH ACCESS	/	/
<input type="text"/>	<input type="text"/>	8"	WATER LINE W/ VALVES, FH, MJS, AND RJS	TRACT H-8A EAST PROP. LINE	EXISTING 8" WL EAST PROP. LINE	TRACT H-9A	/	/
<input type="text"/>	<input type="text"/>	8"	WATER LINE W/ VALVES, FH, MJS, AND RJS	TRACT H-9A SOUTH PROP. LINE	TRACT H-8A EAST PROP. LINE	EXISTING 8" WL EAST PROP. LINE	/	/
<input type="text"/>	<input type="text"/>	8"	SANITARY SEWER LINE W/ MANHOLES	TRACT H-11 EAST PROP. LINE	EXISTING 8" SAS SE CORNER OF TRACT H-11	NE CORNER OF TRACT H-11	/	/
<input type="text"/>	<input type="text"/>	8"	SANITARY SEWER LINE W/ MANHOLES	TRACT H-9A SOUTH PROP. LINE	SE CORNER OF TRACT H-9A/ H-11	WEST PROP. LINE AT TRACT H-8A	/	/
<input type="text"/>	<input type="text"/>	8"	SANITARY SEWER LINE W/ MANHOLES	TRACT H-8A EAST PROP. LINE	SE CORNER OF TRACT H-8A	NE CORNER OF TRACT H-8A	/	/

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Inspector	Private P.E.	City Cnst Engineer
		8"	SANITARY SEWER LINE W/ MANHOLES	TRACT H-7A EAST PROP. LINE	SE CORNER OF TRACT H-7A	20' NORTH	/	/	/
		10' WIDE	RECTANGULAR CONCRETE CHANNEL	TRACT H-12 SOUTH PROP. LINE	TRACT H-12 WEST PROP. LINE	RETENTION POND TRACT B, VITTORIA SUBDIVISION	/	/	/
		2.13 AC-FT	EXCAVATE EXISTING RETENTION POND FROM 5.12 AC-FT TO 7.25 AC-FT	TRACT B, VITTORIA SUBDIVISION			/	/	/
							/	/	/
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The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification	
							Inspector	City Cnst Engineer
<input type="text"/>	<input type="text"/>						/	/
<input type="text"/>	<input type="text"/>						/	/

Approval of Creditable Items:	Impact Fee Administrator Signature	Date	City User Dept. Signature	Date
-------------------------------	------------------------------------	------	---------------------------	------

**NOTES**

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA. Street lights per City requirements.

- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

**AGENT / OWNER** \_\_\_\_\_ **DEVELOPMENT REVIEW BOARD MEMBER APPROVALS**

**DAVID B. THOMPSON, P.E.**  
NAME (print)

DRB CHAIR - date \_\_\_\_\_ PARKS & RECREATION - date \_\_\_\_\_

**THOMPSON ENGR. CONS., INC.**  
FIRM

TRANSPORTATION DEVELOPMENT - date \_\_\_\_\_ AMAFCA - date \_\_\_\_\_

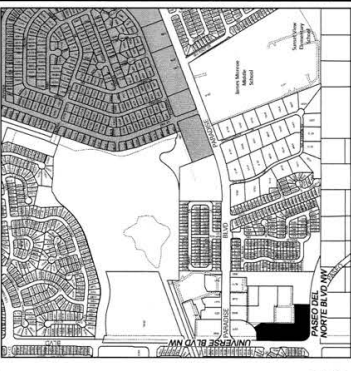
SIGNATURE - date \_\_\_\_\_

UTILITY DEVELOPMENT - date \_\_\_\_\_ CODE ENFORCEMENT - date \_\_\_\_\_

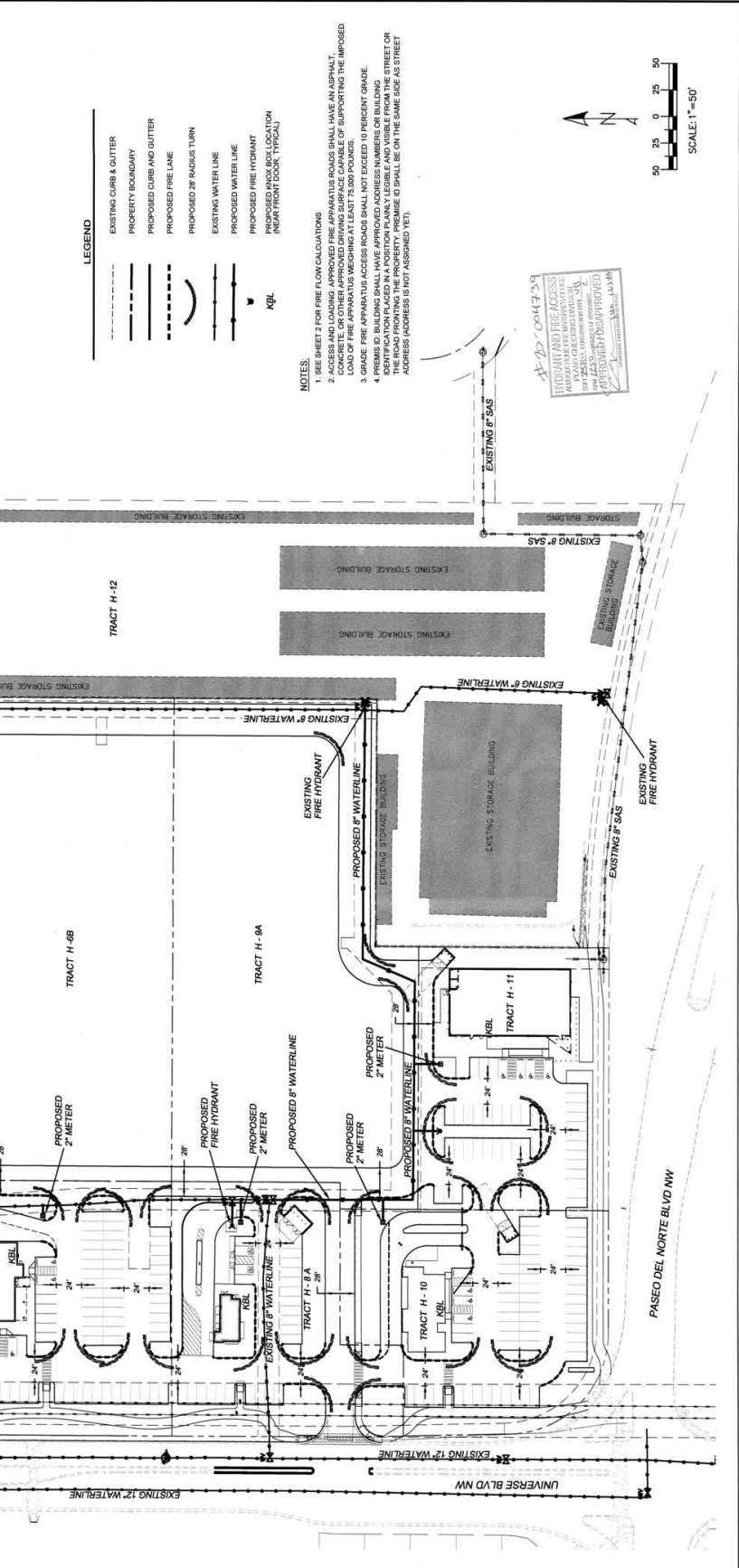
CITY ENGINEER - date \_\_\_\_\_ - date \_\_\_\_\_

**DESIGN REVIEW COMMITTEE REVISIONS**

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER



VICINITY MAP B-10-Z



**LEGEND**

	EXISTING CURB & GUTTER
	PROPERTY BOUNDARY
	PROPOSED CURB AND GUTTER
	PROPOSED FIRE LANE
	PROPOSED 20' RADIUS TURN
	EXISTING WATER LINE
	PROPOSED WATER LINE
	PROPOSED FIRE HYDRANT
	FIRE HYDRANT LOCATION NEAR FRONT DOOR (TYPICAL)
	K&B

- NOTES:**
- SEE SHEET 2 FOR FIRE FLOW CALCULATIONS
  - ACCESS AND LOADING APPROVED FIRE APPARATUS ROADS SHALL HAVE AN ASPHALT SURFACE WITH A MINIMUM 10% GRADE TO SUPPORT THE IMPOSED LOAD OF FIRE APPARATUS VEHICLES AT LEAST 1500 POUNDS.
  - GRADE FIRE APPARATUS ACCESS ROADS SHALL NOT EXCEED 10 PERCENT GRADE.
  - PREMISER BUILDING SHALL HAVE APPROVED ADDRESS NUMBERS OR BUILDING IDENTIFICATION PLACED IN A POSITION PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ADJACENT ALLEY. ADDRESS NUMBERS TO BE ON THE SAME SIDE AS STREET ADDRESS (ADDRESS IS NOT ASSIGNED YET).

APPROVED FOR FIRE ACCESS  
 1. THIS PLAN IS TO BE INSTALLED AT THE  
 2. LOCATION OF THE FIRE HYDRANT AND  
 3. THE ADDRESS NUMBERS AS SHOWN  
 4. APPROVED FOR FIRE ACCESS

**Tompson Engineering, Inc.**  
 700 KOK 53760  
 PHOENIX, AZ 85026  
 TEL: (602) 950-8545

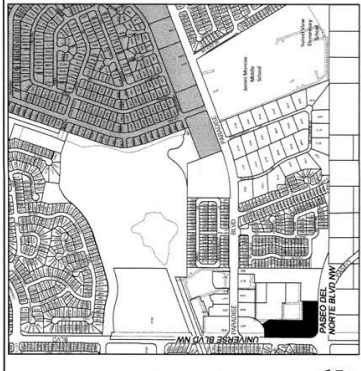
PROJECT:	VENTANNA SQUARE
DATE:	11-20-20
CHECKED BY:	
APPROVED BY:	
FILE:	



**FIRE 1 PLAN**

NO.	REVISION	BY	DATE

CITY/COUNTY REVIEW		DATE	SIGN-OFF	DEPARTMENT	WATER SERVICES	WATER MGMT. DIV.	STREETS	TRAFFIC
FIRE 1 PLAN		DATE	PROJECT	NO.	REVISION	BY	DATE	
VENTANNA SQUARE		DATE	PROJECT	NO.	REVISION	BY	DATE	
FIRE FLOW CALCULATIONS		DATE	PROJECT	NO.	REVISION	BY	DATE	
FOR CITY/COUNTY USE ONLY		DATE	PROJECT	NO.	REVISION	BY	DATE	



**SITE LEGAL DESCRIPTION**  
TRACT H-11, VENTANNA SQUARE AT VENTANNA RANCH  
RETAIL STORE

<b>SITE DATA</b>	CURRENT ZONING	MX-M
	ZONE ATLAS PAGE	B-10-Z
	TOTAL LOT AREA	1,088 AC.
	NEW BUILDING AREA	7,300 S.F.
	BUILDING HEIGHT	21 FEET
	NUMBER OF EXISTING HYDRANTS	1
	BUILDING SPRINKLED	
<b>FIRE FLOW REQUIREMENTS</b>	BUILDING CONSTRUCTION TYPE	VB
	MINIMUM REQUIRED FIRE FLOW	2,250 GPM
	MINIMUM NUMBER OF HYDRANTS	2

**SITE LEGAL DESCRIPTION**  
TRACT H-10, VENTANNA SQUARE AT VENTANNA RANCH  
RESTAURANT WITH DRIVE-THRU LANE

<b>SITE DATA</b>	CURRENT ZONING	MX-M
	ZONE ATLAS PAGE	B-10-Z
	TOTAL LOT AREA	1,088 AC.
	NEW BUILDING AREA	2,766 S.F.
	BUILDING HEIGHT	24 FEET
	NUMBER OF EXISTING HYDRANTS	0
	BUILDING NOT SPRINKLED	
<b>FIRE FLOW REQUIREMENTS</b>	BUILDING CONSTRUCTION TYPE	VB
	MINIMUM REQUIRED FIRE FLOW	1,500 GPM
	MINIMUM NUMBER OF HYDRANTS	1

**SITE LEGAL DESCRIPTION**  
TRACT H-8A, VENTANNA SQUARE AT VENTANNA RANCH  
COFFEE SHOP WITH DRIVE-THRU LANE

<b>SITE DATA</b>	CURRENT ZONING	MX-M
	ZONE ATLAS PAGE	B-10-Z
	TOTAL LOT AREA	0,898 AC.
	NEW BUILDING AREA	882 S.F.
	BUILDING HEIGHT	24 FEET
	NUMBER OF EXISTING HYDRANTS	0
	BUILDING NOT SPRINKLED	
<b>FIRE FLOW REQUIREMENTS</b>	BUILDING CONSTRUCTION TYPE	VB
	MINIMUM REQUIRED FIRE FLOW	1,500 GPM
	MINIMUM NUMBER OF HYDRANTS	1

**SITE LEGAL DESCRIPTION**  
TRACT H-7A, VENTANNA SQUARE AT VENTANNA RANCH  
RESTAURANT WITH DRIVE-THRU LANE

<b>SITE DATA</b>	CURRENT ZONING	MX-M
	ZONE ATLAS PAGE	B-10-Z
	TOTAL LOT AREA	1,46 AC.
	NEW BUILDING AREA	5,046 S.F.
	BUILDING HEIGHT	24 FEET
	NUMBER OF EXISTING HYDRANTS	2
	BUILDING SPRINKLED	
<b>FIRE FLOW REQUIREMENTS</b>	BUILDING CONSTRUCTION TYPE	VB
	MINIMUM REQUIRED FIRE FLOW	2,000 GPM
	MINIMUM NUMBER OF HYDRANTS	2

HYDRANT AND FIRE ACCESS  
APPROVED FOR THE CITY OF DENVER  
DATE: 11-20-20  
BY: [Signature]



**DRAINAGE REPORT**  
**FOR**  
**VENTANA SQUARE**  
**TRACTS H-5A, H-6A, H-6B, H-7A, H-8A, H-9A, H-10, & H-11**

City of Albuquerque  
Planning Department  
Development Review Services  
**HYDROLOGY SECTION**  
**APPROVED**

DATE: 01/21/21  
BY: *Renée C. Brissette*  
HydroTrans # B10D003C3

THE APPROVAL OF THESE PLANS/REPORT SHALL NOT BE  
CONSTRUED TO PERMIT VIOLATIONS OF ANY CITY  
ORDINANCE OR STATE LAW, AND SHALL NOT PREVENT  
THE CITY OF ALBUQUERQUE FROM REQUIRING  
CORRECTION, OR ERROR OR DIMENSIONS IN PLANS,  
SPECIFICATIONS, OR CONSTRUCTIONS. SUCH APPROVED PLANS  
SHALL NOT BE CHANGED, MODIFIED OR ALTERED WITHOUT  
AUTHORIZATION.



Prepared by:  
**Thompson Engineering Consultants, Inc.**  
P.O. Box 65760  
Albuquerque, NM 87193

December 2020

CSI-Cartesian Surveys Inc.  
PO Box 44414  
Rio Rancho, NM 87174  
Phone: (505) 896-3050



Elizabeth Haley  
6005 Chaparral Circle NW  
Albuquerque, NM 87114

CSI-Cartesian Surveys Inc.  
PO Box 44414  
Rio Rancho, NM 87174  
Phone: (505) 896-3050



Rene Horvath  
5515 Palamino Dr. NW  
Albuquerque, NM 87120

Hector and Patricia Rosta & Raquel Leley  
9619 Puccini Trl. NW  
Albuquerque, NM 87114-4699

Sleeping Indian Investments, LLC  
3205 Richmond Dr. NE  
Albuquerque, NM 87107-0000

Stanley E. Moore  
9605 Puccini Trl. NW  
Albuquerque, NM 87114-4699

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9516 La Rocca Ct. NW  
Albuquerque, NM 87114

Miguel and Valerie Armendariz  
9601 Puccini Trl. NW  
Albuquerque, NM 87114

Jessica Parra and Eric Johnson  
9623 Puccini Trl. NW  
Albuquerque, NM 87114

Daniel E. Wilson and Debra Chacon  
Wilson  
P.O. Box 205  
Carlsbad, Nm 88201

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Albuquerque, Nm 87114

Jack A. and Diane P. Maestas  
6831 La Rocca Rd. NW  
Albuquerque, Nm 87114-3650

Christine M. Apodaca  
9719 Puccini Trl. NW  
Albuquerque, Nm 87114-4697

Ernest D. and Celina M. Chavez  
9520 La Rocca Ct. NW  
Albuquerque, Nm 87114

Judith Ann Whittinghill  
9627 Puccini Trl. NW  
Albuquerque, Nm 87114

Kevin Vigil  
9615 Riccini Trl. NW  
Albuquerque, NM 87114-4699

Pecherer & Pecherer One LLC  
c/o Michaels S. Pecherer  
24 Rio Vista  
Orinda, CA 94563

Tara Lynn Bunch and Salvatore J. and Lenora  
Accardi  
9708 Tapatio Dr. NW  
Albuquerque, NM 87114-3611

Ventana Ranch Self Storage LLC  
c/o Urban Self Storage  
918 Horton St. Suite 1000  
Seattle, WA 98134-1955

Kaci Ayers  
6600 Los Prados Rd. NW  
Albuquerque, NM 87114

Angela R. Patriarca  
6605 La Roca Rd. NW  
Albuquerque, NM 87114-3657

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Matthew W. and Tamara N. Shope  
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Martina N. Holloway  
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Albuquerque, nm 87114-4697

CSI-Cartesian Surveys Inc.  
PO Box 44414  
Rio Rancho, NM 87174  
Phone: (505) 996-3050

Gary S. Lujan, Jr.  
6439 Bellini Ln NW  
Albuquerque, nm 87114-5272

CSI-Cartesian Surveys Inc.  
PO Box 44414  
Rio Rancho, NM 87174  
Phone: (505) 996-3050

Heidi Padilla  
9500 La Rocca Ct. NW  
Albuquerque, nm 87114-3449

CSI-Cartesian Surveys Inc.  
PO Box 44414  
Rio Rancho, NM 87174  
Phone: (505) 996-3050

American Homes 4 Rent  
Properties Nine LLC  
30601 Agoura Rd. Suite 200  
Agoura Hills, CA 91301-2148

CSI-Cartesian Surveys Inc.  
PO Box 44414  
Rio Rancho, NM 87174  
Phone: (505) 996-3050

Mary F. Gilbert  
9504 La Rocca Ct. NW  
Albuquerque, nm 87114-3449

Las Ventanas H-3 LLC  
c/o CRES - BokF  
Attn: Property Tax Adm  
P.O. Box 2300  
Tulsa, OK 74102-2300

Lawrence L. and Jessica R. Davis  
9609 Puccini Trl. NW  
Albuquerque, NM 87114-4699

Kerry D. and Debra Z. Haupt  
9712 Tapatio Dr. NW  
Albuquerque, NM 87114

Janette E. Herrera  
5504 Havasu Ave NW  
Albuquerque, NM 87100-3018

Eve Stith  
P.O. Box 67938  
Albuquerque, NM 87193-7938

Matthew R. and Kim M. Aragon  
6605 Los Prados Rd NW  
Albuquerque, NM 87114

2025-2026  
Postage and Fees  
Paid by Addressee  
Permit No. 8844  
San Antonio, TX 78204



Richard P. and Martha A. Dhanes  
Trustees - Dhanes Family Trust  
3637 Twinlake Ridge  
Westlake Village, CA 91361-3908

2025-2026  
Postage and Fees  
Paid by Addressee  
Permit No. 8844  
San Antonio, TX 78204



Diamond Tail Realty LLC  
20 Fall Pippin Ln Suite 203  
Asheville, NC 28803-8802

2025-2026  
Postage and Fees  
Paid by Addressee  
Permit No. 8844  
San Antonio, TX 78204



Daniel M. and Dora D. Rodriguez  
9723 Puccini Trl. NW  
Albuquerque, NM 87114

2025-2026  
Postage and Fees  
Paid by Addressee  
Permit No. 8844  
San Antonio, TX 78204



Jon M. Bartholf & Heather J. Bartholf-Noe  
6604 Los Prados Rd. NW  
Albuquerque, NM 87114-3477



Jessica Placencio  
9715 Puccini Trl. NW  
Albuquerque, NM 87114

2025-2026  
Postage and Fees  
Paid by Addressee  
Permit No. 8844  
San Antonio, TX 78204



Las Ventanas H-1 LLL  
c/o Grant Industries Property Tax Dept.  
P.O. Box 592809; TX1-047  
San Antonio, TX 78259-0190



Amber J. Lucero  
9731 Puccini Trl. NW  
Albuquerque, NM 87114-4697

Anna and David Sedillo, Jr.  
9709 Puccini Trl. NW  
Albuquerque, NM 87114

Larry Livingston  
9727 Puccini Trl. NW  
Albuquerque, NM 87114

Francisco and Esquisela Romandia  
9508 La Rocca Ct. NW  
Albuquerque, NM 87114-3449

# CITY OF ALBUQUERQUE

Planning Department  
Brennon Williams, Director



Mayor Timothy M. Keller

January 21, 2021

David Thompson, PE  
Thompson Engineering Consultants, Inc.  
PO Box 65760  
Albuquerque, NM 87193

**RE: Ventana Square Subdivision  
9500 Universe NW  
Grading and Drainage Plan & Drainage Report  
Engineer's Stamp Date: 12/23/20  
Hydrology File: B10D003C3**

Dear Mr. Thompson:

PO Box 1293

Based upon the information provided in your submittal received 12/23/2020, the Grading and Drainage Plan & Drainage Report are approved for Grading Permit and for action by the DRB on Preliminary Plat.

Albuquerque

As a reminder, if the project total area of disturbance (including the staging area and any work within the adjacent Right-of-Way) is 1 acre or more, then an Erosion and Sediment Control (ESC) Plan and Owner's certified Notice of Intent (NOI) is required to be submitted to the Stormwater Quality Engineer (Doug Hughes, PE, [jhughes@cabq.gov](mailto:jhughes@cabq.gov), 924-3420) 14 days prior to any earth disturbance.

NM 87103

www.cabq.gov

If you have any questions, please contact me at 924-3995 or [rbrissette@cabq.gov](mailto:rbrissette@cabq.gov).

Sincerely,

Renée C. Brissette, P.E. CFM  
Senior Engineer, Hydrology  
Planning Department

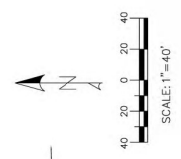
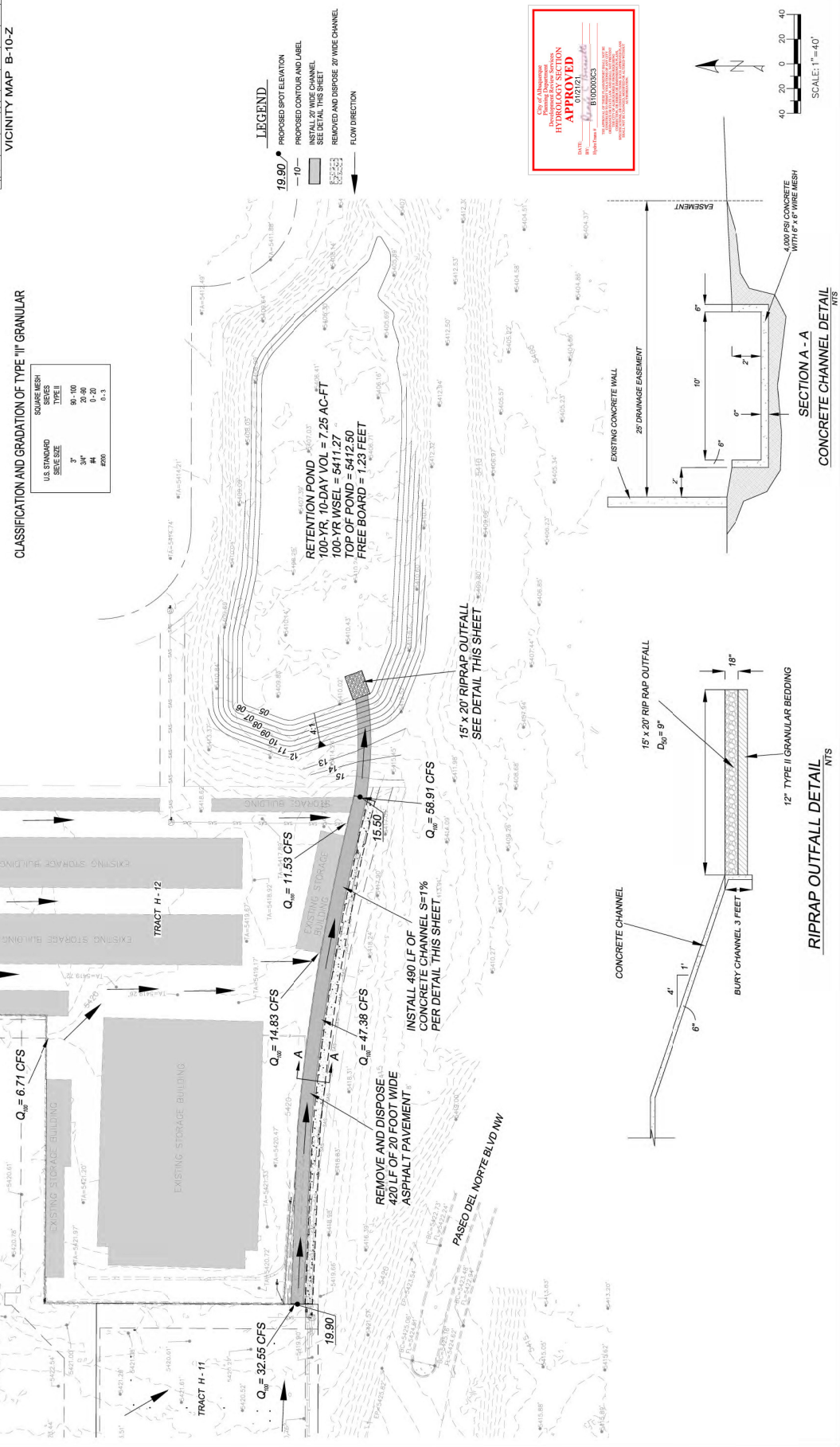


**CLASSIFICATION AND GRADATION OF ORDINARY RIPRAP**

RIPPRAP DESIGNATION	INTERMEDIATE ROCK SIZE (INCHES)	D <sub>50</sub> (INCHES)	TYPE 1*
15	15	9	3
20	20	12	3
30	30	18	3
40	40	24	3
50	50	30	3
60	60	36	3
75	75	45	3
90	90	54	3
100	100	60	3

**CLASSIFICATION AND GRADATION OF TYPE III GRANULAR**

U.S. STANDARD SIZE	U.S. STANDARD SERIES	SOURCE MESH
3"	10-100	10-100
3/4"	20-90	20-90
3/8"	40-70	40-70
20#	10-60	10-60
30#	5-30	5-30





# CITY OF ALBUQUERQUE PLANNING DEPARTMENT

Tim Keller, Mayor

INTER-OFFICE MEMORANDUM

22 September 2020

To: File PR-2020-004024 / SI-2020-00533

From: Russell Brito, UD&D Planning Manager

**RBrito**  
Digitally signed by RBrito  
DN: cn=RBrito, o=CASQ Planning Dept,  
ou=UD&D, email=brito@cabq.gov, c=US  
Date: 2020.09.22 17:24:47 -06'00'

Subject: Site Plan – EPC Major Amendment

The attached site plan is certified as compliant with the Environmental Planning Commission (EPC) approval of 13 August 2020. The applicable appeal period has expired and the EPC Conditions of Approval have been met per the Notice of Decision. This site plan replaces the prior-approved Site Plan as of the date of this memo.

**LEGAL DESCRIPTION**  
 TRACTS G AND H AT VENTANA SQUARE  
 CURRENT ZONING: C-2 TO SU-1 FOR C-2  
 TOTAL ACRES: 38.26 ACRESTOTAL (GROSS) TRACT C=12.86AC TRACT H=25.58AC  
**GENERAL ARCHITECTURAL DESIGN REQUIREMENTS**

GENERAL ARCHITECTURAL DESIGN REQUIREMENTS shall be in accordance with the following: 1. The proposed structures shall be designed to conform to the applicable provisions of the City of San Jose Planning Code, Chapter 21C, and the applicable provisions of the California Building Code, Chapter 7, and the applicable provisions of the California Fire Code, Chapter 7A. 2. The proposed structures shall be designed to conform to the applicable provisions of the City of San Jose Planning Code, Chapter 21C, and the applicable provisions of the California Building Code, Chapter 7, and the applicable provisions of the California Fire Code, Chapter 7A. 3. The proposed structures shall be designed to conform to the applicable provisions of the City of San Jose Planning Code, Chapter 21C, and the applicable provisions of the California Building Code, Chapter 7, and the applicable provisions of the California Fire Code, Chapter 7A.

**PAO ARCHITECTURAL DESIGN STANDARDS**  
 1. The proposed structures shall be designed to conform to the applicable provisions of the City of San Jose Planning Code, Chapter 21C, and the applicable provisions of the California Building Code, Chapter 7, and the applicable provisions of the California Fire Code, Chapter 7A. 2. The proposed structures shall be designed to conform to the applicable provisions of the City of San Jose Planning Code, Chapter 21C, and the applicable provisions of the California Building Code, Chapter 7, and the applicable provisions of the California Fire Code, Chapter 7A.

**MECHANICAL EQUIPMENT SCREENING**  
 1. The proposed structures shall be designed to conform to the applicable provisions of the City of San Jose Planning Code, Chapter 21C, and the applicable provisions of the California Building Code, Chapter 7, and the applicable provisions of the California Fire Code, Chapter 7A. 2. The proposed structures shall be designed to conform to the applicable provisions of the City of San Jose Planning Code, Chapter 21C, and the applicable provisions of the California Building Code, Chapter 7, and the applicable provisions of the California Fire Code, Chapter 7A.

**BUILDING SIGNAGE**  
 1. The proposed structures shall be designed to conform to the applicable provisions of the City of San Jose Planning Code, Chapter 21C, and the applicable provisions of the California Building Code, Chapter 7, and the applicable provisions of the California Fire Code, Chapter 7A. 2. The proposed structures shall be designed to conform to the applicable provisions of the City of San Jose Planning Code, Chapter 21C, and the applicable provisions of the California Building Code, Chapter 7, and the applicable provisions of the California Fire Code, Chapter 7A.

**LANDSCAPING**  
 1. The proposed structures shall be designed to conform to the applicable provisions of the City of San Jose Planning Code, Chapter 21C, and the applicable provisions of the California Building Code, Chapter 7, and the applicable provisions of the California Fire Code, Chapter 7A. 2. The proposed structures shall be designed to conform to the applicable provisions of the City of San Jose Planning Code, Chapter 21C, and the applicable provisions of the California Building Code, Chapter 7, and the applicable provisions of the California Fire Code, Chapter 7A.

**MINIMUMS**  
 1. The proposed structures shall be designed to conform to the applicable provisions of the City of San Jose Planning Code, Chapter 21C, and the applicable provisions of the California Building Code, Chapter 7, and the applicable provisions of the California Fire Code, Chapter 7A. 2. The proposed structures shall be designed to conform to the applicable provisions of the City of San Jose Planning Code, Chapter 21C, and the applicable provisions of the California Building Code, Chapter 7, and the applicable provisions of the California Fire Code, Chapter 7A.

**PAVING**  
 1. The proposed structures shall be designed to conform to the applicable provisions of the City of San Jose Planning Code, Chapter 21C, and the applicable provisions of the California Building Code, Chapter 7, and the applicable provisions of the California Fire Code, Chapter 7A. 2. The proposed structures shall be designed to conform to the applicable provisions of the City of San Jose Planning Code, Chapter 21C, and the applicable provisions of the California Building Code, Chapter 7, and the applicable provisions of the California Fire Code, Chapter 7A.

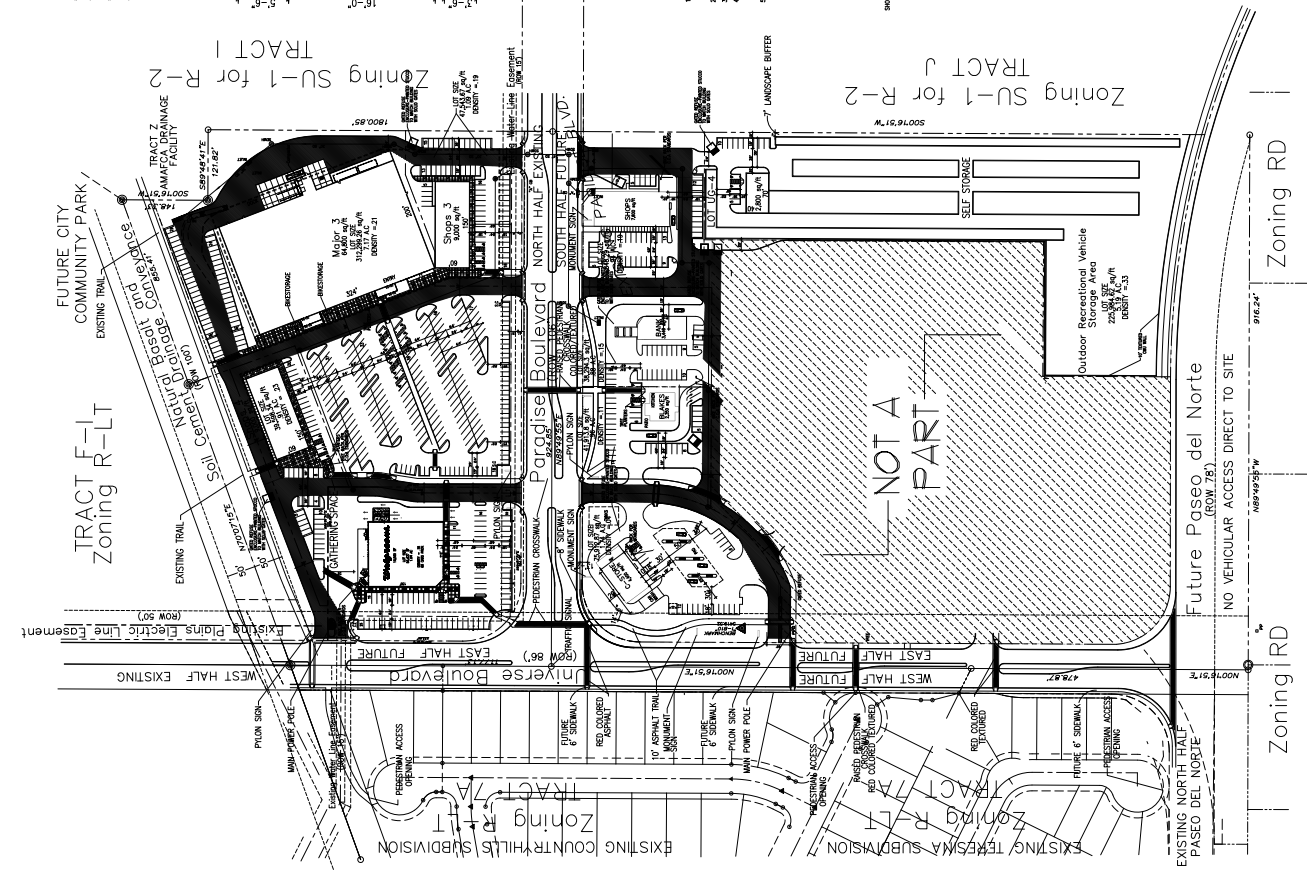
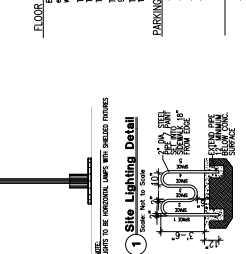
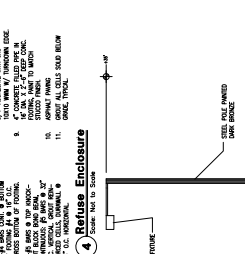
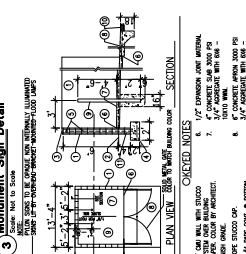
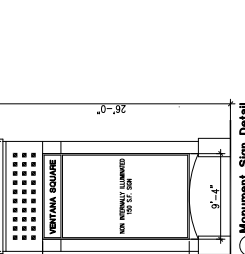
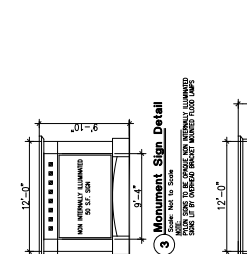
**TRAFFIC REQUIREMENTS**  
 1. The proposed structures shall be designed to conform to the applicable provisions of the City of San Jose Planning Code, Chapter 21C, and the applicable provisions of the California Building Code, Chapter 7, and the applicable provisions of the California Fire Code, Chapter 7A. 2. The proposed structures shall be designed to conform to the applicable provisions of the City of San Jose Planning Code, Chapter 21C, and the applicable provisions of the California Building Code, Chapter 7, and the applicable provisions of the California Fire Code, Chapter 7A.

**BUILDING AREA & PARKING CALCULATIONS:**

MAJOR 1	MAJOR 2	MAJOR 3	MAJOR 4	PAO 1	PAO 2	PAO 3	PAO 5	PAO 6	PAO 7	PAO 8	SHOPS 1	SHOPS 2	SHOPS 3	SHOPS	UG-4 LOT
LOT SIZE = 28,000 SF BUILDING 28,000 SF / 700 = 40 SPACES FAR= 25	LOT SIZE = 13,046.09 SQ/FT OR 3.28 AC 13,046.09 SF / 700 = 19 SPACES FAR= 25	LOT SIZE = 64,800 SF BUILDING 64,800 SF / 700 = 93 SPACES + EXCESS FAR= 27	LOT SIZE = 15,120 SF BUILDING 15,120 SF / 700 = 22 SPACES FAR= 18	LOT SIZE = 8,000 SF BUILDING OR 1.08 AC 8,000 SF / 700 = 11 SPACES FAR= 45	LOT SIZE = 4,800 SF BUILDING 4,800 SF / 700 = 7 SPACES FAR= 24	LOT SIZE = 6,400 SF BUILDING 6,400 SF / 700 = 9 SPACES FAR= 10	LOT SIZE = 3,300 SF BUILDING 3,300 SF / 700 = 5 SPACES FAR= 38	LOT SIZE = 3,300 SF BUILDING 3,300 SF / 700 = 5 SPACES FAR= 38	LOT SIZE = 4,800 SF BUILDING 4,800 SF / 700 = 7 SPACES FAR= 24	LOT SIZE = 3,300 SF BUILDING 3,300 SF / 700 = 5 SPACES FAR= 38	LOT SIZE = 4,800 SF BUILDING OR 0.67 AC 4,800 SF / 700 = 7 SPACES FAR= 24	LOT SIZE = 9,000 SF BUILDING 9,000 SF / 700 = 13 SPACES FAR= 19	LOT SIZE = 9,000 SF BUILDING 9,000 SF / 700 = 13 SPACES FAR= 19	LOT SIZE = 40,766.22 SQ/FT OR 0.93 AC 40,766.22 SF / 700 = 58 SPACES FAR= 23	LOT SIZE = 2,800 SF BUILDING OR 0.39 AC 2,800 SF / 700 = 4 SPACES FAR= 21

**FLOOR AREA RATIO**  
 Building floor area shall not exceed the maximum allowed floor area for the lot as determined by the City of San Jose Planning Code, Chapter 21C, and the applicable provisions of the California Building Code, Chapter 7, and the applicable provisions of the California Fire Code, Chapter 7A.

**PARKING NOTES:**  
 1. ALL SPACES ARE STANDARD UNLESS OTHERWISE NOTED.  
 2. TOTAL STANDARD PARKING SPACES PROVIDED = 940 SPACES  
 3. TOTAL HC PARKING SPACES PROVIDED (INCLUDES 5 WM SPACES) = 70 SPACES  
 4. TOTAL SMALL CAR PARKING SPACES PROVIDED = 85 SPACES  
 5. TOTAL REQUIRED SPACES = 1077 SPACES  
 6. TOTAL PROVIDED SPACES = 1095 SPACES



**REVISION**

REV	DATE	BY

**CONCEPTUAL SITE PLAN**  
 PROJECT TITLE: Ventana Square  
 PROJECT MANAGER: George Rainhart  
 JOB NO.: 99052  
 DRAWN BY: SD  
 SHEET TITLE: CONCEPTUAL SITE PLAN

DATE: 4/20/00  
 SCALE: 1" = 100'-0"  
 PROJECT NUMBER: A1

PROJECT MANAGER: George Rainhart  
 JOB NO.: 99052  
 DRAWN BY: SD  
 SHEET TITLE: CONCEPTUAL SITE PLAN

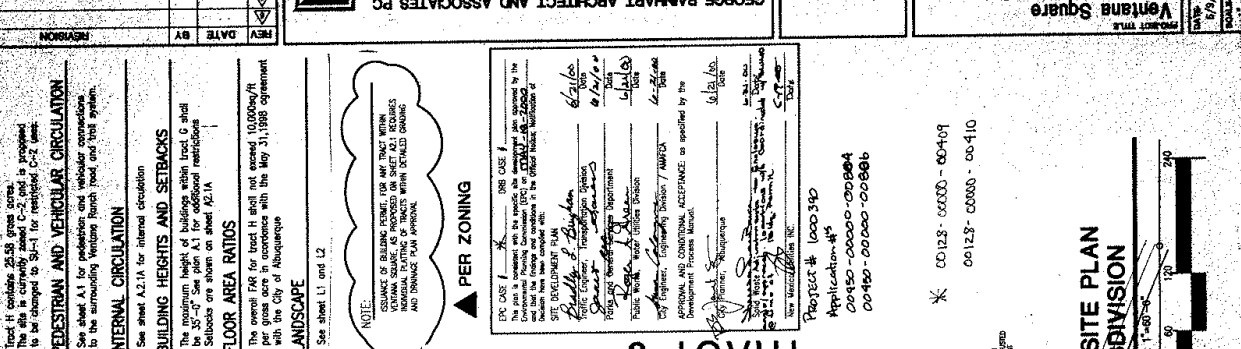
DATE: 4/20/00  
 SCALE: 1" = 100'-0"  
 PROJECT NUMBER: A1

PROJECT MANAGER: George Rainhart  
 JOB NO.: 99052  
 DRAWN BY: SD  
 SHEET TITLE: CONCEPTUAL SITE PLAN

DATE: 4/20/00  
 SCALE: 1" = 100'-0"  
 PROJECT NUMBER: A1

PROJECT MANAGER: George Rainhart  
 JOB NO.: 99052  
 DRAWN BY: SD  
 SHEET TITLE: CONCEPTUAL SITE PLAN

CONDEMNATIONS: The applicant shall be liable to the... (text continues with legal and regulatory references)



**TRACT H SITE PLAN FOR SUBDIVISION**  
 Tract H contains 25.58 gross acres. The site is currently zoned C-2 and is proposed to be changed to SU-1 for residential C-2 uses.

**PEDESTRIAN AND VEHICULAR CIRCULATION**  
 See sheet A.1 for pedestrian and vehicular circulation and to the surrounding features shown on sheet A.1.

**INTERNAL CIRCULATION**  
 See sheet A.2.1A for internal circulation.

**BUILDING HEIGHTS AND SETBACKS**  
 The maximum height of buildings within Tract C shall be 35'-0" See sheet A.1 for additional restrictions. Setbacks are shown on sheet A.1A.

**FLOOR AREA RATIOS**  
 The overall FAR for Tract H shall not exceed 10.000000 per gross acre in accordance with the May 31, 1988 agreement with the City of Albuquerque.

**LANDSCAPE**  
 See sheet L.1 and L.2.

**PER ZONING**

NOTE: THIS IS A PRELIMINARY SITE PLAN FOR THE TRACT WITHIN THE SUBDIVISION. THE CITY OF ALBUQUERQUE HAS REVIEWED THIS SITE PLAN AND HAS ISSUED A PERMIT TO DEVELOP THE TRACT WITHIN THE SUBDIVISION. THE CITY OF ALBUQUERQUE HAS REVIEWED THIS SITE PLAN AND HAS ISSUED A PERMIT TO DEVELOP THE TRACT WITHIN THE SUBDIVISION.

PROJECT # 1000 340  
 Application # 00450-00000-000004  
 00450-00000-000004  
 00450-00000-000004

\* 00123-00000-00401  
 00123-00000-00410

**TRACT H SITE PLAN FOR SUBDIVISION**

PROJECT TITLE: Ventana Square  
 PROJECT NUMBER: A2.1  
 DATE: 6/9/00  
 SCALE: 1"=50'

PROJECT LOCATION: 2325 SAN PEDRO NE SUITE 2-B ALBUQUERQUE, NEW MEXICO 87110  
 PHONE (505) 884-8710 FAX (505) 837-9877  
 GEORGE RAINHART ARCHITECT AND ASSOCIATES PC

**TRACT H SITE PLAN FOR SUBDIVISION**

**Zoning SU-1 for R-2**

**TRACT H SITE PLAN FOR SUBDIVISION**

**Future Paseo del Norte (ROW 78')**

**NO VEHICULAR ACCESS DIRECT TO SITE**

**Zoning RD**

**Zoning RD**

**Zoning RD**

**EXISTING TERESINA SUBDIVISION**

**Zoning R-1**

**TRACT 7A**

**WEST HALF FUTURE**

**EAST HALF FUTURE**

**Paradise Boulevard (ROW 108')**

**NORTH HALF EXISTING**

**SOUTH HALF FUTURE**

**Pad 5**  
 10,000 sq/ft  
 DENSITY = 10

**Pad 6**  
 10,000 sq/ft  
 DENSITY = 10

**Pad 7**  
 5,600 sq/ft  
 DENSITY = 10

**Pad 8**  
 10,000 sq/ft  
 DENSITY = 10

**Outdoor Recreational Vehicle Storage Area**  
 LOT SIZE 225,964.82 sq/ft  
 DENSITY = .33

**SELF STORAGE**

**TRACT H-12**  
 5,1013 sq/ft

**LOT UG-4**  
 2,800 sq/ft

**SCALE 1"=50'-0"**

**Zoning RD**

**Zoning RD**

**Zoning RD**

1. The building and site plan shall be submitted to the City Engineer and the Planning Commission for their review and approval. The City Engineer will review the site plan for compliance with the City Code and the City Engineer's Manual. The Planning Commission will review the site plan for compliance with the City Code and the City Planning Commission's Manual.

2. The applicant shall be responsible for obtaining all necessary permits from the City and the State of Maryland, including but not limited to the Building Permit, the Landscaping Permit, the Erosion Control Permit, the Fire Department Permit, the Police Department Permit, the Health Department Permit, and the Environmental Protection Agency Permit.

3. The applicant shall be responsible for obtaining all necessary approvals from the adjacent property owners and the City and the State of Maryland, including but not limited to the Building Permit, the Landscaping Permit, the Erosion Control Permit, the Fire Department Permit, the Police Department Permit, the Health Department Permit, and the Environmental Protection Agency Permit.

4. The applicant shall be responsible for obtaining all necessary approvals from the City and the State of Maryland, including but not limited to the Building Permit, the Landscaping Permit, the Erosion Control Permit, the Fire Department Permit, the Police Department Permit, the Health Department Permit, and the Environmental Protection Agency Permit.

5. The applicant shall be responsible for obtaining all necessary approvals from the City and the State of Maryland, including but not limited to the Building Permit, the Landscaping Permit, the Erosion Control Permit, the Fire Department Permit, the Police Department Permit, the Health Department Permit, and the Environmental Protection Agency Permit.

6. The applicant shall be responsible for obtaining all necessary approvals from the City and the State of Maryland, including but not limited to the Building Permit, the Landscaping Permit, the Erosion Control Permit, the Fire Department Permit, the Police Department Permit, the Health Department Permit, and the Environmental Protection Agency Permit.

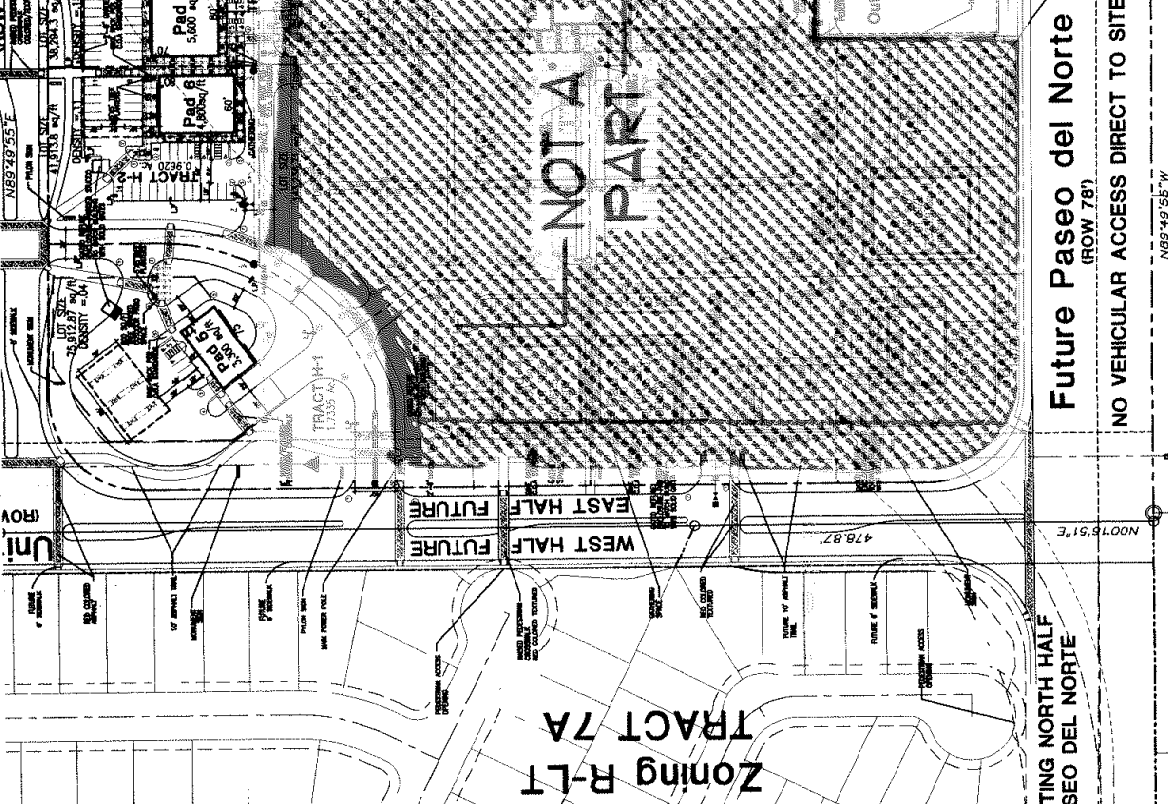
7. The applicant shall be responsible for obtaining all necessary approvals from the City and the State of Maryland, including but not limited to the Building Permit, the Landscaping Permit, the Erosion Control Permit, the Fire Department Permit, the Police Department Permit, the Health Department Permit, and the Environmental Protection Agency Permit.

8. The applicant shall be responsible for obtaining all necessary approvals from the City and the State of Maryland, including but not limited to the Building Permit, the Landscaping Permit, the Erosion Control Permit, the Fire Department Permit, the Police Department Permit, the Health Department Permit, and the Environmental Protection Agency Permit.

9. The applicant shall be responsible for obtaining all necessary approvals from the City and the State of Maryland, including but not limited to the Building Permit, the Landscaping Permit, the Erosion Control Permit, the Fire Department Permit, the Police Department Permit, the Health Department Permit, and the Environmental Protection Agency Permit.

10. The applicant shall be responsible for obtaining all necessary approvals from the City and the State of Maryland, including but not limited to the Building Permit, the Landscaping Permit, the Erosion Control Permit, the Fire Department Permit, the Police Department Permit, the Health Department Permit, and the Environmental Protection Agency Permit.

**EXISTING TERESINA SUBDIVISION**



**Zoning R-LT**

**Zoning R-2**

**Zoning SU-1 for R-2**

**Future Paseo del Norte (ROW 78')**

**Zoning RD**

REV	DATE	BY	REVISION

**ATTORNEYS**

NAME	ADDRESS	CITY	STATE	ZIP	PHONE

**Project # 1000 340**  
**Application # 2015-00000-00001**  
**0015-00000-00001**  
**0015-00000-00001**

**Zoning SU-1 for R-2**  
 500'16.51' W

**10' LANDSCAPE BUFFER**

**OUTDOOR RECREATIONAL VEHICLE STORAGE AREA**  
 LOT SIZE: 223,904.52 sq/ft  
 DENSITY = .33

**TRACY M-R**  
 5,317 sq/ft

**PAD 6**  
 1,400 sq/ft

**PAD 7**  
 5,000 sq/ft

**PAD 8**  
 8,000 sq/ft

**LOT 08-4**

**PER ZONING**

66123-00000-00401  
 00123-60000-00410

**NOTE:**  
 INSURANCE OF BUILDING PERMIT FOR ANY TRACT WITHIN THIS PERMITTING PROCESS SHALL BE OBTAINED BY THE INDIVIDUALS HOLDING INTEREST IN TRACTS WITHIN PERMITTED ZONING AND DAMAGE FUND APPROVAL.

**ALTERNATE USE:**  
 CONCEPT: If one of the approved alternate uses for the proposed site is chosen, a complete Site Plan for Building Permit Purposes will be prepared and submitted to the City for review and approval. (EPC review not required unless the plan for development does not match one of the alternate schematic plans.) Any use that does not conform to the approved site plan or alternate use plan will require a new submission to EPC.

**Vertical Squares**

**Tract H Siteplan for Building Permit**

**Scale: 1"=40'-0"**

**Zoning RD**

**Future Paseo del Norte (ROW 78')**

**NO VEHICULAR ACCESS DIRECT TO SITE**

**George Rainhart Architect and Associates PC**  
 2325 SAN PIERO NE SUITE 2-B  
 ALBUQUERQUE, NEW MEXICO 87110  
 PHONE (505) 884-8100  
 FAX (505) 837-9877

**Tract H Siteplan for Building Permit**

**Vertical Squares**

**Tract H Siteplan for Building Permit**

# PLANT LEGEND

- ARIZONA ASH (H) 68  
2' Cal
- RAYWOOD ASH (H) 35  
2' Cal
- WESTERN RED CEDAR (H) 28  
2' Cal
- AUSTRIAN PINE (H) 28  
2' Cal
- WASHINGTON HAWTHORN (H) 55  
2' Cal
- CECILEY WILLOW (H) 26  
15' gal
- FLOWERING PEAR (H) 57  
1" 177 California
- FLORIDA PINE 4  
6-8'
- PALM NUCCA (L) 8  
6-8'
- MADON GRASS (M) 90  
Miscanthus sinensis
- INDIAN HAWTHORN (H) 97  
Rosa pratincola
- ROSBARY (M) 113  
Rosa pratincola
- ANTHUS (M) 197  
5' gal
- SILVERBERRY (M) 42  
5' gal
- CHAMAISA (L) 35  
1' gal
- MULBERRY 246  
1' gal

**STREET TREE REQUIREMENTS**  
 Street trees required under the City of Albuquerque  
 Street tree Ordinance are as follows:  
 Name of Street: NORTH PARADISE  
 Required # 23  
 Name of Street: SOUTH PARADISE  
 Required # 19  
 Name of Street: UNIVERS  
 Required # 36  
 Name of Street: PASO DEL NORTE  
 Required # 27

**IRRIGATION NOTES:**  
 All landscaping will be in accordance with the City of Albuquerque Zoning Code. Street tree ordinance, Plant Ordinance, and Water Conservation Landscaping and Irrigation Ordinance shall apply. All irrigation systems shall be designed and installed in accordance with the City of Albuquerque Zoning Code, Plant Ordinance, and Water Conservation Landscaping and Irrigation Ordinance. All irrigation systems shall be designed and installed in accordance with the City of Albuquerque Zoning Code, Plant Ordinance, and Water Conservation Landscaping and Irrigation Ordinance.

**LANDSCAPE CALCULATIONS**

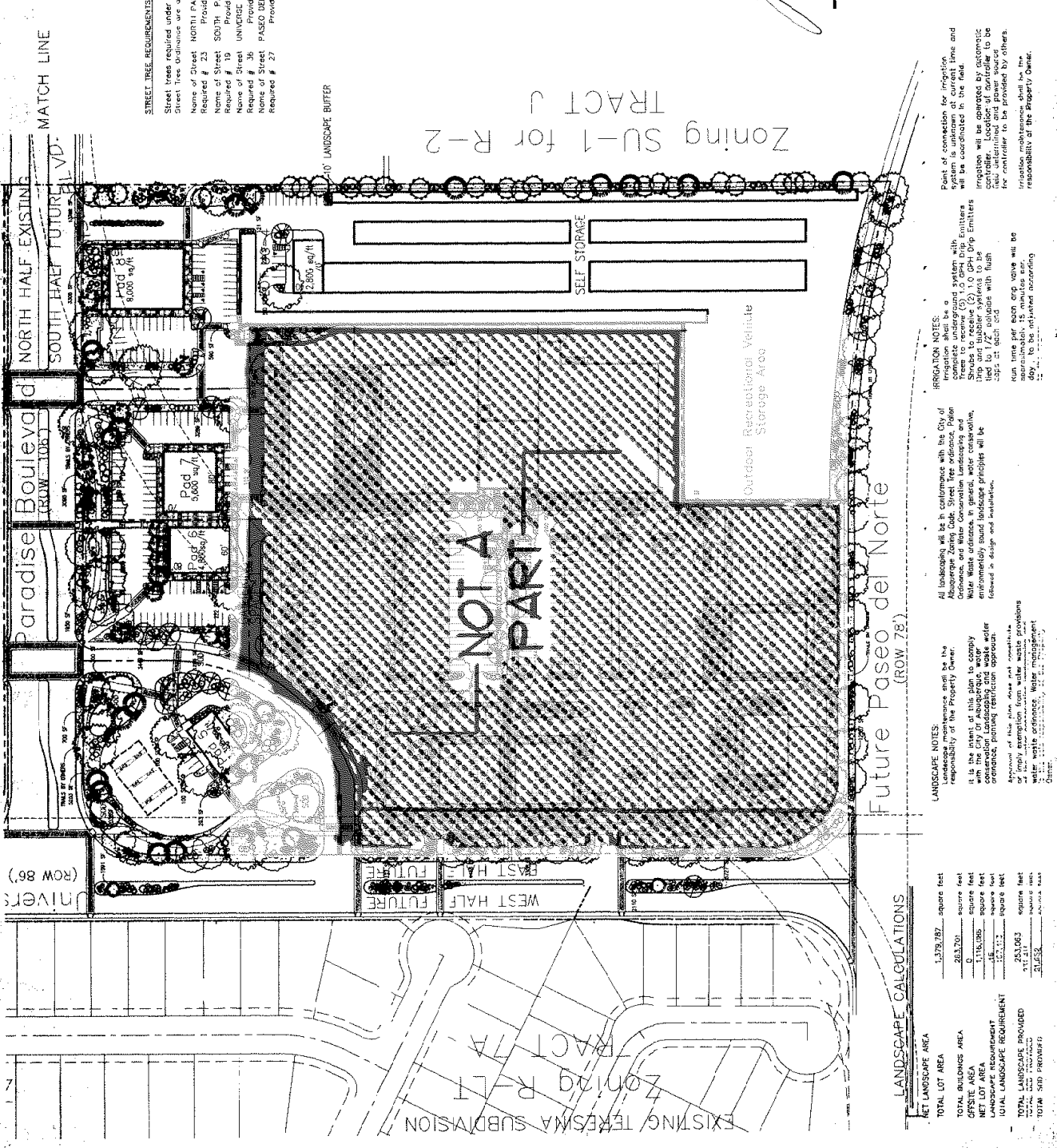
NET LANDSCAPE AREA	1,379,187	square feet
TOTAL BUILDINGS AREA	253,700	square feet
NET LANDSCAPE AREA	1,125,487	square feet
LANDSCAPE REQUIREMENT	157,173	square feet
TOTAL LANDSCAPE PROVIDED	253,003	square feet
TOTAL NET LANDSCAPE	1,378,490	square feet
TOTAL NET PROVIDED	156,830	square feet

**LANDSCAPE PLAN**  
 SCALE: 1"=80'-0"  
 0' 30' 60' 120' 240'

**The Hilltop**  
 GEORGE RAINHART ARCHITECT AND ASSOCIATES P.C.  
 2325 SAN PEDRO N.E. SUITE 2-B  
 ALBUQUERQUE, NEW MEXICO 87110  
 PHONE (505) 884-9110  
 FAX (505) 837-8277

PROJECT TITLE	Ventura Square
PROJECT NUMBER	99192
PROJECT LOCATION	Albuquerque, New Mexico
DATE	06/20/03
DRAWN BY	SD
CHECKED BY	SD
DATE	06/20/03
SCALE	AS SHOWN

**ALTERNATE USE**  
 Concept: If one of the approved alternate alternate use is selected for development in the City Building Permit process, the alternate use shall be approved by the City Building Permit Department. The alternate use shall be approved by the City Building Permit Department. The alternate use shall be approved by the City Building Permit Department. The alternate use shall be approved by the City Building Permit Department.



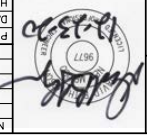
EXISTING TERESA SUBMISSION  
 Zoning R-1L  
 PACT 7A  
 WEST HALF FUTURE  
 EAST HALF FUTURE  
 UNIVERS (ROW 86)  
 Paradise Boulevard  
 SOUTH HALF FUTURE  
 NORTH HALF EXISTING  
 10' LANDSCAPE BUFFER  
 SELF STORAGE  
 Outdoor Recreational Velvete Storage Area



EXHIBIT I

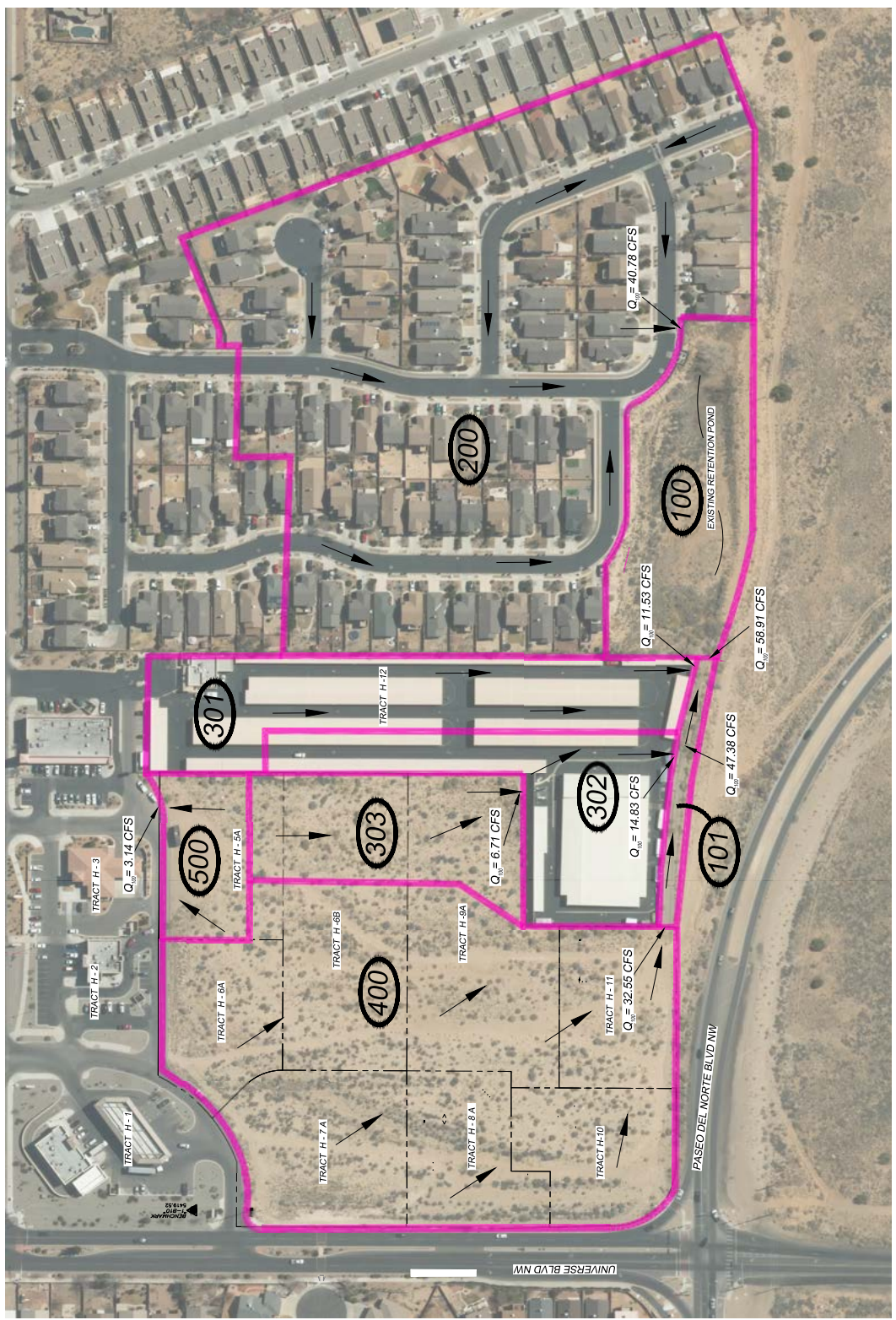
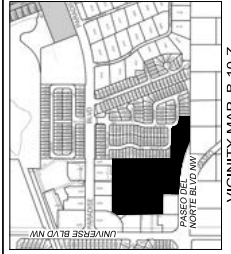
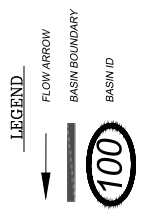
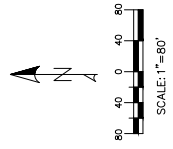
SHEET No.	
CITY/COUNTY REVIEW	DATE
WASTEWATER MOUNT. DIV.	SIGN-OFF
MATER SERVICES	
SUBMISSION ENG.	
STREETS	
TRAFFIC	FOR CITY/COUNTY USE ONLY

DEPARTMENT	VENTANA SQUARE
PROJECT:	
DRAWN BY: BLN	
CHECKED BY:	
DATE:	
HORIZ. SCALE:	
VERT. SCALE:	



NO.	REVISION	BY	DATE

Thompson Engineering, Inc.
   
 7000 S. Rock Blvd. Suite 100
   
 Phoenix, AZ 85034
   
 Phone: (602) 998-1234
   
 Fax: (602) 998-5678
   
 Email: info@tompsoneng.com

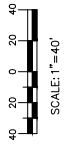
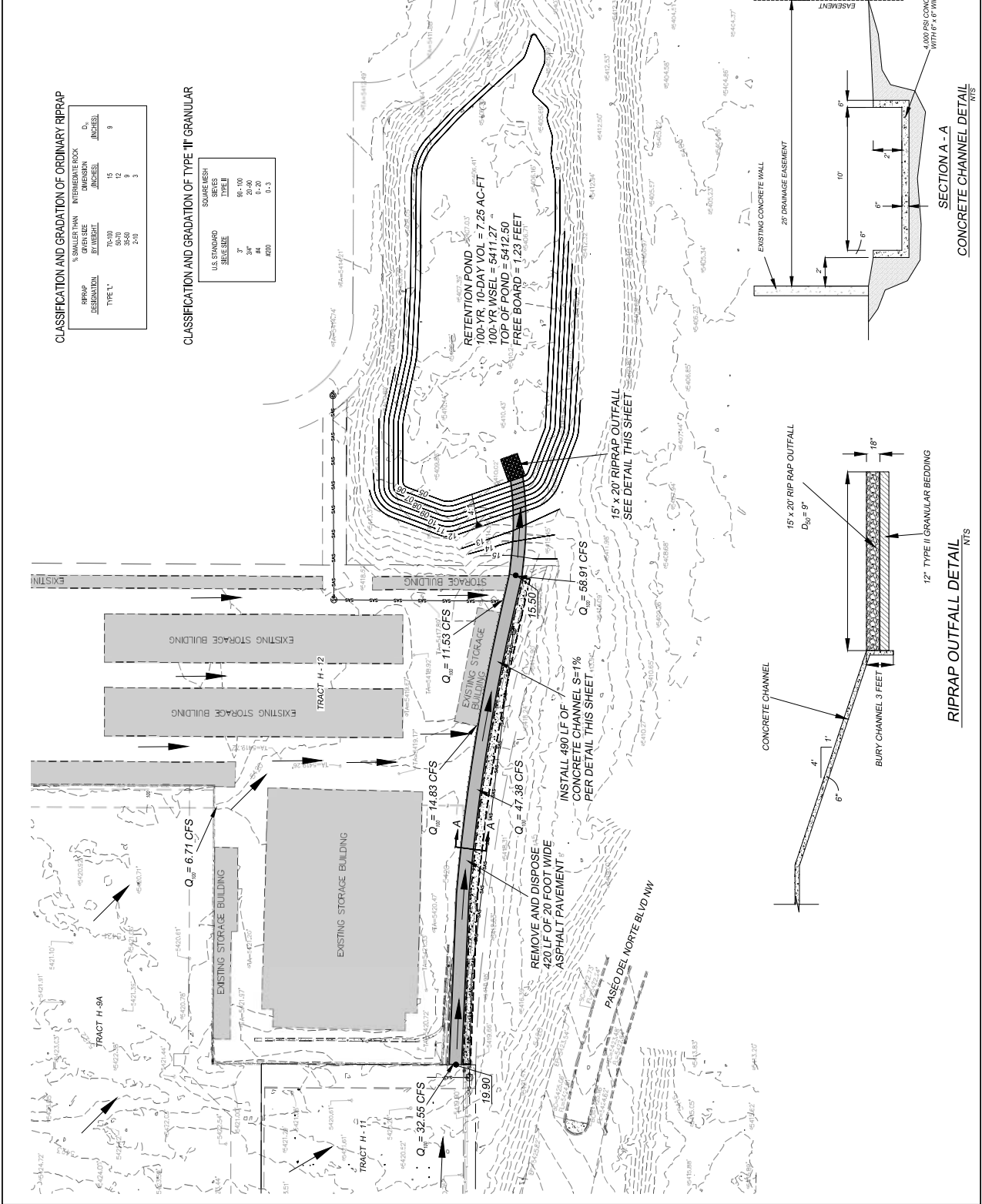


SHEET No.

FOR CITY/COUNTY REVIEW	DATE
CITY/COUNTY REVIEW	SIGN-OFF
DEPARTMENT	
WASTEWATER MGMT. DIV.	
SUBMISSION ENG.	
SURVEYS	
TRAFFIC	

VENTANA SQUARE  
DRAINAGE IMPROVEMENT PLAN

NO.	REVISION	BY	DATE
PROJECT:	PRWEN BY: BLN	CHECKED BY:	DATE:
APPROVED BY:	FILE:	DATE:	SCALE:



**DRAINAGE REPORT**  
**FOR**  
**VENTANA SQUARE**  
**TRACTS H-5A, H-6A, H-6B, H-7A, H-8A, H-9A, H-10, & H-11**

City of Albuquerque  
Planning Department  
Development Review Services  
**HYDROLOGY SECTION**  
**APPROVED**

DATE: 01/21/21  
BY: *Renée C. Brissette*  
HydroTrans # B10D003C3

THE APPROVAL OF THESE PLANS/REPORT SHALL NOT BE  
CONSTRUED TO PERMIT VIOLATIONS OF ANY CITY  
ORDINANCE OR STATE LAW, AND SHALL NOT PREVENT  
THE CITY OF ALBUQUERQUE FROM REQUIRING  
CORRECTION, OR ERROR OR DIMENSIONS IN PLANS,  
SPECIFICATIONS, OR CONSTRUCTIONS. SUCH APPROVED PLANS  
SHALL NOT BE CHANGED, MODIFIED OR ALTERED WITHOUT  
AUTHORIZATION.



**Prepared by:**  
**Thompson Engineering Consultants, Inc.**  
**P.O. Box 65760**  
**Albuquerque, NM 87193**

**December 2020**

January 19, 2021

**Chair**

Klarissa J. Peña  
City of Albuquerque  
Councilor, District 3

**Vice Chair**

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County of Bernalillo  
Commissioner, District 1

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City of Albuquerque  
Councilor, District 8

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City of Albuquerque  
Mayor

Charlene Pyskoty  
County of Bernalillo  
Commissioner, District 5

Steven Michael Quezada  
County of Bernalillo  
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Pablo R. Rael  
Village of Los Ranchos  
Board Trustee

*Executive Director*  
Mark S. Sanchez

*Website*  
[www.abcwua.org](http://www.abcwua.org)

David Thompson  
Thompson Engineering Consultants, Inc.  
P.O. Box 65760  
Albuquerque, NM 87193

**RE: Water and Sanitary Sewer Serviceability Letter #201204**  
**Project Name: Tracts H-7A, H-8A, H-10, & H-11**  
**Project Address: 9500 Universe NW**  
**Legal Description: TR H-7; TR H-8; TR H-10 and TR H-11 PLAT OF TRACTS H-1 THRU H-11 VENTANA SQUARE ATVENTANA**  
**UPC:101006501607230610;101006501605030611; 101006501702830612; 101006503902630602**  
**Zone Atlas Map: B-10**

Dear Mr. Thompson:

**Project Description:** The subject sites are located on the northeast corner of the intersection of Paseo Del Norte and Universe Blvd. within the City of Albuquerque. The proposed development consists of approximately +/- 4.3 acres and the property is currently zoned MX-M for Mixed-Use Moderate Intensity use. The property lies within the Pressure Zone 4W in the Corrales trunk. The request for information indicates plans to develop four (4) commercial tracts at the Ventana Square. The proposed developments consist of a coffee shop with drive-thru lane, two restaurants with drive-thru lanes and a retail shop.

**Development Agreement:** Pursuant to the System Expansion Ordinance, this property is outside of the Water Authority service area and the Water Authority Board must approve a Development Agreement to serve this property and establish requirements as a condition of service. Contact Utility Development in regards to Development Agreements.

**Water Resource Charge:** All developments located outside of the Water Authority's Adopted Service Area will be assessed a Water Resource Charge (WRC) as provided in the Water Authority's Water and Sewer Rate Ordinance for the development of new water resources, rights and supplies necessary to serve the development. The WRC shall not be used for reimbursement of master planned facilities.

**Existing Conditions:** Water infrastructure in the area consists of the following:

- 12 inch PVC distribution main (Pressure Zone 4W, project #26-5975.81-10) along Universe Blvd.
- Eight inch PVC distribution main (Pressure Zone 4W, project #NMUI-052-03) along public water easement
- Eight inch PVC distribution main (Pressure Zone 4W, project #NMUI-052-03) along public water easement
- 12 inch PVC transmission main (Pressure Zone 4w, project #26-5975.81-10) along Paseo Del Norte

- 12 inch PVC distribution main (Pressure Zone 3W, project #26-6709.81-02) along Universe Blvd.
- Eight inch PVC distribution main (Pressure Zone 4W, project #No Record) along public water easement

Sanitary sewer infrastructure in the area consists of the following:

- Eight inch PVC Abandoned force main line (project #26-7300.70-16) along Universe Blvd.
- Eight inch PVC collector line (project #NMUI-052-03) along the south side of Paradise Blvd. within the public easement

**Water Service:** New metered water service to the following tracts H-7 and H-8 can be provided via routine connection to the existing eight inch distribution main along the public water easement.

New metered water service to the following tracts H-10 and H-11 can be provided contingent upon a developer funded project to extend a new eight inch distribution main along the public water easement north of the proposed sites. The new distribution main shall loop into the existing eight inch distribution main along tract H-12.

Existing metered service and fire lines that will not be utilized are to be removed by shutting the valve near the distribution main and capping the line near the valve. For fire lines, the valve access shall be grouted, and collar removed. Service is also contingent upon compliance with the Fire Marshal's instantaneous fire flow requirements. Water service will not be sold without adequate fire protection. Water service will only be sold in conjunction with sanitary sewer service.

**Sanitary Sewer Service:** New sanitary sewer service can be provided contingent upon a developer funded project to extend a new collector line along the existing public sanitary sewer easement. The extension shall start at tract H-7 and proceed to the newly discovered stub-out. After a field verification it was found that there is an existing stub-out that runs along the south east frontage of tract H-11 and discharges into manhole B10913 on Puccini Trail.

All food service establishments must install a grease trap upstream of the domestic private sewer connection prior to discharge into the public sanitary sewer lines.

**Fire Protection:** From the request for availability the instantaneous fire flow requirements for the project are 2,250 gallons-per-minute and two (2) fire hydrants. As modeled using InfoWater™ computer software, the fire flow can be met. An analysis test was analyzed at the two existing fire hydrant #251 and #293 with a proposed looped waterline along the public water easement. The required fire flow was split up and the analysis test were ran concurrently.

Any changes to the proposed connection points shall be coordinated through Utility Development. All new required hydrants as well as their exact locations must be determined through the City of Albuquerque Fire Marshal's Office and verified through the Utility Development Office prior to sale of service. Please note that the engineer designing the fire line is responsible for determining pressure losses and sizing of the private water line(s) downstream of the public water line to serve the proposed fire hydrants and/or fire suppression system.

**Cross Connection Prevention:** Per the Cross Connection Ordinance, all new non-residential premises must have a reduced pressure principle backflow prevention assembly approved by the Water Authority and installed at each domestic service connection at a location accessible to the Water Authority. All new fire line services to fire protection systems shall be equipped with a reduced pressure principle backflow prevention assembly approved by the Water Authority and Fire Marshal having jurisdiction at each service connection. A double check valve assembly approved by the Water Authority and Fire Marshal having jurisdiction may be installed instead of a reduced pressure backflow prevention assembly provided the fire protection system contains ANSI/NSF Standard 60 or 61 water piping throughout the entire fire protection system, the fire sprinkler drain discharges into atmosphere, and there are no reservoirs, fire department connections, connections from auxiliary water supplies, antifreeze nor other additives. The Water Authority requests that all backflow (containment) devices be located above ground just outside the easement or roadway right-of-way. Contact Cross Connection at 289-3454 for more information.

**Pretreatment:** If the development is for industrial use, and if either of the following apply, then contact the Industrial Pretreatment Engineer at (505) 289-3439 or [pretreatment@abcwua.org](mailto:pretreatment@abcwua.org):

- 1) The industry falls under one or more EPA categories found in Title 40 Code of Federal Regulations Parts 400-699, or
- 2) The industry plans to discharge more than 25,000 gallons of wastewater per day.

**Easements:** Exclusive public water and sanitary sewer easements are required for all public lines that are to be constructed outside of any dedicated rights-of-way. A minimum width easement of 20 feet is required for a single utility and 25 feet for water and sewer both within the same easement. Easements for standard sized water meters need to be five feet by five feet and include the length of the water service if located on private property. For larger meters that require a meter vault, a 35 feet by 35 feet easement is required. Actual easement widths may vary depending on the depth of the lines to be installed. Acceptable easements must be documented prior to approval of service.

**Pro Rata:** Pro Rata is not owed and the property can utilize the services available upon completion of the requirements of this statement to connect to water and sanitary sewer.

**Design and Construction** of all required improvements will be at the developer / property owner's expense. Improvements must be coordinated through the City of Albuquerque via the Work Order process. Designs must be performed by a licensed, New Mexico registered, professional engineer. Construction must be performed by a licensed and bonded public utility contractor.

**Costs and Fees:** In addition to installation and construction costs, any new metered water services will be subject to both water and sanitary sewer Utility Expansion Charges (UEC) payable at the time of service application. All charges and rates collected will be based on the ordinances and policies in effect at the time service is actually requested and authorized.

**Water Use:** All new commercial developments shall be subject to the requirements for water usage and water conservation requirements as defined by the Water Authority, particularly the Water Waste Ordinance. Where available, outdoor water usage shall utilize reclaimed water.

**Closure:** This serviceability letter does not provide a commitment from the Water Authority to provide services to the development. It only provides details of infrastructure that is available and potential precursors for the proposed development. For service to be provided, a Board approved development agreement must be supplemented by this serviceability letter. The serviceability letter will remain in effect for a period of one (1) year from the date of issue and applies only to the development identified herein. Its validity is, in part, contingent upon the continuing accuracy of the information supplied by the developer. Changes in the proposed development may require reevaluation of availability and should be brought to the attention of the Utility Development Section of the Water Authority as soon as possible.

Please feel free to contact Mr. Kristopher Cadena in our Utility Development Section at (505) 289-3301 or email at [kcadena@abcwua.org](mailto:kcadena@abcwua.org) if you have questions regarding the information presented herein or need additional information.

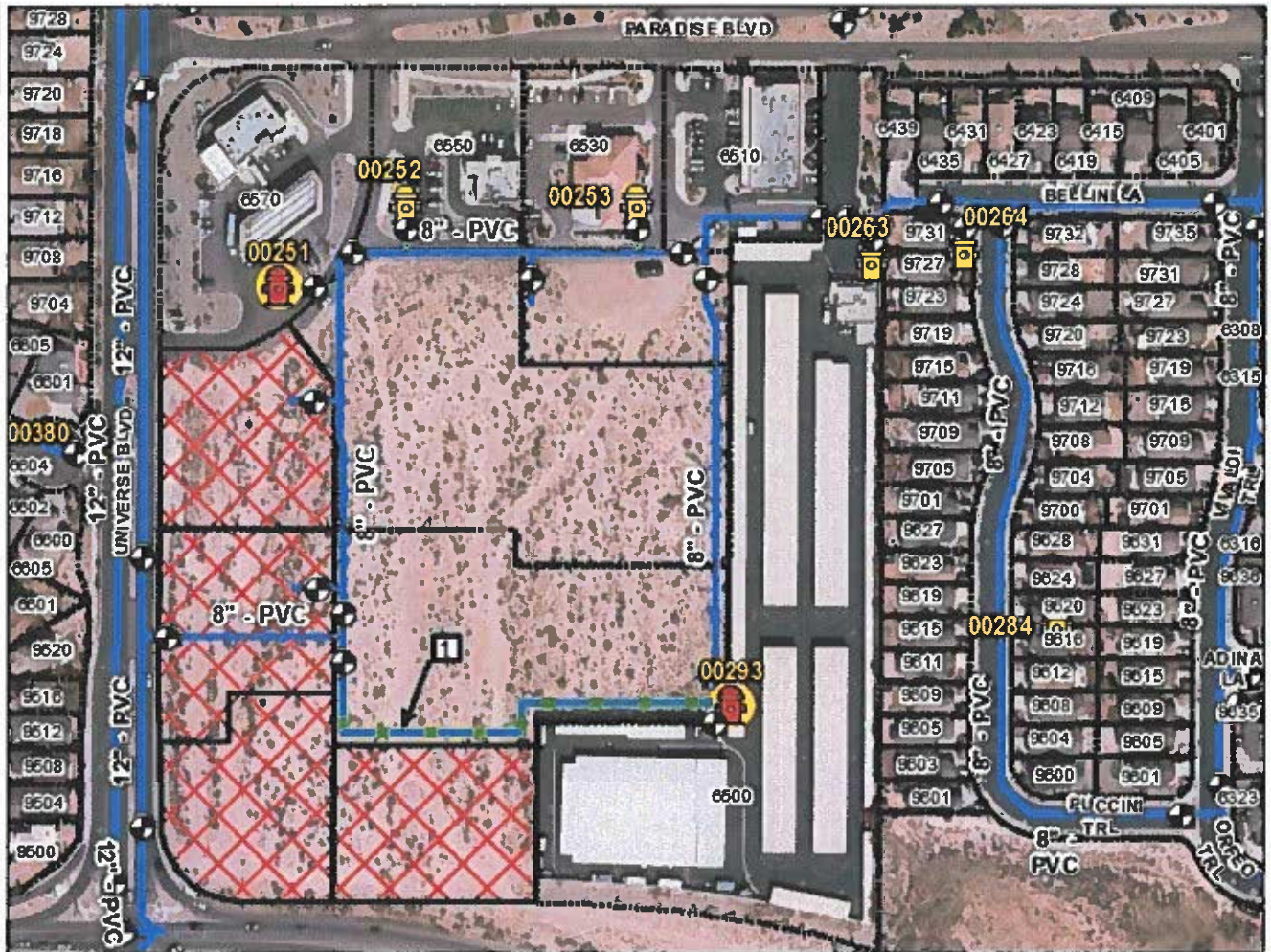
Sincerely,



Mark S. Sanchez  
Executive Director

Enclosures: Infrastructure Maps (2)  
f/ Serviceability Letter 201204

# 201204 - Water





## Legend

-  Project Location
-  Valve
-  Analysis Point
-  Hydrant

## Pipe

### SUBTYPE

-  Distribution Line
-  Hydrant Leg

0 400 800 Feet

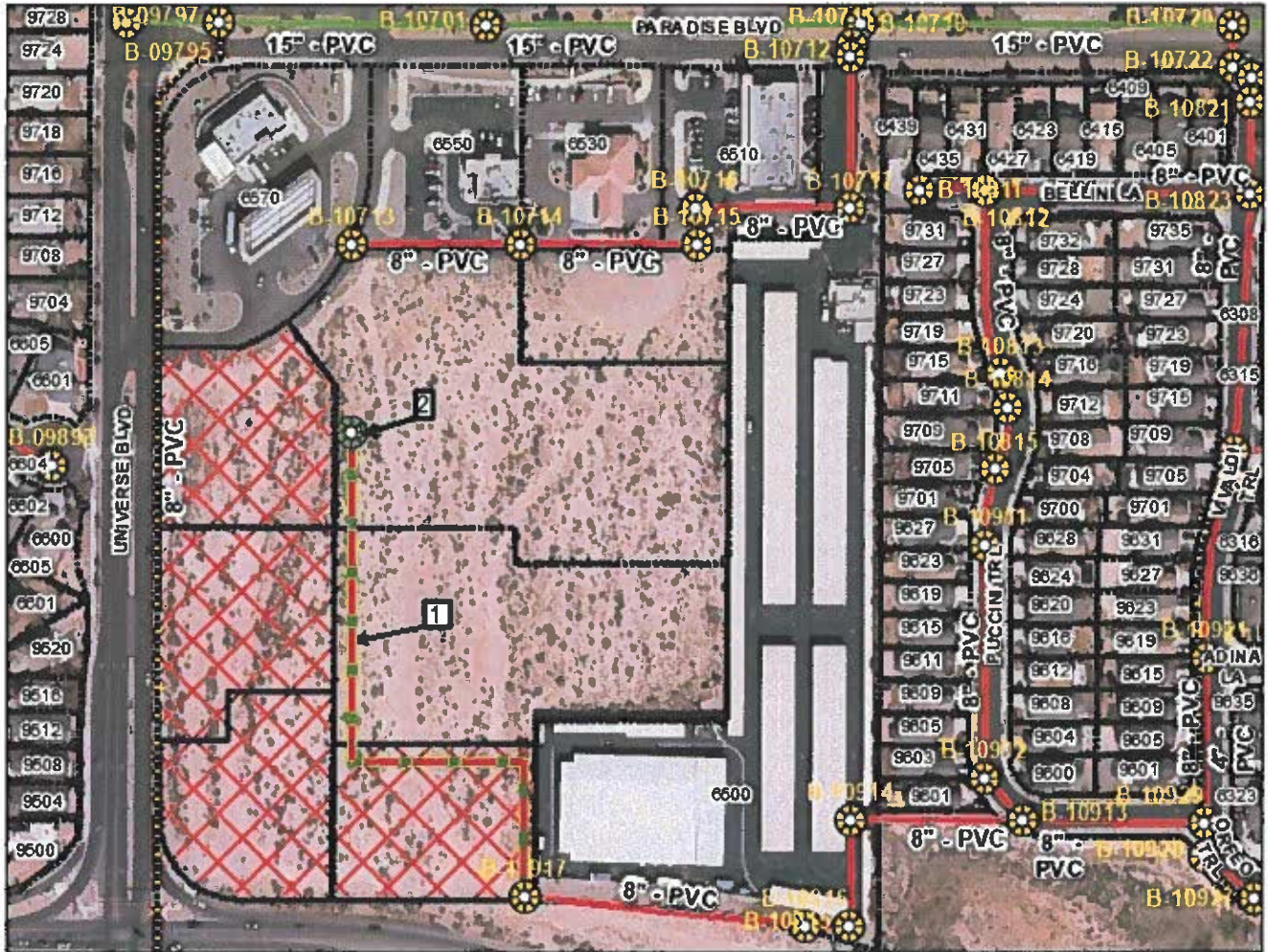


 -- General Map Keyed Notes

1. --- Proposed Waterline Extension 



# 201204 - Sanitary Sewer



## Legend

Project Location

Sewer Manhole

### Sewer Pipe SUBTYPE

COLLECTOR

FORCE MAIN

INTERCEPTOR

ABANDONED

0 400 800 Feet



--- General Map Keyed Notes

1. --- Proposed Sewer Extension

2. --- Proposed Sewer Manhole

